



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

Tuesday, March 2, 2021 - 7:00 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_-D_vDFqSRzC2k-0-7uFCBA

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 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 February 2, 2021.
2. HLPC21-07 Consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street City of Lancaster, Dallas County, Texas.

3. PS21-06 Consider approval of a Preliminary Plat for Brewer & Son Homes, LLC. Lot 3 Block 1 being a .29 acre tract of land located approximately 325 feet east of North Lancaster Hutchins Road and north of Third Street. The property is addressed as 835 East Third Street and is described as being a tract of land situated in the Samuel Keller Survey, Abstract No. 720, City of Lancaster, Dallas County, Texas.
4. PS21-07 Consider approval of a Preliminary Plat for Martinez Juan O. Lot 1 Block 1 being approximately 5 acres of land located approximately 240 feet east of Prancer Street and north of Reindeer Road. The property is addressed as 713 East Reindeer Road and is described as being a tract of land situated in the M. Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

ACTION:

5. M21-13 Discuss and consider exceptions to Section 14.804 of the Landscape Ordinance for the properties addressed as 2950 West Wintergreen Road, 2900 South Longhorn Drive, and 2700 West Wintergreen Road for proposed Buildings 1, 2, and 3. These are three (3) tracts of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.
6. M21-14 Discuss and consider a parking exception request on the property addressed as 130 North I-35 East for the proposed Panda Express. The property is situated in the V. Wampler Survey, Abstract No. 1546, 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.

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 Lancaster City Hall on February 26, 2021, @ 1:00 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

1.

Meeting Date: 03/02/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on February 2, 2021.

Background:

Attached for your review and consideration are minutes from the:

- Planning and Zoning Commission Regular Meeting held on February 2, 2021.

Attachments

02.02.2021 Regular Meeting Draft Minutes

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF FEBRUARY 2, 2021

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on February 2, 2021 at 7:30 p.m. with a quorum present to-wit:

Commissioners Present: (City Hall and Virtual)

Isabel Aguilar, Chair
Temika Whitfield, Vice Chair
Lawrence Prothro
Angela Murphy
Taryn Walker

City Staff:

Vicki Coleman, Director of Development Services
Alexandra Schrader, Planning Technician

Call to order:

Chair Aguilar called the meeting to order at 7:40 p.m. on February 2, 2021.

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 Meeting held on January 5, 2021 and Special Meeting held on January 19, 2021.**
- 2. PS21-05 Consider a request for approval of a final plat for Bear Creek Ranch Phase 3, being 211 residential lots and five open space lots on approximately 47.054 acres located approximately 833 feet east of the southern City limit boundary, west of McBride Road, and approximately 800 feet north of East Reindeer Road. The property is described as a tract of land situated in the Samuel T. Bledsoe Survey, Abstract No. 120, in the City of Lancaster, Dallas County, Texas.**

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Walker to approve the consent agenda. The vote was cast 5 for, 0 against.

ACTION:

- 3. Discuss and consider annual appointments to the City of Lancaster Historic Landmark Preservation Committee.**

Director Coleman stated that the item is for the annual appointments for the Historic Landmark Preservation Committee (HLPC), and the City received a total of four (4) applications for appointment. Three (3) are seeking reappointment, and one (1) is a new applicant. Staff is not

presenting a recommendation as this item is up to the Planning and Zoning Commission's discussion and decision.

Chair Aguilar asked if Mr. Wiseman, the previous alternate, participated in HLPC meetings. Director Coleman stated that she was not aware whether Mr. Wiseman moved up when an HLPC seat was vacated.

Commissioner Prothro stated that if Committee Members were in good standing, they should not be removed. Vice Chair Whitfield asked if all the members were in good standing. Director Coleman confirmed.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Murphy to reappoint Dee Hinkle, Patricia Siegfried-Giles, and Paul Laurens Wiseman, and appoint Russell Webb as an alternate. The vote was cast 5 for, 0 against.

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

The meeting was adjourned at 7:49 p.m.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Isabel Aguilar, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 03/02/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-07 Consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 103 East 2nd Street and is .27 acre in size.
2. **Current Zoning:** The subject property is currently zoned Downtown Overlay District (DOD), Historic Overlay District (HP), and Multi-Family (MF-16).
3. **Adjacent Properties:**
North: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
South: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
East: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
West: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Vacant)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Town Center uses. The Town Center Designation permits single-family homes, therefore the request is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**
The home on the subject site was built in 1925 and is listed on the Dallas Central Appraisal District (DCAD) website as a pier and beam foundation and frame building.

Date	Body	Action
1/26/2021	HLPC	HLPC21-07 Recommended approval of the request to install the wood fence.

Operational Considerations:

The applicant is proposing to replace the existing wood fence on the west and south sides of the property and install a wood fence on the east side of the property as shown on the attached fence exhibit. The replaced and proposed fence will be wood, six (6) feet in height, and stained. The entire fence will be located in the rear 50% of the side yard. The applicant will add an electric gate wood fence on the driveway leading to the garage on the east side of the property.

The Lancaster Historic Residential Design Regulations (LHRDR) Section 3.16.2 New Fences states that, "Fences shall be constructed of wood, twisted wire, and metal or other appropriate materials; these materials are consistent with the historic fence materials in Lancaster.....Fences should not exceed eight (8) feet in height at the rear property line. Fences at side yards or front-facing portion of front yards should not exceed six (6) feet in height...For properties located on a corner, corner side yard fences may be located in the rear 50% of the side yard and may not obscure projecting features of the historic house. A fence in a corner side yard located adjacent to a public right-of-way may be located a minimum of 2' from the inner edge of a public sidewalk." The applicant's request is in compliance with the LHRDR.

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 request, as presented.
2. The Planning and Zoning Commission may approve the request with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the request.

Recommendation:

On January 26, 2021, the Historic Landmark Preservation Committee (HLPC) recommended approval of the request to install the wood fence. Staff concurs with the HLPC's recommendation.

Attachments

Location Map
DCAD Report
Letter of Intent
Fence Exhibit
Fence Sample
Staff Photos
Draft Minutes 01.26.2021
January 26, 2021 HLPC Agenda

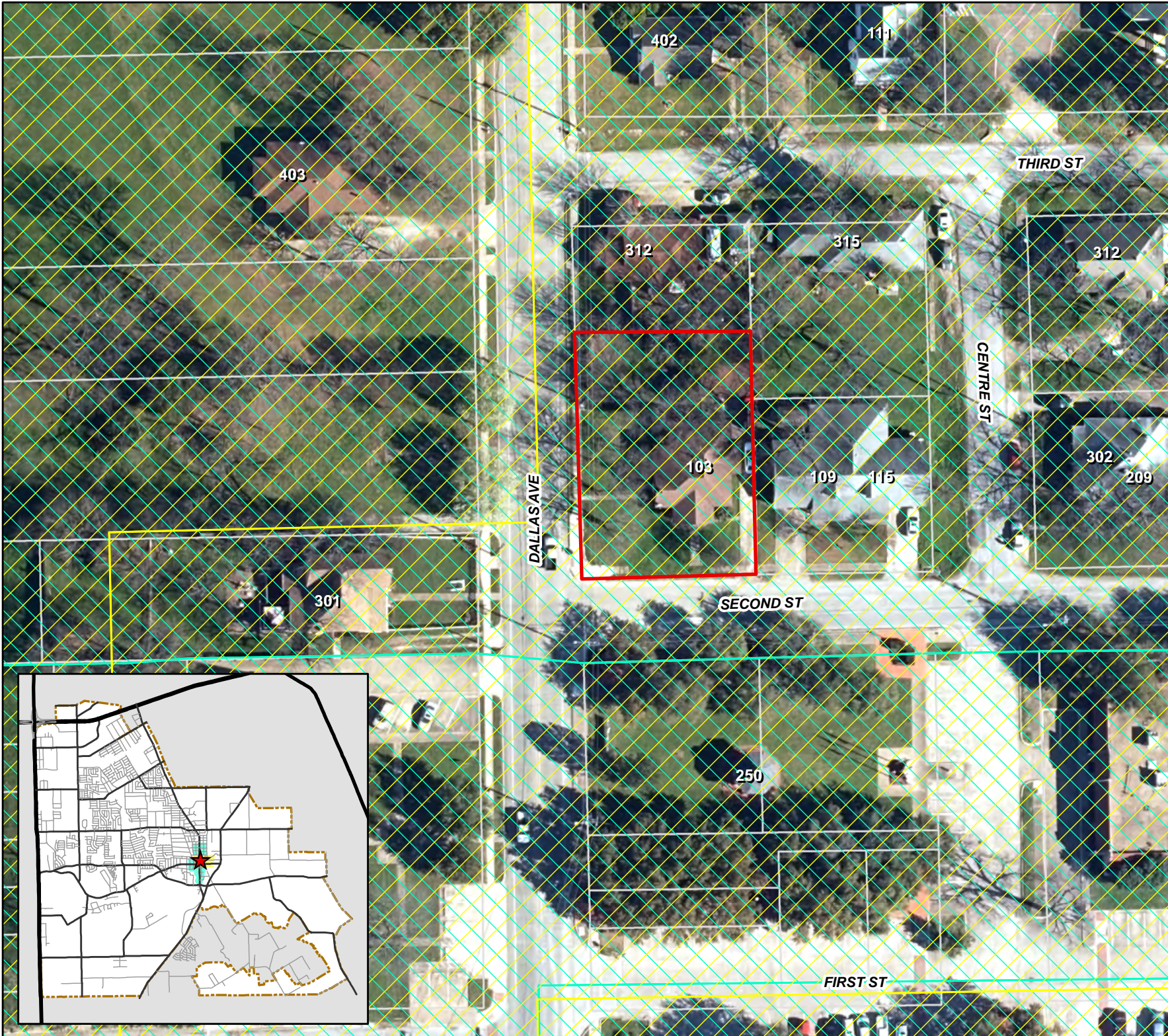
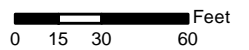
103 E Second St

Zoned: MF-16 (Historic & Downtown District)



Legend

- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels





Residential Account #36000500290040000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2021)

Address: 103 E 2ND ST
Neighborhood: 4LSG06
Mapsc: 86-G (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2021)

PEREZ JOSE LUIS
 103 E 2ND ST
 LANCASTER, TEXAS 751462540

Multi-Owner (Current 2021)

Owner Name	Ownership %
PEREZ JOSE LUIS	100%

Legal Desc (Current 2021)

- 1: ORIG TOWN LANCASTER
- 2: BLK 29 LT 4 & 32FT LT 3
- 3:
- 4: INT201200344768 DD10302012 CO-DC
- 5: 0005002900400 4CN00050029

Deed Transfer Date: 11/20/2012

Value

2020 Certified Values	
Improvement:	\$138,250
Land:	+ \$26,500
Market Value:	= \$164,750
Capped Value: \$55,642	
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2021)

Building Class	08	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1925	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1925	Roof Type	HIP	# Bedrooms	2
Actual Age	96 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	FAIR	Fence Type	WOOD	# Fireplaces	1
Living Area	1,620 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,620 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	60%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	FR-FRAME	CONCRETE	UNASSIGNED	990

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	128	92	11,776.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$26,496	N

*** All Exemption information reflects 2020 Certified Values. ***

Exemptions (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$11,128	\$11,128	\$11,128	\$0
Taxable Value	\$55,642	\$30,642	\$44,514	\$44,514	\$44,514	\$0

Exemption Details**Estimated Taxes (2020 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$55,642	\$30,642	\$44,514	\$44,514	\$44,514	\$0
Estimated Taxes	\$456.12	\$459.60	\$111.17	\$55.20	\$118.45	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$1,200.54

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History**History**

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Planning Division
972-218-1300 phone
972-227-7220 fax

City of Lancaster
HLPC APPLICATION
www.lancaster-tx.com

City of Lancaster 211
N. Henry Street
Lancaster, Texas 75146

Proposed Location

Address: 103 E. 2nd St Lancaster
or Subdivision: N/A Block#: 29 Lot#: 4 and 32 ft of 3

Proposed Work

Please describe your proposed work simply and accurately. PLEASE TYPE AND SIGN OR SUBMIT A SEPARATE TYPED AND SIGNED WORD DOCUMENT.

I will be replacing 92 ft on back and 62 ft on each side on Dallas ave and south side of the house, 6 ft tall, cedar wood, galvanized post and all wood is going to get stain

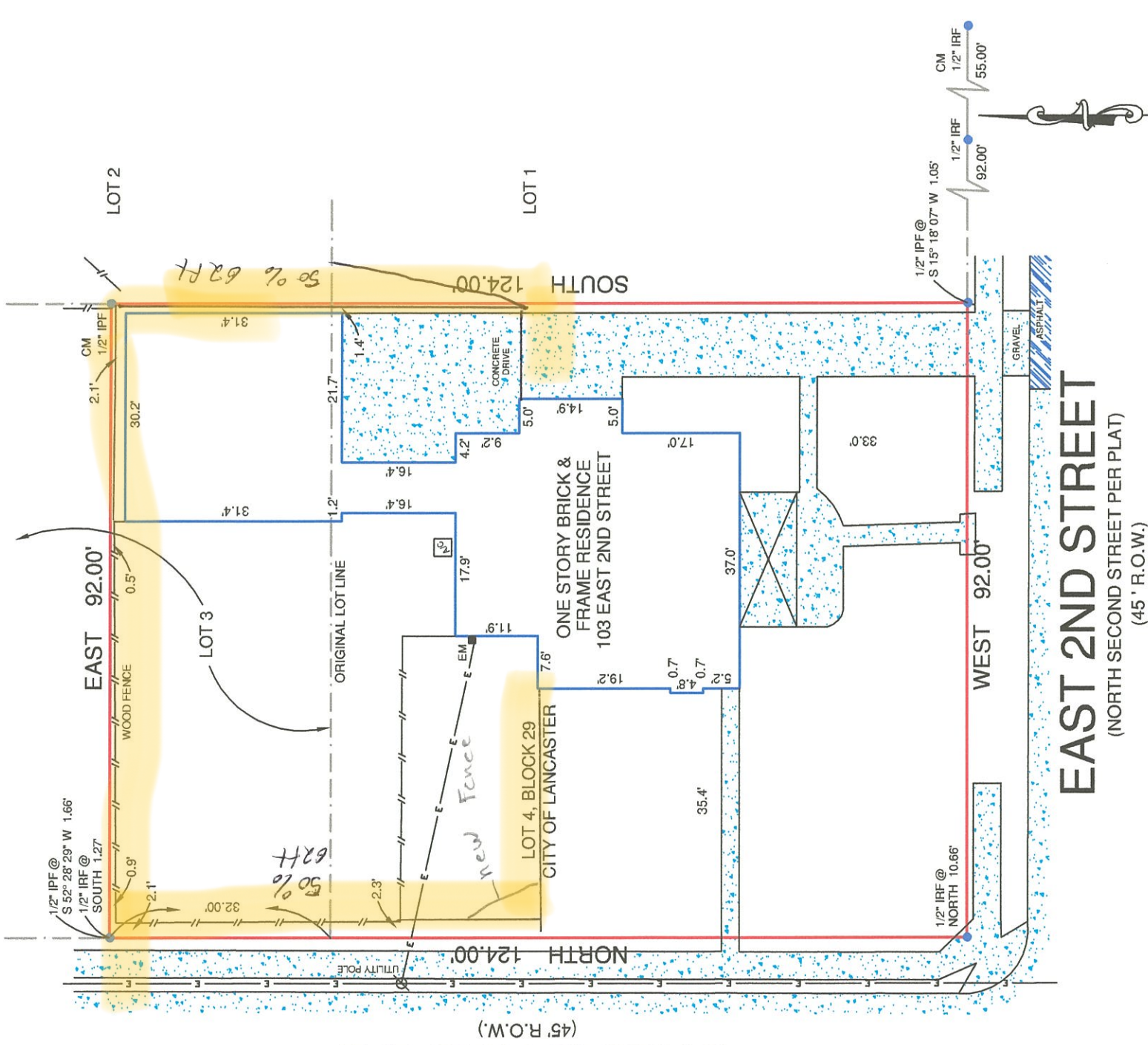


REQUIRED ATTACHMENTS: 3 COPIES

- ☒ Site Plan (existing and proposed, if applicable) 24" x 36"
- ☒ Elevations (New structures only) 24" x 36"
- ☒ Pictures (existing and proposed, if applicable)
- ☒ Renderings (New structures only)

ALL ATTACHMENTS SHOULD BE 11" x 17"

DALLAS AVENUE
(45' R.O.W.)



NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING THE SOUTH 32 FEET OF LOT 3 AND ALL OF LOT 4 IN BLOCK 29 OF THE CITY OF LANCASTER, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 250, PAGES 2 AND 3, DEED RECORDS, DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48113C0635 J DATED AUGUST 23, 2001. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

DATE: 10/31/12 JOB NO.: 12-1973



REGISTERED PROFESSIONAL LAND SURVEYOR

Premier
Surveying LLC
5800 W. Plano Parkway
Suite 225
Plano, Texas 75093
972.612.3601 Office
972.964.7021 Fax
survey@premier-surveying.com
www.premiersurveying.com



DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC
5800 Plano Parkway, Suite 225
Plano, Texas 75093
Office 972-612-3601
Fax 972-964-7021



Fence from Dallas Avenue



Fence from Dallas Avenue



South





Fence from 2nd Street

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JANUARY 26, 2021

The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on January 26, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present: (City Hall and Virtual)

Glenn Hooper, Chair
Patricia Siegfroid-Giles, Vice Chair
Dee Hinkle
Paul Laurens Wiseman

Members Absent:

Amy Glover

City Staff:

Emma Chetuya, Planner
Lexie Schrader, Planning Technician

Call to order:

Chair Hooper called the meeting to order at 7:00 p.m. on January 26, 2021.

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:

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee regular meeting held on December 22, 2020.**

Committee Member Hinkle asked about the color "brite" referred to in the minutes. Vice Chair Siegfroid-Giles stated that "brite" referred to white per the agenda.

MOTION: Vice Chair Siegfroid-Giles made a motion, seconded by Committee Member Hinkle to approve item 1. The vote was cast 3 for, 0 against (Wiseman abstaining, Glover absent).

ACTION:

2. **HLPC21-06 Discuss and consider a Certificate of Appropriateness (COA) to allow for installed wood siding and aluminum windows at the property addressed as 710 North Dallas Avenue City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant installed wood siding and aluminum single pane windows at the deck on the north side of the home. This request is coming before the HLPC because these additions are visible from the street and a COA has not been approved. According to permitting records, a permit for a 15' x 18' porch with a screen around it was issued on June 30, 2015. The permit expired on December 27, 2015 with no inspections requested or performed.

The added siding is in compliance with the Lancaster Historic Residential Design Regulations as it is wood and similar to the existing siding. The added windows are not in compliance with the regulations as their forms are not simpler in comparison to the existing windows and aluminum is not a permitted window material. The existing windows are 1/1 panel and the added windows are 2/2 panels, therefore being more complex than the existing windows. Staff recommends approval of the added wood siding and recommends the windows be replaced with 1/1 panel wood windows in order to maintain similarity with the existing windows.

Chair Hooper asked when the porch was constructed. Planner Chetuya stated that the porch was constructed between the permit approval in June of 2015 and now.

Committee Member Hinkle asked if they received a permit for a porch then decided to enclose it with wood siding without a permit. Planner Chetuya confirmed and stated that the permit was not approved nor inspected.

Chair Hooper asked when the porch was constructed. Jessica Prado, 710 N Dallas, applicant, stated that they received a permit five years ago and later enclosed the porch due to rain.

Committee Member Hinkle asked if the new wood on the porch would be painted to match the house. Ms. Prado said yes and stated that they intended to paint the entire house a different color.

Committee Member Hinkle asked if the roof of the porch was metal. Ms. Prado stated that she thought the roof was metal. Chair Hooper stated that it appeared to be roof flashing.

Committee Member Hinkle said that the regulations stated that additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the house, and windows should be simpler in design than the historic structure. Committee Member Hinkle stated that the addition did not have a finished appearance, and tabling the item may be the best option.

Vice Chair Siegfried-Giles stated that the item before them was not finished. She stated that the wood needed to be painted, the roof needed to conform to the style of the home, and the windows on the addition needed to reflect the 1 over 1 style with wide trim. Vice Chair Siegfried-Giles stated that Committee Member Hinkle referred to table the item in order to give the applicant more time to produce photos and/or drawings of what the completed structure will look like.

Committee Member Wiseman stated that the metal flashing was inappropriate, and explained the difference between the 1/1 windows on the home and the 4 panel windows on the addition. He stated that it was possible to find inexpensive used wood windows if necessary.

Ms. Prado stated that the windows on the home are metal but have wood trim. Committee Member Hinkle stated that it would not be fair to require wood windows on the addition, but the aluminum windows must be comparable to those on the home. Chair Hooper recommended adding the wide wood siding and adding a roof overhang to make the addition look more consistent with the home.

Committee Member Wiseman asked the applicant if the mullions could be removed. Ms. Prado stated that she did not know whether the mullions could be removed. Vice Chair Siegfried-Giles stated that removing the mullions and adding a wood trim would help.

Vice Chair Siegfried-Giles asked if tabling the item would require them to pay for another application. Chair Hooper said no. Chair Hooper asked how many times the item could be tabled. Planner Chetuya stated that the Committee could table the items as many times as necessary.

Vice Chair Siegfried-Giles asked if it would be helpful to table the item for one month to provide documentation on what the finished addition will look like. Ms. Prado confirmed.

Chair Hooper stated that no work could be done on the addition in the time that it is tabled.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to table item 2 for a month with the option for the applicant to request more time. The vote was cast 4 for, 0 against (Glover absent).

3. HLPC21-07 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street City of Lancaster, Dallas County, Texas.

Planner Chetuya stated that the applicant is proposing to replace the existing wood fence on the west and south sides of the property and install a wood fence on the east side of the property as shown. The replaced and proposed fence will be wood, six feet in height, and stained. The entire fence will be located in the rear 50% of the side yard. The applicant will add an electric gate wood fence on the driveway leading to the garage on the east side of the property. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations. Staff recommends approval of the request as presented.

Chair Hooper asked the height of the fence. Jose Perez, 103 East Second Street, applicant, stated that the fence will be 6 feet tall all the way around the property.

Committee Member Hinkle asked if the gate would look like part of the fence. Mr. Perez confirmed.

Committee Member Wiseman asked if there was an existing chain link fence on the property. Mr. Perez stated that the existing fence is wood.

Committee Member Wiseman asked how far up the fence would come on the side of the home on the Dallas Avenue side. Mr. Perez stated that the fence will pass the back of the home by

around 8 feet, but will not cover the three windows on the side of the home. Committee Member Wiseman asked if this was an extension of where the fence currently is. Mr. Perez confirmed.

Committee Member Wiseman asked if the finished side of the fence would face outward. Mr. Perez confirmed.

Chair Hooper asked if there would be any other gates. Mr. Perez stated that the only gate would be on the driveway in front of the garage.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Wiseman to approve item 3. The vote was cast 4 for, 0 against (Glover absent).

MOTION: Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Wiseman to adjourn. The vote was cast 4 for, 0 against (Glover absent).

The meeting was adjourned at 7:46 PM.

ATTEST:

APPROVED:

Bester Munyaradzi, Senior Planner

Glenn Hooper, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

3.

Meeting Date: 01/26/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-07 Discuss and consider a Certificate of Appropriateness (COA) to install a wood fence on the property addressed as 103 East Second Street City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 103 East 2nd Street and is .27 acre in size.
2. **Current Zoning:** The subject property is currently zoned Downtown Overlay District (DOD), Historic Overlay District (HP), and Multi-Family (MF-16).
3. **Adjacent Properties:**
North: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
South: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
East: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Occupied Residence)
West: HP-DOD-MF-16 - Historic Overlay District, Downtown Overlay District, Multi-Family (Vacant)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Town Center uses. The Town Center Designation permits single-family homes, therefore the request is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**
The home on the subject site was built in 1925 and is listed on the Dallas Central Appraisal District (DCAD) website as a pier and beam foundation and frame building.

Operational Considerations:

The applicant is proposing to replace the existing wood fence on the west and south sides of the property and install a wood fence on the east side of the property as shown on the attached fence exhibit. The replaced and proposed fence will be wood, six (6) feet in height, and stained. The entire fence will be located in the rear 50% of the side yard. The applicant will add an electric gate wood fence on the driveway leading to the garage on the east side of the property.

The Lancaster Historic Residential Design Regulations (LHRDR) Section 3.16.2 New Fences states that,

"Fences shall be constructed of wood, twisted wire, and metal or other appropriate materials; these materials are consistent with the historic fence materials in Lancaster.....Fences should not exceed eight (8) feet in height at the rear property line. Fences at side yards or front-facing portion of front yards should not exceed six (6) feet in height...For properties located on a corner, corner side yard fences may be located in the rear 50% of the side yard and may not obscure projecting features of the historic house. A fence in a corner side yard located adjacent to a public right-of-way may be located a minimum of 2' from the inner edge of a public sidewalk." The applicant's request is in compliance with the LHRDR.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Historic Landmark Preservation Committee noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Historic Landmark Preservation Committee may approve the request, as presented.
2. The Historic Landmark Preservation Committee may approve the request with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may deny the request.

Recommendation:

Staff recommends approval of the request as presented.

Attachments

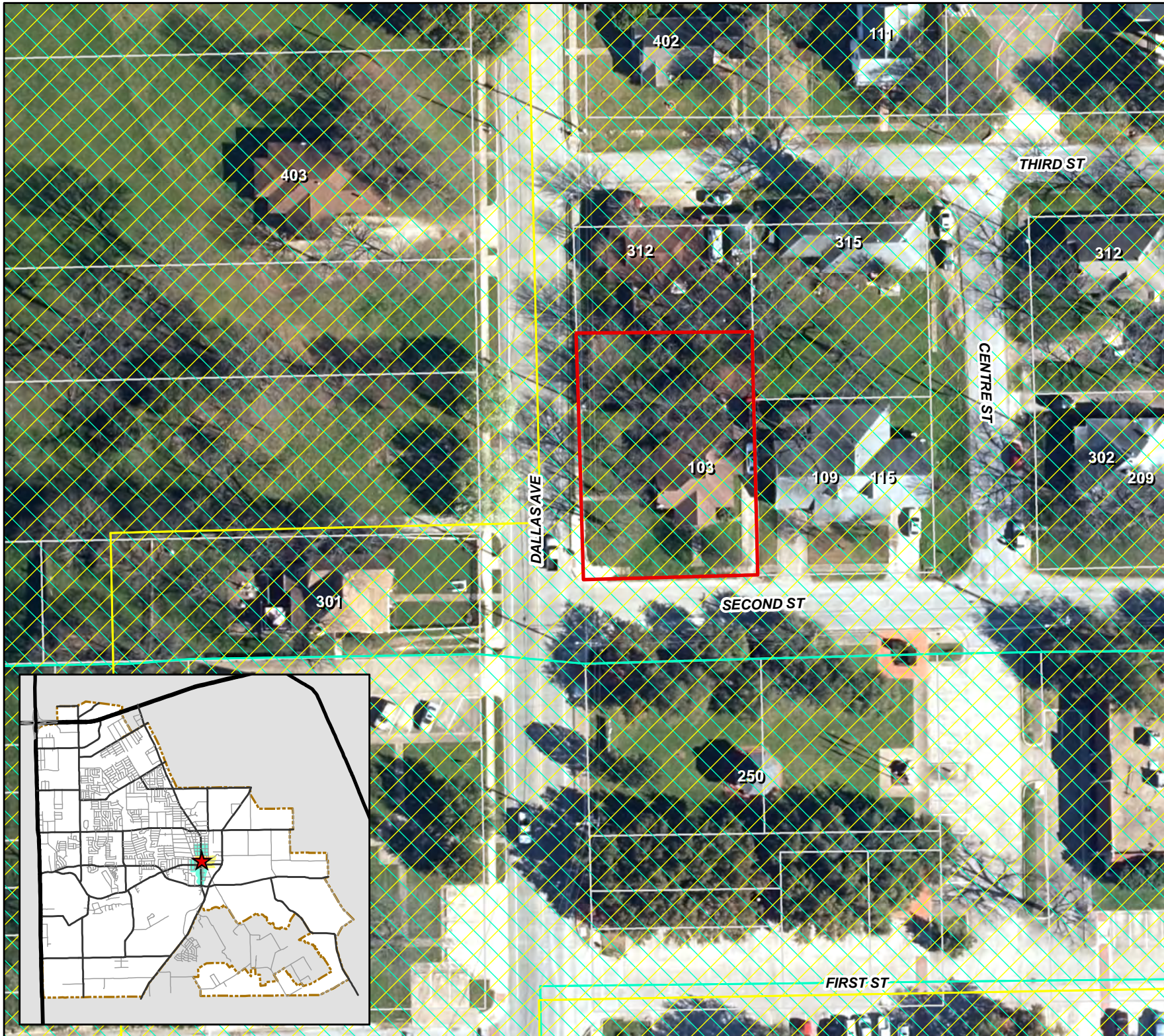
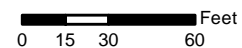
Location Map
DCAD Report
Letter of Intent
Fence Exhibit
Fence Sample
Staff Photos

103 E Second St
Zoned: MF-16 (Historic & Downtown District)



Legend

- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels





Residential Account #36000500290040000

[Location](#)
[Owner](#)
[Legal Desc](#)
[Value](#)
[Main Improvement](#)
[Additional Improvements](#)
[Land](#)
[Exemptions](#)
[Estimated Taxes](#)
[History](#)

Property Location (Current 2021)

Address: 103 E 2ND ST
Neighborhood: 4LSG06
Mapsc: 86-G (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2021)

PEREZ JOSE LUIS
 103 E 2ND ST
 LANCASTER, TEXAS 751462540

Multi-Owner (Current 2021)

Owner Name	Ownership %
PEREZ JOSE LUIS	100%

Legal Desc (Current 2021)

- 1: ORIG TOWN LANCASTER
- 2: BLK 29 LT 4 & 32FT LT 3
- 3:
- 4: INT201200344768 DD10302012 CO-DC
- 5: 0005002900400 4CN00050029

Deed Transfer Date: 11/20/2012

Value

2020 Certified Values	
Improvement:	\$138,250
Land:	+ \$26,500
Market Value:	= \$164,750
Capped Value: \$55,642	
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2021)

Building Class	08	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	1925	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1925	Roof Type	HIP	# Bedrooms	2
Actual Age	96 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	FAIR	Fence Type	WOOD	# Fireplaces	1
Living Area	1,620 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,620 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	60%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	FR-FRAME	CONCRETE	UNASSIGNED	990

Land (2020 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	128	92	11,776.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$26,496	N

*** All Exemption information reflects 2020 Certified Values. ***

Exemptions (2020 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$11,128	\$11,128	\$11,128	\$0
Taxable Value	\$55,642	\$30,642	\$44,514	\$44,514	\$44,514	\$0

Exemption Details**Estimated Taxes (2020 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$55,642	\$30,642	\$44,514	\$44,514	\$44,514	\$0
Estimated Taxes	\$456.12	\$459.60	\$111.17	\$55.20	\$118.45	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$1,200.54

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the [Tax Calculator](#) to assist you.

History**History**

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Planning Division
972-218-1300 phone
972-227-7220 fax

City of Lancaster
HLPC APPLICATION
www.lancaster-tx.com

City of Lancaster 211
N. Henry Street
Lancaster, Texas 75146


Proposed Location

Address: 103 E. 2nd St Lancaster
or Subdivision: N/A Block#: 29 Lot#: 4 and 32 ft of 3

Proposed Work

Please describe your proposed work simply and accurately. PLEASE TYPE AND SIGN OR SUBMIT A SEPARATE TYPED AND SIGNED WORD DOCUMENT.

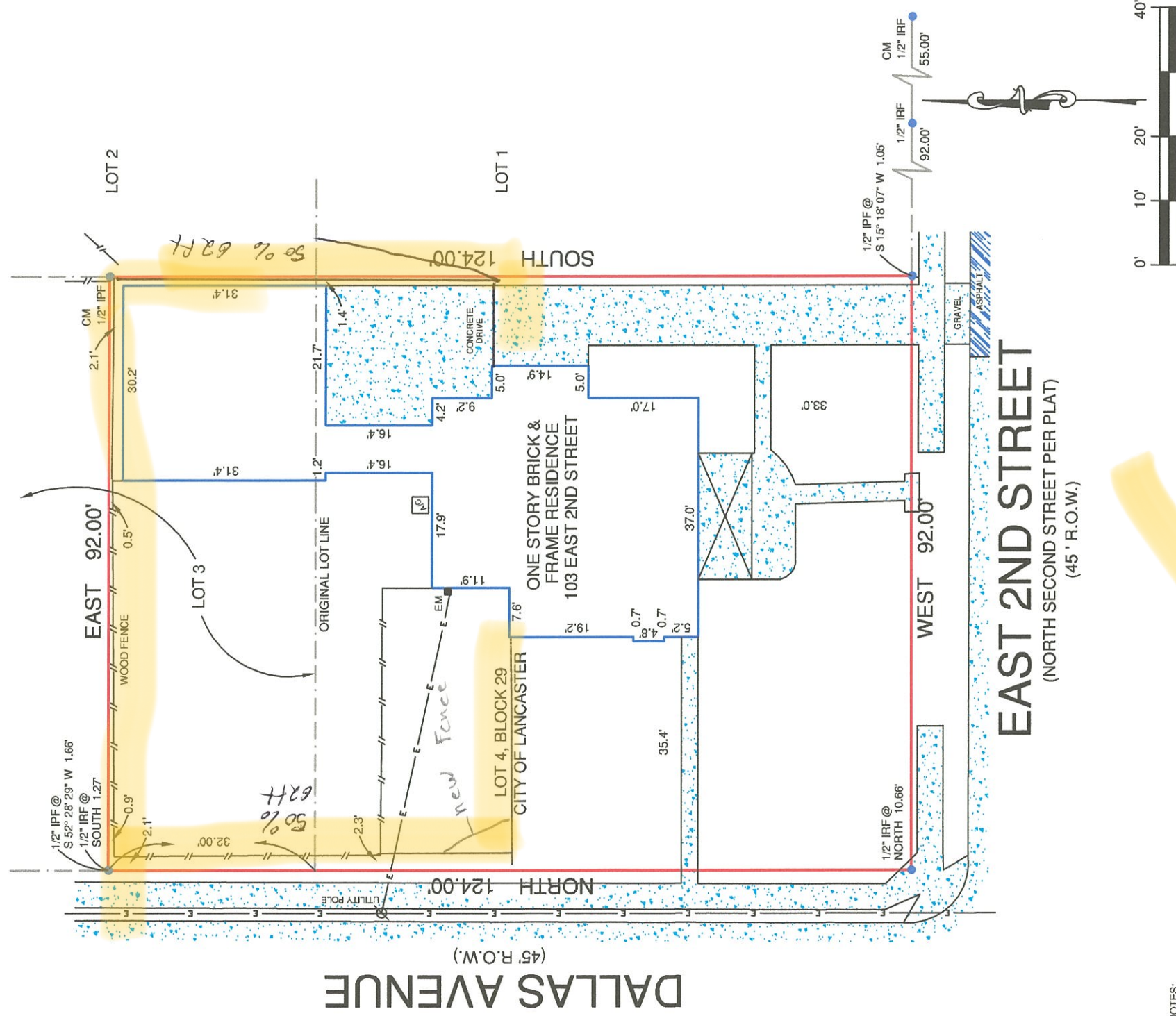
I will be replacing 92 ft on back and 62 ft on each side on Dallas ave and south side of the house, 6 ft tall, cedar wood, galvanized post and all wood is going to get stain



REQUIRED ATTACHMENTS: 3 COPIES

- ☒ Site Plan (existing and proposed, if applicable) 24" x 36"
- ☒ Elevations (New structures only) 24" x 36"
- ☒ Pictures (existing and proposed, if applicable)
- ☒ Renderings (New structures only)

ALL ATTACHMENTS SHOULD BE 11" x 17"





Fence from Dallas Avenue



Fence from Dallas Avenue



South





Fence from 2nd Street

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 03/02/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-06 Consider approval of a Preliminary Plat for Brewer & Son Homes, LLC. Lot 3 Block 1 being a .29 acre tract of land located approximately 325 feet east of North Lancaster Hutchins Road and north of Third Street. The property is addressed as 835 East Third Street and is described as being a tract of land situated in the Samuel Keller Survey, Abstract No. 720, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located approximately 325 feet east of North Lancaster Hutchins Road and north of East Third Street. The property is addressed as 835 East Third Street
2. **Current Zoning:** The subject property is currently zoned Single-Family Residential (SF-6).
3. **Adjacent Properties:**
North: Single-Family Residential (SF-6) - Vacant
South: Single-Family Residential (SF-6) - Vacant
East: Single-Family Residential (SF-6) - Single Family Home
West: Single-Family Residential (SF-6) - Single Family Home
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living uses. The proposed use is consistent with the Comprehensive Plan.

Operational Considerations:

This is a request for approval of a preliminary plat to create one (1) lot for the purpose of developing a single family home. Access to this lot will be from East Third Street. East Third Street is currently 40 feet wide as shown on the attached plat. It is a Minor Collector road and is proposed to be 60 feet wide. There still remains a total of 10 feet of rights-of-way (ROW) dedication needed from the north side of East Third Street. The applicant will be dedicating 10 feet of ROW for East Third Street. The preliminary plat was reviewed by the Engineering Division and there are no comments at this time. The plat is in substantial conformance with the subdivision regulations.

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 request, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval of the preliminary plat as presented.

Attachments

Location Map

Preliminary Plat

City of Lancaster

835 E Third St
Zoned: SF-6



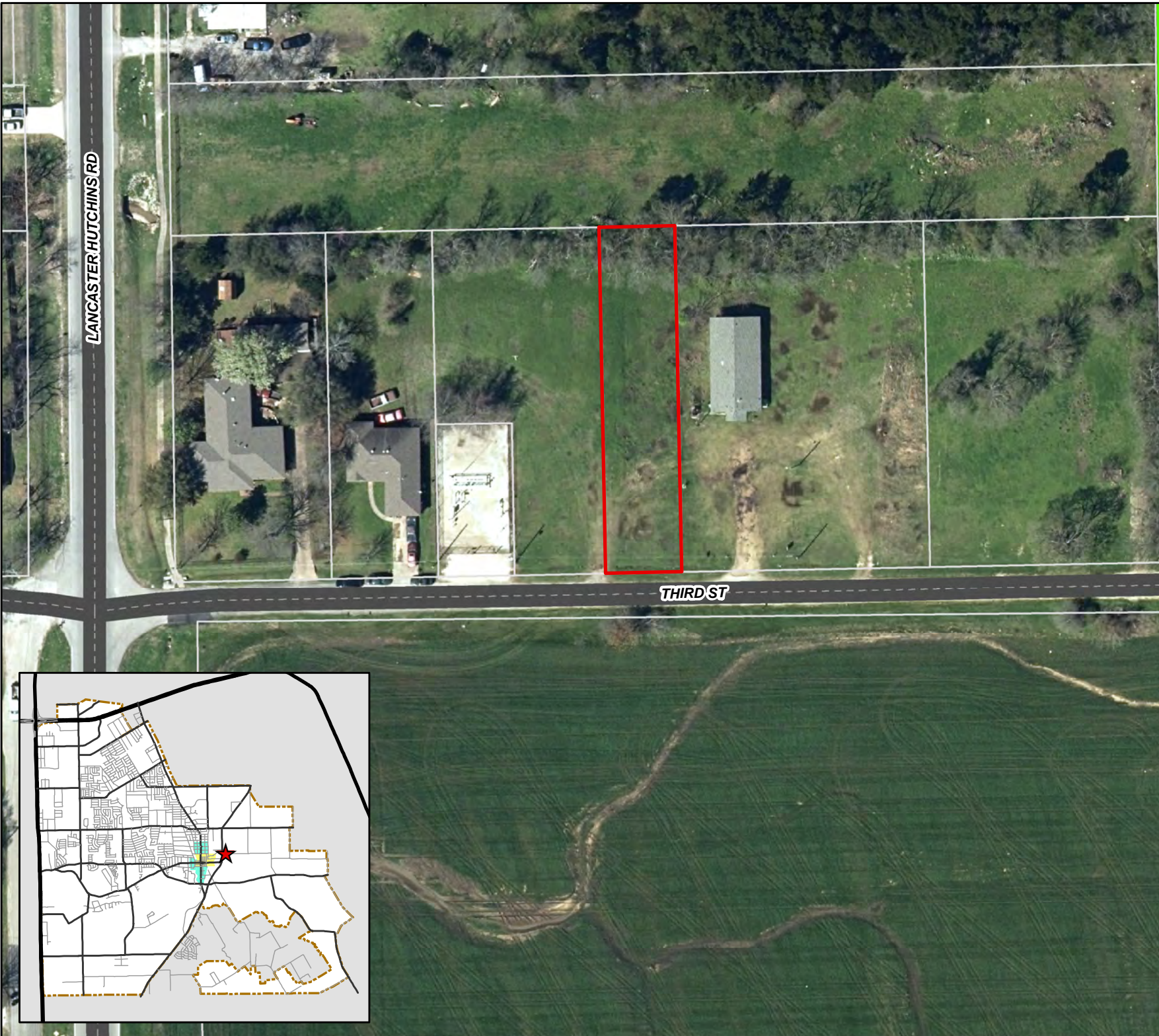
Legend

-  Subject Property
-  Overlay Districts
-  Downtown Districts
-  Historic District
-  Floodplain
-  City Limits
-  Parcels



0 20 40 80 Feet

date: 02/03/2021



0.29 ACRES, ZONING SF-6
SAMUEL KELLER SURVEY,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

4.

Meeting Date: 03/02/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-07 Consider approval of a Preliminary Plat for Martinez Juan O. Lot 1 Block 1 being approximately 5 acres of land located approximately 240 feet east of Prancer Street and north of Reindeer Road. The property is addressed as 713 East Reindeer Road and is described as being a tract of land situated in the M. Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located approximately 240 feet east of Prancer Street and north of Reindeer Road. The property is addressed as 713 East Reindeer Road and is approximately 5.0 acres.
2. **Current Zoning:** The subject property is currently zoned Agricultural Open (AO).
3. **Adjacent Properties:**
North: Agricultural Open (AO) - Vacant
South: Agricultural Open (AO) - Single Family Home
East: Agricultural Open (AO) - Vacant
West: Agricultural Open (AO) - Single Family Home
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living uses. The proposed residential use is consistent with the Comprehensive Plan.

Operational Considerations:

This is a request for approval of a preliminary plat to create one (1) lot for the purpose of developing a single family home. The previous structures on the lot were demolished and only the foundation remains. Access to this lot will be from East Reindeer Road. Reindeer Road is currently 50 feet wide as shown on the attached plat. It is a Minor Collector road and is proposed to be 60 feet wide. There still remains a total of five (5) feet of rights-of-way (ROW) dedication needed from the north side of East Reindeer Road. The applicant will be dedicating five (5) feet of ROW for East Reindeer Road. The preliminary plat was reviewed by the Engineering Division and there are no comments at this time. The plat is in substantial conformance with the subdivision regulations.

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 request, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval of the preliminary plat as presented.

Attachments

Location Map

Preliminary Plat

Letter of Intent

Staff Photo of Site

713 E Reindeer Rd
Zoned: A-O



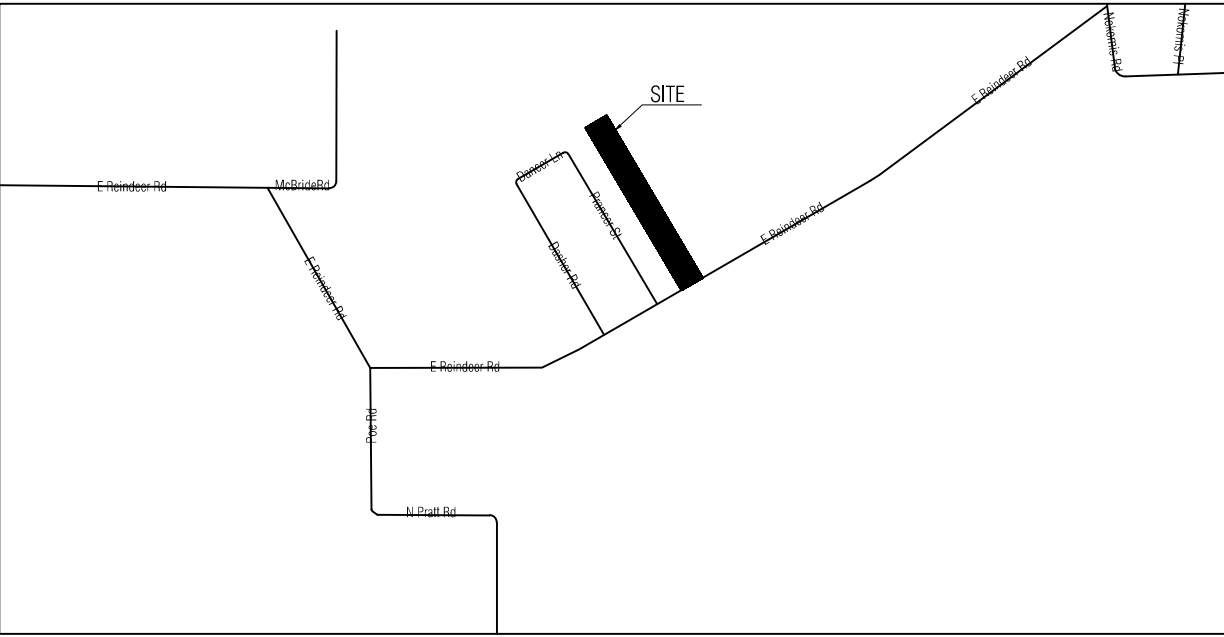
Legend

- Subject Property
- Overlay Districts
- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels

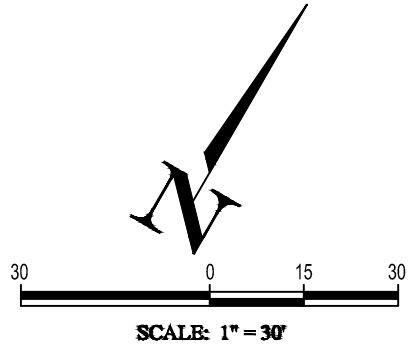


0 50 100 200 Feet





VICINITY MAP
NTS



GENERAL NOTES

- 1.) The property is located in Zoned Agricultural Open. according to the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 48113C0635K.
- 2.) The grid coordinates shown on this plat are based on GPS observations utilizing the All Terra RTK Network, North American Datum of 1983 (Adjustment Realization 2011.).
- 3.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 4.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "ACerts Inc. SURVEYING" unless noted otherwise.
- 5.) The bearings shown on this plat are based on GPS observations utilizing the All Terra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

LEGEND

WOOD FENCE

CHAIN LINK

IRON FENCE

WIRE FENCE

MONUMENTS OF RECORD DIGNITY

1/2" IRON ROD FOUND

1/2" YELLOW-CAPPED IRON ROD SET

SET 'X'

FOUND 'X'

1" IRON PIPE FOUND

1/2" YELLOW-CAPPED IRON ROD FOUND

CABLE

CLEAN OUT

GAS METER

FIRE HYDRANT

LIGHT POLE

MANHOLE

GUY-WIRE

ELECTRIC

POWER POLE

TELEPHONE

WATER METER

WATER VALVE

IMPROVEMENTS

BOUNDARY LINE

EASEMENT SETBACK

RESIDENCE/BUILDING

UNLESS OTHERWISE NOTED



325 N. St. Paul Street, Suite 3100 Dallas TX 75201
hptt://acerts.us Phone: (866)225-1071

SURVEYOR

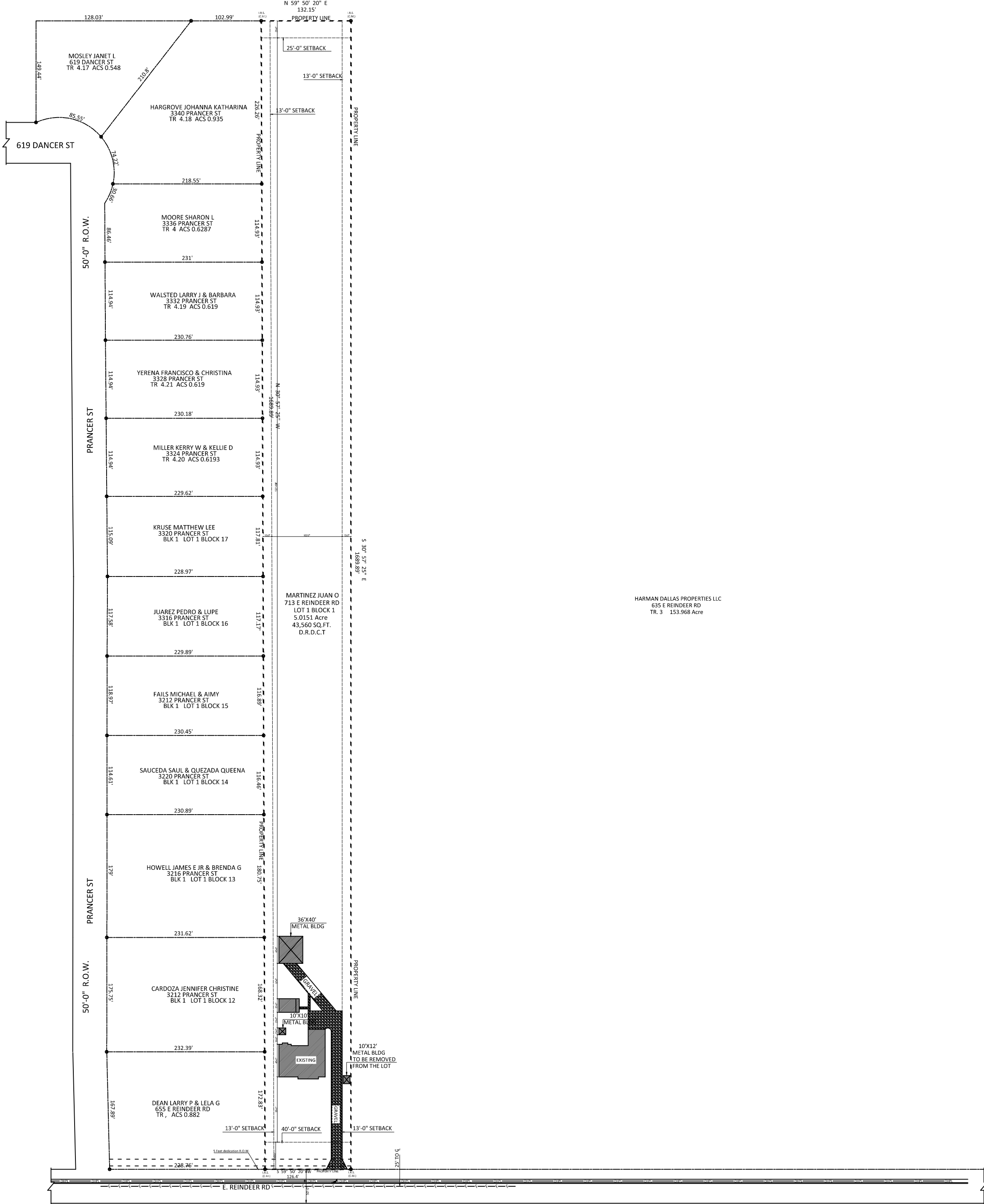
ACerts Inc.
325 N. St. Paul Street, Suite 3100
Dallas TX 75201
(866) 225-1071

ENGINEER

ACerts Inc.
325 N. St. Paul Street, Suite 3100
Dallas TX 75201
(866) 225-1071

OWNER

MARTINEZ JUAN O.
2827 RAMSEY AVE DALLAS TX. 75216
Phone No. 214-296-7930



The Senior Planner of the City of Lancaster, Texas, hereby certifies that to the best of her 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 her approval is required.

Senior Planner

Date

Preliminary Plat - For Inspection Purposes Only

CITY CERTIFICATION

Approved for Preparation of Final Plat

Chairman, City of Lancaster
Planning and Zoning Commission

Date

Attest:

Planning Tech/Representative

Date

Name & Title

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MARTINEZ JUAN O. is the owner of a 5.0 acre tract or parcel of land situated in the M WEATHERFORD Survey in the City of Lancaster, Dallas County, Texas and being all of a called 5.0 acre tract of land described in the deed to MARTINEZ JUAN O. recorded in Instrument Number 201100050472, of the Official Public Records of Dallas County, Texas same being a portion of E. REINDEER Road Lancaster, recorded of Dallas County , Texas and being more particularly described by metes and bounds as follows.

BEING SITUATED IN THE MONEY WE A THERFORD SURVEY, DALLAS COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO MILLER T. WEEDN BY DEED RECORDED IN INSTRUMENT NO. 201100050472. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO HARMAN DALLAS PROPERTIES, LLC BY DEED RECORDED IN INSTRUMENT NO. 201600075158. OFFICIAL RECORDS, DALLAS COUNTY, TEXAS AND ON THE WESTERLY RIGHT OF WAY LINE OF E. REINDEER ROAD.

THENCE S 59° 50' 20" W WITH THE WESTERLY LINE OF SAND E REINDEER ROAD, 130.01' TO A 3/8" IRON ROD SET FOR CORNER AT THE EAST CORNER OF A TRACT OF LAND CONVEYED TO LARRY P AND LELA G. DEAN BY DEED RECORDED IN VOLUME 2000157 PAGE 2680, DEED RECORDS, DALLAS COUNTY, TEXAS.

THENCE N 30° 57' W PASSING THE NORTH CORNER OF SAID DEAN TRACT AND THE EAST CORNER OF REINDEER RUN ESTATE, AN ADDITION TO DALLAS COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 87193, PAGE 5001, DEED RECORDS, DALLAS COUNTY, TEXAS AT 165' AND PASSING THE NORTH CORNER OF SAID REINDEER RUN ESTATE AT 984.84' AND CONTINUING A TOTAL DISTANCE OF 1676.96' TO A 3/8" IRON ROD SET FOR CORNER:

THENCE N 60°03' E GENERALLY WITH A FENCE, 129.81' TO A 7/8" IRON ROD FOUND FOR CORNER.

THENCE S 30° 57' 25" E GENERALLY WITH A FENCE, 167.48' TO THE PLACE OF BEGINNING AND CONTAINING 5.0 ACRES OF LAND, MORE OR LESS. PID is maintain by Dallas County.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MARTINEZ JUAN O., Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as MARTINEZ JUAN O., LOT 1 BLOCK 1, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS our hands at Lancaster, Texas, this _____ day of _____ 2021
OWNER: MARTINEZ JUAN O.

BY: _____

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____ 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS

That I, ACerts Inc. 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 relled upon as a final survey document
ACerts Inc. Firm No. 10194632 Texas.

Date

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority on this day personally appeared ACerts Inc, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____ 2021.

Notary Public in and for the State of Texas

CASE NO. PS21-07

PRELIMINARY PLAT

MARTINEZ JUAN O.

LOT 1 BLOCK 1,
5.0 ACRES

M WEATHERFORD SURVEY,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

713 E Reindeer Rd Lancaster, TX 75146

SCALE: 1/8" = 1'-0"

DATE: 23/02/21

SHEET: 1



***Letter of Intent
City of Lancaster Planning and Zoning***

February 1, 2021

*City of Lancaster
Departmental Services Department Planning Division
211 North Henry Street
Lancaster, TX 75146*

RE: 835 E. 3rd St Plat - Letter of Intent

To It May Concern;

I am submitting this Letter of Intent to notify the City of Lancaster Departmental Services Department Planning Division of Brewer and Sons Homes, LLC's intent to submit a preliminary plat application for 835 E. 3rd St, Lancaster Tx 75146.

Brewer and Sons Homes, LLC proposes to request approval for the platting of 835 E. 3rd Street located in the Samuel Keller Subdivision within the city limits of Lancaster, TX for a new construction single-family residential house.

Marlo Bernard will be our main point of contact for the purposes of the application process and can be reached at:

- 706 Mannington Dr., Dallas, TX 75232
- (972) 480-2058
- Bshomesllc@Outlook.com

Thank you for this opportunity, your time and consideration.

Cordially,

*Marlo Bernard
Authorized Agent / Manager*

706 Mannington Dr., Dallas TX 75232
BS_Homesllc@Outlook.com
(972) 480-2058



CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

5.

Meeting Date: 03/02/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-13 Discuss and consider exceptions to Section 14.804 of the Landscape Ordinance for the properties addressed as 2950 West Wintergreen Road, 2900 South Longhorn Drive, and 2700 West Wintergreen Road for proposed Buildings 1, 2, and 3. These are three (3) tracts of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The properties are addressed as 2950 West Wintergreen Road, 2900 South Longhorn Drive, and 2700 West Wintergreen Road.
2. **Current Zoning:** The subject property is currently zoned Light Industrial (LI).
3. **Adjacent Properties:**
North: LI - Vacant
South: LI - Warehouse and Office
East: Agricultural Open (AO) - Vacant
West: LI - Warehouse and Office
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Suburban Mixed Use Center uses. The proposed warehouse use is not consistent with the Future Land Use Plan of the Comprehensive Plan.

Operational Considerations:

The applicant is requesting exceptions from three (3) requirements of the City of Lancaster Landscape Ordinance as follows.

1. **20% Permanent Landscaping**
Section 14.804 of the Landscape Ordinance states that, "For all nonresidential and multi-family parcels, at least 20% of the site shall be permanently landscaped. All of the required landscaped area shall be located in the street yards, side yards, and parking lots." The applicant is requesting to have 13.56% of the site for Building 1, 10.03% of the site for Building 2, and 12.05% of the site for Building 3 to be permanently landscaped.
2. **Ground Cover Requirement:**
Section 14.804 of the Landscape Ordinances states that, "At least 10% of the required landscape area shall be maintained in ground cover." For Building One, 10,411 square feet of ground cover is required on the site for and the applicant is providing 7,592 square feet. This is 2,819 square feet less than what is required. For Building Two, 29,922 square feet of ground cover is required on the

site and the applicant is providing 10,375 square feet. This is 19,547 square feet less than what is required. And finally for Building Three, 7,326 square feet of ground cover is required on the site and the applicant is providing 5,978 square feet of ground cover. This is 1,348 square feet less than what is required.

3. Shrubbery Requirement

Section 14.804 of the Landscape Ordinance states that, "At least one (1) shrub shall be required for every 50 square feet of the required landscape area." For Building One, 2,082 shrubs are required on the site and the applicant is providing 1,456 shrubs. This is 626 shrubs less than what is required. For Building 2, 4,184 shrubs are required on the site and the applicant is providing 2,098 shrubs. This is 2,096 shrubs less than what is required. And finally for Building Three, 7,326 shrubs are required on the site and the applicant is providing 5,978 shrubs. This is 1,348 shrubs less than what is required.

The applicant is proposing to relocate the eastern portion of Longhorn Road to maximize the site's developability and contends that permanent landscaping, ground cover and shrubbery requirements impact their ability to meet the landscape requirement for the entire development. The applicant is seeking an aggregate coverage of 11.39% across all of the sites.

Analysis

Section 14.802 of the Landscape Ordinance states that, "The Planning and Zoning Commission may grant a special exception to the requirements upon evidence presented that: (a) Strict compliance with the requirements of this article will unreasonably burden the use of the property; (b) The requirements are not imposed by a site-specific landscape plan approved by the Planning and Zoning Commission or City Council; or (c) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping."

There is no substantial evidence that meeting the requirements of this article will burden the use of this property or that what is being proposed compensates for the reduction in landscaping. Although the applicant is providing more trees than what is required per the landscape ordinance, the extra trees are not sufficient to compensate for the reduction in landscaping. This is because what is being provided (extra trees) drastically outweighs what is lacking. Although the ROW is being relocated along with the additional ROW dedication, landscaping is crucial to the development of any site as it will:

- Improve the physical appearance of the City
- Support water conservation
- Promote the value of the property
- Enhance the community's ecological, environmental, and aesthetic qualities.
- Contribute to the processes of air purification; oxygen regeneration; groundwater recharge; and stormwater runoff retardation

The dearth of sufficient landscaping will diminish the site's capacity to accomplish the above noted benefits of landscaping. As submitted now, the landscape plans reflect sites which mainly propose large buildings and concrete pavements.

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 grant the exception site plan as presented.
2. The Planning and Zoning Commission may grant the exception with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends the denial of the exception.

Attachments

Location Map

Landscape Plans

Letter of Intent

2700 W Wintergreen Rd Zoned: LI

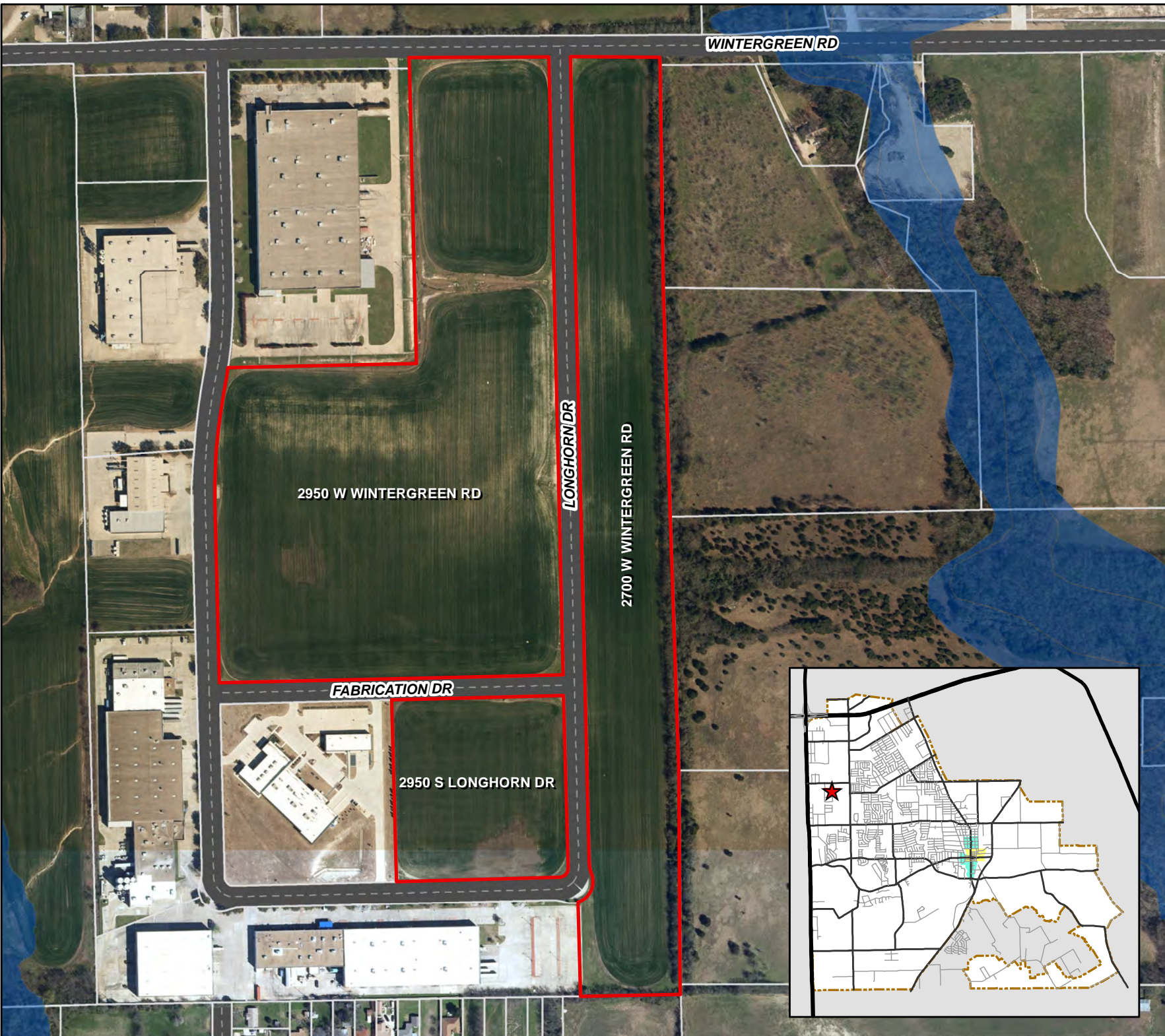


Legend

-  Subject Property
-  Overlay Districts
-  Downtown Districts
-  Historic District
-  Floodplain
-  City Limits
-  Parcels



0 87.5 175 350 Feet

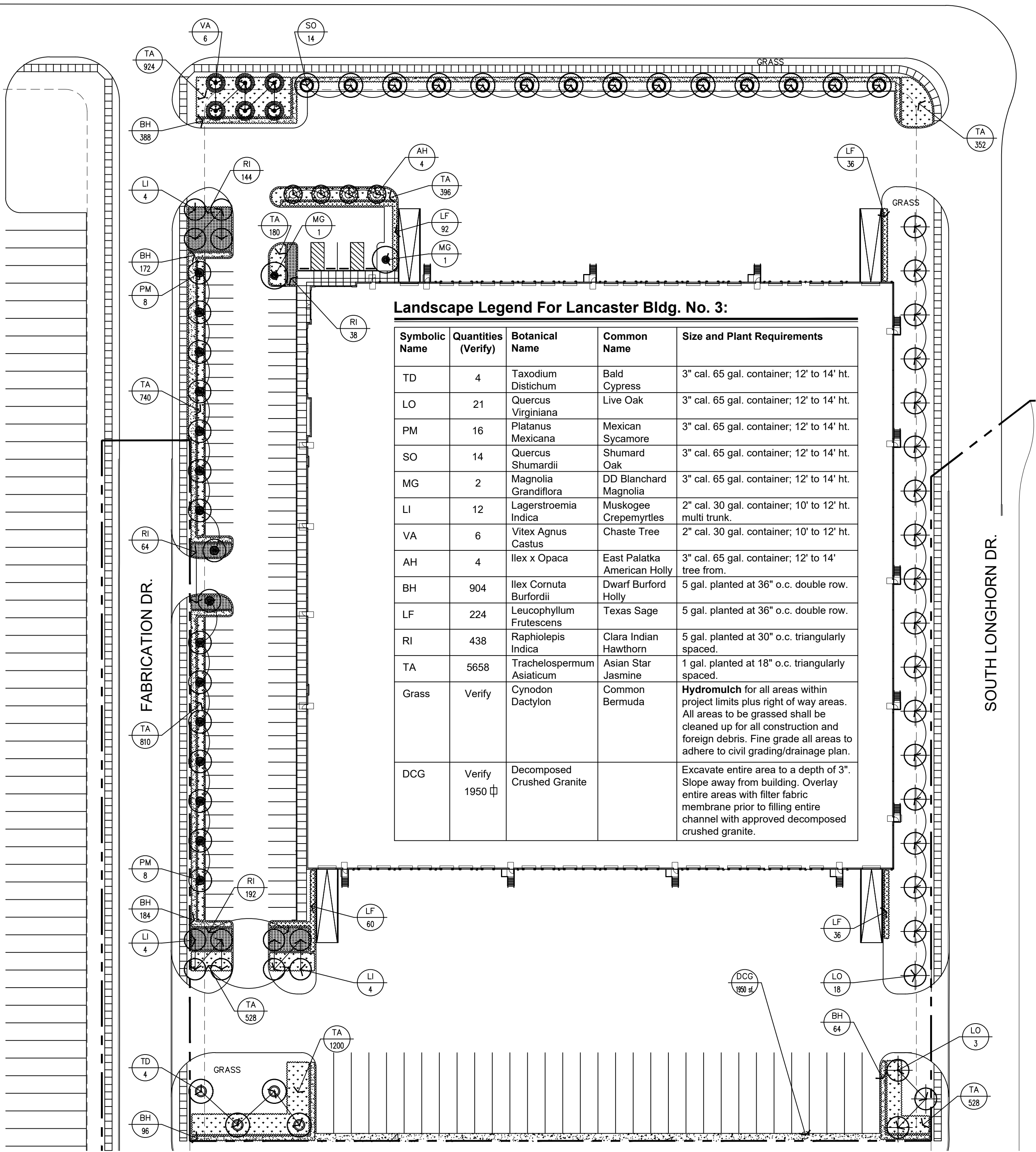


Landscape Requirements:

1. Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
2. The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
3. All plant materials shall possess the following minimum qualities:
- Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - Container trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
4. Planting mix shall be thoroughly mixed in the following proportions:
- Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.
 - Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
5. Excavation work and Surface drainage works shall conform to the following requirements:
- Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
6. Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
7. Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
8. Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
9. Additional work requirements on landscape areas:
- Prior to installation of any planting works (trees, shrubs, groundcover and grass works), apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
 - Use "Shovel Edge" to separate all plant beds from grass areas.
 - Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
10. Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
- The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).
 - The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.
11. Warranty Periods, Plant Guarantees, and Replacements:
- Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.

Grass Hydromulching Work Requirements:

1. Grass works:
- Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.
 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratio:
Summer Mix:
Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
Winter Mix:
Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
2. Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
3. Hydromulched seeding on Prepared finished grades:
- Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.
 - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
 - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - Where slope of areas to be grassed exceed a 3:1 H:V; an erosion control fabric shall be installed prior to hydromulching process.
4. Maintenance:
- Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
5. Inspection and Final Acceptance:
Final acceptance of lawn establishment shall mean that hydroseed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.



City of Lancaster Landscape Tabulations for Longhorn Building No. 3

Item	Bldg. No. 3 SF	20% landscape	Code Requirements	Required	Provided
	366,349.00 SF	73,269.00 SF			
		44,161.00 SF Provided			
		12.05% (- 7.95%) Current %			
A.			Street Trees: East Longhorn: 690.00 LF/ 50 Fabricator Drive: 725.00 LF/ 50 South Longhorn: 725.00 LF/ 50	13 Trees 15 Trees 15 Trees	14 Trees 17 Trees 20 Trees
B.	44,161.00 SF		Street Yard : 73,269.00 SF = 10,000 SF = 10 Trees 73,269.00 SF / 2000 = 36 Trees	46 Trees	(57 canopy trees 22 Ornamental)
C.			Shrubs: (1) shrub for every 50 SF. of provided Landscape area of 73,269.00 SF/ 50 =	1,465	883
D.			Groundcover: (10% of 73,269.00 SF)	7,326	5,978
E.			Parking Lot Screening & Parking Lot Perimeter: Parking: loading and other paved areas located Forward of Building shall be screened from the Street. Within the landscape area through the use Of grass berms, and/or shrubbery to average height of 36" (3'-0").		883
F.			Internal Parking Lot Landscape Trees Provided Shrubs Provided Parking Stalls 25-75% = 20 SF per parking stalls x 20 SF 97 cars x 20 SF =	Required 36 883 1,940 SF.	Provided 36 883 13,586 SF.
G.			Additional Requirements: Only a maximum of 35% of the required trees provided may Be of a single species. No parking space may be located more than 80'-0" from the Trunk of a large canopy tree.		

Lancaster Required Landscape Maintenance Notes:

- A. Maintenance of Landscaping:
- The owner, tenant and/or their again, if any, 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.
 - All required landscaping shall be maintained in a neat and orderly manner at all times. Landscape areas shall be kept free of trash, litter, weeds and other such materials or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- B. Replacement of dead plant materials:
- Plant materials which die shall be removed and replaced with plant materials 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. A time extension may be granted by the building official for conditions relating to a season of the year per the requirements of this section.

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install erosion barrier along building as necessary to keep water from penetrating underneath building slab.

"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOIL, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."

LANDSCAPE PLAN

powers brown architecture

2100 Travis Street, Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax
www.powersbrown.com

PROJECT TITLE

JDA LANCASTER - BLDG 3

WEST LONGHORN DRIVE, LANCASTER, TEXAS 75134

A PROJECT FOR

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

GENERAL NOTES

PARKING INFORMATION

Building No. 3 : 96

THIS AREA

VICINITY MAP
SCALE: NTS

DATE	REVISION
02.01.2021	ISSUE FOR PERMIT
02.23.2021	PERMIT RESUBMISSION

PROJECT NO: 201321
DRAWN BY: EW/SR
CHECKED BY: EW
SHEET NAME

LANDSCAPE PLAN

SEAL

Wong & Associates, Inc.
P.O. Box 3028 • Bellaire, Texas 77602-3028
Tel: 713-777-5158 • Fax: 713-557-0268
Member: American Society of Landscape Architects

L1.1

SHEET NUMBER

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Landscape Requirements:

1. Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
2. The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
3. All plant materials shall possess the following minimum qualities:

a. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.

b. All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.

c. Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.

d. All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.

e. Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.

f. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.

g. All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
4. Planting mix shall be thoroughly mixed in the following proportions:

a. Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY Or 10 Lbs. Organic fertilizer.

b. Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time- released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
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b. **ADD ALTERNATE:** Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be back polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs.(cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.

c. Use "Shovel Edge" to separate all plant beds from grass areas.

d. Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
7. Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:

a. The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Sixty Days (60).

b. The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.

c. Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.
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Grass Hydromulching Work Requirements:

1. Grass works:

a. Seed which has become wet, moldy and otherwise damaged in transit or in storage will not be acceptable.

b. All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.

c. Grass seed shall have the following minimum ratio:

Summer Mix:
Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.

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a. Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.

b. Bed preparation: Immediately after the finished grade has been approved, begin hydroseeding operation to reduce excessive weed growth and erosion.

c. Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.

d. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.

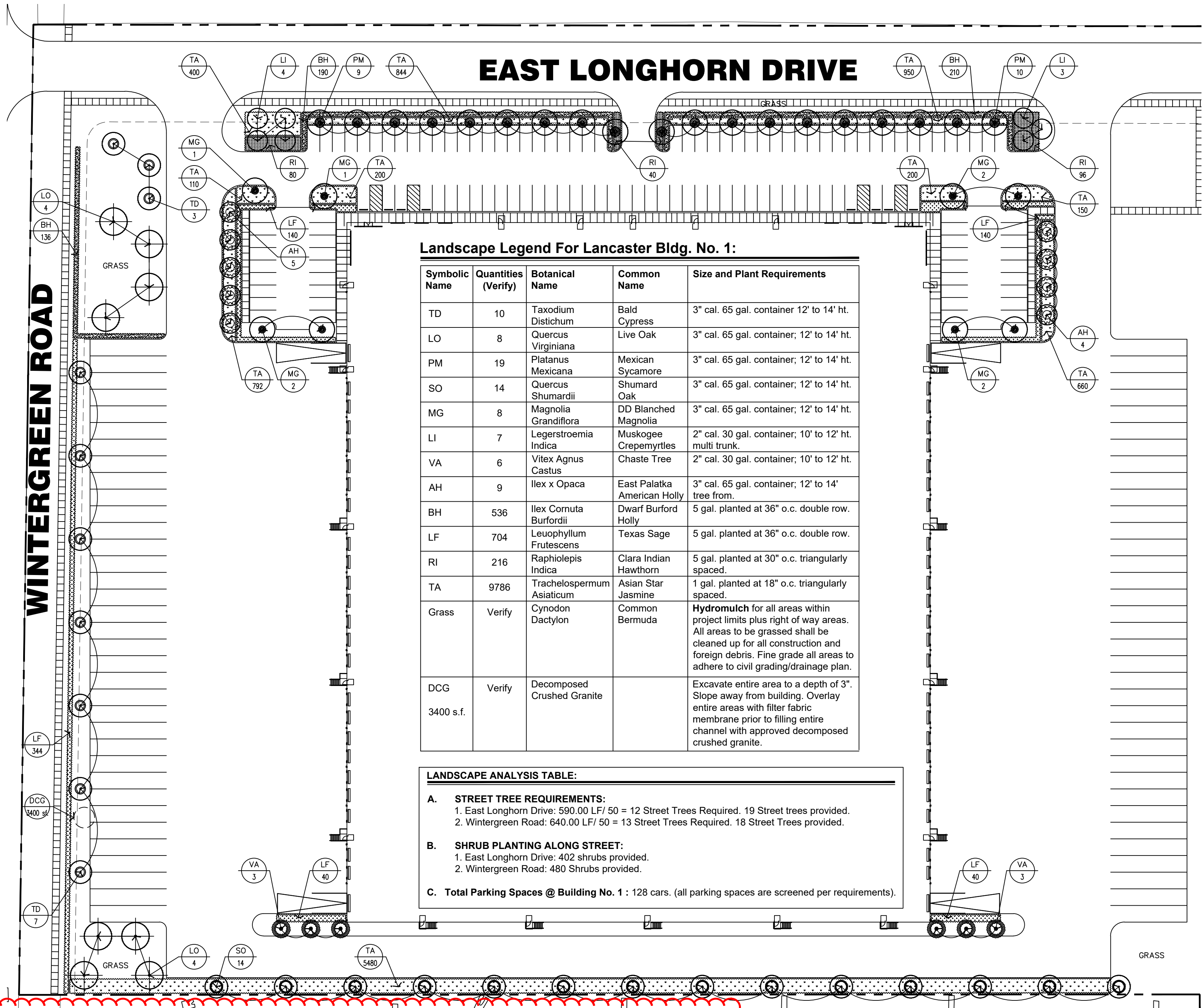
e. Where slope of areas to be grassed exceed a 3:1 H:V; an erosion control fabric shall be installed prior to hydromulching process.
4. Maintenance:

a. Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.

b. Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.

c. Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
5. Inspection and Final Acceptance:

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City of Lancaster Landscape Tabulations for Longhorn Building No. 1

Item	Bldg. No. 1 SF.	20% Landscape	Code Requirements	Required	Provided
	520,551.00 SF	20%			
		104,110.00 SF			
		71,078.00 SF provided			
		13.65% (-6.25%) Current %			
A.			Street Trees:		
			East Longhorn : 590.00 LF/50	12 Trees	19 Trees
			Wintergreen: 640.00 LF/50	13 Trees	19 Trees
B.	71,078.00 SF		Street Yard :		
			104,110.00 SF ~ 10,000 SF = 10 Trees	62	81 Trees
			104,110.00 SF / 2000 = 52 Trees	Trees	(59 Canopy + 22 Ornamental)
C.			Shrubs: (1) shrub for every 50 SF, of provided	2082	1456
			Landscape area of 104,110.00 SF.		
D.			Groundcover: (10% of 104,110.00 SF)	10,411	7592
E.			Parking Lot Screening & Parking Lot Perimeter:		
			Parking: loading and other paved areas located Forward of Building shall be screened from the Street. Within the landscape area through the use Of grass berms, and/or shrubbery to average height of 36" (3'-0").		1456
F.			Internal Parking Lot Landscape	Required	Provided
			Trees Provided	56	56
			Shrubs Provided		1456
			Parking Stalls 25-75% = 20 SF per parking stalls x 20 SF	2560 SF.	17,254 SF.
			128 cars x 20 SF =		
G.			Additional Requirements:		
			Only a maximum of 35% of the required trees provided may be of a single species.		
			No parking space may be located more than 80'-0" from the Trunk of a large canopy tree.		

Lancaster Required Landscape Maintenance

Notes:

- A. Maintenance of Landscaping:

1. The owner, tenant and/or their again, if any, 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.

2. All required landscaping shall be maintained in a neat and orderly manner at all times. Landscape areas shall be kept free of trash, litter, weeds and other such materials or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- B. Replacement of dead plant materials:

1. Plant materials which die shall be removed and replaced with plant materials 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. A time extension may be granted by the building official for conditions relating to a season of the year per the requirements of this section.

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1
L1.1

LANDSCAPE PLAN
SCALE: 1" = 50'-0"



powers
brown
archi
ecture

2100 Travis Street,
Suite 501
Houston, Texas 77002
713.224.0456
713.224.0457 fax

www.powersbrown.com

PROJECT TITLE

JDA LANCASTER - BLDG 1

WEST LONGHORN DRIVE
LANCASTER, TX 75134

A PROJECT FOR

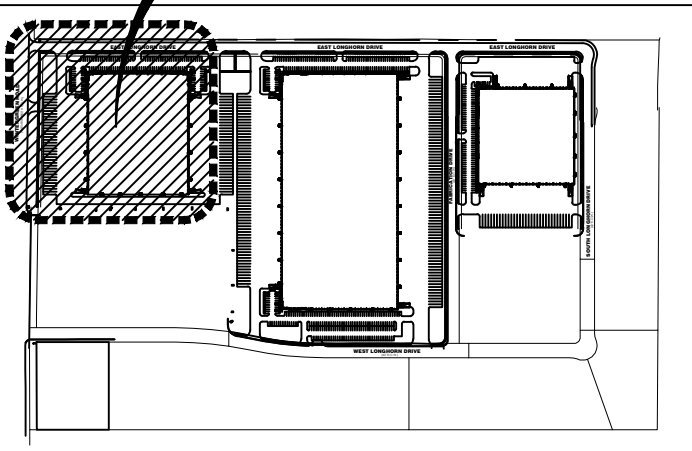


GENERAL NOTES

PARKING INFORMATION

Building No. 1 : 128

THIS AREA



A
L1.1 VICINITY MAP
SCALE: NTS

DATE	REVISION
02.01.2021	ISSUE FOR PERMIT
02.23.2021	PERMIT RESUBMISSION

PROJECT NO: 201321

DRAWN BY: EW/SR

CHECKED BY: EW

SHEET NAME

LANDSCAPE PLAN

SEAL

SHEET NUMBER



Wong & Associates, Inc.
P.O. Box 3028 ... Bellville, Texas 77602-3028
Tel: 713.777-9188 ... Fax: 713.951-2098
Member: American Society of Landscape Architects

L1.1

4

3

2

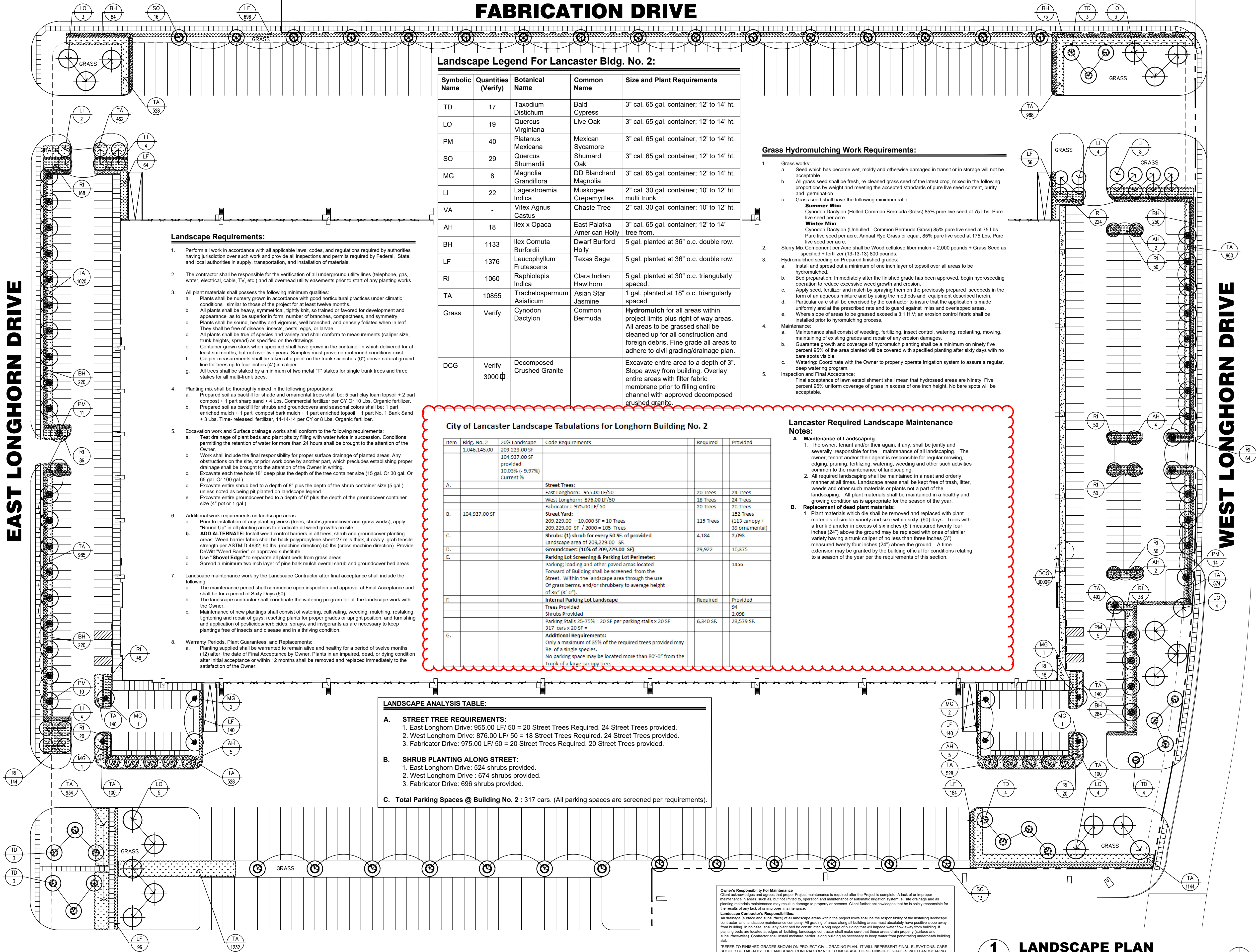
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D

C

B

A



FABRICATION DRIVE

Landscape Legend For Lancaster Bldg. No. 2:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
TD	17	Taxodium Distichum	Bald Cypress	3" cal. 65 gal. container; 12' to 14' ht.
LO	19	Quercus Virginiana	Live Oak	3" cal. 65 gal. container; 12' to 14' ht.
PM	40	Platanus Mexicana	Mexican Sycamore	3" cal. 65 gal. container; 12' to 14' ht.
SO	29	Quercus Shumardii	Shumard Oak	3" cal. 65 gal. container; 12' to 14' ht.
MG	8	Magnolia Grandiflora	DD Blanchard Magnolia	3" cal. 65 gal. container; 12' to 14' ht.
LI	22	Lagerstroemia Indica	Muskogee Crepe myrtles	2" cal. 30 gal. container; 10' to 12' ht. multi trunk.
VA	-	Vitex Agnus Castus	Chaste Tree	2" cal. 30 gal. container; 10' to 12' ht.
AH	18	Ilex x Opaca	East Palatka American Holly	3" cal. 65 gal. container; 12' to 14' tree from.
BH	1133	Ilex Cornuta	Dwarf Burford Holly	5 gal. planted at 36" o.c. double row.
LF	1376	Leucophyllum Frutescens	Texas Sage	5 gal. planted at 36" o.c. double row.
RI	1060	Raphiolepis Indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
TA	10855	Trachelospermum Asiaticum	Asian Star Jasmine	1 gal. planted at 18" o.c. triangularly spaced.
Grass	Verify	Cynodon Dactylon	Common Bermuda	Hydromulch for all areas within project limits plus right of way areas. All areas to be grassed shall be cleaned up for all construction and foreign debris. Fine grade all areas to adhere to civil grading/drainage plan.
DCG	Verify 3000 ⬆	Decomposed Crushed Granite		Excavate entire area to a depth of 3". Slope away from building. Overlay entire areas with filter fabric membrane prior to filling entire channel with approved decomposed crushed granite.

Grass Hydromulching Work Requirements:

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 - All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
 - Grass seed shall have the following minimum ratio:
Summer Mix:
Cynodon Dactylon (Hulled Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre.
Winter Mix:
Cynodon Dactylon (Unhulled - Common Bermuda Grass) 85% pure live seed at 75 Lbs. Pure live seed per acre. Annual Rye Grass or equal, 85% pure live seed at 175 Lbs. Pure live seed per acre.
- Slurry Mix Component per Acre shall be Wood cellulose fiber mulch = 2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
- Hydromulched seeding on Prepared finished grades:
 - Install and spread out a minimum of one inch layer of topsoil over all areas to be hydromulched.
 - Bed preparation: Immediately after the finished grade has been approved, begin hydrosowing operation to reduce excessive weed growth and erosion.
 - Apply seed, fertilizer and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herein.
 - Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
 - Where slope of areas to be grassed exceed a 3:1 H:V, an erosion control fabric shall be installed prior to hydromulching process.
- Maintenance:
 - Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
 - Guarantee growth and coverage of hydromulch planting shall be a minimum on ninety five percent 95% of the area planted will be covered with specified planting after sixty days with no bare spots visible.
 - Watering: Coordinate with the Owner to properly operate irrigation system to assure a regular, deep watering program.
- Inspection and Final Acceptance:
Final acceptance of lawn establishment shall mean that hydrosowed areas are Ninety Five percent 95% uniform coverage of grass in excess of one inch height. No bare spots will be acceptable.

Lancaster Required Landscape Maintenance Notes:

- Maintenance of Landscaping:**
 - The owner, tenant and/or their agent, if any, 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.
 - All required landscaping shall be maintained in a neat and orderly manner at all times. Landscaping areas shall be kept free of trash, litter, weeds and other such materials or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- Replacement of dead plant materials:**
 - Plant materials which die shall be removed and replaced with plant materials 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 caliber of no less than three inches (3") measured twenty four inches (24") above the ground. A time extension may be granted by the building official for conditions relating to a season of the year per the requirements of this section.

City of Lancaster Landscape Tabulations for Longhorn Building No. 2

Item	Bldg. No. 2	20% Landscape	Code Requirements	Required	Provided
	1,046,145.00	209,229.00 SF			
		104,937.00 SF provided			
		10.03% (- 9.97%) Current %			
A.			Street Trees: East Longhorn: 955.00 LF/50 West Longhorn: 876.00 LF/50 Fabricator: 975.00 LF/50	20 Trees 18 Trees 20 Trees	24 Trees 24 Trees 20 Trees
B.	104,937.00 SF		Street Yard: 209,229.00 - 10,000 SF = 10 Trees 209,229.00 SF / 2000 = 105 Trees	115 Trees	113 Trees (113 canopy + 39 ornamental)
C.			Shrubs: (1) shrub for every 50 SF. of provided Landscape area of 209,229.00 SF.	4,184	2,098
D.			Groundcover: (10% of 209,229.00 SF)	29,922	10,375
E.			Parking Lot Screening & Parking Lot Perimeter: Parking: loading and other paved areas located Forward of Building shall be screened from the Street. Within the landscape area through the use Of grass berms, and/or shrubbery to average height of 36" (3'-0").		1456
F.			Internal Parking Lot Landscape	Required	Provided
			Trees Provided		94
			Shrubs Provided		2,098
			Parking Stalls: 25-75% = 20 SF per parking stalls x 20 SF 317 cars x 20 SF =	6,340 SF.	23,579 SF.
G.			Additional Requirements: Only a maximum of 35% of the required trees provided may Be of a single species. No parking spaces may be located more than 80'-0" from the Trunk of a large canopy tree		

LANDSCAPE ANALYSIS TABLE:

- STREET TREE REQUIREMENTS:**
 - East Longhorn Drive: 955.00 LF/ 50 = 20 Street Trees Required. 24 Street Trees provided.
 - West Longhorn Drive: 876.00 LF/ 50 = 18 Street Trees Required. 24 Street Trees provided.
 - Fabricator Drive: 975.00 LF/ 50 = 20 Street Trees Required. 20 Street Trees provided.
- SHRUB PLANTING ALONG STREET:**
 - East Longhorn Drive: 524 shrubs provided.
 - West Longhorn Drive : 674 shrubs provided.
 - Fabricator Drive: 696 shrubs provided.
- Total Parking Spaces @ Building No. 2 : 317 cars.** (All parking spaces are screened per requirements).

Owner's Responsibility For Maintenance
Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:
All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grades of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOIL, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION.

powers
brown
archi
ecture

2100 Travis Street,
Suite 501
Houston, Texas 77002
713.224.0458
713.224.0457 fax

www.powersbrown.com

PROJECT TITLE

JDA LANCASTER - BLDG 2

WEST LONGHORN DRIVE
LANCASTER, TX 75134

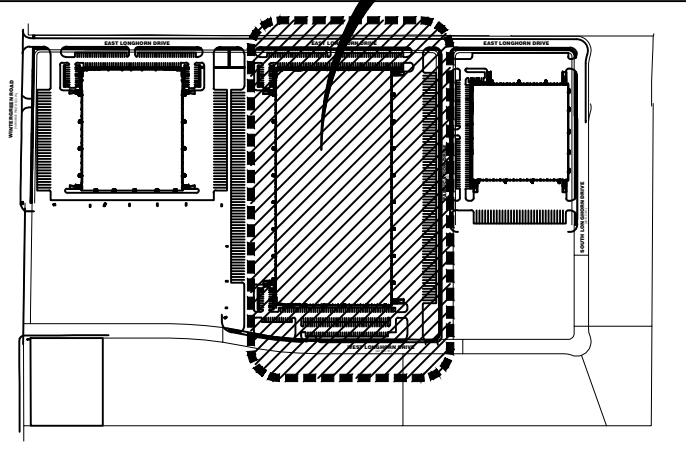
A PROJECT FOR

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

GENERAL NOTES

PARKING INFORMATION

Building No. 2 : 317



VICINITY MAP
SCALE: NTS

DATE	REVISION
02.01.2021	ISSUE FOR PERMIT
02.23.2021	PERMIT RESUBMISSION

PROJECT NO: 201321

DRAWN BY: EW/SR

CHECKED BY: EW

SHEET NAME

LANDSCAPE PLAN

SEAL



Wong & Associates, Inc.
P.O. Box 3038 Houston, Texas 77003-3038
Tel: 713.272.9198 Fax: 713.272.9208
Member: Society of Landscape Architects

SHEET NUMBER

L1.1

WONG & ASSOCIATES, INC.

Date: February 23, 2021 (revised/ updated)

To: City of Lancaster
Planning Division
211 North Henry Street
Lancaster, Texas 75146

TO WHOM IT MAY CONCERN:

I am writing you today on behalf of Johnson Development Associates, Inc. (JDA) to request an exception to the 20% permanent landscape requirement (Section 14.804). Due to the fact that we are dedicating +/- 4.4 acres to R.O.W. We feel that the provided aggregate coverage of 11.39 % (Bldg. 1: 13.56%, Bldg. 2: 10.03%, Bldg. 3: 12.05%) should be deemed sufficient for this industrial development. When including lot 11 (1.73 acres, open space) and the area R.O.W. dedication that will not be paved, we are achieving 16.4% landscape coverage. In addition, please note that per the attached tabulations, we exceed tree requirements for each of the building sites.

Further, since we are seeking an exception request to the 20% landscape SF requirement, we would also like to seek exception for the shrub and groundcover requirements for the three sites. Attached, please find our updated landscape plans for Buildings 1, 2 and 3 for review. Additionally, attached please find the landscape tabulations for each of the proposed buildings. We sincerely appreciate your consideration for this exception request and are confident that this proposed development will be consistent with those in the surrounding area.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Edward J. Wong', with a stylized flourish extending to the right.

Edward J. Wong, RLA
Wong and Associates, Inc

P.O. Box 2028

Bellaire, Texas 77402-2028
Member: American Society of Landscape Architect

City of Lancaster Landscape Tabulations for Longhorn Building No. 1

Item	Bldg. No. 1 SF.	20% landscape	Code Requirements	Required	Provided
	520,551.00 SF	20% 104,110.00 SF			
		71,078.00 SF provided 13.65% (-6.35%) Current %			
A.			Street Trees:		
			East Longhorn : 590.00 LF/50	12 Trees	19 Trees
			Wintergreen: 640.00 LF/50	13 Trees	19 Trees
B.	71,078.00 SF		Street Yard : 104,110.00 SF – 10,000 SF = 10 Trees 104,110.00 SF / 2000 = 52 Trees	62 Trees	81 Trees (59 Canopy + 22 Ornamental)
C.			Shrubs: (1) shrub for every 50 SF. of provided Landscape area of 104,110.00 SF.	2082	1456
D.			Groundcover: (10% of 104,110.00 SF)	10,411	7592
E.			Parking Lot Screening & Parking Lot Perimeter:		
			Parking; loading and other paved areas located Forward of Building shall be screened from the Street. Within the landscape area through the use Of grass berms, and/or shrubbery to average height of 36" (3'-0").		1456
F.			Internal Parking Lot Landscape	Required	Provided
			Trees Provided		56
			Shrubs Provided		1456
			Parking Stalls 25-75% = 20 SF per parking stalls x 20 SF 128 cars x 20 SF =	2560 SF.	17,254 SF.
G.			Additional Requirements: Only a maximum of 35% of the required trees provided may Be of a single specie. No parking space may be located more than 80'-0" from the Trunk of a large canopy tree.		

City of Lancaster Landscape Tabulations for Longhorn Building No. 2

Item	Bldg. No. 2	20% Landscape	Code Requirements	Required	Provided
	1,046,145.00	209,229.00 SF			
		104,937.00 SF provided 10.03% (- 9.97%) Current %			
A.			Street Trees:		
			East Longhorn: 955.00 LF/50	20 Trees	24 Trees
			West Longhorn: 876.00 LF/50	18 Trees	24 Trees
			Fabricator : 975.00 LF/ 50	20 Trees	20 Trees
B.	104,937.00 SF		Street Yard: 209,229.00 – 10,000 SF = 10 Trees 209,229.00 SF / 2000 = 105 Trees	115 Trees	152 Trees (113 canopy + 39 ornamental)
C.			Shrubs: (1) shrub for every 50 SF. of provided Landscape area of 209,229.00 SF.	4,184	2,098
D.			Groundcover: (10% of 209,229.00 SF)	29,922	10,375
E.			Parking Lot Screening & Parking Lot Perimeter:		
			Parking; loading and other paved areas located Forward of Building shall be screened from the Street. Within the landscape area through the use Of grass berms, and/or shrubbery to average height of 36" (3'-0").		1456
F.			Internal Parking Lot Landscape	Required	Provided
			Trees Provided		94
			Shrubs Provided		2,098
			Parking Stalls 25-75% = 20 SF per parking stalls x 20 SF 317 cars x 20 SF =	6,340 SF.	23,579 SF.
G.			Additional Requirements: Only a maximum of 35% of the required trees provided may Be of a single specie. No parking space may be located more than 80'-0" from the Trunk of a large canopy tree.		

City of Lancaster Landscape Tabulations for Longhorn Building No. 3

Item	Bldg. No. 3 SF	20% landscape	Code Requirements	Required	Provided
	366,349.00 SF	73,269.00 SF			
		44,161.00 SF Provided 12.05% (- 7.95%) Current %			
A.			Street Trees:		
			East Longhorn: 690.00 LF/ 50	13 Trees	14 Trees
			Fabricator: 725.00 LF/ 50	15 Trees	17 Trees
			South Longhorn: 725.00 LF/ 50	15 Trees	20 Trees
B.	44,161.00 SF		Street Yard : 73,269.00 SF – 10,000 SF = 10 Trees 73,269.00 SF / 2000 = 36 Trees	46 Trees	79 Trees (57 canopy trees 22 Ornamental)
C.			Shrubs: (1) shrub for every 50 SF. of provided Landscape area of 73,269.00 SF./ 50 =	1,465	883
D.			Groundcover: (10% of 73,269.00 SF)	7,326	5,978
E.			Parking Lot Screening & Parking Lot Perimeter:		
			Parking; loading and other paved areas located Forward of Building shall be screened from the Street. Within the landscape area through the use Of grass berms, and/or shrubbery to average height of 36" (3'-0").		883
F.			Internal Parking Lot Landscape	Required	Provided
			Trees Provided		36
			Shrubs Provided		883
			Parking Stalls 25-75% = 20 SF per parking stalls x 20 SF 97 cars x 20 SF =	1,940 SF.	13,586 SF.
G.			Additional Requirements: Only a maximum of 35% of the required trees provided may Be of a single specie. No parking space may be located more than 80'-0" from the Trunk of a large canopy tree.		

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

6.

Meeting Date: 03/02/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-14 Discuss and consider a parking exception request on the property addressed as 130 North I-35 East for the proposed Panda Express. The property is situated in the V. Wampler Survey, Abstract No. 1546, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located on the northeast corner of I-35 East and Belt Line Road and is addressed as 150 North I-35 East. It is approximately 1.067 acres in size.
2. **Current Zoning:** The subject property is currently zoned Commercial Highway (CH) with a Specific Use Permit (SUP) for outside display.
3. **Adjacent Properties:**
North: CH-SUP - (Walmart Parking Lot)
South: CH - (Whataburger)
East: CH-SUP - (Walmart)
West: Interstate-35
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for commercial uses. The proposed restaurant request is consistent with the Comprehensive Plan.

Operational Considerations:

This is a request to exceed the maximum allowed parking permitted for a restaurant use. Section 14.605 *Off-Street Parking Requirements* Figure 3 of the Lancaster Development Code (LDC) requires restaurants shall provide one (1) parking space per 100 square feet of building. This section also states that, "the maximum allowed parking on a non-single-family or duplex lot may not exceed the minimum parking requirement plus an additional 10%, without approval of an Exception by the Planning and Zoning Commission."

The minimum parking space requirement for this restaurant development is 24 and maximum of 26 parking spaces with the additional 10% as stated above. The applicant is providing 35 vehicular parking spaces; nine (9) parking spaces over the maximum number of allowable parking spaces. The applicant indicated that during peak times Panda Express typically needs 50 or more parking spaces. The requested additional nine (9) parking spaces will therefore help offset the anticipated overflow during those rush hours. To minimize the hardscape of the parking lot, the applicant is providing 42.6% of permanent landscaping; doubling the landscape ordinance's 20% minimum requirement of permanent

landscaping. The applicant will therefore be enhancing the site with more than twice the required landscape.

The request for nine (9) additional parking spaces will not negatively impact the adjacent uses as all proposed parking spaces will be located on the subject site. The additional parking will not expand the current pavement as it will develop within the area previously used as Walmart's parking. Further, this development and its additional nine spaces would be a total net reduction in overall parking based on the site's previous use as parking. Staff recommends approval of the additional parking request as it meets the spirit and intent of the LDC by ensuring adequate parking for restaurant customers. The restaurant development and its enhanced landscaping exceeds the City's minimum landscape requirements and significantly improves the aesthetics of current large surface parking lot while promoting quality development along I-35E Corridor.

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 exception request as presented.
2. The Planning and Zoning Commission may approve the request with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval of the request as presented.

Attachments

Location Map

Site Plan

Letter of Intent

Walmart Letter in Support

City of Lancaster

150 N I-35E
Zoned: CH



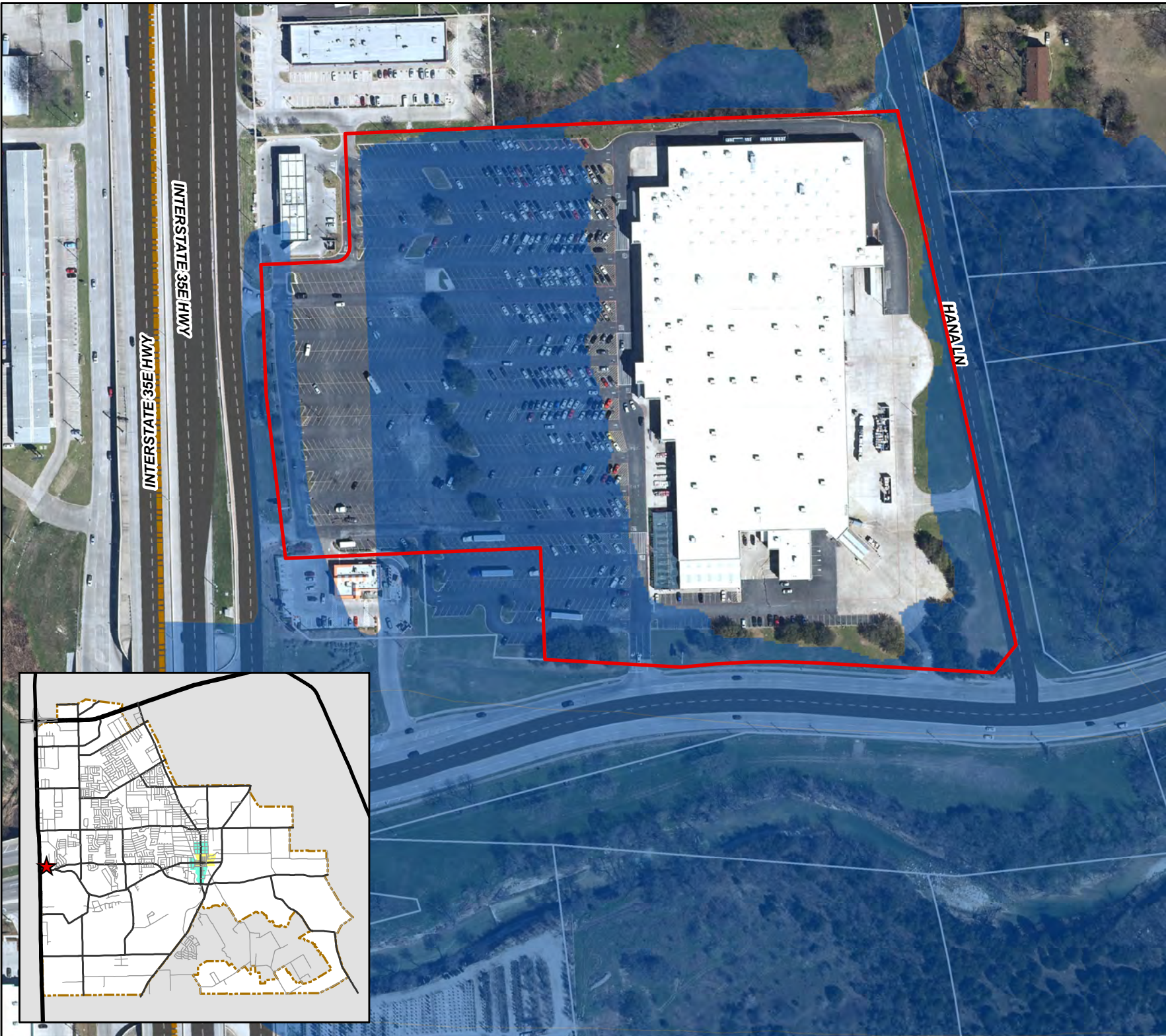
Legend

- Subject Property
- Overlay Districts
- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels



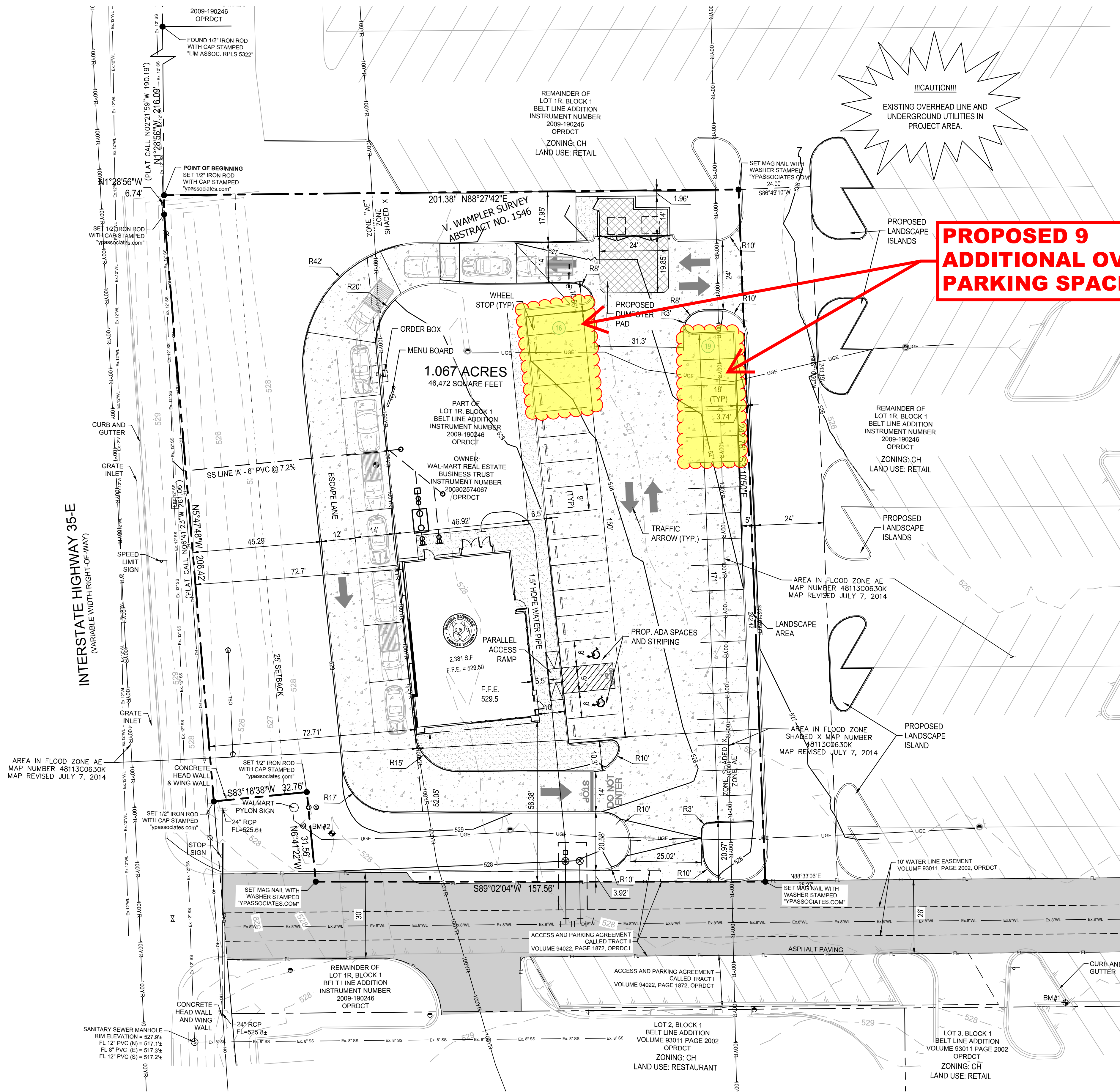
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date: 02/03/2021

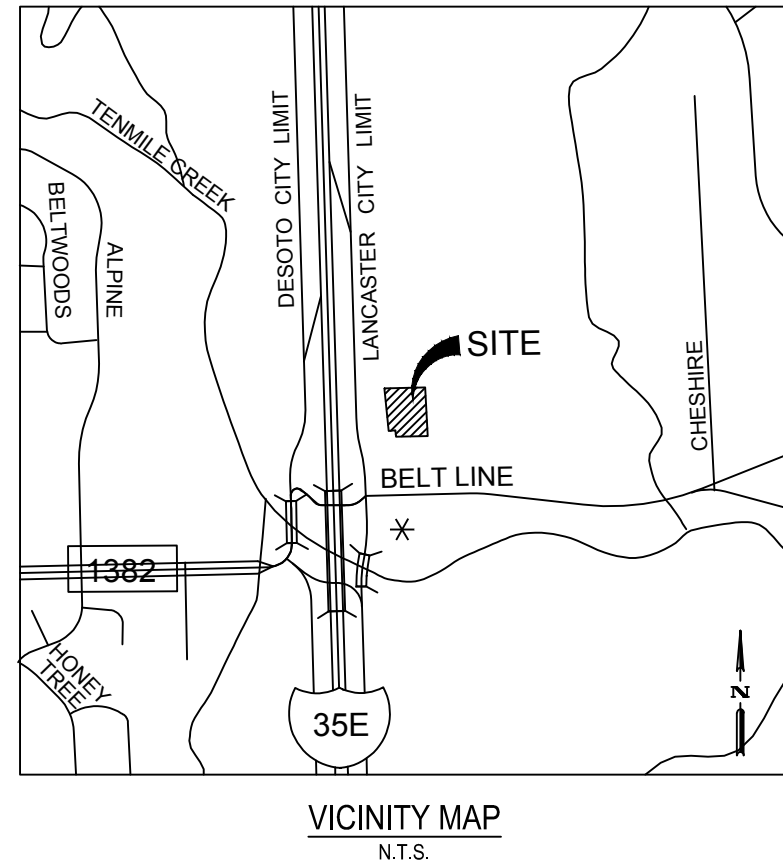
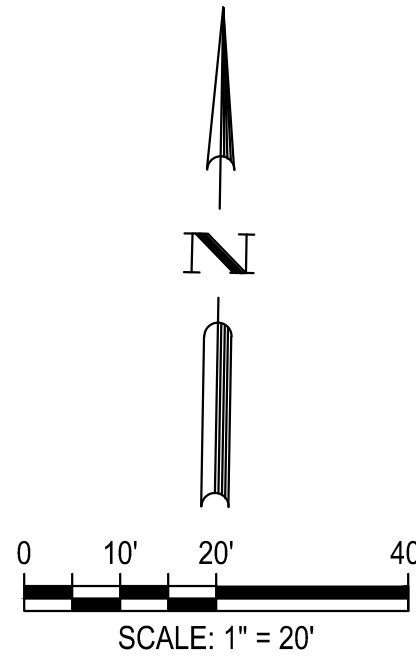


BGE, INC.
G:\TNA\Projects\6267-00-FX_Lancaster_07537\LD\01_CADD\01_Site\01-10 SITE PLAN.dwg Jan 20, 2021-12:07pm bgarner

PLAN SUBMITTAL RECORD	
DATE	SUBMITTAL
1/4/2021	SITE PLAN SUBMITTAL



**PROPOSED 9
ADDITIONAL OVERFLOW
PARKING SPACES**



SITE DATA SUMMARY CHART			
EXISTING ZONING	COMMERCIAL HIGHWAY		
PROPOSED USE	RESTAURANT WITH DRIVE-THRU		
NET ACERAGE	1.067 ACRES (46,472 SF)		
BUILDING SQUARE FOOTAGE	2,381 SF		
BUILDING HEIGHT	1 STORY/ 22 FT 6 INCHES		
SITE COVERAGE	5.12%		
NO OUTSIDE STORAGE PROPOSED	0%		
TOTAL PARKING*	REQUIRED 24 (1/100) MAXIMUM 26 (1.10 / 100) PROVIDED 35 (1.47/100)		
ADA PARKING	2		2
*ADA PARKING INCLUDED IN PARKING TOTALS			
WALMART PARKING	EXISTING 1,301 REQUIRED 1,123 PROPOSED 1,156		
PROPOSED IMPERVIOUS COVERAGE	26649.87 SF		57.35%

LEGEND	
7" CONCRETE PAVEMENT (HEAVY DUTY)	
6" CONCRETE PAVEMENT (MED. DUTY)	
EXISTING FIRE LANE	
DENOTES BLUE PLACARD ADA STALLS	
FIRE LANE STRIPING	
SAWCUT LINE	
BARRIER FREE RAMP	BFR
LONGITUDINAL BUTT JOINT	LBJ
ASPHALT/CONCRETE HEADER	ACH
EXISTING ASPHALT PAVEMENT	
EXISTING CURB	
PROP. CURB	
PARKING COUNT	
EXISTING WATER	Ex. 12" SS
PROPOSED WATER	
EXISTING SANITARY SEWER	Ex. 12" SS
PROPOSED SANITARY SEWER	

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

BENCHMARKS	
SOURCE BENCHMARK CITY OF XXXXX BM XXXXX:	
ONSITE BENCHMARKS	
BM#1 MAG NAIL WITH WASHER STAMPED YPA CONTROL	
N: 6903311.51 E: 2485699.22	ELEV. = 528.94
BM#2 MAG NAIL WITH WASHER STAMPED YPA CONTROL	
N: 6903182.08 E: 2485685.99	ELEV. = 528.46

OWNER
WALMART STORES INC.
2608 SE J STREET
BENTONVILLE, AR 72716-5510

ARCHITECT
IDGROUP
2641 Irving Blvd.
DALLAS, TX 75207
Contact: Cary D. McLean
Tel: 214-638-6800 (Office)

DEVELOPER
PANDA RESTAURANT GROUP
11604 Hollister Drive
Austin, Texas 78739
Contact: Dennis Stone Senior Project Manager
Tel: 512-288-5070 (Office)
Tel: 512-897-4308 (Cell)

ENGINEER
BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 972-887-6130
TBPE Registration No. F-1046
Contact: David Greer Tel: 817-872-6005

DP21-09
SITE PLAN
PANDA EXPRESS
BELT LINE ADDITION
1.067ACRES
PART OF LOT 1R, BLOCK 1
SITUATED IN THE V. WAMPLER SURVEY, ABSTRACT NO. 1546
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BGE, Inc.
777 Main St., Suite 1900
Fort Worth, TX 76102
Tel: 972-887-6130 • www.bgeinc.com
TBPE Registration No. F-1046
Contact: David Greer
Tel: 817-872-6005
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DEVELOPER
PANDA RESTAURANT GROUP
11604 Hollister Drive
Austin, Texas 78739
Contact: Dennis Stone
Senior Project Manager
Tel: 512-288-5070 (Office)
Tel: 512-897-4308 (Cell)

SITE PLAN

PANDA EXPRESS
150 NORTH I-35 E
PART OF LOT 1R, BLOCK 1, BELT LINE ADDITION
SITUATED IN THE V. WAMPLER SURVEY
ABSTRACT NO. 1546
1.067ACRES
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
DAVID A. GREER, P.E.
TEXAS REGISTRATION NO. 109928
JANUARY 20, 2021

!!CAUTION !!
CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

!! CAUTION !!
CONTACT 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

DRAWN BY: BLG

CHECKED BY: DAG

DATE: 12/21/20

PROJECT NUMBER: 8267-00

SHEET NO.

C-1.0

Copyright 2020



February 1, 2021

Bester Munyaradzi
Senior Planner
Development Services, Planning
Lancaster City Hall
211 North Henry Street
Lancaster, Texas 75134

RE: Special Exception - Letter of Intent
Panda Express
151 N I-35 E
Lancaster, TX

Dear Bester:

This purpose of this letter is to request a special exception to the maximum allowed parking as defined in *Sec. 14.605 Off-Street Parking Requirements*. Based on the proposed building square footage of the Panda Express restaurant the maximum allowable parking for the site is 26 spaces. We are proposing a total of 35 parking spaces on the site.

Although the Panda Express will be platted as a separate lot, we are requesting the additional parking to help minimize disruption to any potential overflow parking caused by the loss of approximately 145 parking spaces on the Walmart lot. Per the current Walmart site plan, the total existing parking count is 1,301 spaces. The proposed development would reduce the Walmart parking to 1,156 spaces, still above the minimum required count of 1,123 spaces. Also, during peak demand times for Panda Express they typically need 50+ parking spaces. The requested additional 9 parking spaces will help offset the anticipated overflow during those rush hours.

The proposed landscaping on-site has been increased to more than double the minimum required amount. The development code requires 20% of the site to be landscaped (or 9,294 sq. feet), Panda Express is proposing 42.6% (or 19,814 sq. feet).

If you have any questions regarding the above, please feel free to contact me at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Greer", is written over a light blue circular background.

David Greer
Project Manager



Real Estate Management
2608 SE J Street
Bentonville, AR 72716-5510

2/22/2021

Bester Munyaradzi
Senior Planner
Development Services, Planning
Lancaster City Hall
211 North Henry Street
Lancaster, TX 75134

Re: Special Exception- Letter of Intent
Panda Express
151 N I-35 E
Lancaster, TX

Dear Bester:

The purpose of this letter is to express Walmart's support for the proposed Panda Express at this location. Walmart and Panda have been working closely together to develop a site plan that is best for Walmart, Panda, and the City of Lancaster. Walmart carefully considers parking requirements when selling land to be developed, and we believe that 35 spaces of parking is an appropriate amount for this site.

Walmart is in full support of this new construction and will continue to work with Panda Express to create a site that is a positive contribution to the community of Lancaster.

Sincerely,

A handwritten signature in black ink that reads "Drew Marshall". The signature is written in a cursive, flowing style.

Drew Marshall

Real Estate Manager

Phone: (479) 273-4447 Fax: (479) 204-9634

AMarshall@walmart.com

Save money. Live better.