



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

Tuesday, August 4, 2026 - 7:00 PM



CALL TO ORDER

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.

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 July 7, 2026.
2. PS26-43 Consider approval of a Preliminary Plat to create Lots10R-1 and 10R-2, Block A, out of the Placid Meadows Addition, being 0.4998 of an acre, addressed as 2506 Sunny Meadow Drive, City of Lancaster, Dallas County, Texas.
3. PS26-44 Consider approval of a Final Plat to create Lots10R-1 and 10R-2, Block A, out of the Placid Meadows Addition, being 0.4998 of an acre, addressed as 2506 Sunny Meadow Drive, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

EXECUTIVE SESSION: The Planning and Zoning Commission reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities and 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.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on July 28, 2026, @ 7:45 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

A handwritten signature in blue ink, appearing to read 'G. Carrell', is written above a horizontal line.

Gregory Carrell, Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

1.

Meeting Date: 08/04/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Financially Sound Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development
Professional and Committed City Workforce

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on July 7, 2026.

Background:

Attached for your review and consideration are the minutes from the Planning and Zoning Commission Regular Meeting held July 7, 2026.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the minutes as presented.
2. The Planning and Zoning Commission may approve the minutes with changes, and state those changes.
3. The Planning and Zoning Commission may deny the minutes as presented.

Recommendation:

Staff recommends approval, as presented.

Attachments

July 7, 2026 Draft P&Z Minutes

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF JULY 7, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on July 7, 2026, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair
Sharonda Betts, Vice-Chair
Spencer Hervey
Sonya Roston
Kathy Cheatham, Alternate

Commissioners Absent:

Lawrence Prothro

City Staff Present:

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

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on July 7, 2026.

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.

Johnathan Vinson, 2323 Ross Avenue, Dallas, Texas, 75201, did not speak, but was in support of item 4.

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 2, 2026.**
2. **PS26-40 Consider a Final Plat to create Lot 1, Block A, out of the Audax Enterprises Addition, being 0.59 of an acre out of the M.M. Miller Survey, Abstract No. 874, addressed as 2705 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

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

ACTION:

3. **PS26-31 Discuss and consider a Preliminary Plat for Bear Creek Phases 5-7, for 749 residential lots and fourteen (14) open space lots on 167.8 acres of land located east of the intersection of East Reindeer Road and Green Acres Lane, described as being a tract of land situated in the Patrick P. Smith Survey, Abstract No. 1313 and 1365 and the Robert A. Lemmans Survey, Abstract No. 628, City of Lancaster Extra-Territorial Jurisdiction (ETJ), Dallas County, Texas.**

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

The Commission had discussion regarding the water service capacity planning process and the current agreement with Lancaster Municipal Utility District (MUD) No. 1.

MOTION: Commissioner Hervey made a motion to deny item 3, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against. (Prothro absent)

4. **DP26-11 Discuss and consider a site plan for the development of two Data Centers, on a property being 91.50-acres, legally described as Lot 1, Block A, out of the Cawley EBL Lancaster Logistics Addition, addressed as 1000 East Belt Line Road, City of Lancaster, Dallas County, Texas.**

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

Jonathan Vinson, 7356 W Clifton Avenue, Littleton, Colorado, spoke in favor of item 4.

John Thatcher (applicant), 1000 East Belt Line Rd, Lancaster, Texas, 75146, spoke in favor of item 4.

The Commission had discussion regarding water and electricity demand and impact of the proposed development on traffic, employment, and noise levels.

MOTION: Vice-Chair Betts made a motion to approve item 4, seconded by Chair Walker. The vote was cast 3 for, 2 against (Hervey and Cheatham opposed, Prothro absent).

5. **HLPC26-12 Discuss and consider a Certificate of Appropriateness (COA) to allow for new windows on a property being 0.30 of an acre, legally described as Lot 7 (42), Block 73, out of the Original Town of Lancaster, addressed as 203 E. Seventh Street, City of Lancaster, Dallas County, Texas.**

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

The Commission had discussion regarding unpermitted work, enforcement, and the discussion and recommendation of the Historic Landmark Preservation Committee.

Doris Simmons and Peter Simmons (applicants), 203 E Seventh Street, Lancaster, Texas, answered questions from the Commission.

MOTION: Vice-Chair Betts made a motion to approve item 5 with the conditions that the trim and shutters be reinstalled, repainted white, and repaired with like materials where necessary; seconded by Commissioner Cheatham. The vote was cast 5 for, 0 against. (Prothro absent)

PUBLIC HEARING:

6. **M26-29 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan to increase the right-of-way width along a segment of Sunrise Road between Belt Line Road and Loop 9 from a 100-foot Major Arterial Type B right-of-way to a 105-foot right-of-way.**

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

Chair Walker opened the public hearing.

There were no speakers.

Chair Walker closed the public hearing.

The Commission had discussion regarding the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant awarded to the City, Sunrise Road alignment, and land-use-related language.

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

7. **M26-32 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan by reducing the rights-of-way (ROW) for Jefferson Street, between Pleasant Run Road and W. Wintergreen Road, from a 100-foot Minor Arterial to a 90-foot ROW, and by reclassifying Pleasant Run Road, between N. Dallas Avenue and Lancaster-Hutchins Road, from a 120-foot Major Arterial Type A to a 100-foot Major Arterial Type B.**

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

Chair Walker opened the public hearing

There were no speakers.

Chair Walker closed the public hearing.

The Commission had discussion regarding neighboring cities' alignments, the effect of the request on residential properties, and the proposed alignment.

MOTION: Vice-Chair Betts made a motion to approve item 7, seconded by Commissioner Roston. The vote was cast 4 for, 1 against. (Hervey opposed, Prothro absent)

8. **Z26-10 Conduct a public hearing and consider a zoning change from Planned Development (PD) with limited Light Industrial (LI) uses to PD with Neighborhood Services (NS) uses, Retail (R) uses, limited Light Industrial (LI) uses and Tire Retreading, on a property being 17.756 acres, legally described as Lot 5R, Block A, VanTrust I-20 Logistics Addition Replat, addressed as 3500 N. Dallas Avenue City of Lancaster, Dallas County, Texas.**

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

Chair Walker opened the public hearing.

Tyler Wallach (applicant), 777 Main Street, Fort Worth, Texas, 76102, spoke in favor of item 8.

Bill Baumgartner (applicant), 5844 John Hickman Parkway, Frisco, Texas, 75034, spoke in favor of item 8.

Chair Walker closed the public hearing.

The Commission had discussion regarding the tire retreading process, outside storage, the definition of heavy manufacturing, and the current Planned Development.

MOTION: Commissioner Hervey made a motion to recommend denial of item 8, seconded by Commissioner Cheatham. The vote was cast 4 for, 1 against (Walker opposed, Prothro absent).

ADJOURNMENT:

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

The meeting was adjourned at 8:56 p.m.

ATTEST:

APPROVED

Vicki Coleman, Director of Development Services

Taryn Walker, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 08/04/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-43 Consider approval of a Preliminary Plat to create Lots 10R-1 and 10R-2, Block A, out of the Placid Meadows Addition, being 0.4998 of an acre, addressed as 2506 Sunny Meadow Drive, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 2506 Sunny Meadow Drive and is 0.4998 of an acre in size.
2. **Current Zoning:** The subject property is currently Single-Family (SF-6).
3. **Adjacent Properties:**
 - North:** Single-Family Residential (SF-6) - Placid Meadows Subdivision
 - South:** Single-Family Residential (SF-6) - Placid Meadows Subdivision
 - East:** Single-Family Residential (SF-6) - Placid Meadows Subdivision
 - West:** Single-Family Residential (SF-6) - Lancaster ISD Facility
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Rural Living. The proposed two lots have a density of 4 dwelling units per acre. While this exceeds the 2 units per acre under the Rural Living future land use designation, it complies with the SF-6 zoning district, which allows up to 6 dwelling units per acre

5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

This request is for approval of a preliminary plat to create two lots for the development of a single-family dwelling.

The site has frontage along Sunny Meadow Drive and Balkan Lane. The Master Thoroughfare Plan (MTP) designates Sunny Meadow Drive as a 4-lane Major Arterial Type B, which requires 100-feet of rights-of-way (ROW). Balkan Lane is a Local Road requiring 60-feet of ROW. 22.1 feet of ROW dedication was provided along Sunny Meadow Drive. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

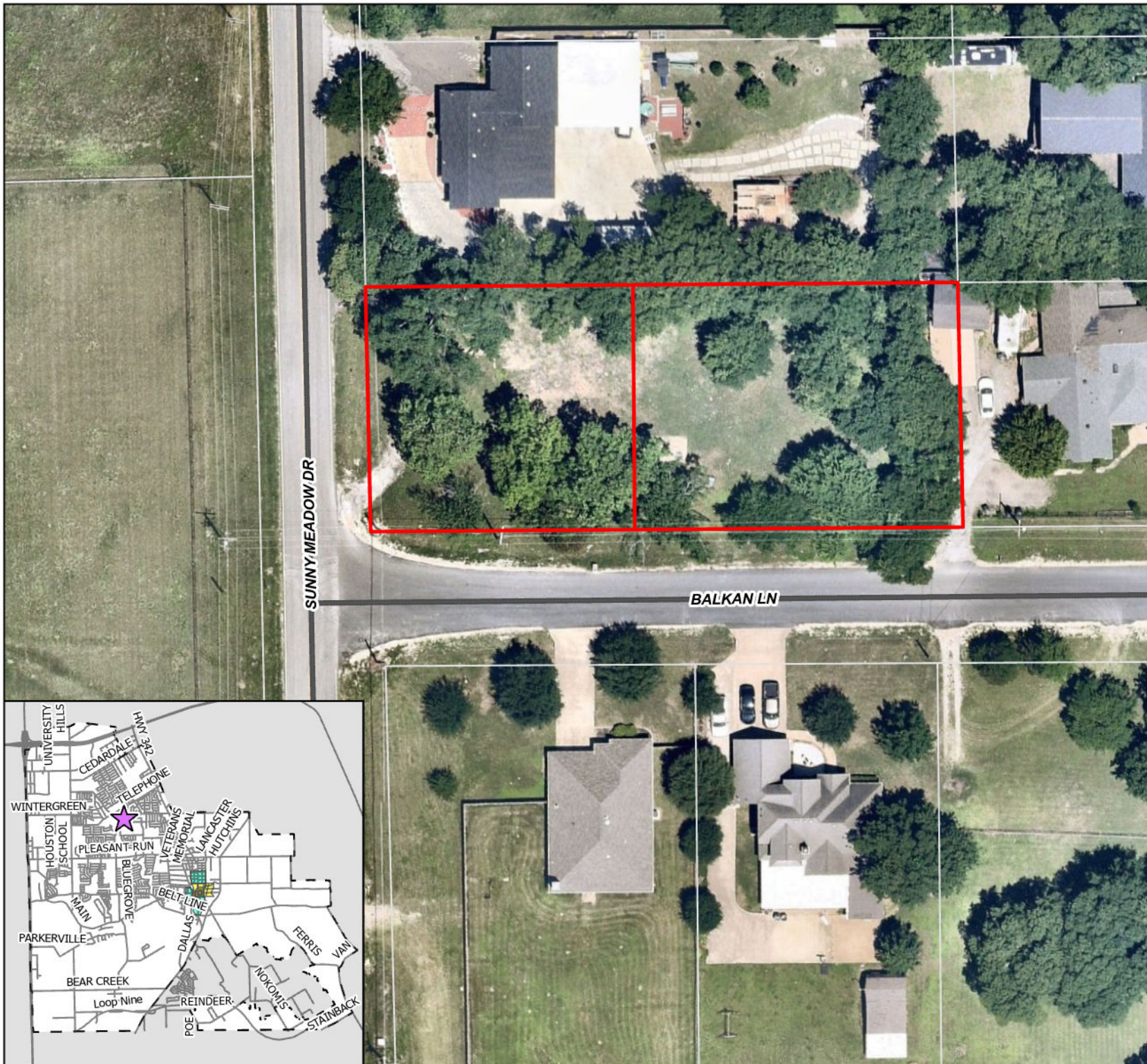
Letter of Intent

Preliminary Plat

Lancaster Tx
2506 Sunny Meadow
Zoned: SF-6



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of 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.
Created with Nearmap Vertical for Government 2026



Target Area

- 2506 Sunny Meadow Dr
- Parcels
- Streets
- City Limits

N
▲

Wednesday, July 1, 2026
2506 Sunny Meadows Road
City of Lancaster, Dallas County, Texas
Page 1 of 1



Letter of Intent:

To Whom It May Concern:

The location of 2506 Sunny Meadows Road is located within the City of Lancaster city limits. Being all of Lot 10, Block A of Placid Meadows. City of Lancaster. Dallas County, Texas.

The purpose of this residential replat is to create 2 recorded lots.

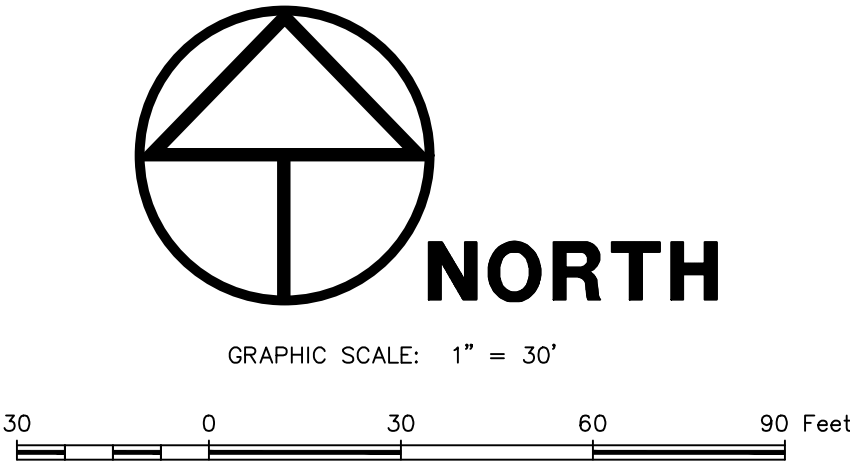
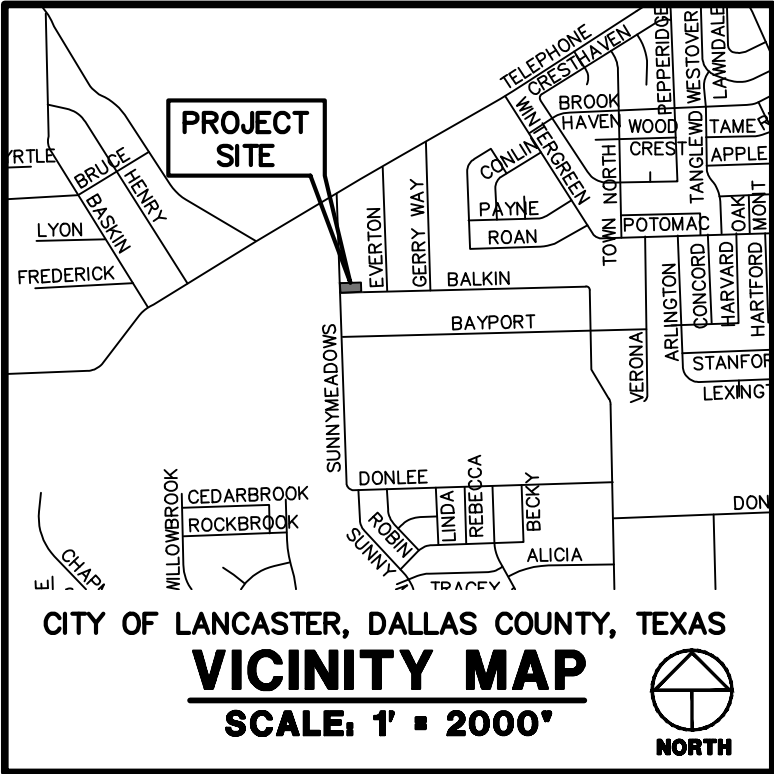
Please accept this formal request to take this plat submission.

Please feel free to reach out to me, Kati Watson, with any further questions, comments or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Kati Watson".

Kati Watson
Platting Project Manager
kati.watson@windroseservices.com
Phone – 214-217-2544 ext. 1406



BENCHMARK LANCASTER#10PUBLISHED ELEVATION — 578.94'

3-1/2" BRASS CAP WITH "CITY OF LANCASTER MONUMENT 10" STAMPED ON IT BEING APPROXIMATELY 0.3' BELOW THE GROUND, WEST OF THE INTERSECTION OF NORTH HOUSTON SCHOOL ROAD AND WEST PLEASANT RUN ROAD, 30.3' EAST OF THE SECOND LIGHT POLE FROM INTERSECTION, AND 12.7' NORTH OF THE SOUTH BACK OF CURB OF THE MEDIAN.

TEMPORARY BENCHMARK "A" ELEVATION — 604.06'

BEING A X-CUT SET ON THE TOP OF A CONCRETE DRAIN, NEAR A DRIVE WAY, LYING ON THE SOUTH LINE OF BALKIN DRIVE, APPROXIMATELY 250 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF SUNNY MEADOWS ROAD AND THE SOUTH LINE OF SAID BALKIN DRIVE.

TEMPORARY BENCHMARK "B" ELEVATION — 615.62'

BEING A X-CUT SET ON THE TOP OF A CONCRETE DRAIN, NEAR A DRIVE WAY, LYING ON THE EAST LINE OF SUNNY MEADOWS ROAD, APPROXIMATELY 190 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF SUNNY MEADOWS ROAD AND THE NORTH LINE OF BALKIN DRIVE.

G & G DEVELOPMENT PARTNERSHIP, LTD
VOL. 2003188, PG. 10201,
O.P.R.D.C.T.

CITY OF LANCASTER, TEXAS
DOC. NO. 202100038927,
O.P.R.D.C.T.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- CIRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- FND FOUND
- AC. ACRES
- SQ. FT. SQUARE FEET
- SAN SANITARY
- WTR WATER
- I.R. IROD ROD
- B.L. BUILDING LINE

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 0.999863513.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C04851, dated August 23, 2001, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this replat is to create two lots from one pre-existing lot.
- Lot to lot drainage is not allowed.

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Matthew Carpenter, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Matthew Carpenter, RPLS
No. 6942

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **Blanca Estella Cruz & Juan David Fraire** are the owners of a 0.4998 acre tract of land situated in the John Hall Survey Abstract Number (No.) 601, Dallas County, Texas, and being all of Lot 10, Block A, Placid Meadows Addition Revised, an addition to the City of Lancaster, Dallas County, Texas, as shown on the plat recorded in volume (vol.) 13, page (pg.) 95 in the Map Records, Dallas County, Texas (M.R.D.C.T.) and being more particularly described by metes and bounds as follows, (bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 83 (NAD83)(US foot) with a combined scale factor of 0.999863513):

COMMENCING at a 1/2 inch capped iron rod stamped "4480" found along the east right of way (row) line of Sunny Meadows Road (called 45' public row) for common west corner of Lots 5 and 6 of said Block A;

Thence South 01 Deg. 15 Min. 42 Sec. East, with the west line of said Block A and the east row line of Sunny Meadows Road, passing a 1/2 inch yellow capped iron rod found for common corners of Lots 6 and 7, of said Block A at a distance of 100.01 feet, continuing a total distance of 399.70 feet to a 1/2 inch capped iron rod stamped "Windrose" set (CIRS) for the common corner of Lots 9 and 10, of said Block A, and **POINT OF BEGINNING**;

Thence North 89 Deg. 40 Min. 05 Sec. East, with the south property line of said lot 9, a distance of 218.55 feet to a CIRS for common corner of said Lots 9, 10, 11, and 12 of said Block A;

Thence South 00 Deg. 19 Min. 55 Sec. East, with the west property line of said Lot 11, a distance of 99.81 feet to a CIRS along the north row line of Balkin Drive (Sugar Cane Lane) (called 60' public row) for common south corner of said Lots 10 and 11;

Thence South 89 Deg. 34 Min. 37 Sec. West, with the north row line of Balkin Drive, a distance of 216.92 feet to a CIRS at the intersection of the north row line of Balkin Drive and the east row line of Sunny Meadow Road;

Thence North 01 Deg. 15 Min. 42 Sec. West, with the east row line of Sunny Meadows Road, a distance of 100.17 feet the **POINT OF BEGINNING** containing within the metes and bounds herein recited 0.4998 acres or 21,771 square feet of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **Blanca Estella Cruz & Juan David Fraire**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LOTS 10R-1 AND 10R-2, PLACID MEADOWS ADDITION**, an addition to the City of Lancaster, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and roadway management areas shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lancaster.

WITNESS my hand at Lancaster, Texas, this the _____ day of _____, 2026.

By: _____
Blanca Estella Cruz
Owner

By: _____
Juan David Fraire
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Blanca Estella Cruz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Juan David Fraire, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

CASE NUMBER: PS26-43

PRELIMINARY PLAT

PLACID MEADOWS ADDITON

LOTS 10R-1 AND 10R-2, BLOCK A

Being a Replat of all of Lot 10, Block A

Placid Meadows Addition Revised, an addition to the City of Lancaster

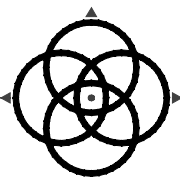
Being a 0.4998 Acre tract of land situated in the

John Hall Survey, Abstract No. 601

City of Lancaster, Dallas County, Texas

Zoning - SF-6

— 2026 —



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: M.M. DATE: 05/07/2026 CHECKED BY: J.C. JOB NO.: D60741

DEVELOPER

JB Steel
1010 Technology Way, Suite 800
Waxahachie, TX 75167
Contact: Blanca Cruz
214-738-8629

OWNER

Blanca Estella Cruz &
Juan David Fraire
3767 FM 66,
Waxahachie, TX 75167
214-738-8629

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 08/04/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-44 Consider approval of a Final Plat to create Lots 10R-1 and 10R-2, Block A, out of the Placid Meadows Addition, being 0.4998 of an acre, addressed as 2506 Sunny Meadow Drive, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 2506 Sunny Meadow Drive and is 0.4998 of an acre in size.
2. **Current Zoning:** The subject property is currently Single-Family (SF-6).
3. **Adjacent Properties:**
 - North:** Single-Family Residential (SF-6) - Placid Meadows Subdivision
 - South:** Single-Family Residential (SF-6) - Placid Meadows Subdivision
 - East:** Single-Family Residential (SF-6) - Placid Meadows Subdivision
 - West:** Single-Family Residential (SF-6) - Lancaster ISD Facility
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Rural Living. The proposed two lots provide for a density of 4 units per acre, which exceeds the Rural Living 2 unit maximum. However, the SF-6 zoning district allows for 6 units per acre. The use is in compliance with the zoning provisions.

5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

This request is for approval of a final plat to create two lots for the development of a single-family dwelling.

The site has frontage along Sunny Meadow Drive and Balkan Lane. The Master Thoroughfare Plan (MTP) designates Sunny Meadow Drive as a 4-lane Major Arterial Type B, which requires 100-feet of rights-of-way (ROW). Balkan Lane is a Local Road requiring 60-feet of ROW. 22.1 feet of ROW dedication was provided along Sunny Meadow Drive. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

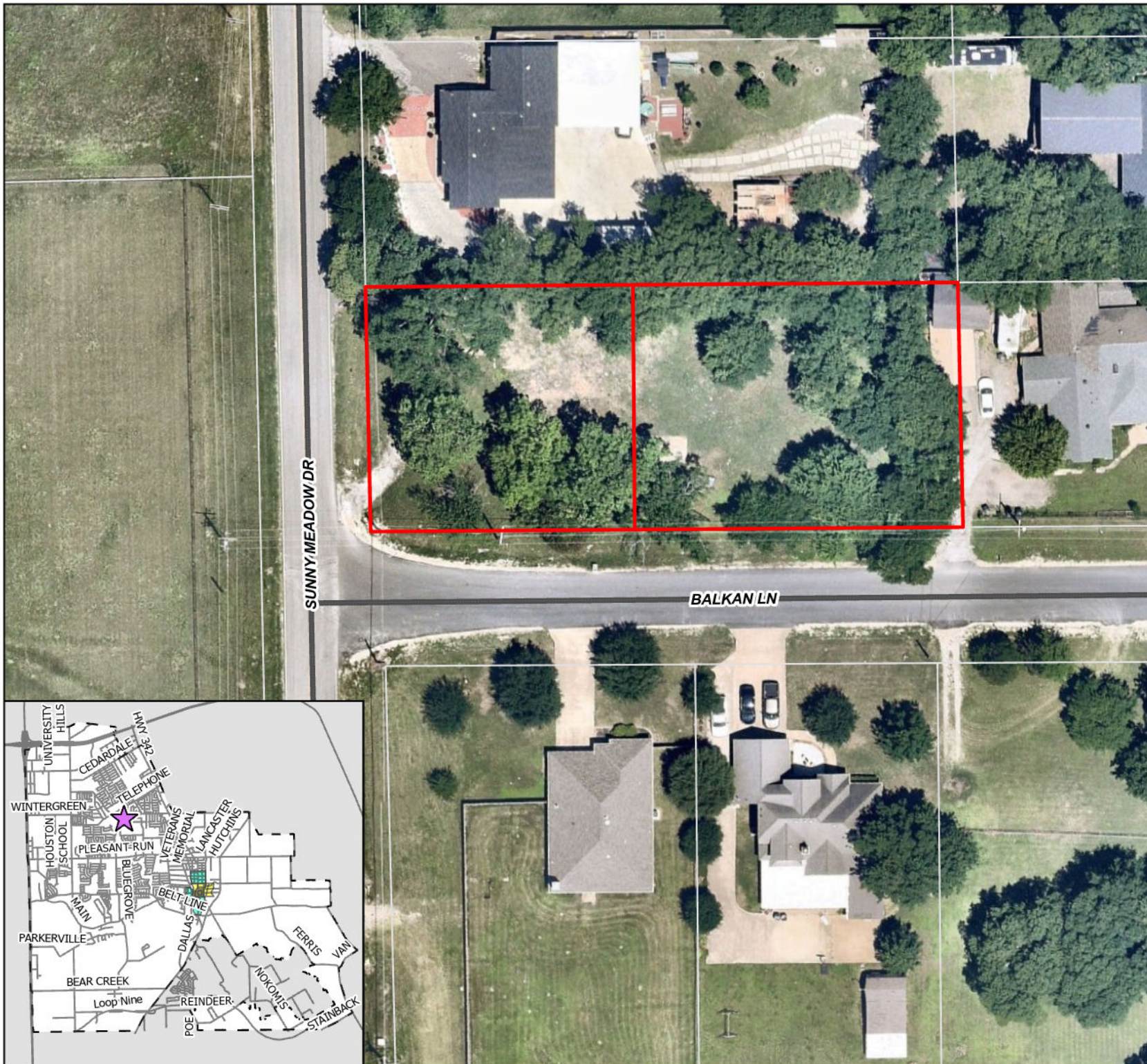
Letter of Intent

Final Plat

Lancaster Tx
2506 Sunny Meadow
Zoned: SF-6



DISCLAIMER / LIMITATION OF LIABILITY
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Created with Nearmap Vertical for Government 2026



Target Area

- 2506 Sunny Meadow Dr
- Parcels
- Streets
- City Limits

N
▲

Wednesday, July 1, 2026
2506 Sunny Meadows Road
City of Lancaster, Dallas County, Texas
Page 1 of 1



Letter of Intent:

To Whom It May Concern:

The location of 2506 Sunny Meadows Road is located within the City of Lancaster city limits. Being all of Lot 10, Block A of Placid Meadows. City of Lancaster. Dallas County, Texas.

The purpose of this residential replat is to create 2 recorded lots.

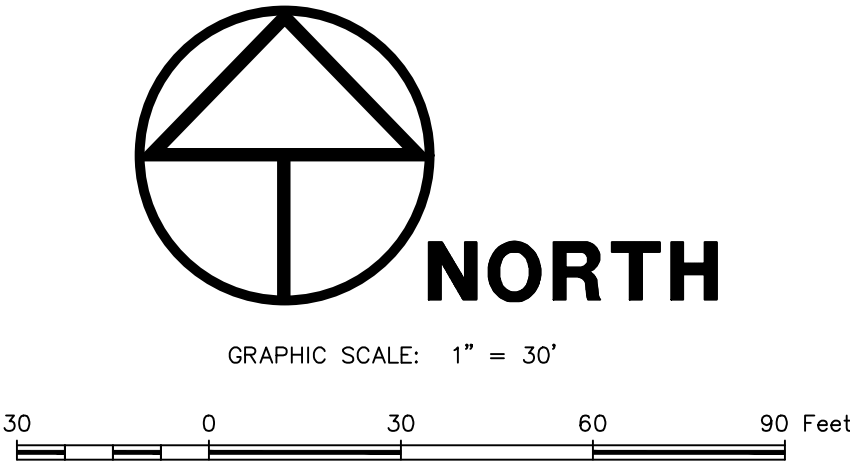
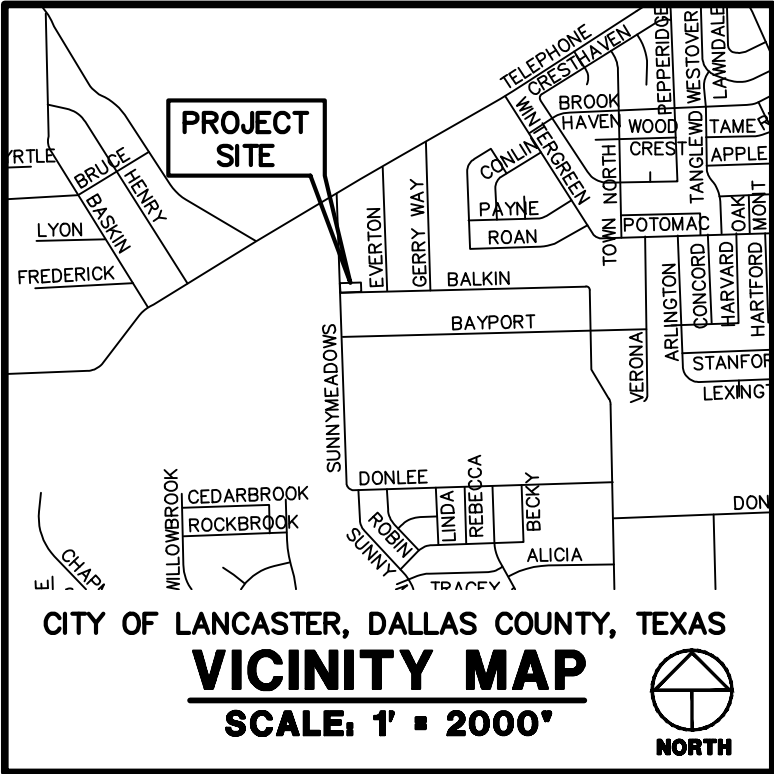
Please accept this formal request to take this plat submission.

Please feel free to reach out to me, Kati Watson, with any further questions, comments or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Kati Watson". The signature is stylized with loops and flourishes.

Kati Watson
Platting Project Manager
kati.watson@windroseservices.com
Phone – 214-217-2544 ext. 1406



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 0.999863513.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C04851, dated August 23, 2001, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this replat is to create two lots from one pre-existing lot.
- Lot to lot drainage is not allowed.

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:
That I, Matthew Carpenter, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Matthew Carpenter, RPLS
No. 6942

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Matthew Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **Blanca Estella Cruz & Juan David Fraire** are the owners of a 0.4998 acre tract of land situated in the John Hall Survey Abstract Number (No.) 601, Dallas County, Texas, and being all of Lot 10, Block A, Placid Meadows Addition Revised, an addition to the City of Lancaster, Dallas County, Texas, as shown on the plat recorded in volume (vol.) 13, page (pg.) 95 in the Map Records, Dallas County, Texas (M.R.D.C.T.) and being more particularly described by metes and bounds as follows, (bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 83 (NAD83)(US foot) with a combined scale factor of 0.999863513):

COMMENCING at a 1/2 inch capped iron rod stamped "4480" found along the east right of way (row) line of Sunny Meadows Road (called 45' public row) for common west corner of Lots 5 and 6 of said Block A;

Thence South 01 Deg. 15 Min. 42 Sec. East, with the west line of said Block A and the east row line of Sunny Meadows Road, passing a 1/2 inch yellow capped iron rod found for common corners of Lots 6 and 7, of said Block A at a distance of 100.01 feet, continuing a total distance of 399.70 feet to a 1/2 inch capped iron rod stamped "Windrose" set (CIRS) for the common corner of Lots 9 and 10, of said Block A, and **POINT OF BEGINNING**;

Thence North 89 Deg. 40 Min. 05 Sec. East, with the south property line of said lot 9, a distance of 218.55 feet to a CIRS for common corner of said Lots 9, 10, 11, and 12 of said Block A;

Thence South 00 Deg. 19 Min. 55 Sec. East, with the west property line of said Lot 11, a distance of 99.81 feet to a CIRS along the north row line of Balkin Drive (Sugar Cane Lane) (called 60' public row) for common south corner of said Lots 10 and 11;

Thence South 89 Deg. 34 Min. 37 Sec. West, with the north row line of Balkin Drive, a distance of 216.92 feet to a CIRS at the intersection of the north row line of Balkin Drive and the east row line of Sunny Meadow Road;

Thence North 01 Deg. 15 Min. 42 Sec. West, with the east row line of Sunny Meadows Road, a distance of 100.17 feet the **POINT OF BEGINNING** containing within the metes and bounds herein recited 0.4998 acres or 21,771 square feet of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **Blanca Estella Cruz & Juan David Fraire**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LOTS 10R-1 AND 10R-2, PLACID MEADOWS ADDITION**, an addition to the City of Lancaster, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and roadway management areas shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lancaster.

WITNESS my hand at Lancaster, Texas, this the _____ day of _____, 2026.

By: _____
Blanca Estella Cruz
Owner

By: _____
Juan David Fraire
Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Blanca Estella Cruz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Juan David Fraire, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

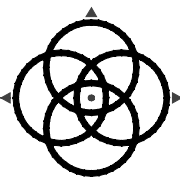
Notary Public in and for the State of Texas

CASE NUMBER: PS26-44

FINAL PLAT
PLACID MEADOWS ADDITON
LOTS 10R-1 AND 10R-2, BLOCK A
Being a Replat of all of Lot 10, Block A

Placid Meadows Addition Revised, an addition to the City of Lancaster
Being a 0.4998 Acre tract of land situated in the
John Hall Survey, Abstract No. 601
City of Lancaster, Dallas County, Texas
Zoning - SF-6

— 2026 —



WINDROSE
LAND SURVEYING | PLATTING

1760 S. STEMMONS FREEWAY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: M.M. DATE: 05/07/2026 CHECKED BY: J.C. JOB NO.: D60741

DEVELOPER
JB Steel
1010 Technology Way, Suite 800
Waxahachie, TX 75167
Contact: Blanca Cruz
214-738-8629
OWNER
Blanca Estella Cruz &
Juan David Fraire
3767 FM 66,
Waxahachie, TX 75167
214-738-8629

Chairman, Planning and Zoning Commission _____ Date _____

The Assistant Director of the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which their approval is required.

Senior Planner _____ Date _____

APPROVAL

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- CIRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- FND FOUND
- AC. ACRES
- SQ. FT. SQUARE FEET
- SAN SANITARY
- WTR WATER
- I.R. IROD ROD
- B.L. BUILDING LINE

BAYPORT DRIVE
(PLAT: STICK CANDY DRIVE)
CALLED 60' PUBLIC R.O.W.