



**NOTICE OF REGULAR MEETING AGENDA  
PLANNING & ZONING COMMISSION  
MUNICIPAL CENTER CITY COUNCIL CHAMBERS  
211 N. HENRY STREET, LANCASTER, TEXAS**



**Tuesday, April 4, 2017 - 7:00 PM**

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**CALL TO ORDER**

**CITIZENS' COMMENTS:**

At this time citizens who have pre-registered before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Commission member action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

**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. Consider approval of minutes from the Planning and Zoning Commission Meeting held on March 7, 2017.
2. HLPC 17-02 Consider a Certificate of Appropriateness to construct a new home at the property located at 205 East 4th Street.
3. HLPC 17-08 Consider a Certificate of Appropriateness to erect a brick wall with its color matching the restaurant's building and install roofing for the protection of equipment and safety of building and employees at the property located at 121 Historic Town Square.

**PUBLIC HEARING:**

4. M17-01 Conduct a Public Hearing and consider a request to amend a portion of the Comprehensive Land Use Plan map located on the west side of North Dallas Avenue from its intersection with Rutgers Drive; north to its intersection with Brookhaven Drive southward from Suburban Neighborhood Designation to Suburban Mixed-Use Designation.
5. Z16-13 Conduct a Public Hearing and consider a Specific Use Permit (SUP) to allow for a car wash use at 2665 North Dallas Avenue, consisting of an approximately 0.097 acre tract and further described as a portion of M.M. Miller Abstract 874, City of Lancaster, Dallas County, Texas.

**ACTION:**

6. M17-03 Discuss and consider a request to allow the use of tilt-up walls on the industrial building exterior walls on the property located at the southwest corner of Katy Street and E. Pleasant Run, as described as 1119 Katy Street, in the City of Lancaster, Dallas County, Texas.

7. M17-04 Discuss and consider a request for parking reduction and use of other accent materials in lieu of 20% stone requirement on street facing facades. The subject property is located on the northwest corner of Houston School Road and Wintergreen Road, of the Lancaster City Park, in the City of Lancaster, Dallas County, Texas.
8. PS 17-10 Discuss and consider a Preliminary Plat for Houston School Road Industrial Park on two lots approximately 68.4 acres, located at the northwest corner of Houston School Road and Wintergreen Road. The property is more particularly described as a tract of land situated in the William Howerton Survey Abstract No. 559, Lancaster, Dallas County, Texas.
9. PS 17-11 Discuss and consider a Preliminary Plat for Springhill Suites located on Wintergreen and Interstate 35E, being two commercial lots on approximately 3.91 acres. The property is a tract of land situated in the Marady Parks Survey Abstract 1120, in the City of Lancaster, Dallas County, Texas.

## ADJOURNMENT

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ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

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PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

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### Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on March 31, 2017 @ 5:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



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Kelley Frazier,  
Board Secretary