



**NOTICE OF WORK SESSION AGENDA
PLANNING AND ZONING COMMISSION
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**

Tuesday, February 2, 2021 - 6:00 PM



While the Chair may be physically present at City Hall, the other Commissioners will attend via video or audio link due to the COVID-19 emergency situation.

IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

Please click the link below to join the webinar:

https://us02web.zoom.us/webinar/register/WN_e7096l-ZTbKZnPlkuQF7nA

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

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 item 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.

ACTION:

1. Receive a presentation regarding connectivity & access, improvements and land uses for I-35E and Loop 9 Corridors and provide input on development scenarios.

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.

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.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on January 29, 2021, @ 5:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



**Bester Munyaradzi,
Board Liaison**

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission Work Session

1.

Meeting Date: 02/02/2021

Policy Statement: This request supports the City Council 2020-2021 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Quality Development

Submitted by: Vicki Coleman, Development Services Director

Agenda Caption:

Receive a presentation regarding connectivity & access, improvements and land uses for I-35E and Loop 9 Corridors and provide input on development scenarios.

Background:

During the FY 2018/2019 and 2019/2020 Strategic Planning Session, the City Council identified an objective to conduct and complete the I-35E and Loop 9 Corridor studies and to make recommendations regarding the City's preferred development scenario. The Texas Department of Transportation (TxDOT) plans for the section of Loop 9 that will connect I-35E and I-45 are underway.

Operational Considerations:

In February 2020, the City Council received a presentation from Halff Associates regarding the scope of work for the I-35E and Loop 9 Overlay District Corridor Studies.

In June 2020, the City Council approved a resolution accepting the terms and conditions of an agreement with Halff Associates for I-35E and Loop 9 Overlay District Corridor Studies.

In September 2020, Halff Associates led and facilitated a discussion between the City Council and Planning & Zoning Commission which covered the following:

- SWOT discussion for the two corridors
- Corridor vision questions (value statements)
- Visual preference surveys (development type and intensity, building character, streetscape features, roadway features, placemaking strategies)
- Map exercises

As work continues on these corridor studies, the Commission's input regarding development scenarios of the two corridors is needed. The scenario workshop outline is as follows:

1. Recap of Process
2. Engagement Results to Date
3. Virtual Mapping Exercises - Connectivity & Access - Improvements - Land Uses

The Commission will receive a presentation.

Attachments

Presentation



Scenario Workshop

I-35E & Loop 9 Overlay District Corridor Studies
January 25, 2021





PROCESS RECAP

STUDY PURPOSE/NEED

01

Develop a series of actions that facilitate the **economic and visual growth and development** along I-35E and Loop 9 Corridors.

02

Assess the **benefits and trade-offs** of different development scenarios along the corridors.

03

Develop an **implementation action plan**, including policy recommendations and fiscal impacts for the preferred scenario.

STUDY PROCESS



SCHEDULE

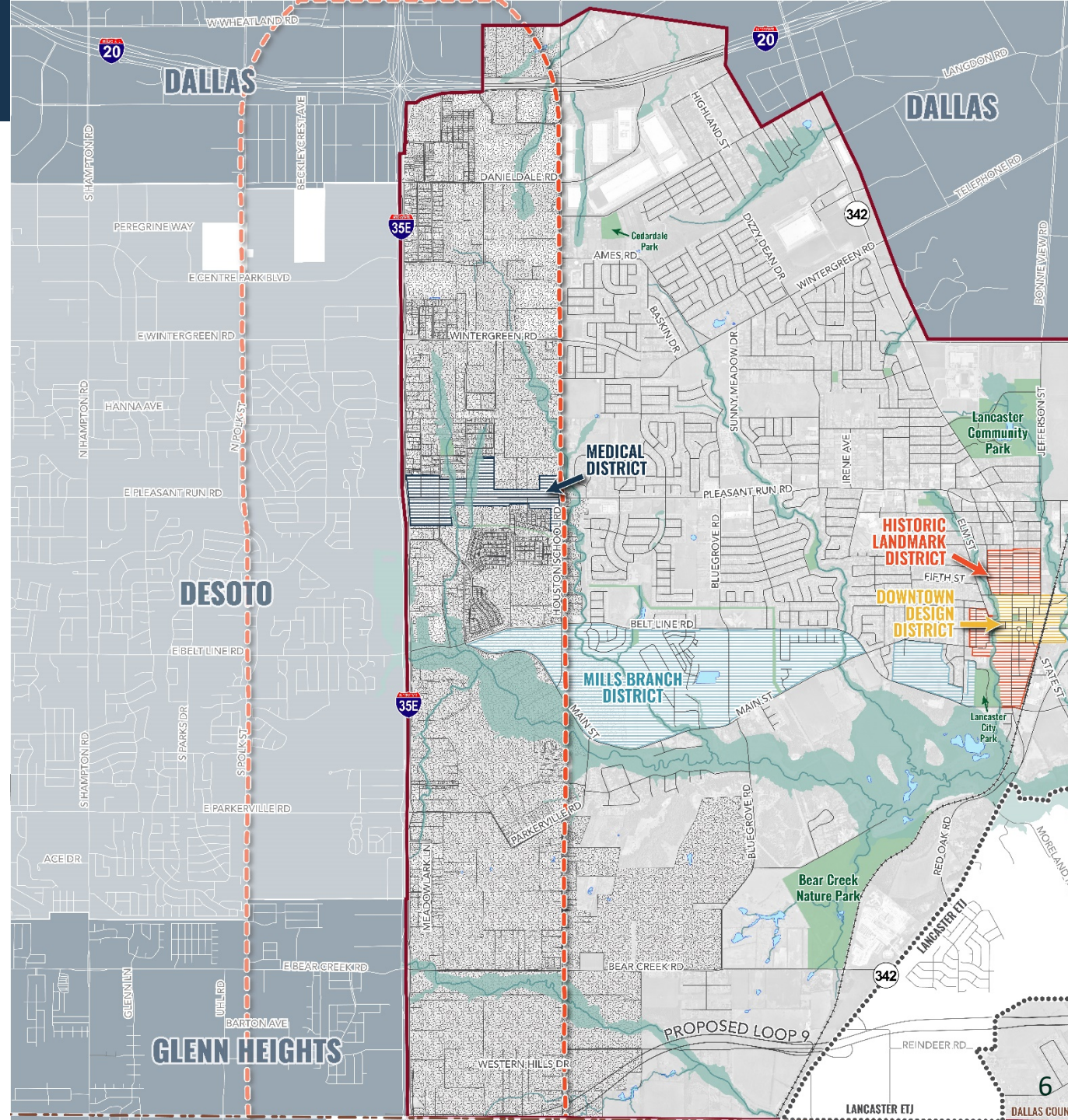
August
2020

August
2021

Month	1	2	3	4	5	6	7	8	9	10	11	12
Project Initiation												
Community Introduction		*										
Visioning and Scenario Planning Workshop					*	*						
Plan Components							*		*			
Plan Adoption											*	*

**Corresponds to visits.*

STUDY LIMITS: I-35E CORRIDOR



WHAT IS ONE WORD YOU WOULD USE TO DESCRIBE THE
I-35E CORRIDOR IN LANCASTER TODAY?

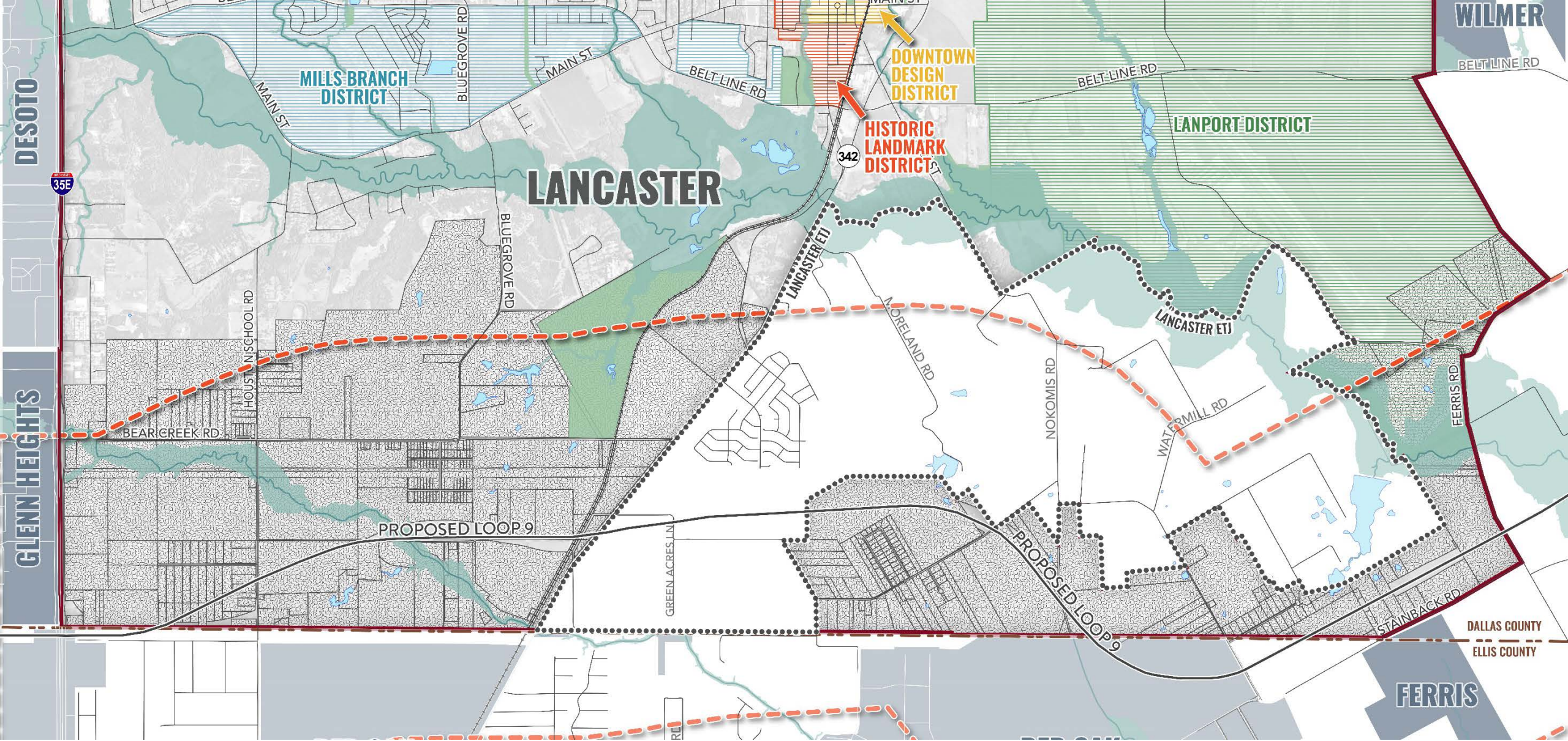
HEAVY TRAFFIC
IMPROVEMENT TRAFFIC UNPLANNED
OLD MUCH UNDERDEVELOPMENT
MIXED-USE POTENTIAL IN FLUX
OPPORTUNITY CONGESTED
BUSY VISIBLE STRESSFUL
MIXED-USE FUTURE DATED
FIRST IMPRESSION OF THE CITY BAD
TRANSIENT GREEN HIGHLY VISIBLE
ECONOMIC POTENTIAL
ENTRYWAY

WHAT IS ONE WORD YOU WOULD USE TO DESCRIBE THE
I-35E CORRIDOR IN LANCASTER TOMORROW?

BURGEONING DEVELOPED
WALKABLE VITAL VIBRANT
PROFITABLE COHESIVE RETAIL
DESTINATION
ATTRACTIVE WELCOMING
CONVENIENT INVITING
UPSCALE CLEAN
REFLECTIVE OF CITIZENS

IS THERE A CORRIDOR YOU ENVISION I-35E TO BE LIKE?

MURALS ALONG HIGHWAY
MIXED-USE HOTELS, RESTAURANTS,
ENTERTAINMENT OPTIONS
PLANO AUSTIN I-30 ROCKWALL
I-45 IN HOUSTON LEGACY CLEAN
I-35W NORTH FRISCO
I-30 ARLINGTON BY COWBOYS STADIUM
I-20 ARLINGTON/GRAND PRAIRE MCKINNEY
LAS COLINAS INDUSTRIAL
ARLINGTON I-30



STUDY LIMITS: LOOP 9 CORRIDOR

WHAT IS ONE WORD YOU WOULD USE TO DESCRIBE THE
LOOP 9 CORRIDOR IN LANCASTER TODAY?

GATEWAY CORRIDOR
RURAL NATURAL
RELIEF OF I-35 ECONOMIC
DEVELOPED OPPORTUNITY
OPEN LAND BEAUTIFUL
POTENTIAL
RESIDENTIAL UNDEVELOPED

WHAT IS ONE WORD YOU WOULD USE TO DESCRIBE THE
LOOP 9 CORRIDOR IN LANCASTER TOMORROW?

MIXED-USE **SOUGHT AFTER**
MOBILITY **HIGHER DENSITY**
CONTEXT-SENSITIVE **URBAN** **UNIQUE**
MAJOR CHANGES **DEVELOPED** **BRIGHT**
ECONOMICALLY **VIBRANT**
DISCERNING LIFESTYLE **CONSISTENT**
CHALLENGING **TRUCK TRAFFIC**

IS THERE A CORRIDOR YOU ENVISION LOOP 9 TO BE LIKE?

**THE LOOP THAT GOES AROUND
AUSTIN THROUGH PFLUGERVILLE 190
UPSCALE DEVELOPMENT LIKE NO OTHER
GEORGE BUSH THROUGH GARLAND
GRAND PARKWAY LAS COLINAS
BUSH TURNPIKE EAST OF US 75 OUTER LOOP
URBAN GEORGE BUSH TURNPIKE**



I-35E DISCUSSION

CONNECTIVITY & ACCESS

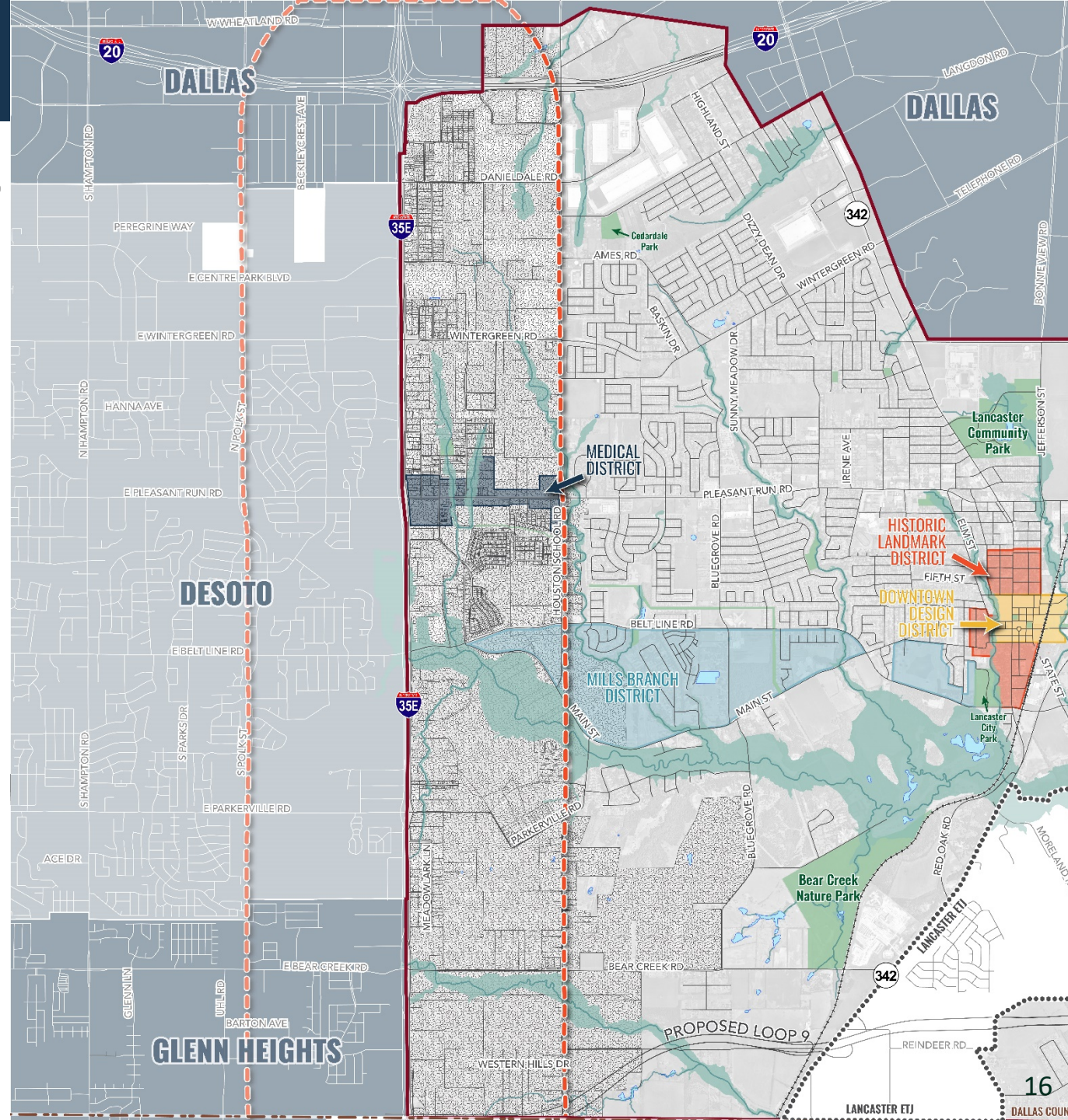
I-35E

Q1. What are major destinations you go to near I-35E in Lancaster?

Q2. What are destinations outside of the study area that you would like to be better connected?

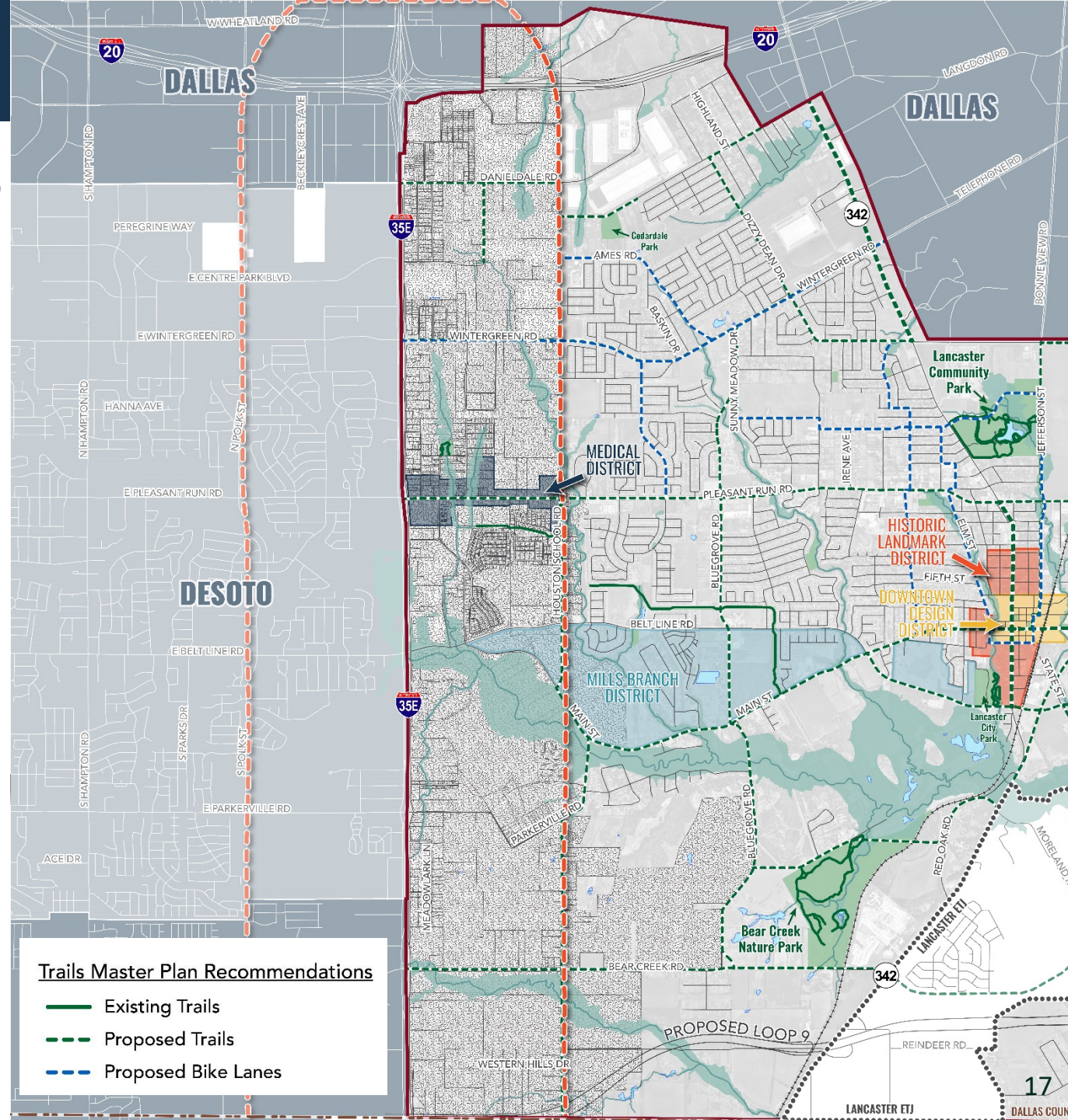
CONNECTIVITY & ACCESS

Q3. Are there major traffic conflict points in the study area today?



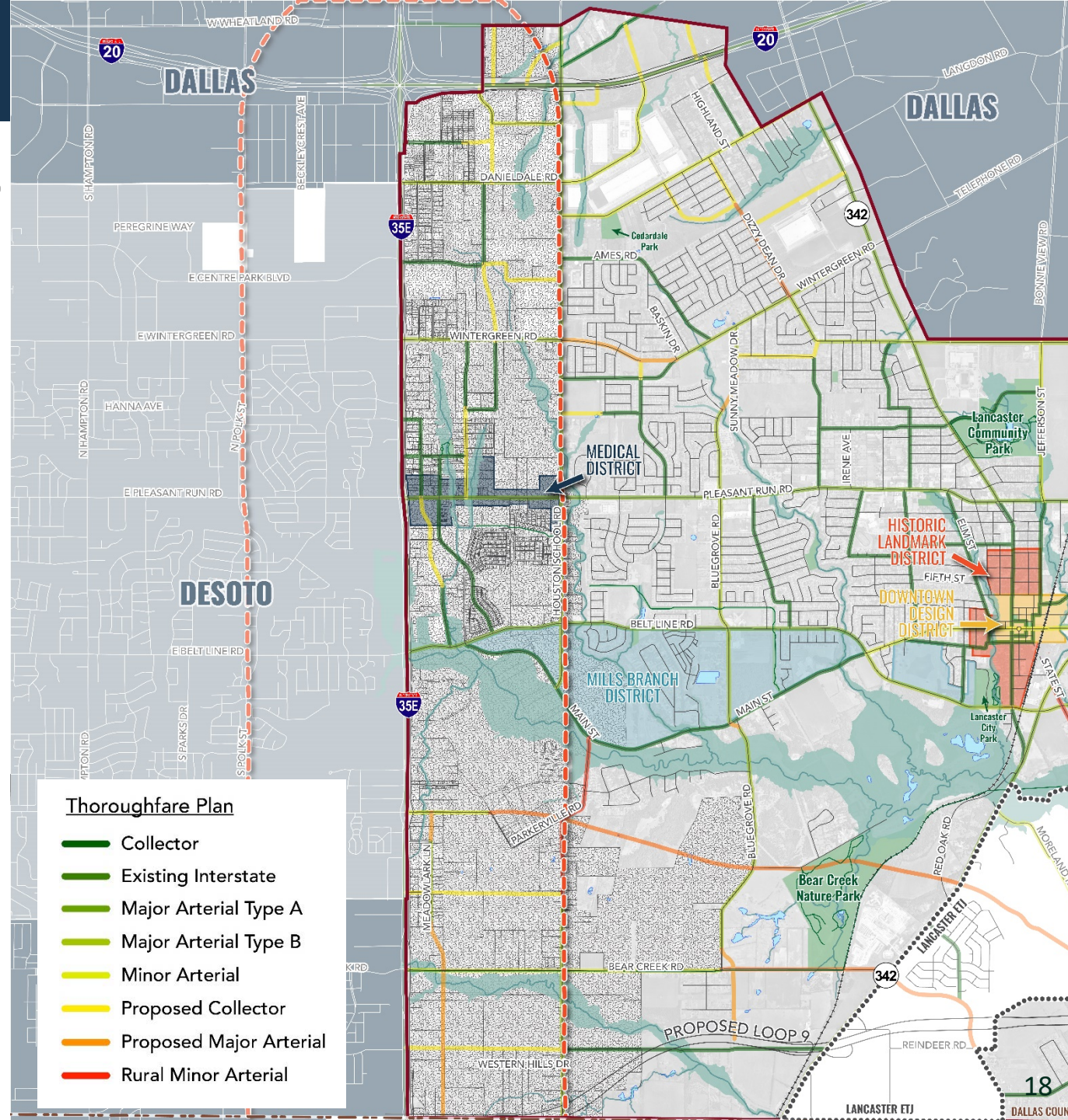
CONNECTIVITY & ACCESS

Q4. What areas would benefit the most from sidewalk connections?



CONNECTIVITY & ACCESS

Q5. Where do you think new streets or street connections are needed in the study area?



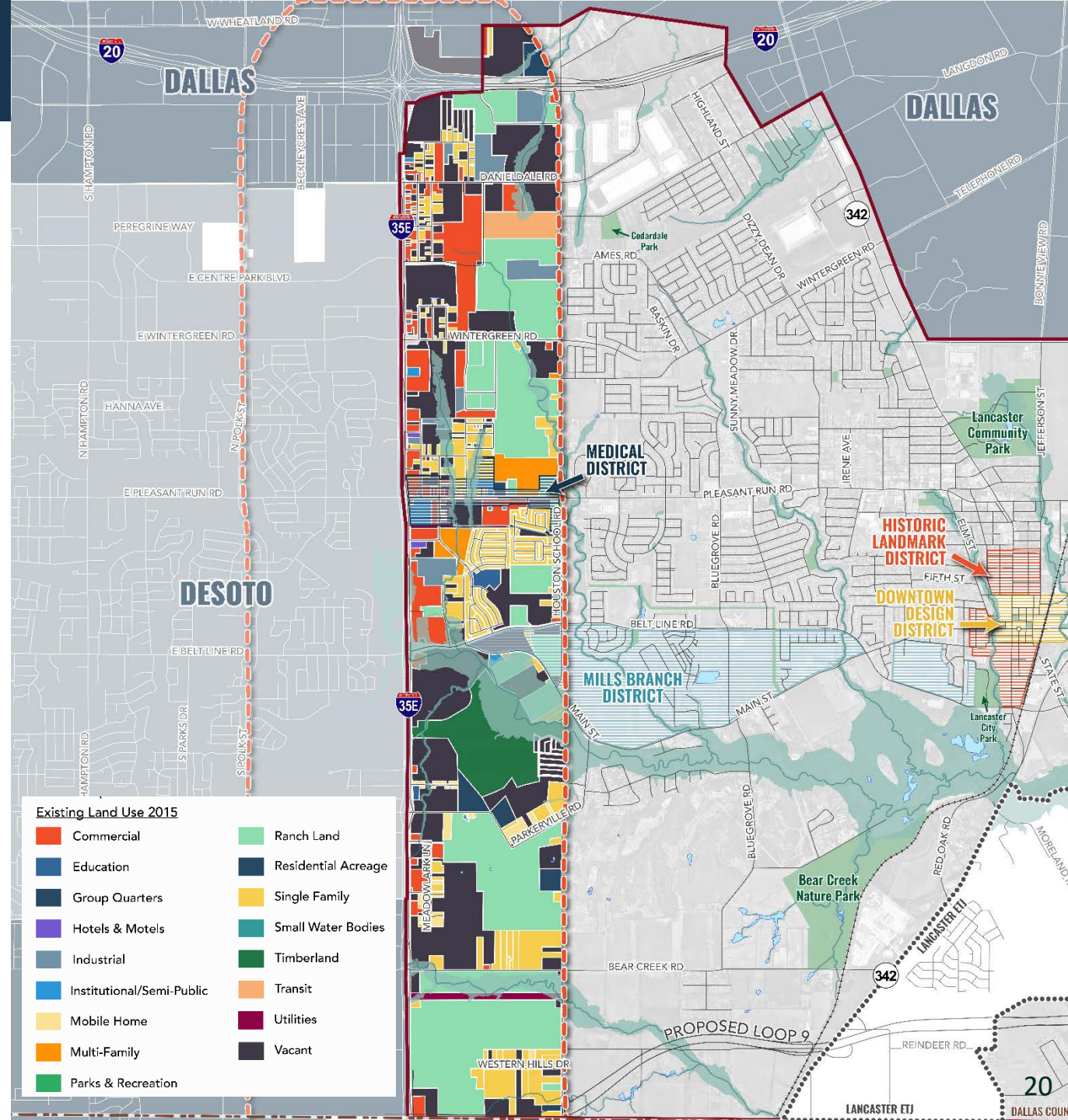
IMPROVEMENTS

I-35E

Q1. Are there specific developments or buildings that you think should be prioritized for reinvestment?	Q2. What type of new development do you think would be appropriate in the study area?

LAND USES

Q1. Are there any land uses that you think are missing in the study area today?



MAPPING EXERCISE

1. What areas or developments do you like within the I-35E corridor today?
2. What areas or developments do you dislike within the I-35E corridor today?



LOOP 9 DISCUSSION

CONNECTIVITY & ACCESS

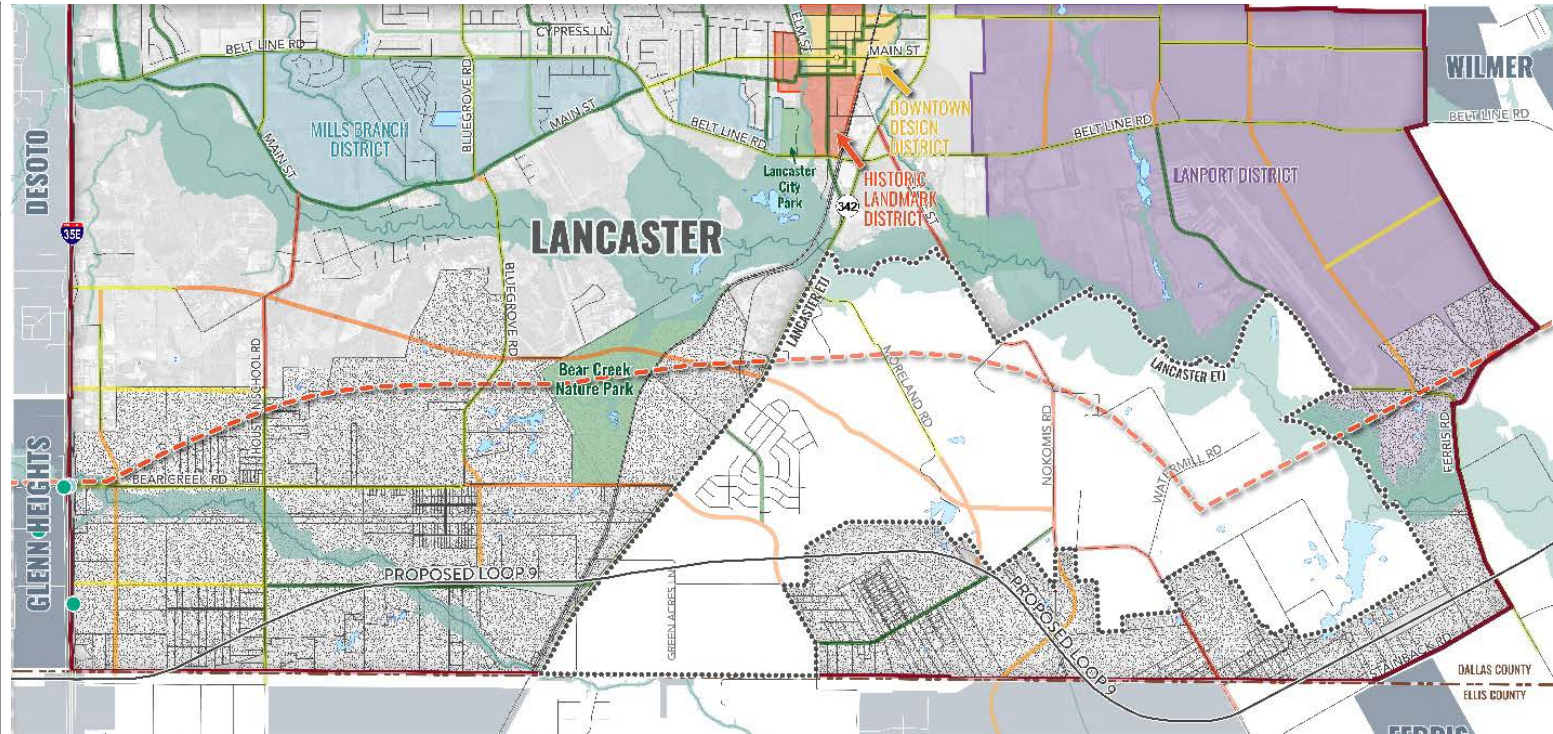
LOOP 9

Q1. How easy or difficult is it to get around the Loop 9 study area today?

CONNECTIVITY & ACCESS

LOOP 9

Q2. Where do you think new streets or street connections are needed in the study area?



Thoroughfare Plan

- | | |
|-----------------------|-------------------------|
| Collector | Minor Arterial |
| Existing Interstate | Proposed Collector |
| Major Arterial Type A | Proposed Major Arterial |
| Major Arterial Type B | Rural Minor Arterial |

IMPROVEMENTS

LOOP 9

Q1. What type of new development do you think would be appropriate in the study area?	Q2. Are there areas you think should be left as open space or agricultural?

LAND USES

LOOP 9

Q1. What other land uses do you think are appropriate for the study area?

MAPPING EXERCISE

1. Where should pedestrian access be prioritized? Where is connectivity across Loop 9 needed most?
2. Where should development be concentrated in the study area?

ONGOING INPUT OPPORTUNITIES

Opportunities open until end of January:

- Online Community Survey: www.surveymonkey.com/r/lancastercorridorstudy
- Virtual Engagement Room: www.civicbrand.com/lancaster

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