

**MINUTES****PLANNING AND ZONING COMMISSION REGULAR MEETING OF October 4, 2022**

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on October 4, 2022, at 7:00 p.m. with a quorum present to-wit:

**Commissioners Present:**

Temika Whitfield, Chair  
Isabel Aguilar, Vice Chair  
Taryn Walker  
Lawrence Prothro  
Spencer Hervey, Alternate

**Commissioners Absent:**

Petra Covington

**City Staff Present:**

Vicki Coleman, Director of Development Services  
Nyliah Acosta, Planning Manager

**Call to Order**

Chair Whitfield called the meeting to order at 7:00 p.m. on October 4, 2022.

**Public Testimony:**

At this time, citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

**CONSENT AGENDA:**

1. **Consider approval of minutes from the Planning and Zoning Commission Regular Meetings held on August 2, 2022 and September 6, 2022**

**MOTION:** Commissioner Hervey made a motion, seconded by Commissioner Walker to approve the consent agenda. The vote was 5 for 0 against. (Covington absent)

**PUBLIC HEARING:**

2. **M22-33 Conduct a public hearing and consider two requests to amend the 2020 Master Thoroughfare Plan of the City of Lancaster's Comprehensive Plan by: 1) Realigning Sunrise Road; and 2) Extending the Sunrise Road Connector from the existing Sunrise Road to the proposed realigned Sunrise Road.**

The Commission had general questions as to what the request was for. Staff explained that the request is a follow-up to the Resolution that was adopted by Council to re-align Sunrise Road.

Chair Whitfield opened the public hearing.

There were no speakers.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Covington absent)

**MOTION:** Commissioner Walker made a motion to approve Item 2, seconded by Commissioner Hervey. The vote was 5 for 0 against. (Covington absent)

3. **Z22-17 Conduct a public hearing and consider a Specific Use Permit (SUP) to allow for Minor Auto Repair on property zoned Commercial Highway (CH) Medical District Overlay addressed at 1452 North I-35E located north of the intersection of North I-35 and Pleasant Run Road known as Lots 8, 9 & PT LT 10, Block A, out of the Beckley City Lots Addition.**

Chair Whitfield opened the public hearing.

The applicant, Peter Kavanaugh, provided information on the operation and reason for the request to the SUP.

The property Owner, Alaa Al Jabri, spoke stating he was not aware he needed a permit to add onto the building.

The Commission had questions regarding what minor repair work is done on the vehicles and how long the owner has been in operation.

**MOTION:** Commissioner Walker made a motion to close the public hearing, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Covington absent)

**MOTION:** Commissioner Walker made a motion to approve Item 3 with conditions, seconded by Commissioner Prothro. The vote was 3 for 2 against. (Aguilar and Whitefield against and Covington absent)

Planning and Zoning Commission recommended approval of the SUP with the following conditions: 1) No outside storage shall be allowed; 2) The SUP shall be tied to Tire King and will not transfer to another property owner/tenant. If the owner/tenant changes, a new SUP will be required; and 3) Outside repair is allowed.

**ADJOURNMENT:**

**MOTION:** Vice Chair Aguilar made a motion to adjourn, seconded by Commissioner Walker. The vote was 5 for 0 against. (Covington absent)

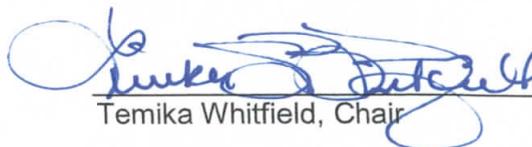
The meeting was adjourned at 8:14 p.m.

**ATTEST:**



\_\_\_\_\_  
Vicki Coleman, Director of Development Services

**APPROVED:**



\_\_\_\_\_  
Temika Whitfield, Chair