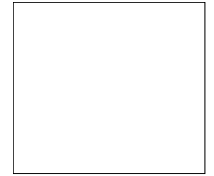




**NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, SEPTEMBER 6, 2011 – 7:00 P.M.**



**Chair, Mary Jane Colton
Vice Chair, Quinnie Wright**

**Commissioner Marian Elkins
Commissioner James Mitchell
Commissioner Lawrence Prothro**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Lancaster reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

7:00 P.M.

AGENDA

CALL TO ORDER

CITIZENS COMMENTS: (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda)

CONSENT AGENDA: Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consideration of the August 2, 2011 Regular Meeting Minutes.
2. Consideration of the August 16, 2011 Special Meeting Minutes.

PUBLIC HEARING

3. **Z11-08** Conduct a Public Hearing and consider a Rezoning request from PD – Planned Development (with Residential, Retail and Commercial Uses) to LI (Light Industrial), generally located on the northwest corner of the intersection of Telephone Road and North Dallas Avenue. The property is approximately 251.31 acres of land.
4. **M11-07** Conduct a Public Hearing and consider an ordinance of the city of Lancaster, Texas, amending the Lancaster Development Code by amending Article 14.400, section 14.402, subsection (c)(6), Community or Halfway House, for the purpose of removing reference to Community or Halfway Houses, adding the definition of “boarding home,” and requiring a Specific Use Permit for any said use in Multi-family residential zoning districts (MF-16); amending Article 14.400, section 14.402, for the purpose of adding subsection (c)(11) to add the definition of “penal boarding home” and

require a Specific Use Permit for any said use in Light Industrial (LI) and Medium Industrial (MI) zoning districts; amending Article 14.400, section 14.401, Land Use Schedule, for the purpose of amending Table 1, Land Use Tables, to remove reference to "halfway house" and to reflect the requirement for Specific Use Permits for any boarding home use in Multi-family residential zoning districts (MF-16) and for any penal boarding home use in Light Industrial (LI) and Medium Industrial (MI) districts; amending Article 14.1300, section 14.1302, subsection (a), general definitions, for the purpose of amending the definitions of "boarding house or lodging house" and "family" and adding the definition of "penal boarding home".

ACTION

5. **M11-08** Discuss and Consider Annual Appointments to the City of Lancaster Historic Landmark Preservation Committee (HLPC).

ADJOURNMENT

ACCESSIBILITY STATEMENT

The Municipal Building is wheelchair accessible. If you plan to attend the meeting and have a physical impairment, which requires special arrangements or require sign interpretive services, please contact the City Secretary's Office 72 hours prior to the meeting at (972) 218-1310 or TDD 1-800-735-2988. Reasonable accommodations will be made to assist your needs.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall,

_____, 2011 @ _____ am/pm.

Nathaniel Barnett, Senior Planner