

DENIED

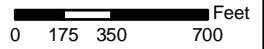
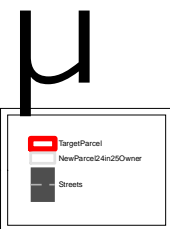
ORD 2025-09-52

Z24-24 Conduct a public hearing and consider an ordinance to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center uses and accessory Substation, on a property being approximately 165 acres out of the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.

City of Lancaster
2901 Nokomis Rd
Zoned: AO



DISCLAIMER / LIMITATION OF LIABILITY
 The information on this map is provided by the City of Lancaster as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "AS-IS" without warranty of any kind.



Date: 6/26/2025

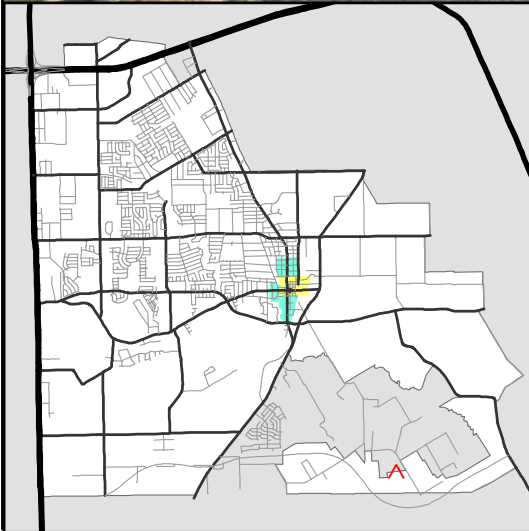
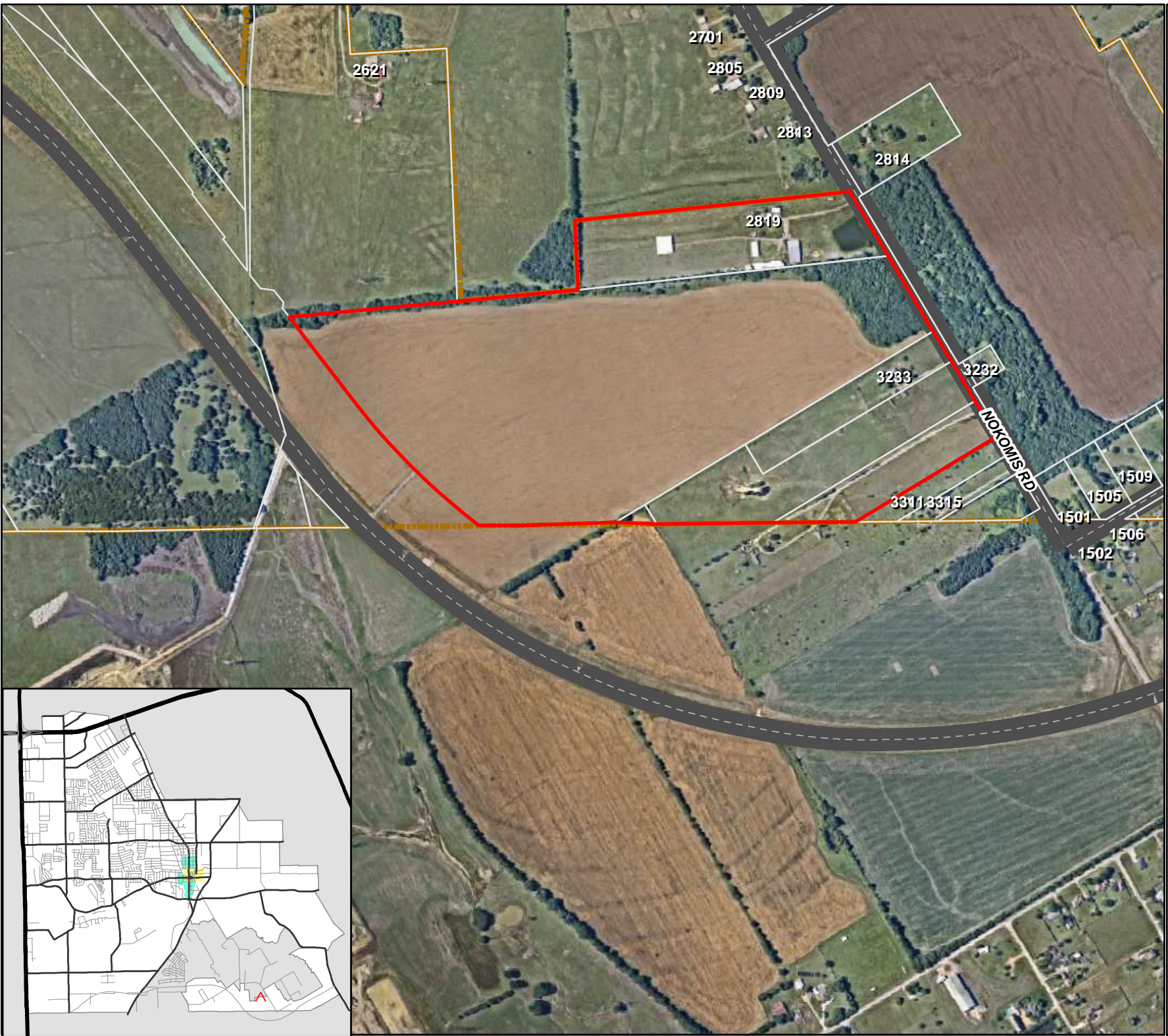


Exhibit B
Development Regulations

1. STATEMENT OF INTENT AND PURPOSE

The intent and purpose of this Planned Development District is to:

- Allow for Data Center uses as a permitted defined land use for the Property and establish standards for its development.
- Allow for private substations as an accessory use permitted by right.
- Establish dimensional standards, architectural elements, landscaping, screening, and parking requirements for the Property.

2. DEFINITIONS

For purposes of this Exhibit B, the terms defined in this Section 2 shall have the meanings ascribed to them by this section, and if they are not defined in this section, the terms will defer to the Lancaster Development Code definition.

- a. DATA CENTER means a facility containing equipment for remote storage, processing, or distribution of large amounts of data or similar medium. This includes equipment for telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers, and also includes support ancillary infrastructure including electrical substations and accessory onsite energy generation plants.
- b. DEVELOPMENT REGULATIONS means the PD Development Regulations set forth in herein.
- c. PROPERTY means the property described in Exhibit A.

3. APPLICABLE REGULATIONS; PD CONCEPT PLAN; PD SITE PLAN

Development and use of the Property shall comply with the provisions of this Planned Development. In the event of a conflict between governing documents, these Development Regulations shall control. Development of the Property shall generally conform to the Concept Plan attached as Exhibit C, meaning that the actual location of building footprints, substation footprints, and water detention or retention (as applicable) areas shown may vary and that parking areas, drives, access points, and other internal infrastructure may be adjusted as to size and location to serve such actual buildings, substation development, and water retention or detention areas (as applicable). Prior to building permit issuance, a PD site plan shall be approved in accordance with Article 10.01(c) and 10.02(c) of the city's comprehensive zoning ordinance. Such PD site plan shall be approved if it demonstrates compliance with applicable city regulations.

The variability of development footprints and phasing associated with the allowed uses requires that detailed site planning be deferred to the PD Site Plan phase. Preliminary Drainage and Utility

Studies, or Traffic Impact Analyses may be required at the PD Site Plan phase as directed by City Staff. Sites greater than 10 acres will require PD Site Plan approval by the Planning and Zoning Commission.

4. PERMITTED USES

Data Center(s) and accessory substation(s) for onsite electricity generation, shall be the only permitted use on the Property.

5. DIMENSIONAL STANDARDS.

- a. Building coverage shall not exceed 70%. Impervious cover shall not be more than 80%. Open space shall be a minimum of 20%. Building coverage shall be determined by dividing the area of a lot which is occupied by the total horizontal projected surface of all buildings not to include roof overhangs, or projections, by the gross area of the lot.
- b. Minimum setbacks:
 - i. Loop 9/TxDOT ROW easement: 100 feet, as measured from the property line.
 - ii. Side: 50 feet, as measured from the property line.
 - iii. Nokomis Road: 300 feet, as measured from the property line.
- c. The maximum building height is 85 feet measured from grade to the top of the parapet.

6. ARCHITECTURAL AND DESIGN ELEMENTS.

- a. Building Materials.
 - i. One hundred percent (100%) of the surface of each exterior wall (excluding doors and windows) shall consist of masonry materials such as stone, brick, glass block, tile, cast or cultured stone, concrete tilt walls, or a combination of these materials.
 - ii. Cementitious fiberboard (hardy plank or similar materials) shall be limited to 50%.
 - iii. Exceptions to this requirement may be allowed on a case by case basis by the City Council upon submission and approval of elevations.
- b. Façade Guidelines.
 - i. Horizontal Articulation. Walls facing a public right-of-way shall not extend for a distance greater than four (4) times the walls height without having an off-set of five percent (5%) of the wall's height; the new plane shall extend for a distance equal to a minimum of ten percent (10%) of the maximum length of the first plane. The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of an elevation as part of a site plan requiring Planning and Zoning Commission approval.

Walls not facing a public right-of-way and loading dock doors are exempt from the articulation requirement.

- ii. Vertical Articulation. Walls facing a public right of way shall not extend a distance greater than four (4) times the height of the wall without changing height by a minimum of ten percent (10%) of the wall's height. The Planning and Zoning Commission may allow exceptions to this requirement upon review and approval of an elevation as part of a site plan requiring Planning and Zoning Commission approval.
- c. Service areas outside of a building shall not be located between a building façade and a public right-of-way.
- d. Entrances to service areas shall be enclosed by gates designed to complement the building they serve. Transformers, generators, switchgear, and other utility functions must be screened from view from the sidewalk or street with evergreen plantings at least 6 feet in height at installation.
- e. All fencing must be wrought-iron style or masonry.
- f. All utilities shall be placed underground except for transmission lines.
- g. Building must be designed so as not to produce obnoxious and intense glare or direct illumination across property lines.

7. OFF-STREET PARKING AND LOADING.

The Development Regulations provide for the exclusive off-street parking requirements for the Property. Designated loading spaces, defined as temporary parking of a vehicle while loading or unloading materials, shall not be required.

- a. Minimum parking requirement for Data Center: 1 space for every 3,000 square feet of first floor employees accessible building area or 1 space for every 2 employees, whichever is less; requirement may be modified by Director of Planning or designee with occupier study of parking requirements based on employee shift count or similar.
- b. All off-street parking areas which are used after dark shall be illuminated during the period beginning not later than one-half hour after sunset and continuing at least through the hours of business operation. Illumination shall not exceed an average of one foot candle at ground level and shall distribute not more than 0.25 foot candles of light upon adjacent properties.
- c. A minimum of 2 loading spaces must be provided per building.

- d. Generally, off-street loading shall not be visible from any adjacent residential uses or the ROW. When off-street loading is visible from adjacent residential uses or the ROW (as applicable), it must be screened by evergreen trees and landscaping, as shown on the approved site plan.

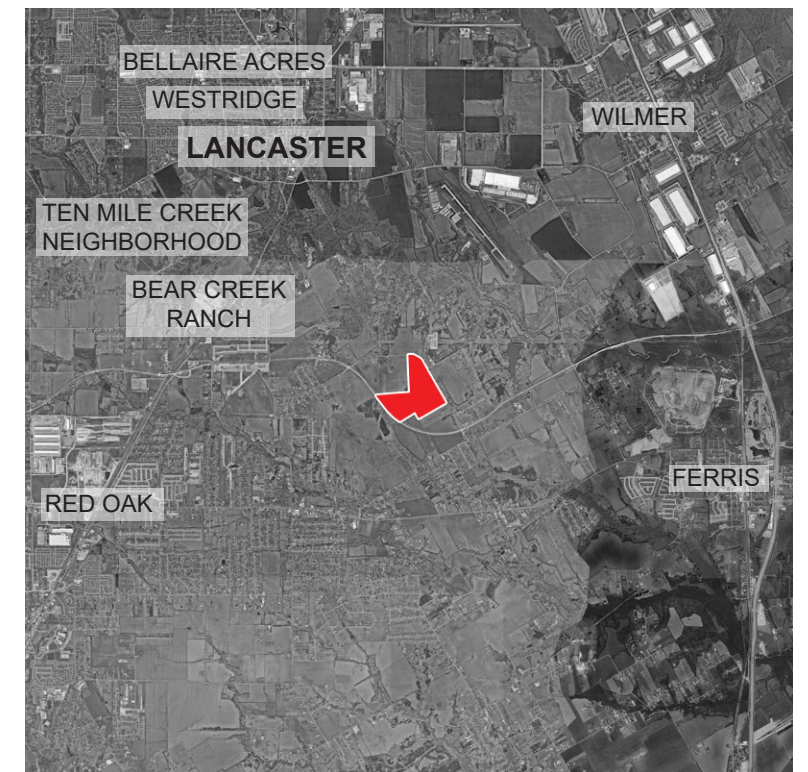
8. SCREENING.

- I. Any substation, switching station, or mechanical equipment, when adjacent or visible from the right-of-way, shall be screened with a six (6) to eight (8) foot tall masonry wall. In addition, a row of large canopy trees shall be provided adjacent to the masonry wall as shown in Exhibit C.
- II. All roof mounted equipment is required to be screened from the ROW with material similar to the building.

9. LANDSCAPING.

- a) The landscaping must adhere to all landscaping requirements required by Article 8- Landscape Regulations and Standards, per the Lancaster Development Code. At the time of site plan review, shall the landscaping not meet the minimum requirements, approval of a Special Exception from City Council will be required.
- b) A minimum 300-foot-wide landscaped buffer area shall be provided along Nokomis Road, as generally depicted in the Concept Plan.
- c) Detention and retention ponds (as applicable) when visible from the right-of-way shall be screened with one tree for every 750 sf (or a variance is required) of detention pond area. All other landscaping requirements will follow the Lancaster Development Code. At the time of site plan review, shall the landscaping not meet the minimum requirements, approval of a Special Exception from City Council will be required.
- d) The owner(s) shall be jointly and severally responsible for the maintenance of all landscaping. The owner, tenant and/or their agent is responsible for regular mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping.
- e) All required landscaping shall be maintained in a neat and orderly manner at all times. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- f) Plant materials which die shall be removed and replaced with plant material of similar variety and size within sixty (60) days. Trees with a trunk diameter in excess of six inches (6") measured twenty-four inches (24") above the ground may be

replaced with ones of similar variety having a trunk caliper of no less than three inches (3") measured twenty-four inches (24") above the ground.



VICINITY MAP

Lot

Area (Acres)	Approx. 165
Impervious Coverage (%)	55%
Open Space (%) <i>Green Areas & Basins</i>	45%
Landscape Buffer (%) <i>(300' Nokomis Road & 100' Loop 9)</i>	17%

Campus

Quantity of Small Buildings	1
Quantity of Large Buildings	3
IT Capacity per Sm Bldg (MW)	48
IT Capacity per Lg Bldg (MW)	96
Total IT Capacity (MW)	336

Parking Spaces: 1 space for every 2 employees
(If 150 employees, 75 spaces)

Small Building

Number of Floors	2
Area per Floor (SF)	160,000
Total Area (SF)	320,000
Number of DH	4

Large Building

Number of Floors	2
Area per Floor (SF)	300,000
Total Area (SF)	600,000
Number of DH (Level 1)	8



AERIAL



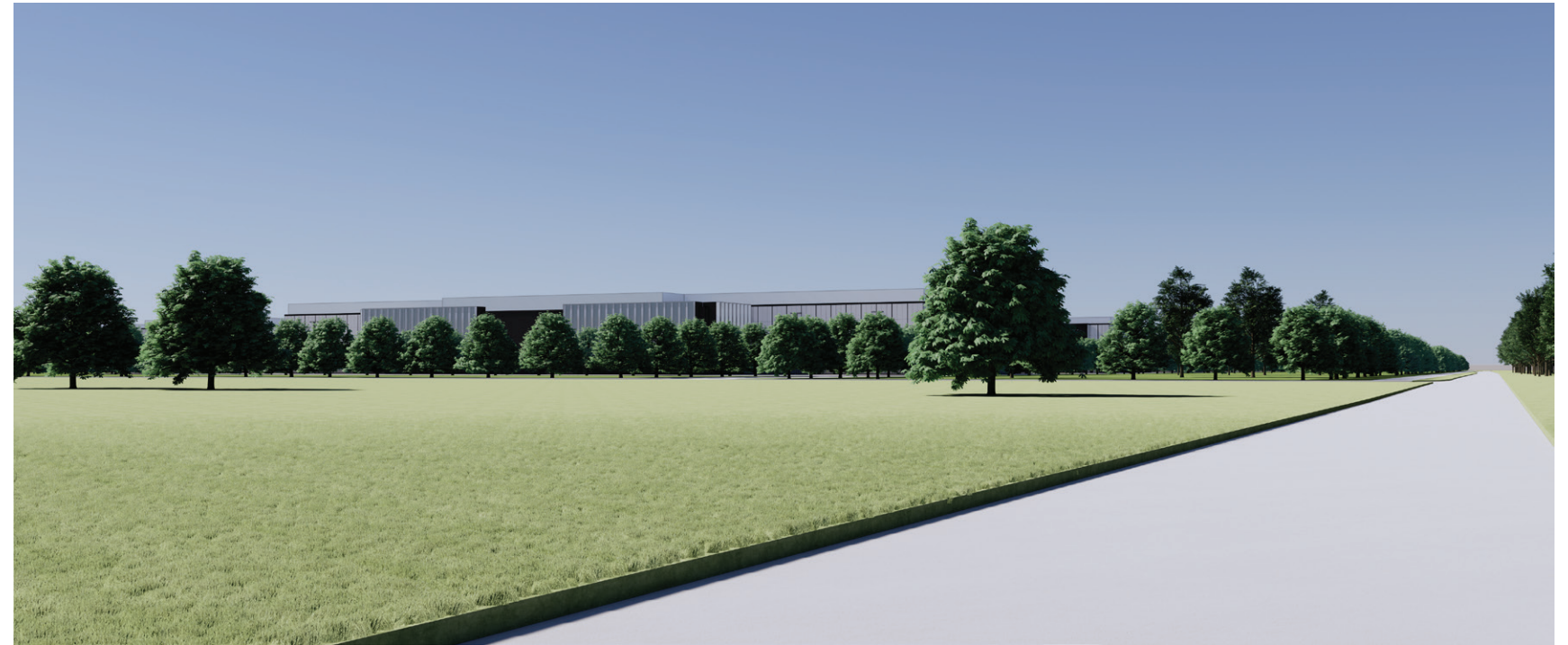
1. LOOP 9



**2. LOOP 9
FROM SOUTHWEST**



3. TYP BUILDING ENTRY



**4. NOKOMIS ROAD
FROM SOUTHEAST**



**5. NOKOMIS ROAD
FROM NORTHEAST**

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF SEPTEMBER 3, 2024

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on September 3, 2024, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair
Sharonda Betts, Vice-Chair
Lawrence Prothro
Spencer Hervey
Sonya Roston
Paula Young, Alternate

Commissioners Absent:

None

City Staff Present:

Carey Neal, Deputy City Manager
Gregory Carrell, Assistant to the City Manager
Vicki Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services
Kim Haynie, Senior Planner

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on September 3, 2024.

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:

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 Regular Meeting held on August 6, 2024.**

MOTION: Commissioner Prothro made a motion to approve item 1 from the consent agenda, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

PUBLIC HEARING:

The Public Hearing items were reordered to be heard in the following order: 2, 4, 3.

2. **Z24-23 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to Single-Family Estate (SF-E). The property is addressed as 1530 S. Houston School Road, located north of the intersection of S. Houston School Road and Bear Creek Road, being a 1.80-acre tract of land out of the G.W. Durrett Survey Abstract No. 389, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 2.

Chair Walker opened the public hearing.

Jonathan Sal dona, 1214 Circle Vista, Grand Prairie Tx, 75052, spoke in support of item 2.

Chair Walker closed the public hearing.

The Commission had discussion on sewer line connections.

MOTION: Commissioner Prothro made a motion to approve item 2, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

4. **M24-50 Conduct a public hearing and consider an amendment to the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics and Distribution on the property being 73.380 acres, out of the N.R. Winniford Survey Abstract No. 1543, John Eveens Survey Abstract No. 433. Track 7, addressed as 2901 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation on items 4 and 3.

Chair Walker opened the public hearing.

Tenesia Oliver, did not speak, but was in opposition of item 3.

Teresa Turner, did not speak, but was in opposition of item 3.

Crystal Copley, 2642 Nokomis Rd, Lancaster, TX, 75146, spoke in opposition to item 3.

Anthony Turner, did not speak, but was in opposition to item 3.

Tommy Mann, 500 Winstead Blvd, Dallas Tx, 75201, spoke in support of item 3.

Chair Walker asked the applicant what their response would be to a homeowner who doesn't want a data center within 500 feet of their residence. The applicant responded stating there will be a wall and landscaping.

Chair Walker closed the public hearing.

MOTION: Commissioner Prothro made a motion to deny item 4, seconded by Vice-Chair

P&Z 268

Planning and Zoning Commission

September 3, 2024

Page 3 of 4

Betts. The vote was cast 5 for, 0 against.

3. **Z24-24 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center with accessory onsite energy generation plants and Electrical Substations on the property addressed as 2901 Nokomis Road being a 73.380-acre tract of land out of the N.R. Winniford Survey, Abstract No. 1543, Johns Eveens Survey, Abstract No. 433, Track 7, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Prothro made a motion to deny item 3, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

ACTION:

5. **HLPC24-10 Discuss and consider approval of a Certificate of Appropriateness (COA) to repair or replace rotted wood on the exterior of the home, including roof eaves, trim, and siding repair or replace porch floor boards, and replace porch and balcony railings on the property addressed as 327 S. Centre Avenue, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation on item 5.

There was no discussion.

MOTION: Commissioner Hervey made a motion to approve item 5, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

6. **HLPC24-11 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace wood underneath a front door marquee and install a 3-foot to 4-foot tall black metal fence adjacent to North Dallas Avenue, on the property addressed as 121 Historic Town Square and 108 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 6.

There was no discussion.

MOTION: Commissioner Prothro made a motion to approve item 6, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

7. **HLPC24-12 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace the wrought iron front porch columns with wood columns and add wood railing on the property addressed as 531 S. Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation on item 7.

MOTION: Commissioner Prothro made a motion to approve item 7, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

ADJOURNMENT:

MOTION: Commissioner Chair Walker made a motion to adjourn, seconded by Hervey. The vote was 5 for, 0 against.

The meeting was adjourned at 7:46 PM.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED



Taryn Walker, Chair

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JULY 1, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on July 1, 2025, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Sharonda Betts, Vice-Chair
Lawrence Prothro
Spencer Hervey
Sonya Roston
Paula Young, Alternate

Commissioners Absent:

Taryn Walker, Chair

City Staff Present:

Vicki D. Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services
Gregory Carrell, Assistant to the City Manager

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on July 1, 2025.

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 two 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:

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 Regular Meeting held on June 3, 2025.**

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

PUBLIC HEARING:

2. **M24-50 Conduct a public hearing and consider a request to amend the Comprehensive Plan and the Future Land Use Map to change the land use from Rural Living to Logistics/Distribution on a property being approximately 165 acres, out of the N.R. Winniford Survey Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing for items 2 and 5.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 2 and 5.

Tommy Mann, 500 Winstead Building, Dallas, Texas, 75201, spoke in favor of item 2 and 5.

Crystal Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Anthony Turner, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Ellen Clark, 954 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Michael Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Victoria DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Blanca Marquez, 2723 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Maribel Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Fernando Gonzalez, 2819 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Alexiz Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Todd Workman, Baltimore, Maryland, spoke in favor of item 2 and 5.

Edward Bogel, 4040 Davila, Dallas, Texas, 75220, spoke in favor of item 2 and 5.

Lewis DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Dennis O'Brien, 2805 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Alex Mega, 929 Warfield Way, Richardson, Texas, 75080, did not speak, but was in support of item 2 and 5.

Hannah Jacobus, 10041 Stratford Lane, Highlands Ranch, Colorado, 80126, did not speak, but was in support of item 2 and 5.

The Commission had extensive discussion regarding the request.

Vice-Chair Betts closed the public hearing.

MOTION: Commissioner Prothro made a motion to deny item 2, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Chair Walker absent)

5. **Z24-24 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) to a Planned Development (PD) for Data Center uses and accessory Substation, on a property being approximately 165 acres out of the N.R. Winniford Survey, Abstract No. 1543 and John Eveens Survey Abstract No. 433, addressed as 2819, 2901, 3233 and 3247 Nokomis Road, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing for items 2 and 5.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on items 9 and 10.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 2 and 5.

Tommy Mann, 500 Winstead Building, Dallas, Texas, 75201, spoke in favor of item 2 and 5.

Crystal Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Anthony Turner, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Ellen Clark, 954 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 2 and 5.

Michael Copley, 2642 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 2 and 5.

Victoria DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Blanca Marquez, 2723 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Maribel Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Fernando Gonzalez, 2819 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Alexiz Saldivar, 2681 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Todd Workman, Baltimore, Maryland, spoke in favor of item 2 and 5.

Edward Bogel, 4040 Davila Drive, Dallas, Texas, 75220, spoke in favor of item 2 and 5.

Lewis DePalma, 2813 Nokomis Road, Lancaster, Texas, 75146, spoke in favor of item 2 and 5.

Dennis O'Brien, 2805 Nokomis Road, Lancaster, Texas, 75146, did not speak, but was in support of item 2 and 5.

Alex Mega, 929 Warfield Way, Richardson, Texas, 75080, did not speak, but was in support of item 2 and 5.

Hannah Jacobus, 10041 Stratford Lane, Highlands Ranch, Colorado, 80126, did not speak, but was in support of item 2 and 5.

The Commission had extensive discussion regarding the request.

Vice-Chair Betts closed the Public Hearing

MOTION: Commissioner Prothro made a motion to deny item 2, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Chair Walker absent)

3. **Z25-15 Conduct a public hearing and consider a zoning change from Single-Family Residential (SF-5) and (NS) Neighborhood Services, to a Planned Development (PD) for Retail (R) uses, a Convenience Store, and Fuel Station with 6 pumps for 12 vehicles, on the properties addressed as 100, 110, 120, and 3164 E. Telephone Road and 3100 N. Dallas Avenue, being 5.158 acres out of the John Hall Survey, Abstract No. 601, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Elsie Thurman, applicant, 9406 Biscayne Boulevard, Dallas, Texas 75218, spoke in favor of item 3.

Brad White, 2627 Tillor Street, Fort Worth, Texas, 76123, spoke in favor of item 3.

The Commission had discussion regarding the request.

Vice-Chair Betts closed the public hearing.

MOTION: Commissioner Prothro made a motion to approve item 3, seconded by Commissioner Young. The vote was cast 5 for, 0 against. (Chair Walker absent)

4. **Z25-17 Conduct a public hearing and consider the revocation of a Specific Use Permit (SUP) (Ordinance No. 2023-04-07), which authorized the placement of three temporary portable buildings for staff training purposes at the Oncor facility. The SUP was approved with a two-year term beginning April 24, 2023, and has since expired, on the property located at 2471 South Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Vice-Chair Betts opened the public hearing.

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Kenneth Govan, 1220 East Pleasant Run Road, DeSoto, Texas, 75115, spoke in opposition of item 4.

The Commission had discussion regarding the request.

Vice-Chair Betts closed the public hearing.

MOTION: Commissioner Prothro made a motion to recognize the expiration of the SUP, and recommended that the portable buildings be removed in 60-days, seconded by Commissioner Roston. The vote was cast 5 for, 0 against. (Chair Walker absent)

ACTION:

6. **HLPC25-14 Discuss and consider a Certificate of Appropriateness (COA) to approve 19 windows and 2 doors installed without a COA, as well as the replacement of all siding, on the dwelling located at 428 North State Street, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Ellen Clark, 954 Nokomis Road, Lancaster, Texas, 75146, spoke in opposition of item 6.

The Commission had discussion.

MOTION: Commissioner Prothro made a motion to approve item 6, seconded by Commissioner Roston. The vote was cast 4 for, 1 against. (Hervey against and Chair Walker absent)

7. **HLPC25-08 Discuss and consider a Certificate of Appropriateness to approve a front yard porch and columns that have been replaced, on the property located at 524 North Henry Street, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

MOTION: Commissioner Prothro made a motion to approve item 7 with HLPC's condition that the aluminum skirting be painted all one color of the applicant's choice, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Chair Walker absent)

ADJOURNMENT:

MOTION: Commissioner Hervey made a motion to adjourn, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against. (Chair Walker absent)

The meeting was adjourned at 8:25 P.M.

ATTEST:

APPROVED

Vicki Coleman, Director of Development Services

Taryn Walker, Chair

Acosta, Nyliah

From: Mann, Tommy <tmann@winstead.com>
Sent: Wednesday, July 23, 2025 6:48 AM
To: Acosta, Nyliah; Mauldin-Jones, Opal; Coleman, Vicki; dritter@bhlaw.net
Cc: Box, Daniel; Lukkas Pfau; Hannah Jacobus; todd workman
Subject: #External - Request for Postponement - Project Frontier

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning – Our community discussions and internal planning efforts are ongoing, and we do not wish to be scheduled for next week’s City Council hearing on this matter. We request to be placed on the agenda for the first available meeting in September.

If you need anything beyond this email to confirm this request, please do not hesitate to let me know.

Thanks,
Tommy

Tommy Mann, Shareholder

Winstead PC | 500 Winstead Building | 2728 N. Harwood Street | Dallas, Texas 75201
214.745.5724 *direct* | 469.236.6994 *cell* | tmann@winstead.com | www.winstead.com

Information contained in this transmission is attorney privileged and confidential. It is intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone.

Click [here](#) to report this email as spam.