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

Tuesday, May 4, 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 April 6, 2021.

2. HLPC21-09 Consider approval of a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue City of Lancaster, Dallas County, Texas.

3. PS21-14 Consider approval of a preliminary plat for Rodriguez Addition, Lot 1 Block A being a 10.005 acres tract of land located on the southeast corner of McBride Road and Reindeer Road. The property is addressed as 507 East Reindeer Road and is described as being a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

4. PS21-15 Consider approval of a final 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.

5. PS21-16 Consider approval of a replat for Belt Line Addition, subdividing Lot 1R into two (2) lots 1R1 and Lot 1R2 Block 1 on approximately 22.31 acres of land. The property is addressed as 130 North I-35 East and is situated in the V. Wampler Survey, Abstract No. 1546 and the G.K. Sneed Survey, Abstract No. 1278 in the City of Lancaster, Dallas County, Texas.

6. PS21-18 Consider approval of a final 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.

7. PS21-19 Consider approval of a preliminary plat for Midpoint Logistics Center Lot 3 Block B being 29.452 acres of land located approximately 1,000 feet north of Telephone Road and west of North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

8. M21-16 Conduct a public hearing and consider amendment to the City of Lancaster Comprehensive Plan's Future Land Use Plan regarding three (3) tracts of land addressed as 2700 & 2950 West Wintergreen Road and 2900 South Longhorn Drive situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

9. M21-18 Conduct a public hearing and consider an amendment to the Master Thoroughfare Plan of the City of Lancaster Comprehensive Plan relocating East Longhorn Drive to approximately 252 feet east of its current location.

10. Z21-08 Conduct a public hearing and consider a Specific Use Permit (SUP) for a secondary living unit at 509 North Elm Street, located approximately 200 feet south of West Fifth Street. The property is on the west side of Elm Street. The property is approximately .5 acre and is further described as Lot 24 (24.2) Block C in the Westridge Annex Subdivision, City of Lancaster, Dallas County, Texas.

ACTION:

11. HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, 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.

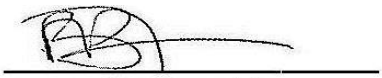
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 April 30, 2021, @ 5:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



Bester Munyaradzi,
Board Liaison

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **1.**

Meeting Date: 05/04/2021

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 April 6, 2021.

Background:

Attached for your review and consideration are minutes from the:

- Planning and Zoning Commission Regular Meeting held on April 6, 2021.

Attachments

April 6th, 2021 P&Z Draft Minutes

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF APRIL 6, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall and virtually on April 6, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (Virtual)
Temika Whitfield, Vice Chair (City Hall)
Lawrence Prothro (Virtual)
Angela Murphy (Virtual)

Commissioners Absent:

Taryn Walker

City Staff Present (City Hall):

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Alexandra Schrader, Planning Technician
Carey Neal, Assistant City Manager

Call to Order

Vice Chair Whitfield called the meeting to order at 7:04 p.m. on April 6, 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:

Vice Chair Whitfield read the consent agenda

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

2. **PS21-10 Consider approval of a preliminary plat for Landmark Lancaster Lot 1, Block 1 being a 23.271 acre tract of land located approximately 200 feet south of I-20 Service Road and approximately 360 feet north of Springfield Street. The property is situated in the S.B. Runyon Survey, Abstract No. 1199, City of Lancaster, Dallas County, Texas.**

3. **PS21-11 Consider a preliminary plat for Lancaster Mills Phases 1-6, being 305 residential lots, 25 open space lots, and two (2) commercial lots located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, and is approximately 61.08 acres in size. The property is more particularly described as**

being located in the Engleberd Bader Survey, Abstract No. 172, City of Lancaster, Dallas County, Texas.

4. **PS21-12 Consider a request for approval of a preliminary plat for Pleasant Run Estates Phase 1B, being 114 residential lots and one (1) park site lot on approximately 29.07 acres generally located 1,350 feet north of West Pleasant Run Road, west of Chapman Drive, 1,300 feet south of West Wintergreen Road and 1,600 feet east of North Houston School Road. The property is described as a tract of land that is situated in the William Fleming Survey, Abstract No. 466 in the City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Murphy to approve the consent agenda. The vote was cast 4 for, 0 against (Walker absent).

PUBLIC HEARING:

5. **PS21-09 Conduct a public hearing and consider a residential replat for Lancaster Gardens Addition, subdividing Lot 17 into three (3) lots; Lots 17A, 17B, and 17C Block C on a .75 acre lot. The property is addressed as 4221 Elkins Avenue and is located approximately 1,600 feet south of Cedardale Road and west of Elkins Avenue. The property is described as Lot 17 Block C Lancaster Gardens Addition, situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request to subdivide one lot into three lots to build single family homes. The plat is in substantial conformance with the subdivision regulations. There were no letters regarding this request. Staff recommends approval of the replat as presented.

Vice Chair Whitfield opened the public hearing.

No speakers.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against (Walker absent).

MOTION: Commissioner Murphy made a motion, seconded by Commissioner Prothro to approve item 5. The vote was cast 4 for, 0 against (Walker absent).

6. **Z21-04 Conduct a public hearing and consider a zoning change from Agricultural-Open (AO) to Single-Family-Estate (SF-E) for the property located on the east side of Meadowlark Lane and southeast of Lomita Drive and is addressed as 1720 Meadowlark Lane. The property is approximately 1.12 acres and is further described as a tract of land in the C.H. Barnard Survey, Abstract No. 128, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request to rezone the property from Agricultural-Open to Single Family Estate to build a single family home. The property is currently zoned Agricultural Open and is a 1.1 acre lot. The Agricultural Open density allows one unit per 5 acres, therefore the current zoning will not allow the applicant to build a single family home on the property. The proposed Single Family Estate zoning will allow one unit per acre. The proposed zoning is consistent with the Future Land Use Plan. There was one letter received in support and no letters in opposition. Staff recommends approval of the zoning request as presented.

Vice Chair Whitfield opened the public hearing.

Oscar Castillo, applicant, 4618 Harper Dr, Mesquite, Texas, stated that he is applying to change the zoning in order to build a home for his family.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against (Walker absent).

Commissioner Prothro asked if the request was consistent with the Comprehensive Plan. Senior Planner Munyaradzi confirmed.

Vice Chair Whitfield asked if there was a previous disagreement with this request. Senior Planner Munyaradzi stated that most undeveloped land is zoned Agricultural Open and will be rezoned at some point, but the rezoning must be consistent with the Comprehensive Plan. She stated that the current zoning does not allow them to build a home because A-O zoning requires the lot to be at least 5 acres but the property is 1.1 acre.

MOTION: Commissioner Murphy made a motion, seconded by Chair Aguilar to approve item 6. The vote was cast 4 for, 0 against (Walker absent).

7. **Z21-05 Conduct a public hearing and consider a Specific Use Permit (SUP) for a car wash use at 631 West Pleasant Run Road, located at the northeast corner of West Pleasant Run Road and Dewberry Boulevard. The property is approximately 1.07 acres and is further described as Tract 20 & 21 and M.M. Miller Abstract 874, PG 236, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that this is a request for a Specific Use Permit for a car wash. Car wash uses are allowed in the Retail zoning district but must obtain a SUP because of the potential adverse impact it could have on surrounding properties and uses. The Lancaster Development Code states that where car wash and fuel dispensing facilities are within 300 feet but greater than 150 feet of a residential district, the Planning and Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities regarding distance from residential districts. The proposed car wash shares the same property line with the Pleasant Village Apartments to the north thereby failing to meet the required 150 feet away from the residential district to the north. The applicant is also not providing landscape screens, and/or other design elements to screen and minimize the impact of the car wash. In addition, the proposed car wash is within 1.5 miles of 3 other car washes. Staff does not recommend the car wash on this site due to the proximity to the residential property to the north, lack of landscape screens or other design elements to minimize its impact on the residential district and the high concentration of similar businesses within 1.5 miles. There were no letters received in support of or opposition to the request. Staff recommends denial of the request.

Vice Chair Whitfield opened the public hearing.

Saidrick Jackson, applicant, 1245 Boysenberry Drive, Desoto, Texas, stated that they are proposing to open a car wash and eatery. Mr. Jackson asked staff what was mentioned about potential negative impacts. Senior Planner Munyaradzi stated that staff did not recommend approval due to the proximity to residential, lack of landscaping and other elements, and the concentration of car washes in the area.

Mr. Jackson stated that they are trying to beautify the corner and work with the local community including several youth groups that could hold fundraisers at the business. Mr. Jackson stated that he was unaware of staff's recommendation prior to making the application.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to close the public hearing.

Chair Aguilar asked the staff if there was effective communication between the applicant and the City. Senior Planner Munyaradzi stated that we held a pre-application meeting when the applicant was informed that staff could not support the application due to the same reasons.

Commissioner Murphy stated that the applicant mentioned an eatery but she did not see the eatery on the site plan. Senior Planner Munyaradzi stated that the eatery was supposed to be corrected because any use on site should be related to or accessory to the car wash.

Commissioner Prothro asked what the current zoning was. Senior Planner Munyaradzi stated that it was zoned Retail which permits a car wash with an SUP. Senior Planner Munyaradzi stated that SUPs are required when a use could possibly have a negative impact to determine whether or not the use is appropriate for the site.

Commissioner Prothro stated that in his experience, car washes were negative developments that could be problematic for emergency services.

Vice Chair Whitfield asked about the proximity requirement between the car wash and residential. Senior Planner Munyaradzi stated that the LDC requires at least 150 feet of distance between car washes and residential uses. Senior Planner Munyaradzi stated that the car wash shared a property line with the apartments to the north so there was no distance between the uses and the applicant was not providing the additional elements listed in the LDC to limit the impact. Senior Planner Munyaradzi stated that staff based the recommendation on City policies and regulations, but applicants have the right to apply.

Chair Aguilar stated that she appreciates the applicant trying to bring new business to the City, but there are policies in place that have to remain consistent. Commissioner Prothro stated that it is the Planning and Zoning Commission's responsibility to uphold the Comprehensive Plan.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to follow staff's recommendation for item 7. The vote was cast 4 for, 0 against (Walker absent).

8. **Z21-06 Conduct a public hearing and consider an amendment to Planned Development District No. 26 (PD-26) to allow modifications to the design criteria for Phase 3 of the Rolling Meadows subdivision. The property is located north of Belt Line Road and east of Rolling Hills Place and is approximately 21.14 acres in size. The property is more particularly described as property located in the Valentine Wampler Survey, Abstract**

No. 1546, G.K. Sneed Survey, Abstract No. 1278 and J.M. Rawlins Survey, Abstract No. 1208 in the City of Lancaster, Dallas County, Texas.

Planner Chetuya stated that this is a request to amend the PD to allow certain floor plans to be approved as part of this development. The key design feature of the plans is to create front elevation interest by having the living space recessed from the garage to create porches and recessed entries. No other changes are proposed for this PD that was approved by City Council in 2019. Staff recommends approval of the Carolina (Elevation C), Dogwood (Elevation ES), Wisteria (Elevations A & B), Magnolia (Elevations F, CS, AS, & A), and Dewberry (Elevations C, CS, & D). Although these plans may have garages that project past the front façade of the home or are flush with the front façade, these plans have unique design features. They promote front elevation interest providing large porches, high roof pitches and variation in materials. They also present new single family home designs that are uncommon to Lancaster. Staff recommends approval of the aforementioned floor plans.

Vice Chair Whitfield opened the public hearing.

Randall Curington, applicant, 6750 Hillcrest Plaza, Suite 318, Dallas, Texas, stated that the previous PD was approved to have all living areas equal to or projecting past the garage.

Don Dykstra, president of Bloomfield Homes, 1050 E Hwy 114, Southlake, Texas, stated that the PD requirements only permit the less expensive, simpler home designs. Mr. Dykstra stated that they were applying to offer as many plans as possible and if the majority of the plans were not approved, the subdivision would likely consist of the plans already permitted under the PD.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against (Walker absent).

Chair Aguilar asked about the LDC garage placement requirement. Planner Chetuya stated that the staff report mentioned the LDC requirement as a reference to what was permitted in the rest of the City. Planner Chetuya stated that the PD was approved in 2019 and allowed garages to be recessed 2 feet from the front façade of the home.

Chair Aguilar asked if there was a downside to amending the PD. Planner Chetuya stated that staff recommended approval of several of the floorplans because of their unique design features. Planner Chetuya stated that the Planning and Zoning Commission could include additional floorplans in the recommendation to City Council if desired.

Vice Chair Whitfield asked about the floorplans that were not included in the recommendation. Planner Chetuya stated that the excluded floorplans were common in Lancaster.

Chair Aguilar expressed concern about making exceptions to the LDC requirements. Commissioner Prothro stated that following staff's recommendation would allow for more diverse housing plans and the applicant could reapply with different plans in the future if needed.

MOTION: Commissioner Murphy made a motion, seconded by Chair Aguilar to follow staff's recommendation. The vote was cast 4 for, 0 against (Walker absent).

ACTION:

9. DP21-14A Discuss and consider a site plan submittal for a warehouse distribution center for the property located on the southeast corner of Jefferson Street and Wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.

Planner Chetuya stated that this is a request to approve a site plan for a warehouse distribution center on the subject site. The building will be approximately 449,000 square feet on approximately 28.875 acres of land. The use is permitted by right in the Logistics Port B subdistrict. The site plan shows adequate screening of trucks and tractors by means of living plant materials such as shrubs and trees. The 2020 Streetscape Master Plan identifies a 10 feet high gateway feature on the northwest corner of this site which signifies a minor intersection within the City. The developer will install the required gateway feature. The site is in compliance with the Logistics Port PD. Staff recommends approval of the site plan.

MOTION: Chair Aguilar made a motion, seconded by Commissioner Prothro to approve item 9. The vote was cast 4 for, 0 against (Walker absent).

10. DP21-14B Discuss and consider a landscape exception request for a proposed warehouse distribution center for the property located on the southeast corner of Jefferson Street and wintergreen Road addressed as 500 East Wintergreen Road. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.

Planner Chetuya stated that according to the Logistics Port PD, plants used to satisfy the landscape requirements shall originate from the approved plant list. The applicant is requesting the use of three additional species (the Arizona Cypress, Eastern Red Cedar, and Mexican Feather grass) in order to enhance the truck screening and site landscaping. The Arizona Cypress and Eastern Red Cedar are evergreen trees which have a large canopy and will be used as screening for the loading docks and trucks. The Mexican Feather grass is a large ground cover that will assist in providing sufficient screening and enhance the landscaping. According to Texas SmartScape, all three of the plants are drought tolerant and the Eastern Red Cedar and Mexican Feather grass are native to Texas. Staff recommends approval of the request to use the additional plant species.

MOTION: Commissioner Prothro made a motion, seconded by Chair Aguilar to approve. The vote was cast 4 for, 0 against (Walker absent).

MOTION: Chair Aguilar made a motion, seconded by Commissioner Murphy to adjourn. The vote was cast 4 for, 0 against (Walker absent).

The meeting was adjourned at 8:15 PM.

ATTEST: **APPROVED:**

Bester Munyaradzi, Senior Planner

Temika Whitfield, Vice-Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **2.**

Meeting Date: 05/04/2021

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:

HLPC21-09 Consider approval of a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The subject property is addressed as 615 North Dallas Avenue and is .75 acre in size.

2. **Current Zoning**: The subject property is currently zoned Historic Overlay District (HP) Area E Sub-district and Single-Family Residential (SF-6).

3. **Adjacent Properties**:
   North: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   South: HP-SF-6 - Historic Overlay District and Single-Family Residential (Church of Christ)
   East: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   West: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)

4. **Comprehensive Plan Compatibility**:
   The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for single-family residential uses. Therefore, the existing residential use 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 1930 and is listed on the Dallas Central Appraisal District (DCAD) website as a post foundation and frame building.

Date	Body	Action
03/23/2021	HLPC	HLPC21-09 Recommended approval of the requests with the stipulations 1.) that the wood fence be 6 feet in height, 2.) the wrought iron fence have an inset for the homeowner to pull the car into the driveway completely to avoid blocking the sidewalk, and 3.) that all posts on both the wood and wrought iron fence be anchored.

Operational Considerations:

The applicant is proposing to remove the existing chain link fence on the property and install a wood and metal fence. The proposed wood fence will be eight (8) feet in height on the rear and sides of the property. The wood fence will be stained with a clear coat and will be setback at least five (5) feet from the front facade of the home. The metal fence will be located towards the front of the property, 48 inches in height, and at least 50% open. There will be pedestrian and vehicular metal gates towards the front of the property that will match the proposed metal fence. The location of the fences are illustrated on the document titled Fence Exhibit.

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...A fence in a corner side yard located adjacent to a public right-of-way shall be located a minimum of (six) 6 feet from the curb or edge of street where there is no curb." The applicant stated that they are proposing eight (8) feet high fences on the sides to prevent their dog from jumping over the fence and to ensure privacy from the church parking lot that is directly south of the property. The 48 inches metal fence at the front and the eight (8) feet wood fence at the rear are in compliance with the LHRDR. The proposed eight (8) feet side yard fences are not in compliance with the LHRDR.

The Code Compliance Division has sent out a Notice of Violation (NOV) for the outdoor storage that is visible from West 5th Street.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commissionnoticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

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

Recommendation:

On March 23, 2021 the HLPC recommended approval of the requests with the stipulations that 1.) the wood fence be 6 feet in height; 2.) the wrought iron fence have an inset for the homeowner to pull the car into the driveway completely to avoid blocking the sidewalk, and 3.) that all posts on both the wood and wrought iron fence be anchored. Staff concurs with the HLPC's recommendation.

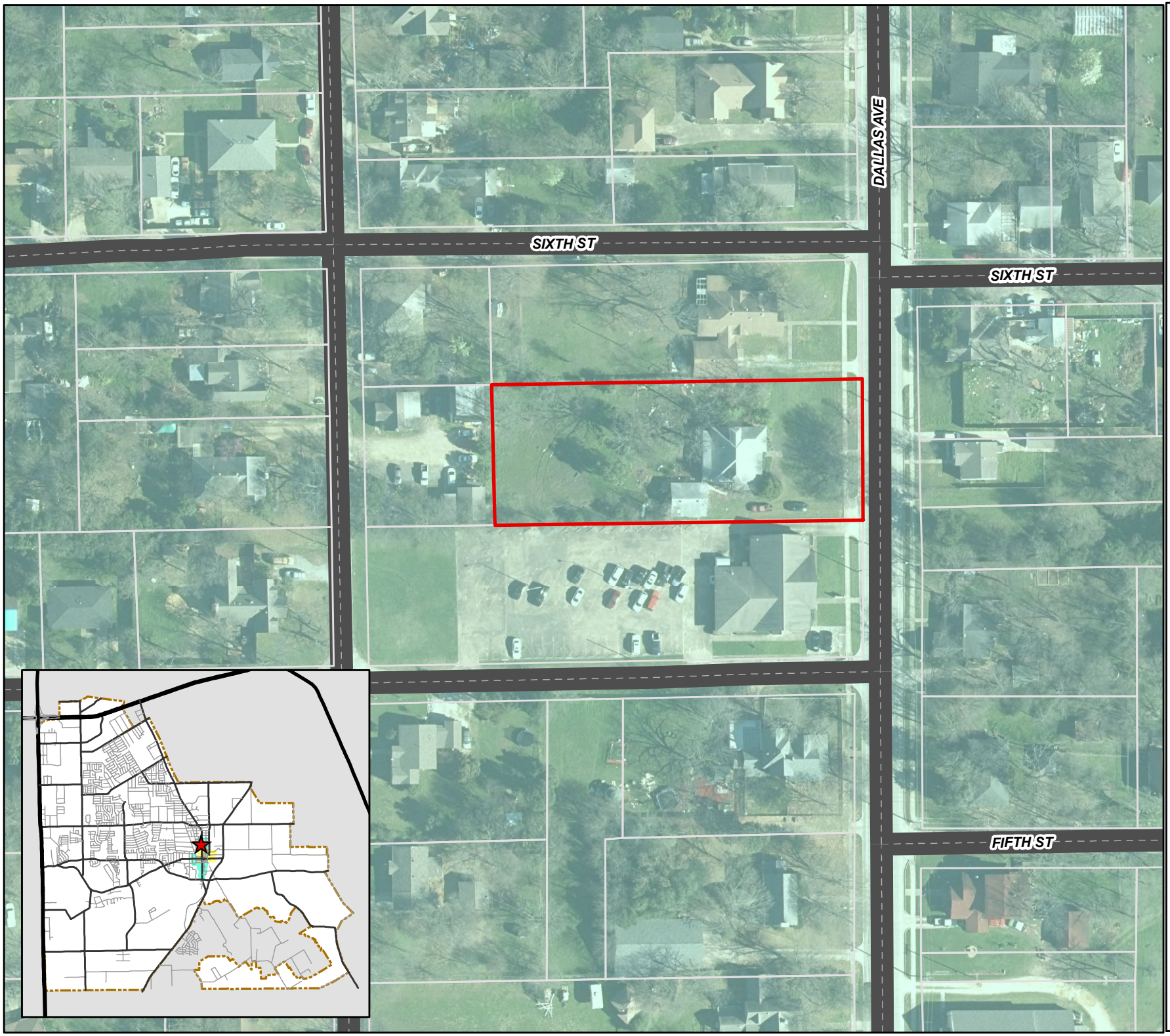
Attachments

Location Map
Letter of Intent
DCAD Report
Fence Exhibit
Fence Samples
Staff Photos
March 23, 2021 HLPC Draft Minutes
March 23, 2021 HLPC Staff Report

City of Lancaster

615 N Dallas Ave

Zoned: SF-6 (in Historic District)



Lancaster
The Shining Star of Texas

Legend

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

N
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Feet
0 25 50 100

date: 03/01/2021

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: 615. N dallas Ave Lancaster TX 75146

or Subdivision: _____ Block#: _____ Lot#: _____

Proposed Work

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

Replacing chain Fence with 8FT h 6FT between Post on The Back Yard between house and neighbor and ~~Church~~ Church, The Front Yard will be 4Ft hight 6 Ft between post, metal Fence with 50% Visibility with 2 Gate For Entery.

* on North side of the house The wooded Fence will be 5FT backed from The house Line As Required

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 Central Appraisal District

Residential Account #36000500780020000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2021)

Address: 615 N DALLAS AVE
Neighborhood: 4LSG06
Mapsco: 86-C (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)

Print Homestead Exemption Form

Owner (Current 2021)

ELBAWWAB ASHRAF OMAR &
ELBAWWAB MUSTAFA
615 N DALLAS AVE
LANCASTER, TEXAS 751462415

Multi-Owner (Current 2021)

Owner Name	Ownership %
ELBAWWAB ASHRAF OMAR &	50%
ELBAWWAB MUSTAFA	50%

Legal Desc (Current 2021)

1: ORIG TOWN LANCASTER
2: PT LT 0002
3: 110X296 BLK
4: INT202000213186 DD08052020 CO-DC
5: 0005007800200 4CN00050078
Deed Transfer Date: 8/13/2020

Value

2020 Certified Values	
Improvement: **Land:** **Market Value:**	$54,260 + $73,580 =$127,840
Revaluation Year:	2020
Previous Revaluation Year:	2019

Main Improvement (Current 2021)

Building Class	04	**Construction Type**	FRAME	**# Baths (Full/Half)**	1/ 0
Year Built	1930	**Foundation**	POST	**# Kitchens**	1
Effective Year Built	1930	**Roof Type**	HIP	**# Bedrooms**	3
Actual Age	91 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
Desirability	FAIR	**Fence Type**	NONE	**# Fireplaces**	0
Living Area	1,230 sqft	**Ext. Wall Material**	FRAME	**Sprinkler (Y/N)**	N
Total Area	1,230 sqft	**Basement**	NONE	**Deck (Y/N)**	N
% Complete	100%	**Heating**	GAS HEATERS	**Spa (Y/N)**	N
# Stories	ONE STORY	**Air Condition**	WINDOW	**Pool (Y/N)**	N
Depreciation	60%			**Sauna (Y/N)**	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	UNFINISHED SPACE		UNASSIGNED	FRAME	210
2	DETACHED GARAGE		UNASSIGNED	FRAME	360

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)	110	296	32,700.0000 SQUARE FEET	STANDARD	$2.25	0%	$73,575	N

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

Exemptions (2020 Certified Values)

No Exemptions

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	$127,840	$127,840	$127,840	$127,840	$127,840	$0
Estimated Taxes	$1,047.95	$1,917.47	$319.27	$158.52	$340.18	N/A
Tax Ceiling					N/A	N/A
					Total Estimated Taxes:	**$3,783.39**

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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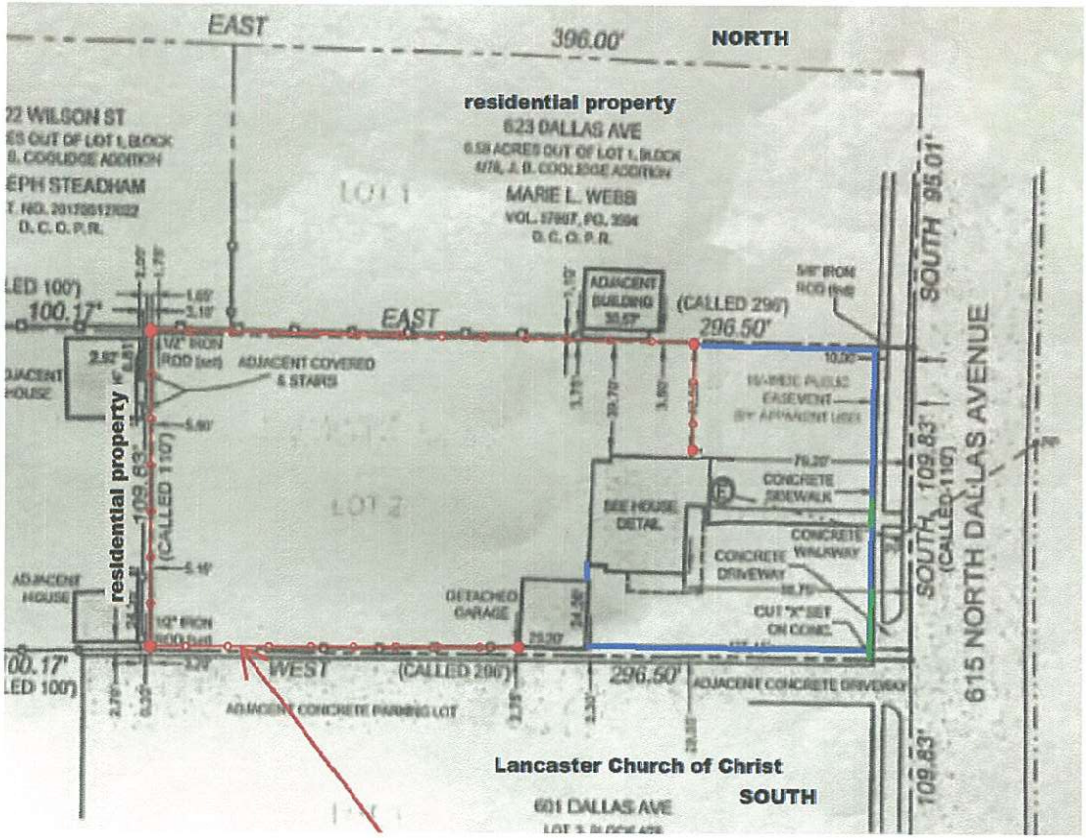
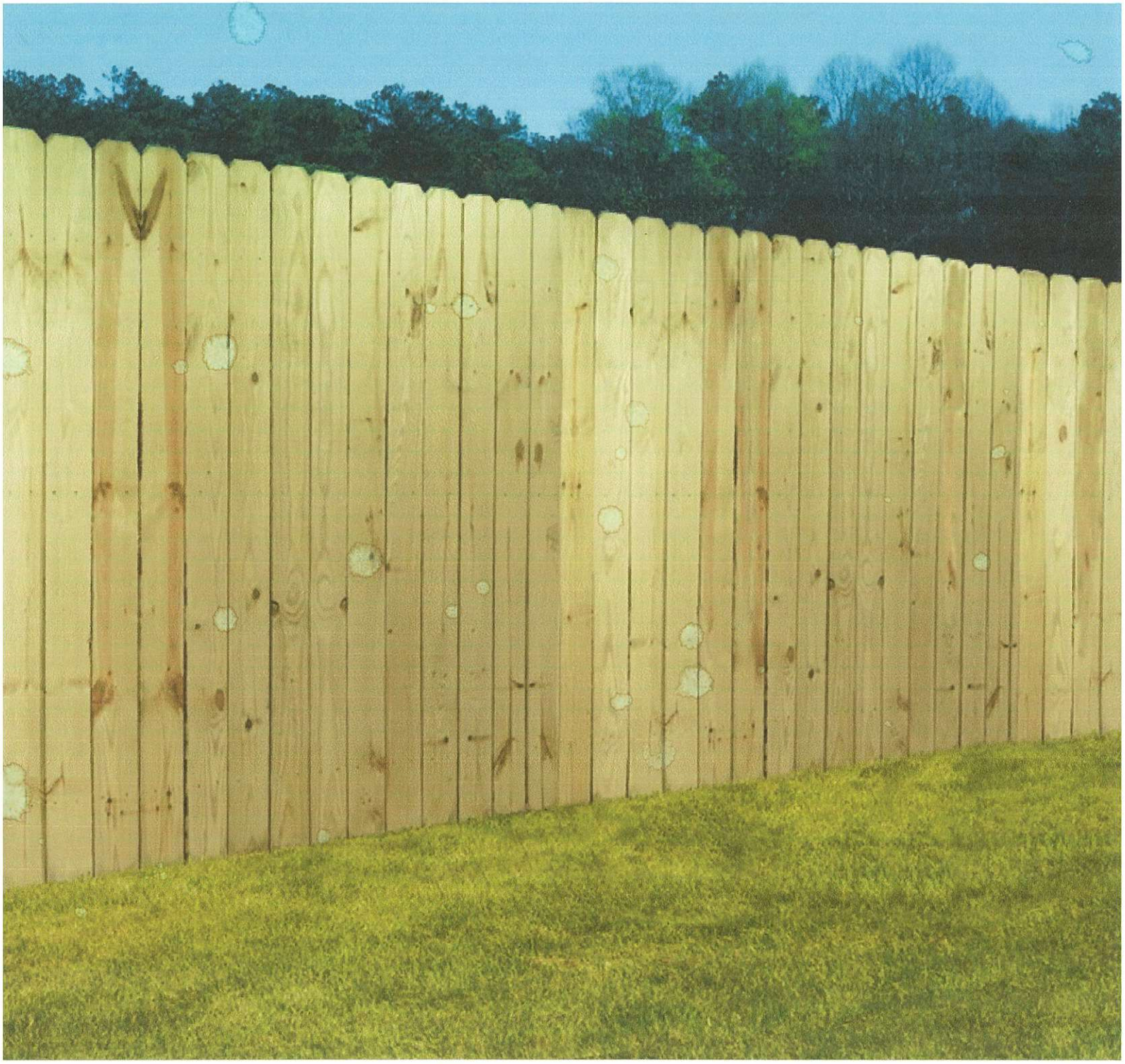


8 ft wooden privacy fence 8 ft between posts
** wood fence will be 5 ft back from house line on the north side

4 FT H WITH 50% VISIBILITY OPEN SIMPLE METAL FENCE FACING THE FRONT YARD

ENTRY GATE



Fence from South Side

Fence from South Side

East Side from North Dallas Avenue

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF MARCH 23, 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 March 23, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present: (City Hall and Virtual)
Glenn Hooper, Chair
Patricia Siegfreid-Giles, Vice Chair
Dee Hinkle
Paul Laurens Wiseman
Amy Glover

City Staff:
Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Lexie Schrader, Planning Technician

Call to order:
Chair Hooper called the meeting to order at 7:03 p.m. on March 23, 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 February 23, 2021.**

Committee Member Laurens Wiseman stated that he abstained from voting on the January meeting minutes because he did not attend the January meeting.

Committee Member Hinkle asked for all discussion to be included in the minutes.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfreid-Giles to approve the minutes. The vote was cast 5 for, 0 against.

ACTION:

2. **HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this was a request for the installation of solar panels at the property addressed as 305 East Fourth St. This item was tabled from the February 23, 2021 meeting. The HLPC members requested for more information on other historic district's standards for solar panels. Research indicates that there are no other cities that allow solar panels where they are visible from the street. Therefore staff recommends that the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive to meet the regulations.

Chair Hooper stated that there were no panels visible from the front street. Committee Member Hinkle stated that the panels would still be visible unless they were on the north side of the home which would not be ideal for capturing the sun. Committee Member Hinkle stated that the research from the National Renewable Energy Laboratory was very helpful, and that the best option would be mounting the panels on the ground with landscape or fence screening. Committee Member Hinkle stated that she did not see another option where the solar panels would not be visible.

Committee Member Wiseman asked if the panels could be seen directly from the front of the house. Committee Member Hinkle stated that the panels could be seen from Jefferson. Chair Hooper stated that they could not be seen from the front of the home but could be seen from the east and west.

Vice Chair Siegfreid-Giles complimented the applicant and solar company for revising their plan. Vice Chair Siegfreid-Giles stated that the panels will be visible and are unable to be painted in order to remain efficient. She stated that there was not enough time to review the research provided by staff to make a decision on this case and expressed concern about not having regulations for solar panels. Vice Chair Siegfreid-Giles stated that she felt the HLPC was unable to make a decision without further discussion since this case would set a precedent for installation of solar panels in the historic district.

Chair Hooper stated that removing the panels from the south elevation was helpful. He stated that the regulations required equipment to be placed on the back of the home but that was not possible in this situation. Chair Hooper stated that the situation would be different if the home was on a corner lot, but this property is an interior lot.

Committee Member Glover concurred with Vice Chair Siegfreid-Giles that there should be more discussion about the issue of solar panels before moving forward.

Director Coleman stated that an amendment to the regulations would not change the standards by which the current case would be reviewed. Director Coleman stated the recommendation was consistent with the current regulations. Director Coleman stated that the City Attorney provided the research in the agenda as requested by the HLPC. Director Coleman clarified that staff's recommendation was to install the panels where they are not visible from the front street.

Committee Member Wiseman asked if the decision on the placement of solar panels for this case would be the precedent for future decisions or if other cases could be reviewed by a different standard. Director Coleman stated that if the regulations were changed, the cases would be reviewed per the updated regulation.

Vice Chair Siegfreid-Giles suggested that a motion to approve include a caveat that the approval was site specific and different cases for solar panels or other roof equipment not listed would be reviewed on a case by case basis.

Director Coleman asked about the concern for the panels on the front elevation. Committee Member Wiseman stated that construction on the east and west lots would make the panels less visible. Committee Member Hinkle stated that they could not approve the request based on possible future construction. Committee Member Wiseman stated that it was unfair to penalize the applicants due to vacant lots on either side of the property.

Vice Chair Siegfreid-Giles stated that it was not possible to comply with the current regulations and the HLPC had the option to recommend approval with the site specific caveat or deny.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfreid-Giles to deny item 2. The vote was cast 4 for, 1 against (Hooper).

Vice Chair Siegfreid-Giles asked if the HLPC could further discuss solar panel regulations. Director Coleman stated that staff could prepare research for a possible amendment.

3. **HLPC21-09 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant is proposing to remove the existing chain link fence and install a wood and metal fence. The proposed fence will be 8 feet in height on the rear and sides of the property. The metal fence will be 48 inches in height, at least 50% open and located towards the front of the property. There will be pedestrian and vehicular metal gates towards the front of the property that will match the proposed metal fence. The 48 inches tall metal fence at the front and the eight feet wood fence at the rear are in compliance with the LHRDR. The proposed 8 feet tall side yard fence does not comply with the regulations. Staff recommends approval of the 48 inches high metal fence that will be in the front yard and approval of the 8 feet tall wood fence that will be in the rear yard. Staff recommends denial of the proposed 8 feet tall side yard fences.

Committee Member Hinkle stated that the 8 foot tall fence on the sides is against the regulations. Committee Member Wiseman stated that the fence should be 6 feet tall on the sides.

Committee Member Wiseman asked about the 50% open requirement. Senior Planner Munyaradzi stated the requirement is for half of the pickets to be open to avoid an opaque fence.

Committee Member Hinkle expressed concern about the metal fence not being anchored with metal posts. Director Coleman stated that all fence posts must be placed at least 24 inches into the ground and anchored with concrete.

Committee Member Glover expressed concern about the metal fence looking temporary. Senior Planner Munyaradzi stated that the photo of the metal fence provided by the applicant was a sample. Chair Hooper stated that he did not have an issue as long as the fence was anchored.

Chair Hooper asked if there were gates in the wood fence. Mustafa el Bawab, applicant, 615 N Dallas, stated that the gates in the metal fence would be the same material and design with a hinge. Mr. Bawab stated that the fence posts will be placed 24 inches underground with cement. Mr. Bawab stated that there were no gates in the wood fence.

Mr. Bawab stated that his neighbor to the north already had an 8 foot tall fence, but that he could install a 6 foot tall fence on both the back and sides of the property. Mr. Bawab stated that the reason for the fence was for privacy and safety for his children.

Director Coleman asked how the fence in front of the driveway would function. Mr. Bawab stated that the gate would be operated by hand to swing inside toward the garage. Committee Member Wiseman asked if it would be one gate or two, and Mr. Bawab said it would be one piece.

Director Coleman stated that the location of the gate in front of the driveway may need to be adjusted for vehicular access unless the gate would remain open to avoid stacking vehicles into the roadway while waiting for the gate to be manually opened. Chair Hooper stated that the gate could be recessed toward the driveway to prevent that issue.

Committee Member Wiseman asked how many feet the front fence will be from the sidewalk. Mr. Bawab stated that the gate could be pushed back to fit the vehicle onto the driveway. Committee Member Wiseman stated that the gate may need to be recessed around 8 feet to avoid parking the car on the sidewalk. Committee Member Hinkle stated that the regulations required the fence to be at least 2 feet away from the sidewalk.

MOTION: Committee Member Wiseman made a motion, seconded by Vice Chair Siegfreid-Giles to approve item 3 with the stipulations that the wood fence be 6 feet in height, the wrought iron fence have an inset for the homeowner to pull the car into the driveway completely to avoid blocking the sidewalk, and that all posts on both the wood and wrought iron fence be anchored. The vote was cast 5 for, 0 against.

MOTION: Vice Chair Siegfreid-Giles made a motion, seconded by Committee Member Wiseman to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 8:16 PM.

ATTEST: **APPROVED:**

_____ _____

Bester Munyaradzi, Senior Planner Glenn Hooper, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee **Item 3.**

Meeting Date: 03/23/2021

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:

HLPC21-09 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The subject property is addressed as 615 North Dallas Avenue and is .75 acre in size.

2. **Current Zoning**: The subject property is currently zoned Historic Overlay District (HP) Area E Sub-district and Single-Family Residential (SF-6).

3. **Adjacent Properties**:
   North: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   South: HP-SF-6 - Historic Overlay District and Single-Family Residential (Church of Christ)
   East: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)
   West: HP-SF-6 - Historic Overlay District and Single-Family Residential (Occupied Residence)

4. **Comprehensive Plan Compatibility**:
   The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for single-family residential uses. Therefore, the existing residential use 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 1930 and is listed on the Dallas Central Appraisal District (DCAD) website as a post foundation and frame building.

Operational Considerations:

The applicant is proposing to remove the existing chain link fence on the property and install a wood and metal fence. The proposed wood fence will be eight (8) feet in height on the rear and sides of the property. The wood fence will be stained with a clear coat and will be setback at least five (5) feet from the front facade of the home. The metal fence will be located towards the front of the property, 48 inches in height, and at least 50% open. There will be pedestrian and vehicular metal gates towards the front of the property that will match the proposed metal fence. The location of the fences are illustrated on the document titled Fence Exhibit.

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...A fence in a corner side yard located adjacent to a public right-of-way shall be located a minimum of (six) 6 feet from the curb or edge of street where there is no curb." The applicant stated that they are proposing eight (8) feet high fences on the sides to prevent their dog from jumping over the fence and to ensure privacy from the church parking lot that is directly south of the property. The 48 inches metal fence at the front and the eight (8) feet wood fence at the rear are in compliance with the LHRDR. The proposed eight (8) feet side yard fences are not in compliance with the LHRDR.

The Code Compliance Division has sent out a Notice of Violation (NOV) for the outdoor storage that is visible from West 5th Street.

Public Information Considerations:

This item is being considered at a 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 recommend approval of the requests, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of the requests with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may recommend denial of the requests.

Recommendation:

Staff recommends approval of the 48 inches high metal fence that will be in the front yard and approval of the 8 (eight) feet wood fence that will be in the rear yard. Staff recommends denial of the proposed 8 (eight) feet side yard fences.

Attachments

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

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **3.**

Meeting Date: 05/04/2021

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:

PS21-14 Consider approval of a preliminary plat for Rodriguez Addition, Lot 1 Block A being a 10.005 acres tract of land located on the southeast corner of McBride Road and Reindeer Road. The property is addressed as 507 East Reindeer Road and is described as being a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located on the southeast corner of McBride Road and Reindeer Road and is 10.005 acres in size.

2. **Current Zoning**: The subject property is currently zoned Agricultural Open (AO).

3. **Adjacent Properties**:
   North: Extraterritorial jurisdiction (ETJ) and Agricultural Open (AO) - Vacant
   South: Agricultural Open (AO) - Vacant and Single Family Home
   East: Agricultural Open (AO) - Vacant and Single Family Home
   West: Extraterritorial jurisdiction (ETJ) - Vacant

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 Reindeer Road. East Reindeer Road is a Major Arterial Type B road and is proposed to be 100 feet wide. The applicant will dedicate the required minimum 36.42 feet of rights-of-way 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:

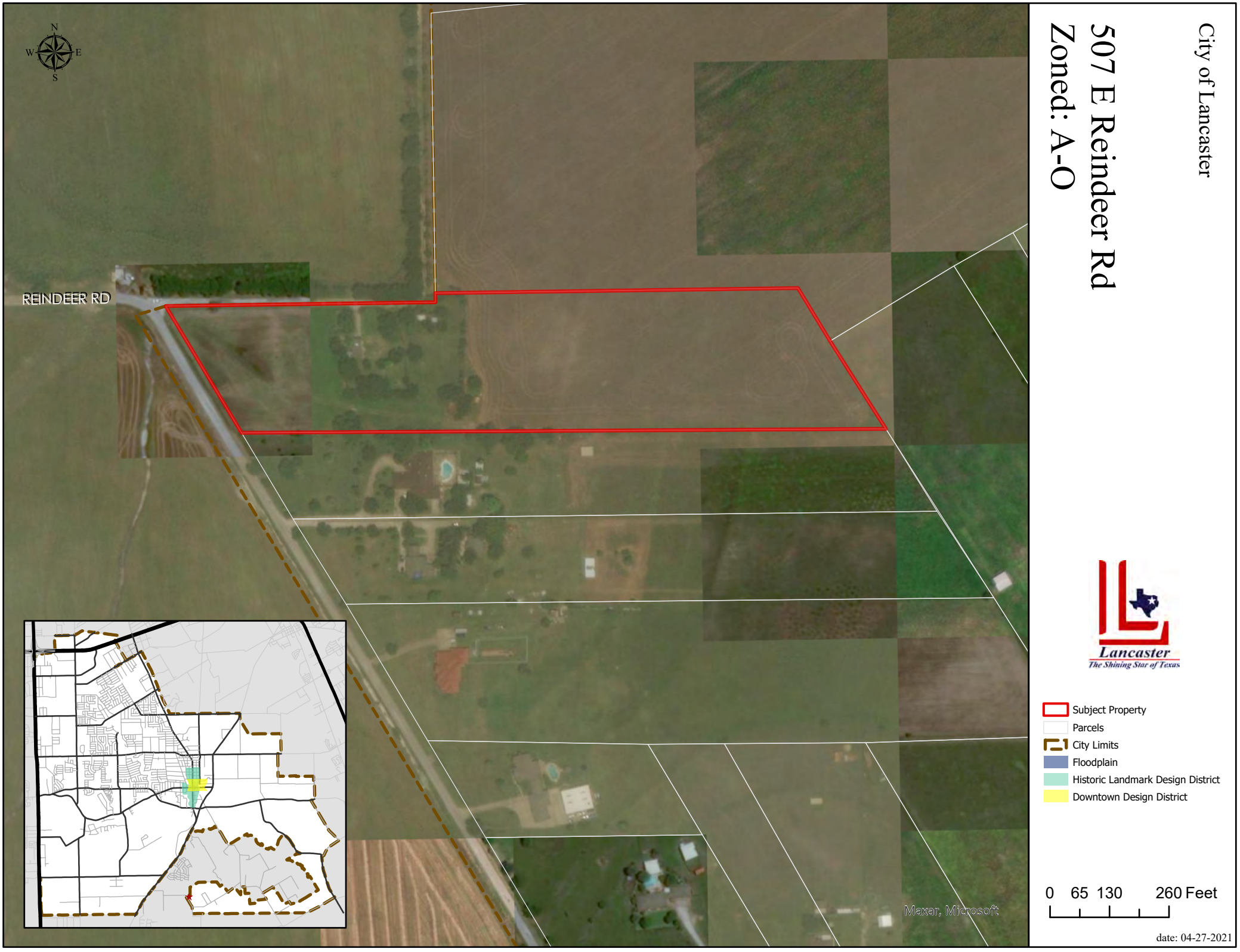
Staff recommends approval of the preliminary plat as presented.

Attachments

Location Map

Preliminary Plat

Staff Photo



City of Lancaster

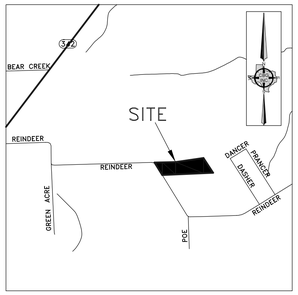
507 E Reindeer Rd
Zoned: A-O

Lancaster
The Shining Star of Texas

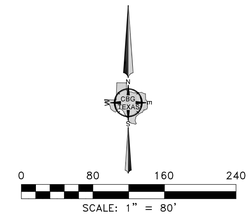
- Subject Property
- Parcels
- City Limits
- Floodplain
- Historic Landmark Design District
- Downtown Design District

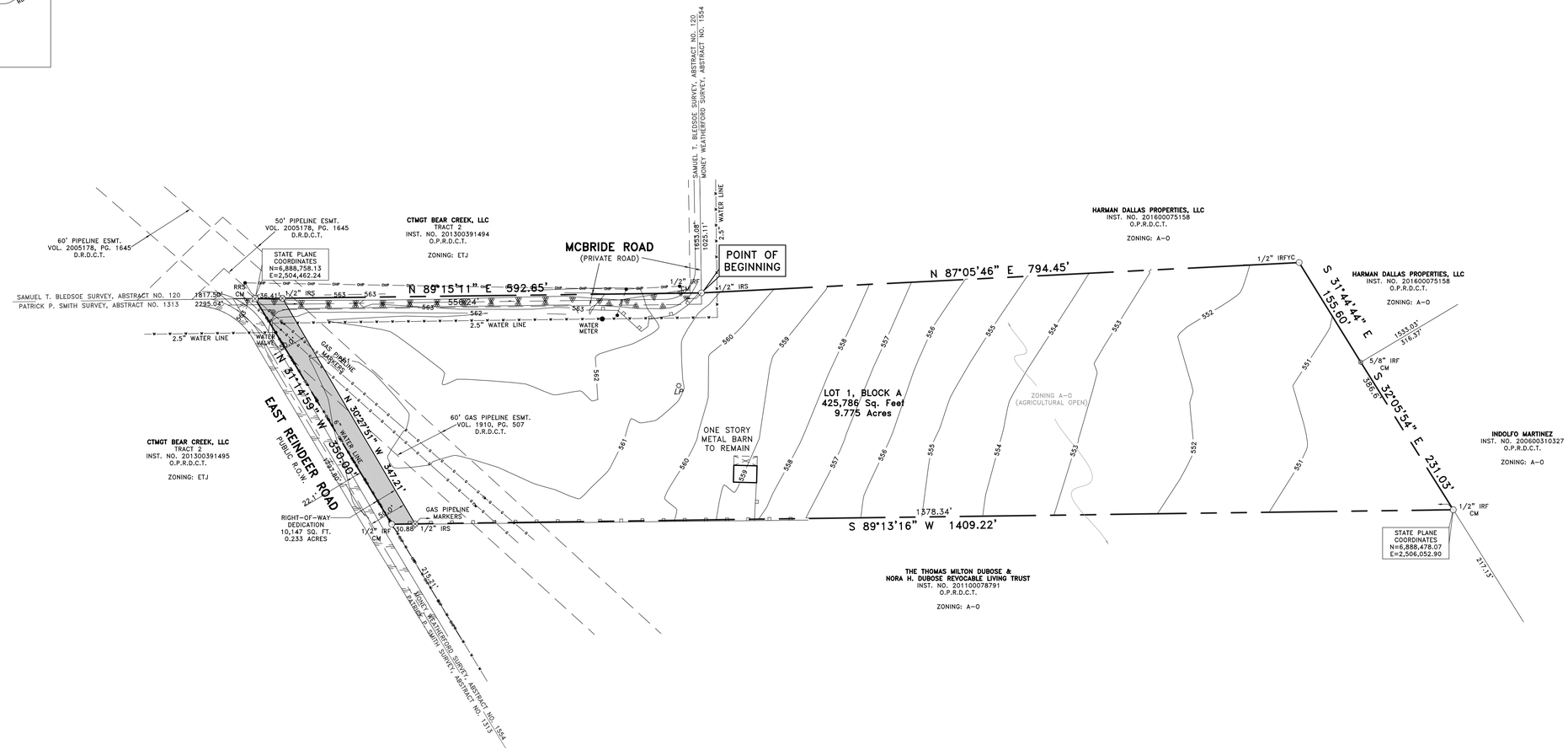
0 65 130 260 Feet

date: 04-27-2021



VICINITY MAP
NOT TO SCALE





LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
RRS = RAILROAD SPIKE FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
5/8 IRF = 5/8 INCH IRON ROD FOUND
1/2 IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT AND TO DEDICATE RIGHT-OF-WAY.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0645K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480165, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

CITY CERTIFICATION

Approval

_____ _____
Chairman, City of Lancaster, Planning and Zoning Commission — Date

Attest:

_____ _____
Signature — Date

_____
Name & Title

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."
"Approved for Preparation of Final Plat"

_____ _____
Chairman, City of Lancaster, Planning and Zoning Commission — Date

Attest:

_____ _____
Signature — Date

_____
Name & Title

OWNER: JASMINE RODRIGUEZ
2928 BRIDAL WREATH LANE
DALLAS, TEXAS 75233
PHONE: 469-703-0431

SHEET 1 OF 2

CASE NO. PS21-14
PRELIMINARY PLAT
RODRIGUEZ ADDITION
LOT 1, BLOCK A
435,823 SQ.FT. / 10.005 ACRES
MONEY WEATHERFORD SURVEY, ABSTRACT NO. 1554
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=80' / DATE: 2/08/2021 / JOB NO. 2003723-01PLAT / DRAWN BY: TO

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT AND TO DEDICATE RIGHT-OF-WAY.
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6) 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
7) SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0645K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480165, IN DALLAS COUNTY, STATE OF TEXAS WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

CITY CERTIFICATION

Approval

_____ _____
Chairman, City of Lancaster, Planning and Zoning Commission — Date

Attest:

_____ _____
Signature — Date

_____
Name & Title

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Carlos A. Rodriguez and Jasmine Rodriguez are the owners of a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas, and being a tract of land conveyed to Carlos A. Rodriguez and Jasmine Rodriguez by deed recorded in Instrument No. 202100053227, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the East right of way line of McBride Road (private road), (prescriptive right of way), said corner being the Southeast corner of a tract of land conveyed to CTMGT Bear Creek, LLC (Tract 2) by deed recorded in Instrument No. 201300391494, Official Public Records, Dallas County, Texas, said corner being the Southwest corner of a tract of land conveyed to Harman Dallas Properties, LLC by deed recorded in Instrument No. 201600075158, Official Public Records, Dallas County, Texas;

THENCE North 87 degrees 05 minutes 46 minutes East along the South line of said Harman Dallas Properties, LLC tract, a distance of 794.45 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 31 degrees 44 minutes 44 minutes East along the Southwest line of said Harman Dallas Properties, LLC tract, a distance of 155.60 feet to a 5/8 inch iron rod found for corner, said corner being the South corner of said Harman Dallas Properties, LLC tract and the Northwest corner of a tract of land conveyed to Indolfo Martinez by deed recorded in Instrument No. 200600310327, Official Public Records, Dallas County, Texas;

THENCE South 32 degrees 05 minutes 54 minutes East along the Southwest line of said Martinez tract, a distance of 231.03 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to The Thomas Milton Dubose and Nora H. Dubose Revocable Living Trust by deed recorded in Instrument No. 201100787791, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 13 minutes 16 minutes West along the North line of said The Thomas Milton Dubose and Nora H. Dubose Revocable Living Trust tract, a distance of 1409.22 feet to a 1/2 inch iron rod found for corner, said corner being along the East right of way line of East Reindeer Road (Public right of way);

THENCE North 31 degrees 14 minutes 59 minutes West along the Northeast right of way line of East Reindeer Road, a distance of 350.00 feet to a Railroad spike found for corner, said corner being along the South line of said CTMGT Bear Creek, LLC (Tract 2), said corner being along the North right of way line of said McBride Road;

THENCE North 89 degrees 15 minutes 11 minutes East along the South line of said CTMGT Bear Creek, LLC (Tract 2) tract, a distance of 592.65 feet to the POINT OF BEGINNING and containing 425,786 square feet or 9.775 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Carlos A. Rodriguez and Jasmine M. Rodriguez, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **RODRIGUEZ ADDITION, LOT 1, BLOCK A**, 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, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: _____
Carlos A. Rodriguez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Carlos A. Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Public in and for
the State of Texas

BY: _____
Jasmine M. Rodridguez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jasmine M. Rodridguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, 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.

Dated this the_____ day of _____, 2021.

RELEASED FOR REVIEW 2/10/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Public in and for
the State of Texas

"Preliminary Plat – For Inspection Purposes Only."
"Approved for Preparation of Final Plat"

_____ _____
Chairman, City of Lancaster, Planning and Zoning Commission — Date

Attest:

_____ _____
Signature — Date

_____
Name & Title

OWNER: JASMINE RODRIGUEZ
2928 BRIDAL WREATH LANE
DALLAS, TEXAS 75233
PHONE: 469-703-0431
jrsaravia88@gmail.com

CASE NO. PS21-14
PRELIMINARY PLAT
RODRIGUEZ ADDITION
LOT 1, BLOCK A
435,823 SQ.FT. / 10.005 ACRES
MONEY WEATHERFORD SURVEY, ABSTRACT NO. 1554
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=80' / DATE: 2/08/2021 / JOB NO. 2003723-01PLAT / DRAWN BY: TO

View from Reindeer

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **4.**

Meeting Date: 05/04/2021

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:

PS21-15 Consider approval of a final 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 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.

5. **Case History**:

Date	Body	Action
04/06/2021	P&Z	PS21-07 Approved the preliminary plat

Operational Considerations:

This is a request for approval of a final 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 is dedicating five (5) feet of ROW for East Reindeer Road. The final 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 final, plat as presented.

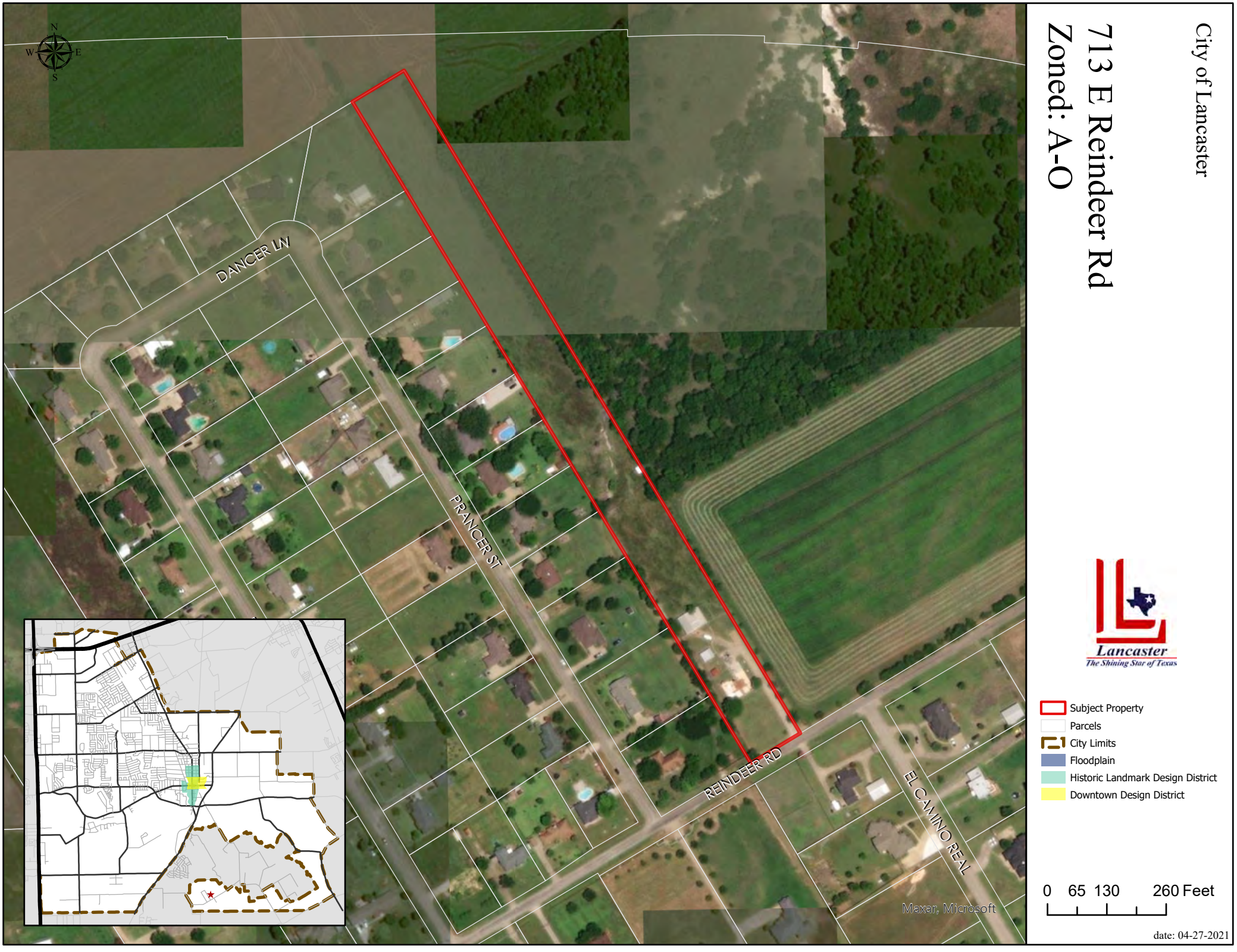
Attachments

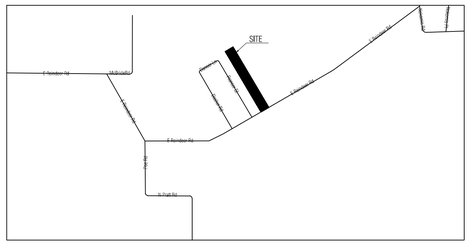
Location Map

Final Plat

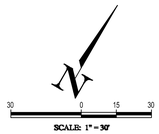
Letter of Intent

Staff Photo of Site


City of Lancaster
713 E Reindeer Rd
Zoned: A-O
DANCER LN
PRANCER ST
REINDEER RD
EL CAMINO REAL
Maxar, Microsoft
Lancaster
The Shining Star of Texas
Subject Property
Parcels
City Limits
Floodplain
Historic Landmark Design District
Downtown Design District
0 65 130 260 Feet
date: 04-27-2021



VICINITY MAP
NTS



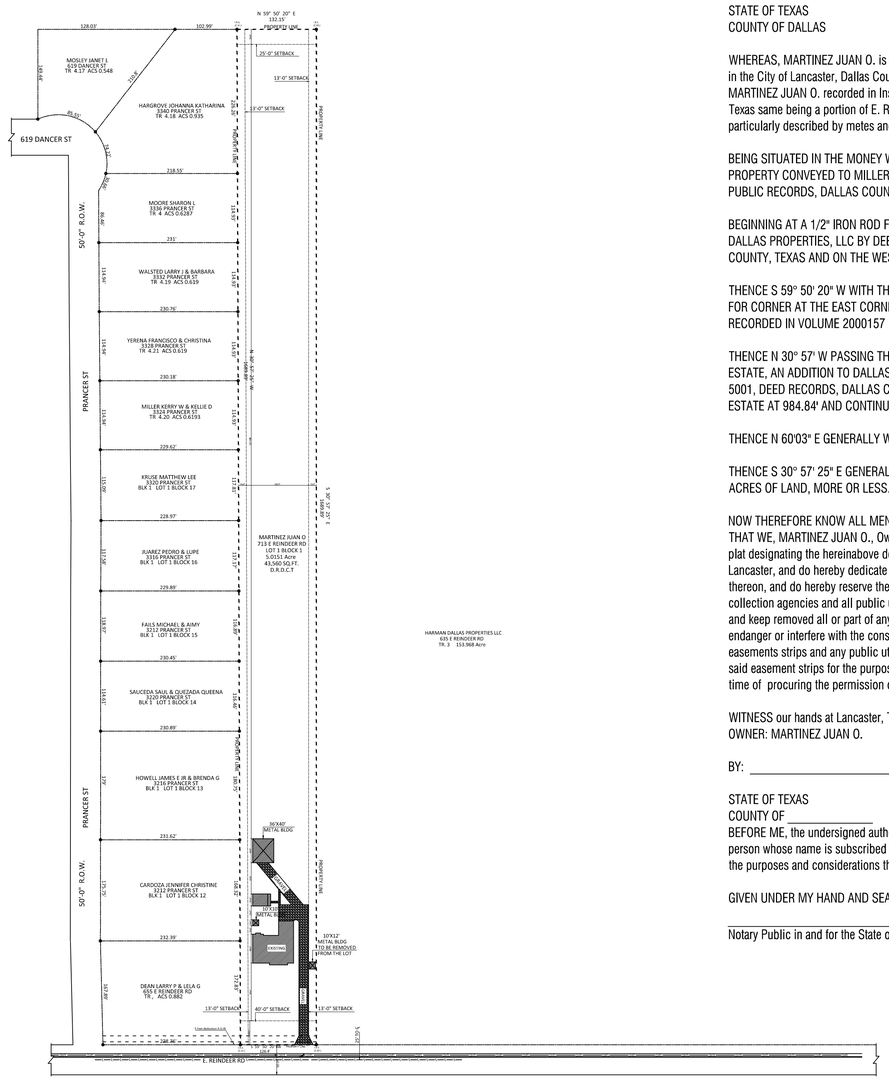
GENERAL NOTES

1.) The purpose of this Plat is to create in a lot to develop a single family home and dedicate "right of way."
2.) 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.
3.) 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.).
4.) 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.
5.) 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.
6.) 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	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
R.O.W.	RESIDENCE/BUILDING

MRD – 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 — GUY–WIRE
Ⓒ – CLEAN OUT Ⓔ – ELECTRIC
Ⓖ – GAS METER ● – POWER POLE
– FIRE HYDRANT Ⓣ – TELEPHONE
Ⓛ – LIGHT POLE Ⓦ – WATER METER
Ⓜ – MANHOLE Ⓥ – WATER VALVE
(UNLESS OTHERWISE NOTED)



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 stead.

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.

_____ _____
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

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

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

Acerts

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

SCALE: 1/8" = 1'-0"
DATE: 04/29/21
SHEET: 1

713 E Reindeer Rd Lancaster, TX 75146

CASE NO. PS21-15
FINAL PLAT
MARTINEZ JUAN O.
LOT 1 BLOCK 1,
5.0 ACRES
M WEATHERFORD SURVEY,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

ACERTS HEAVY CONSTRUCTION

Date: 17/12/ 2020

To: City of Lancaster
From: ACerts Inc.

Re: Letter of Intent

My Intent for this property located at 713 E Reindeer Rd ., is to be platted is because we are reconstructing the house that was there previously for us to live. The city of Lancaster is requesting the property to be platted before the plans can be receive to start constructing due to improvements on the street.

For any questions or concerns, I can be reached at (817) 584-2763.

Sincerely,

Mayier Kahn PhD. PE 97140
ACerts Inc.

Mayier Kahn PhD. PE 97140

12-17-2020

Date

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **5.**

Meeting Date: 05/04/2021

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:

PS21-16 Consider approval of a replat for Belt Line Addition, subdividing Lot 1R into two (2) lots 1R1 and Lot 1R2 Block 1 on approximately 22.31 acres of land. The property is addressed as 130 North I-35 East and is situated in the V. Wampler Survey, Abstract No. 1546 and the G.K. Sneed Survey, Abstract No. 1278 in the 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 130 North I-35 East. It is approximately 1.067 acres in size.

2. **Current Zoning**: The subject property is currently zoned Commercial Highway (CH).

3. **Adjacent Properties**:
   North: Commercial Highway (CH)-SUP - (Walmart Parking Lot)
   South: Commercial Highway (CH) - (Whataburger)
   East: Commercial Highway (CH)-SUP - (Walmart)
   West: Interstate-35 (DeSoto)

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.

5. **Case History**:

Date	Body	Action
03/02/2021	P&Z	M21-14 Approved Parking Exception Request

Operational Considerations:

PS21-16 This is a request for approval of a replat to subdivide Lot 1R to into two (2) lots: Lot 1R1 and Lot 1R2 for the purpose of developing a restaurant on Lot 1R1. Access to Lot 1R1 will be from an access easement that is east and south of the subject site. The applicant is responsible for all utilities and infrastructure necessary for development. The plat is in substantial conformance with the subdivision regulations. The Engineering Division has reviewed the plat and there are no comments at this time.

Public Information Considerations:

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

Options/Alternatives:

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

Recommendation:

Staff recommends approval of the replat as presented.

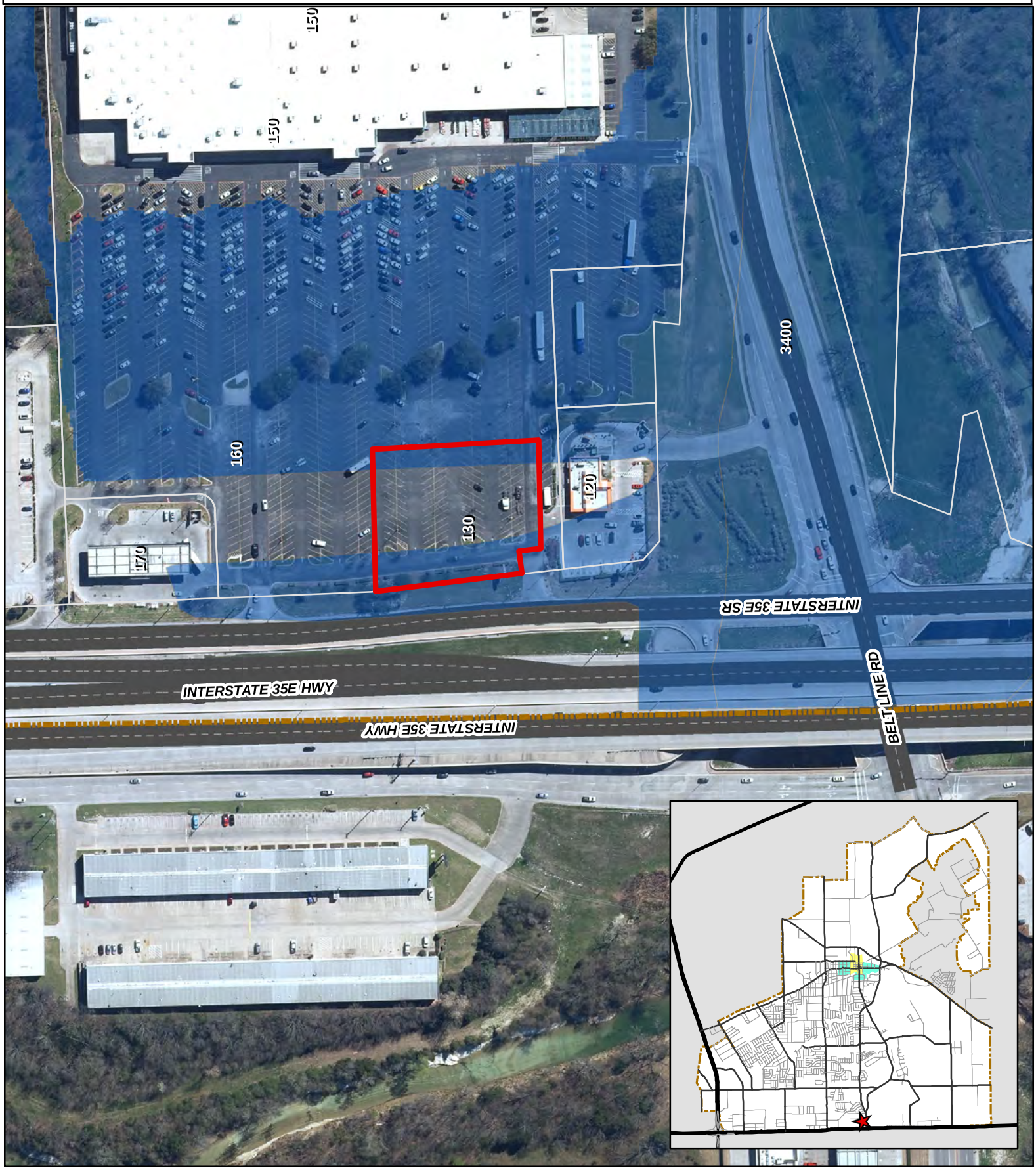
Attachments

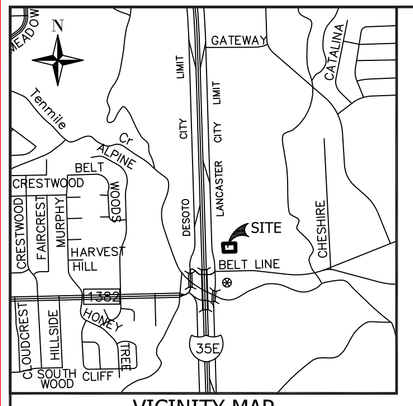
Location Map

Replat

City of Lancaster

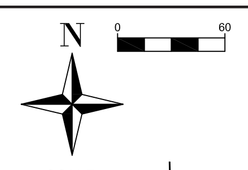
130 N I-35E
Zoned: CH





VICINITY MAP

NOT TO SCALE



SCALE
1" = 60'

OWNER:
WAL-MART
REAL ESTATES BUSINESS TRUST
702 S.W. 8TH STREET
BENTONVILLE, AR 72716

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Denton County, Texas, Incorporated Areas, Panel 630 of 725, Map Number 48113C0630K, Map Revised Date: July 7, 2014, the subject property is located in 2 FLOOD ZONES:
Zone AE: "Base Flood Elevations determined."
Zone Shaded X: "Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."
This statement does not reflect any type of flood study by this firm.

3. The purpose of this Replat is to divide existing Lot 1R, Block 1 Into two lots.

4. NOTICE: 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 withholding of utilities and building permits.

LEGEND

SYMBOL	DESCRIPTION
OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
FIR	FOUND IRON ROD WITH CAP STAMPED "ypassociates.com"
SIR	FOUND IRON ROD WITH CAP STAMPED "ypassociates.com"
BL	BUILDING LINE BTP
UE	UTILITY EASEMENT BTP
BTP	BY THIS PLAT
FFE	MINIMUM FINISHED FLOOR ELEVATION
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Kenneth H. Yazel Jr., 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.

October 22, 2020

Kenneth H. Yazel Jr. Date

Registered Professional Land Surveyor No. 6182

STATE OF TEXAS ~
COUNTY OF TARRANT ~

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/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the ___ day of _____, 20___.

_____
Notary Public In and for the State of Texas

CITY CERTIFICATION

Approval

_____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____
Signature Date

_____
Name and Title

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

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, WAL-MART REAL ESTATE BUSINESS TRUST, is the owner of a 22.310 acre tract of land situated in the V. Wampler Survey, Abstract No. 1546 and the G. K. Sneed Survey, Abstract Number 1278, located in the Dallas County, Texas, being all of Lot 1R, Block 1, Belt Line Addition, an addition to Dallas County, Texas, recorded in Instrument Number 2019-190246, Official Public Records, Dallas County, Texas (OPRDCT), said 22.310 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322" at the most western northwest corner of said Lot 1R, the southwest corner of Lot 4R, Block 1, of said Belt Line Addition and on the east right-of-way line of Interstate Highway 35-E (variable width);

THENCE North 88 degrees 32 minutes 57 seconds East, with the northwest line of said Lot 1R and the south line of said Lot 4R, a distance of 127.92 feet to point for corner at the beginning of a curve to the left having a radius of 25.00 feet and whose chord bears North 43 degrees 30 minutes 28 seconds East, a distance of 35.38 feet;

THENCE Northeasterly, with the northwest line of said Lot 1R, southeast line of said Lot 4R and along said curve to the left through a central angle 90 degrees 04 minutes 58 seconds an arc length of 39.31 feet to point for corner from which a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322" bears North 24 degrees 49 minutes East, a distance of 0.40 feet;

THENCE North 01 degrees 32 minutes 01 seconds West, with the northeast line of said Lot 1R and the east line of said Lot 4R, a distance of 192.32 feet to a point for corner from which a found "X-Cut" in concrete bears North 38 degrees 09 minutes East, a distance of 0.47 feet at the most northern northwest corner of said Lot 1R and on south line of Lot 1, Block A, ST. Ives No. 1 Addition, an addition to Dallas County, Texas, recorded in Instrument Number 20070369155, OPRDCT;

THENCE North 88 degrees 32 minutes 57 seconds East, with the north line of said Lot 1R and the south line of said Lot 1, a distance of 397.01 feet to a point for corner from which a found 1/2" iron rod bears North 88 degrees 29 minutes East 0.68 feet at an angle point in the north line of said Lot 1R and on the south line of Block B, Muttick Addition No. 2, an addition the Dallas County, Texas, recorded in Volume 330, Page 1126, OPRDCT;

THENCE North 88 degrees 28 minutes 30 seconds East, continuing with the north line of said Lot 1R and the south line of said Block B, a distance of 547.38 feet to a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322" at the northeast corner of said Lot 1R and on the west right-of-way line of Hana Lane (60; wide);

THENCE South 11 degrees 39 minutes 12 seconds East, with the east line of said Lot 1R and the west right-of-way line of said Hana Lane, a distance of 935.01 feet to a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322";

THENCE South 39 degrees 57 minutes 43 seconds West, continuing with the east line of said Lot 1R and the west right-of-way line of said Hana Lane, a distance of 60.81 feet to a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322" at the southeast corner of said Lot 1R and on the north right-of-way line of Belt Line Road (variable width);

THENCE North 85 degrees 56 minutes 49 seconds West, with the south line of said Lot 1R and the north right-of-way line of Belt Line Road, a distance of 300.70 feet to a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322" at the beginning of a curve to the left having a radius of 1360.00 feet and whose chord bears South 89 degrees 08 minutes 02 seconds West, a distance of 233.24 feet;

THENCE Southwesterly, continuing with the south line of said Lot 1R and the north right-of-way line of Belt Line Road, along said curve to the left through a central angle 89 degrees 08 minutes 02 seconds an arc length of 233.53 feet to a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322";

THENCE North 85 degrees 56 minutes 49 seconds West, continuing with the south line of said Lot 1R and the north right-of-way line of Belt Line Road, a distance of 233.65 feet to a found 1/2" iron rod with cap stamped "LIM ASSOC. RPLS 5322" at the most southern southwest corner of said Lot 1R and the southeast corner of Lot 3, Block 1, Belt Line Addition, an addition to Dallas County, recorded in Volume 93011, Page 2002, OPRDCT;

THENCE North 01 degrees 27 minutes 03 seconds West, with the west line of said Lot 1R and the east line of said Lot 3, a distance of 191.05 feet to a point for corner at an inner ell corner of said Lot 1R and the northeast corner of said Lot 3;

THENCE South 88 degrees 32 minutes 59 seconds West, with the south line of said Lot 1R and the north line of said Lot 3, a distance of 435.89 feet to a point for corner from which a found 5/8" iron rod bears North 86 degrees 39 minutes West, a distance of 0.49 feet at the southwest corner of said Lot 1R, the northwest corner of Lot 2, of said Block 1, Belt Line Addition and in the east right-of-way line of said Interstate Highway 35-E;

THENCE North 05 degrees 47 minutes 48 seconds West, with the west line of said Lot 1R and the east right-of-way line of said Interstate Highway 35-E, a distance of 281.06 feet to a found 1/2" iron rod with cap stamped "ypassociates.com";

THENCE North 01 degrees 28 minutes 56 seconds West, with the west line of said Lot 1R and the east right-of-way line of said Interstate Highway 35-E, a passing distance of 6.74 feet to a found 1/2" iron rod with cap stamped "ypassociates.com", continuing a total distance of 222.83 feet to the POINT OF BEGINNING and containing 22.310 acres, or 971,839 square feet of land, more or less.

STATE OF TEXAS §
COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, WAL-MART REAL ESTATE BUSINESS TRUST, Owner, does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as BELT LINE ADDITION (Lots 1R1 & 1R2 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.

WAL-MART REAL ESTATE BUSINESS TRUST

By: _____

Name: _____

Title: _____

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/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the ___ day of _____, 20___.

_____
Notary Public In and for the State of Texas

FILED IN INSTRUMENT NUMBER _____ DATE _____

CASE NUMBER - PS21-16

REPLAT
LOTS 1R1 AND 1R2, BLOCK 1
BELT LINE ADDITION
22.310 ACRES

BEING A REPLAT OF LOT 1R, BLOCK 1
BELT LINE ADDITION RECORDED IN
INSTRUMENT NUMBER 2009190246, OPRDCT
SITUATED IN THE
V. WAMPLER SURVEY, ABSTRACT NUMBER 1546
AND THE
G.K. SNEED SURVEY, ABSTRACT NUMBER 1278
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
FEBRUARY 2021

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TBPELS 10194022
Bedford, TX 76095

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **6.**

Meeting Date: 05/04/2021

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:

PS21-18 Consider approval of a final 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 and 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 residential use is consistent with the Comprehensive Plan.

5. **Case History**:

Date	Body	Action
04/06/2021	P&Z	PS21-06 Approved the preliminary plat

Operational Considerations:

This is a request for approval of a final plat to create one (1) lot for the purpose of developing a single family home. Access to this lot will be from E.Third Street. E. Third Street is currently 40 feet wide and it is a Minor Collector road that is proposed to be 60 feet wide. The applicant is dedicating 10 feet of right-of-way for E. Third Street. The final 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.

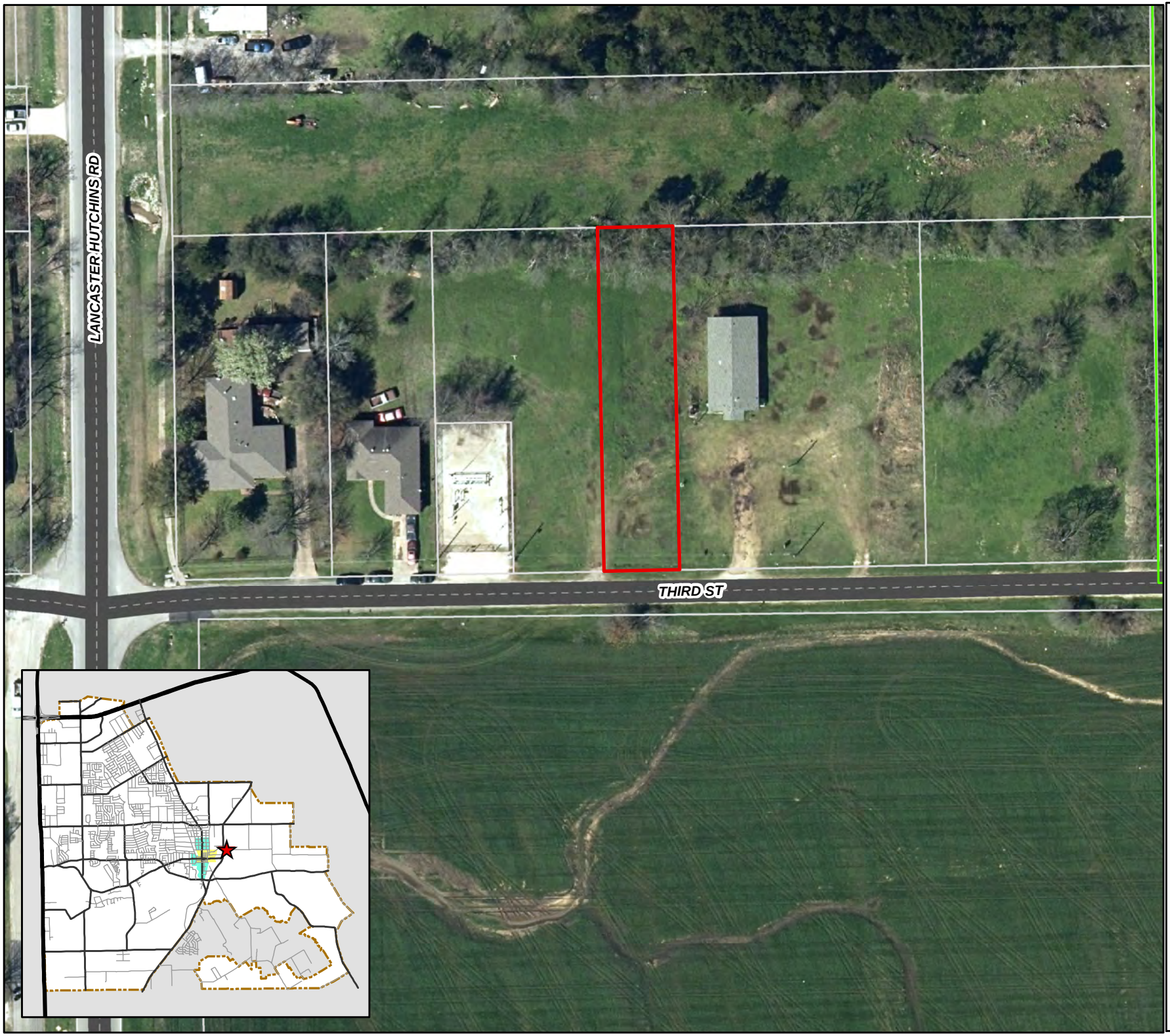
Recommendation:

Staff recommends approval of the final plat, as presented.

Attachments

Location Map

Final Plat



City of Lancaster

835 E Third St

Zoned: SF-6

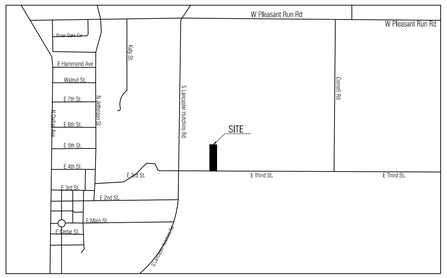
Lancaster
The Shining Star of Texas

Legend

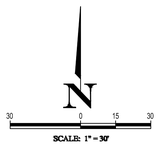
- Subject Property
- OverlayDistricts
- Downtown Districts
- Historic District
- Floodplain
- City Limits
- Parcels

Feet
0 20 40 80

date: 02/03/2021

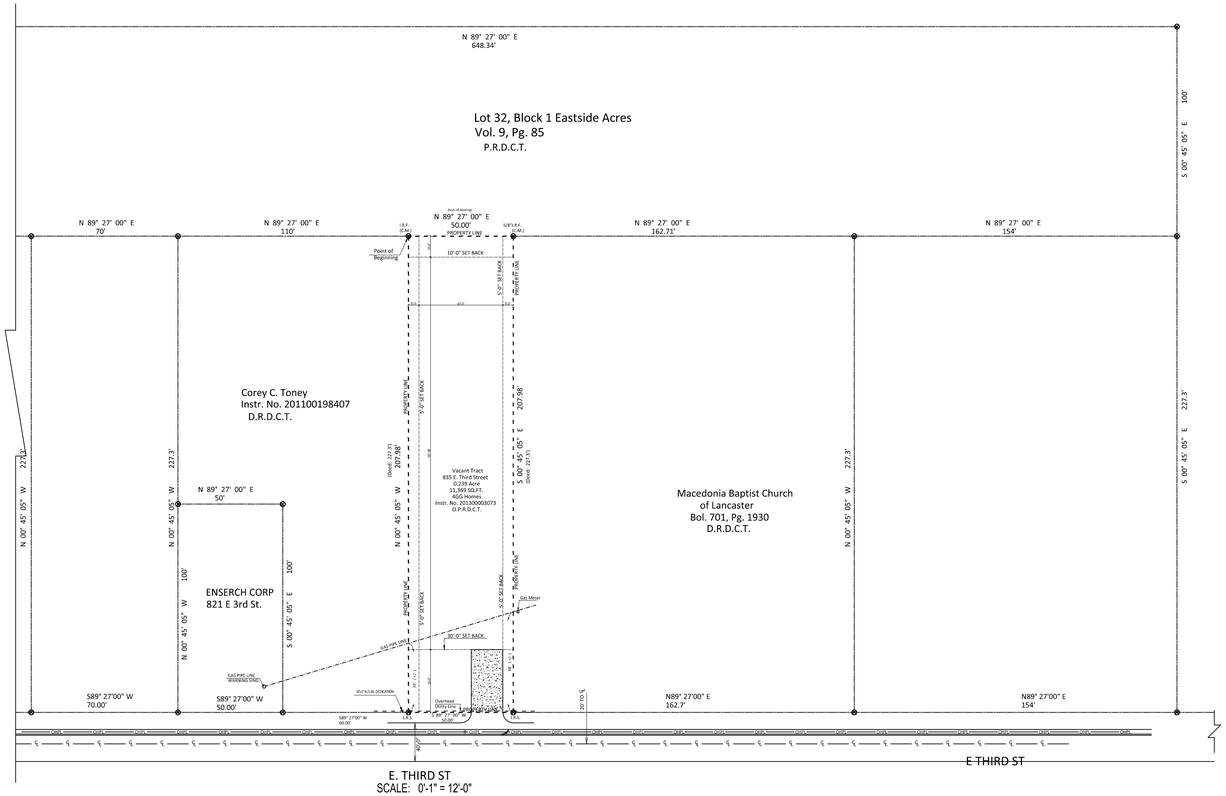


VICINITY MAP
NTS



GENERAL NOTES

1.) The purpose of this Plat is to create in a lot to develop a single family home and dedicate "right of way."
2.) The property is located in "Zoning SF-6" according to the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 48113C0635K.
3.) 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.).
4.) 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.
5.) 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.
6.) 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	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
R.O.W.	RESIDENCE/BUILDING

MRD – 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 — GUY-WIRE
⊙ – CLEAN OUT Ⓔ – ELECTRIC
Ⓖ – GAS METER ● – POWER POLE
◎ – FIRE HYDRANT Ⓣ – TELEPHONE
Ⓛ – LIGHT POLE Ⓦ – WATER METER
Ⓜ – MANHOLE Ⓥ – WATER VALVE
(UNLESS OTHERWISE NOTED)

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 _____

Acerts
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
BREWER & HOMES, LLC.
2845 MARYLAND AVE DALLAS TX. 75216
Phone No. 972-480-2058

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BREWER & SON HOMES, LLC. is the owner of a 0.29 acre tract or parcel of land situated in the Samuel Keller Survey in the City of Lancaster, Dallas County, Texas and being all of a called 0.29 acrs of land described in the deed to BREWER & SON Homes, LLC. recorded in Instrument Number 201300003073, of the Official Public Records of Dallas County, Texas same being a portion of Block 1 E. Third Street Lancaster, recorded of Dallas County , Texas and being more particularly described by metes and bounds as follows.

BEING a 0.29 acre tract of land situated in the Samuel Keller Survey, Lot 3, Block 1, Dallas County, Texas, and being a part of that certain tract of land described by deed to Brewer & Son Homes, LLC., recorded under Instrument Number. 201300003073, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the northwest corner of the northeast corner of a tract of land described by deed 201100198407, O.P.R.D.C.T., same point being in the south line of Lot 32, Block 1 of Eastside Acres, an addition to the City of Lancaster, Dallas County, Texas according to the map thereof recorded in Volume 9, Page 85 of the Map Records, Dallas County, Texas;

THENCE North 89 degrees 27 minutes 00 seconds East, with the south line of said Lot 32, a distance of 50.00 feet to a 5/8 inch iron rod found for corner being the northwest corner of a tract of land described by deed to Macedonia Baptist Church of Lancaster, recorded in Volume 701, Page 1930, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 45 minutes 05 seconds East, with the west line of said Macedonia Baptist Church tract, a distance of 207.98 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner from which a 1/2 inch iron rod found bears South 50 degrees 04 minutes 50 seconds West at 0.65 feet, same point being in the monumented north right-of-way line of E. Third Street, a variable width right-of-way);

THENCE South 89 degrees 27 minutes 00 seconds West, with the monumented north right-of-way line of said E. Third Street, a distance of 50.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being the southeast corner of said Toney tract;

THENCE North 00 degrees 45 minutes 05 seconds West, with the east line of said Toney tract, a distance of 207.98 feet to the POINT OF BEGINNING and containing 0.239 acres of land, more or less. PID is maintain by Dallas County

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT WE, BREWER & SON HOMES, LLC., Owner , do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as BREWER & SON HOMES, LLC., LOT 3 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: BREWER & SON HOMES, LLC.

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 stead.

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.

_____ _____
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

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

SCALE: 1/6" = 1'-0"
DATE: 04/29/21
SHEET: 1

835 E Third Street Lancaster, TX 75146

CASE NO. PS21-18
FINAL PLAT
BREWER & SON HOMES, LLC.
LOT 3, BLOCK 1
0.29 ACRES, ZONING SF-6
SAMUEL KELLER SURVEY,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **7.**

Meeting Date: 05/04/2021

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:

PS21-19 Consider approval of a preliminary plat for Midpoint Logistics Center Lot 3 Block B being 29.452 acres of land located approximately 1,000 feet north of Telephone Road and west of North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located approximately 1,000 feet north of Telephone Road and west of North Dallas Avenue. It is approximately 29.452 acres in size.

2. **Current Zoning:** The subject property is currently zoned Planned Development - Light Industrial (PD-LI).

3. **Adjacent Properties:**
   North: Light Industrial District - LI - Vacant and Self - Storage Facility
   South: Planned Development - Light Industrial District (PD-LI) - Vacant
   East: Planned Development - Light Industrial (PD-LI) - Vacant
   West: Planned Development - Light Industrial (PD-LI) - Warehouse

4. **Comprehensive Plan Compatibility**: The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed warehouse use is consistent with the Comprehensive Plan.

5. **Case History:**

Date	Body	Action
12/07/04	P&Z	Z05-03 Charleston Park PD favorable recommendation
12/13/04	CC	Z05-03 Charleston Park PD denied
07/05/05	P&Z	Z05-22 Summerfield PD favorable recommendation
08/08/05	CC	Z05-22 Summerfield PD approved
09/06/11	P&Z	Z11-08 Lancaster Trade Center- Straight zoning to LI negative recommendation
10/10/11	CC	Z11-08 Lancaster Trade Center- Straight zoning to LI applicant withdrew request
07/02/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken
07/23/13	P&Z	Meeting Cancelled
08/06/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD favorable recommendation
08/26/13	CC	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken
09/09/2013	CC	Z13-01 Lancaster Logistics Industrial Center PD approved

04/07/2020	P&Z	PS20-07 Approved the Midpoint Logistics Center 2 Preliminary Plat Lots 1, 2, 3, 4, 5, and Midpoint Drive, Block B

Operational Considerations:

This is a request for approval of a preliminary plat to create one lot, dedicate right-of-way for Midpoint Drive, and create associated easements for a warehouse and distribution center. The applicant is dedicating 70 feet of rights-of-way for Midpoint Drive on the west and south side of this property as indicated on the plat. Lot 1, Block B consists of 26.5 acres and Midpoint Drive consists of 2.802 acres. Access to this property will be provided from North Dallas Avenue and Midpoint Drive and the applicant will be responsible for all utilities and infrastructure necessary for development. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of all final plats. The plat is in substantial conformance with the subdivision regulations. The preliminary plat was reviewed by the Engineering Division and there are no comments at this time.

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 this preliminary plat as presented.

Attachments

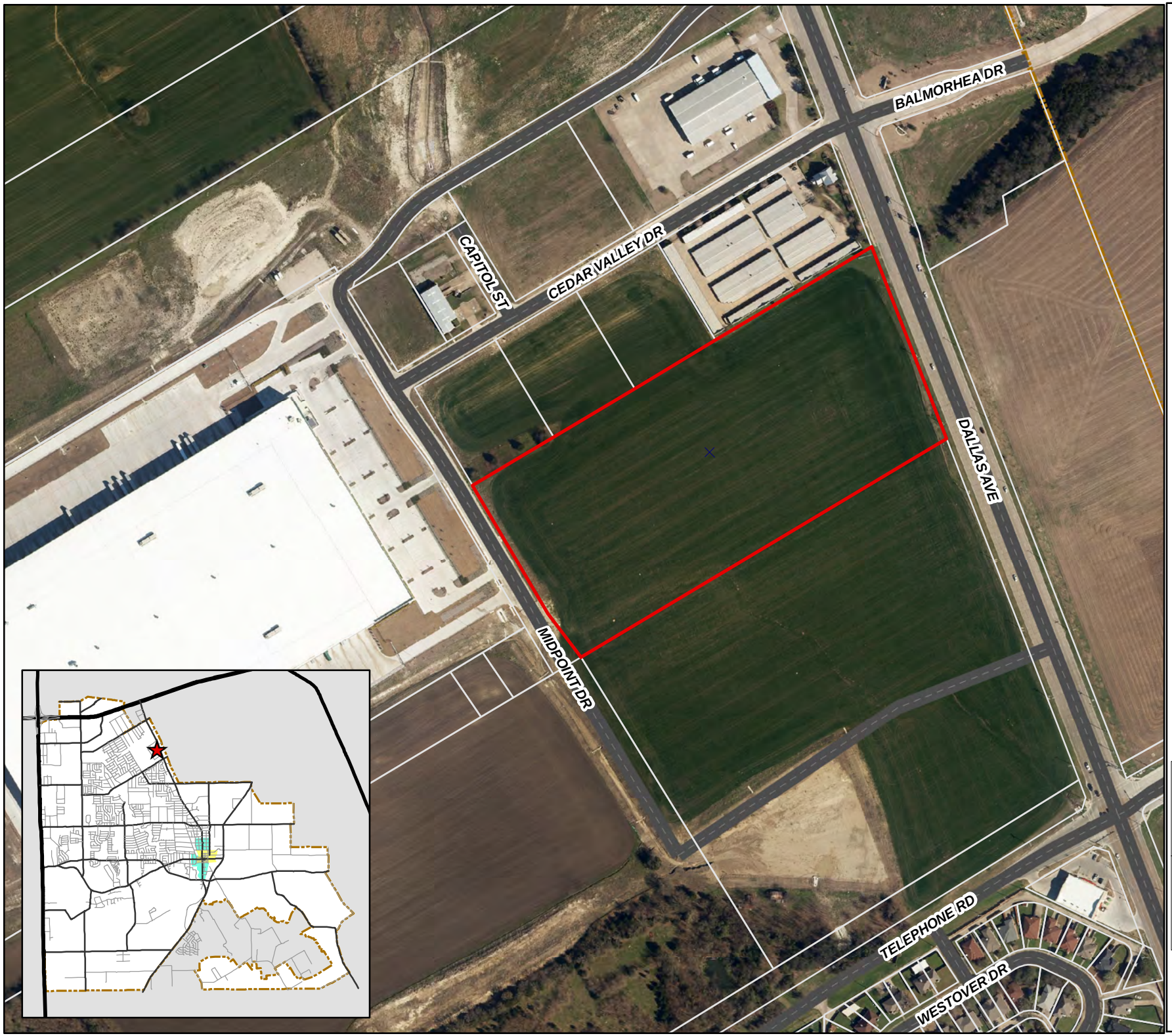
Location Map

Preliminary Plat

City of Lancaster

3401 N Dallas Ave

Zoned: PD - LI



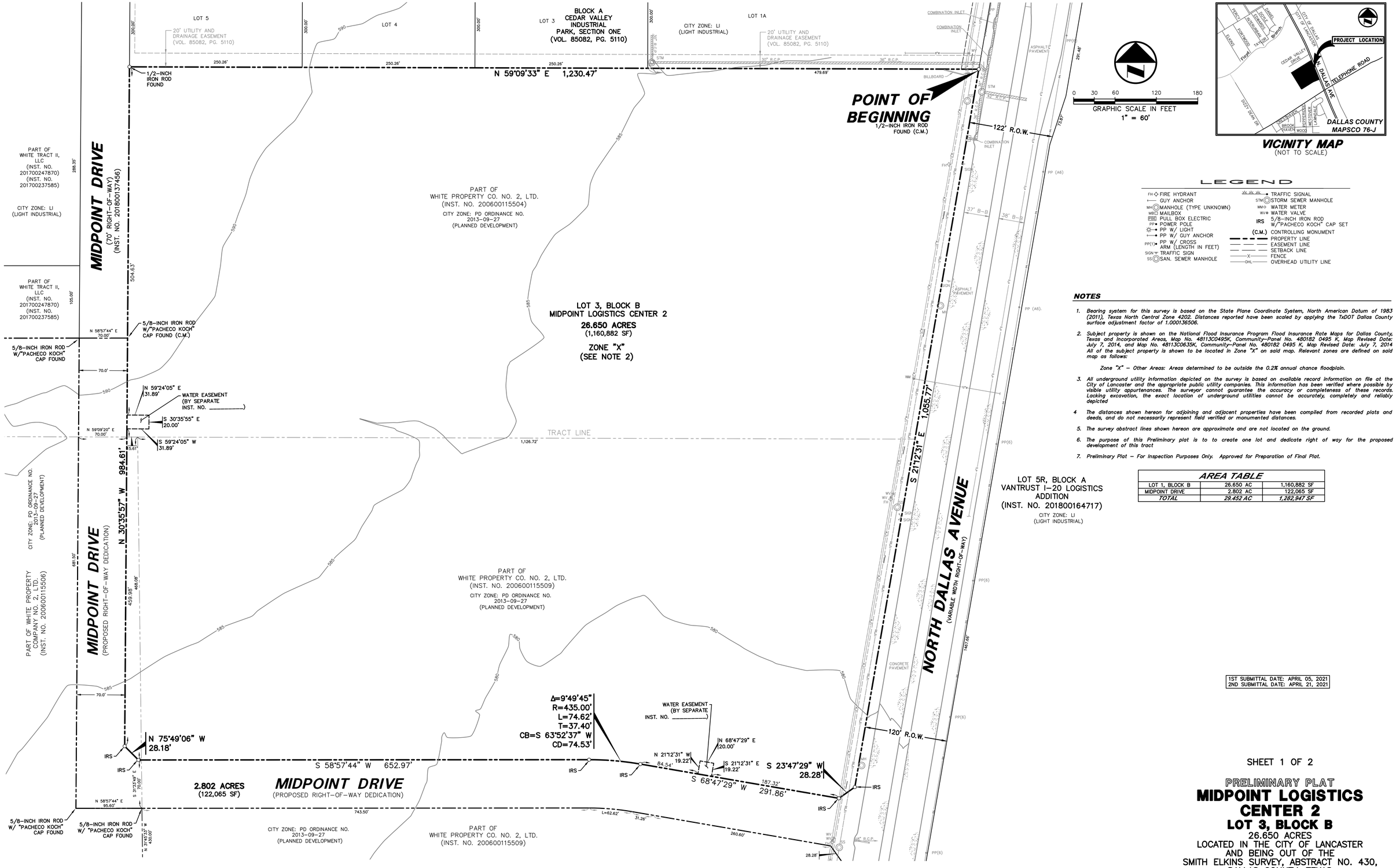
Lancaster
The Shining Star of Texas

Legend

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

Feet
0 75 150 300

date: 04/15/2021



LEGEND

FH ◇ FIRE HYDRANT	TRAFFIC SIGNAL
GUY ANCHOR	STM ⓒ STORM SEWER MANHOLE
MH ◎ MANHOLE (TYPE UNKNOWN)	WM ⊙ WATER METER
MB ▭ MAILBOX	WV ⊗ WATER VALVE
PBE ▭ PULL BOX ELECTRIC	IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
PP ● POWER POLE	(C.M.) CONTROLLING MONUMENT
PP W/ LIGHT	PROPERTY LINE
PP W/ GUY ANCHOR	EASEMENT LINE
PP(1) ● PP W/ CROSS ARM (LENGTH IN FEET)	SETBACK LINE
SIGN TRAFFIC SIGN	FENCE
SS ◎ SAN. SEWER MANHOLE	OHL OVERHEAD UTILITY LINE

NOTES

1. *Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.*
2. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014, and Map No. 48113C0635K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014 All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:*

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. *All underground utility information depicted on the survey is based on available record information on file at the City of Lancaster and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted*
4. *The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.*
5. *The survey abstract lines shown hereon are approximate and are not located on the ground.*
6. *The purpose of this Preliminary plat is to to create one lot and dedicate right of way for the proposed development of this tract*
7. *Preliminary Plat – For Inspection Purposes Only. Approved for Preparation of Final Plat.*

AREA TABLE		
LOT 1, BLOCK B	26.650 AC	1,160,882 SF
MIDPOINT DRIVE	2.802 AC	122,065 SF
TOTAL	*29.452 AC*	*1,282,947 SF*

1ST SUBMITTAL DATE: APRIL 05, 2021
2ND SUBMITTAL DATE: APRIL 21, 2021

SHEET 1 OF 2

PRELIMINARY PLAT

MIDPOINT LOGISTICS CENTER 2

LOT 3, BLOCK B

26.650 ACRES
LOCATED IN THE CITY OF LANCASTER AND BEING OUT OF THE SMITH ELKINS SURVEY, ABSTRACT NO. 430, DALLAS COUNTY, TEXAS
CASE NUMBER: PS21-19

OWNER:
WHITE TRACT, LLC
10000 N. CENTRAL EXPWY., SUITE 1450
DALLAS, TEXAS 75231
PHONE: (214) 370-9000
CONTACT: ED KEPNER

SURVEYOR / ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: KYLE HARRIS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=60'	APRIL 2021	3560-20.003

PRELIMINARY PLAT - LOT 3, BLOCK B MIDPOINT LOGISTICS CENTER 2

LHERNANDEZ
APR 21, 2021 - 11:04 AM
\\PASUNIDALLAS.PKGE.COM\DWG\DWG-35\3560-20.003\DWG\SURVEY C3D

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS of a 26.650 acre (1,160,882 square feet) tract of land situated in the Smith Elkins Survey, Abstract No. 430, Dallas County, Texas; said tract being part of that certain tract of land described in General Warranty Deed with Vendor's Lien to White Property Company No. 2, Ltd., recorded in Instrument No. 200600115504, part of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to White Property Company No. 2, Ltd., recorded in Instrument No. 200600115509, and also being part of that certa Instrument No. 200600115506 all of the Official Public Records of Dallas County, Texas, said 26.650 acre (1,160,882 square feet)in tract of land described in a General Warranty Deed with Vendor's Lien to White Property Company No. 2 Ltd., recorded in tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod found in the west line of North Dallas Avenue (a variable width right–of–way); said point being the southeast corner of Lot 1A, Block A, of Plat Revision–Lot 1–A–A Replat of Lots 1 and 2, Block A of Cedar Valley Industrial Park, Section One, an Addition to the City of Lancaster, Texas, recorded in Volume 87056, Page 2624 of the Deed Records of Dallas County Texas, said point also being the northeast corner of the said White Property Company No. 2, Ltd. (Instrument No. 200600115504);

THENCE, South 21 degrees, 12 minutes, 31 seconds East, along the said west line of North Dallas Avenue, at a distance of 544.09 passing the southeast corner of said White Property Company No. 2, Ltd. (Instrument No. 200600115504) and the northeast corner of said White Property Company No. 2, Ltd. (Instrument No. 200600115509) and continuing a total distance of 1,055.77 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, departing the said west line of North Dallas Avenue and the east line of said White Property Company No. 2, Ltd. (Instrument No. 200600115509) and into and across said White Property Company No. 2, Ltd. (Instrument No. 20060115509) the following four (4) calls:

South 23 degrees, 47 minutes, 29 seconds West, a distance of 28.28 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

South 68 degrees, 47 minutes, 29 seconds West, a distance of 291.86 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; at the beginning of a tangent curve to the left;

Along said tangent curve to the left, having a central angle of 09 degrees, 49 minutes, 45 seconds, a radius of 435.00 feet, a chord bearing and distance of South 63 degrees, 52 minutes, 37 seconds West, 74.53 feet, an arc distance of 74.62 feet to a /8–inch iron rod with "PACHECO KOCH" cap set for corner; at the end of said curve;

South 58 degrees, 57 minutes, 44 seconds West, at a distance of 648.55 feet passing the common line between said White Property Company No. 2, Ltd. (Instrument No. 200600115509) and said White Property Company No. 2, Ltd. (Instrument No. 200600115506), continuing in all a total distance of 652.97 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 75 degrees, 49 minutes, 06 seconds West, a distance of 28.18 feet to a /8–inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 30 degrees, 35 minutes, 57 seconds West, at a distance of 448.12 feet passing the south line of said White Property Company No. 2, Ltd. (Instrument No. 200600115504) and the north line of said White Property Company No. 2, Ltd. (Instrument No. 200600115506), at a distance of 591.50 feet passing the most southeasterly corner of Midpoint Logistics Center, Midpoint Drive, an addition to the City of Lancaster recorded in Instrument No. 201800137456 of said Official Public Records, then continuing in all a total distance of 984.61 feet to a 1/2–inch iron rod found for corner at the southwest corner of Lot 5 Block A, of Cedar Valley Industrial Park, Section One, an Addition to the City of Lancaster, recorded in Volume 85082, Page 5110, of the said Deed Records;

THENCE, North 59 degrees, 09 minutes, 33 seconds East, departing the said east line of Midpoint Drive and the west line of White Property Company No. 2, Ltd. (Instrument No. 200600115504) and the southwest corner of said Lot 5, a distance of 1,230.47 feet to the POINT OF BEGINNING;

CONTAINING: 26.650 acres or 1,160,882 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, White Property Company No. 2, LTD, owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as LOT 3, BLOCK B, MIDPOINT LOGISTICS CENTER 2, 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 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 the 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 Dallas, Texas, this _____ day of _____, 2021.

_____
Name

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me he each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 4/20/21.

_____
Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kyle Coleman Harris, known to 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Senior Planner of the City of Lancaster, Texas, hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as many have been amended or modified, as allowed by the Planning and Zoning Commission as to which her approval is required.

_____ _____
Senior Planner Date

1ST SUBMITTAL DATE: APRIL 05, 2021
2ND SUBMITTAL DATE: APRIL 21, 2021

SHEET 2 OF 2

PRELIMINARY PLAT
MIDPOINT LOGISTICS CENTER 2
LOT 3, BLOCK B
26.650 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS
CASE NUMBER: PS21–19

OWNER:
WHITE TRACT, LLC
10000 N. CENTRAL EXPWY., SUITE 1450
DALLAS, TEXAS 75231
PHONE: (214) 370–9000
CONTACT: ED KEPNER

SURVEYOR / ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235–3031
CONTACT: KYLE HARRIS

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=60'	APRIL 2021	3560–20.003

PRELIMINARY PLAT - LOT 3, BLOCK B MIDPOINT LOGISTICS CENTER 2

LHERNANDEZ
4/20/2021 11:04 AM
\\PACHECO\DALLAS.PKCE.COM\DWG\DWG–35\3560–20.003\DWG\SURVEY C3D

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **8.**

Meeting Date: 05/04/2021

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:

M21-16 Conduct a public hearing and consider amendment to the City of Lancaster Comprehensive Plan's Future Land Use Plan regarding three (3) tracts of land addressed as 2700 & 2950 West Wintergreen Road and 2900 South Longhorn Drive situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The properties are located at the southwest and southeast corner of Wintergreen Road and East Longhorn Drive totaling 47.23 acres in size.

2. **Current Zoning**: The properties are currently zoned Light Industrial (LI).

3. **Adjacent Properties:**
   North: Light Industrial (LI) - Vacant
   South: Light Industrial (LI) - Warehouse and Office
   East: Agricultural Open (AO) - Vacant
   West: Light Industrial (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.

Operational Considerations:

This is a request to amend the Future Land Use Plan of the Comprehensive Plan from Suburban Mixed-Use Center to Logistics/Distribution at 2700 & 2950 West Wintergreen Road and 2900 South Longhorn Drive. As noted above, the Future Land Use Map of the Comprehensive Plan identifies this site as Suburban Mixed-Use Center. The Suburban Mixed-Use Center is intended to create regional destinations, including entertainment venues, regional oriented retail and lifestyle centers. Suburban Mixed-Use Center primary land uses include regional retail, urban residential, senior housing, hotels, professional office, restaurants, multi-tenant commercial, live/work/shop units with secondary land uses such as civic and institutional uses as well as parks. The proposed Logistic/Distribution focuses on creating and retaining large floor plate, clean warehouse space and flex space in the City. Primary land uses include transportation related distribution centers, technology/data centers, flex office with secondary land uses supporting logistics suppliers, retail and office uses, incubators, training facilities, civic/institutional uses and parks.

The property is currently zoned LI and the applicant notates that the three subject tracts of land are part of a 97 acre deed restricted industrial park that is currently zoned LI and has been in operation for over 40 years. Currently, 49.77 acres of this industrial park is already developed with industrial uses and the applicant seeks to build warehouses on the remaining 47.23 acres. With the Suburban Mixed-Use Center future land use designation, the applicant is limited to developing the remaining three land tracts in accordance with the current industrial zoning district standards without the ability to seek exception from any current development standards. Any effort to seek an exception request to the LI development standards conflicts with the Future Land Use Plan of the Comprehensive Plan. It is important to note, the City Council has recently approved several height exception requests for industrial uses based on the changing market demand and industrial uses requiring taller building heights. The applicant seeks to increase their building height beyond the LI zoning district's standard. This exception request conflicts the current Future Land Use Plan and therefore requires a Future Land Use Plan amendment.

Staff supports the applicant's request to amend the Future Land Use Plan of the Comprehensive Plan based on the following reasons:

1. The existing LI zoning on the property
2. The current LI uses already developed within the industrial park site
3. The property is within an industrial park that has deed restrictions which only allow for light industrial use.

Legal 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.

Public Information Considerations:

On April 18, 2021 a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this zoning change request.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the Comprehensive Plan Amendment request, as presented.
2. The Planning and Zoning Commission may recommend approval of the Comprehensive Plan Amendment with changes and state those changes.
3. The Planning and Zoning Commission may recommend denial of the Comprehensive Plan Amendment, as presented.

Recommendation:

Staff recommends approval of the Comprehensive Plan amendment as presented.

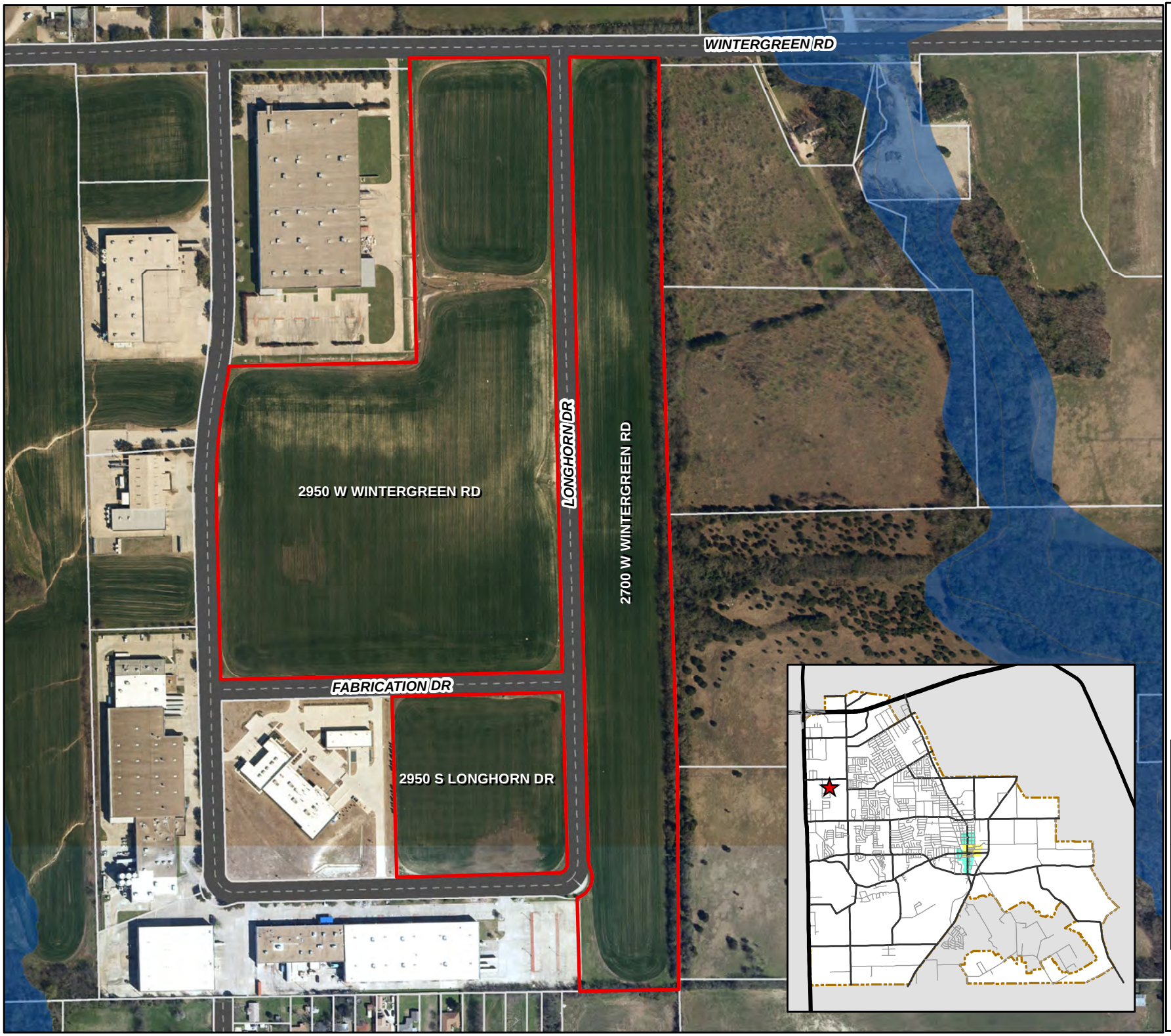
Attachments

Location Map

Letter of Intent

Comprehensive Plan Amendment Exhibit

Current Future Land Use Map



City of Lancaster

2700 W Wintergreen Rd

Zoned: LI

Lancaster
The Shining Star of Texas

Legend

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

Feet
0 87.5 175 350

date: 02/03/2021

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

April 5, 2021

Ms. Opal Mauldin-Jones
City Manager
City of Lancaster
211 N. Henry Street
Lancaster, TX 75146
ojones@lancaster-tx.com

RE: City of Lancaster Comprehensive Plan Amendment – Future Land Use
Longhorn Business Park

Dear Ms. Mauldin-Jones,

Please accept this letter as a formal request by Johnson Development Associates, Inc. ("JDA") to amend the Comprehensive Land Use Plan by changing the future land use of Longhorn Business Park to *Logistics/Distribution* from *Suburban Mixed-Use Center*.

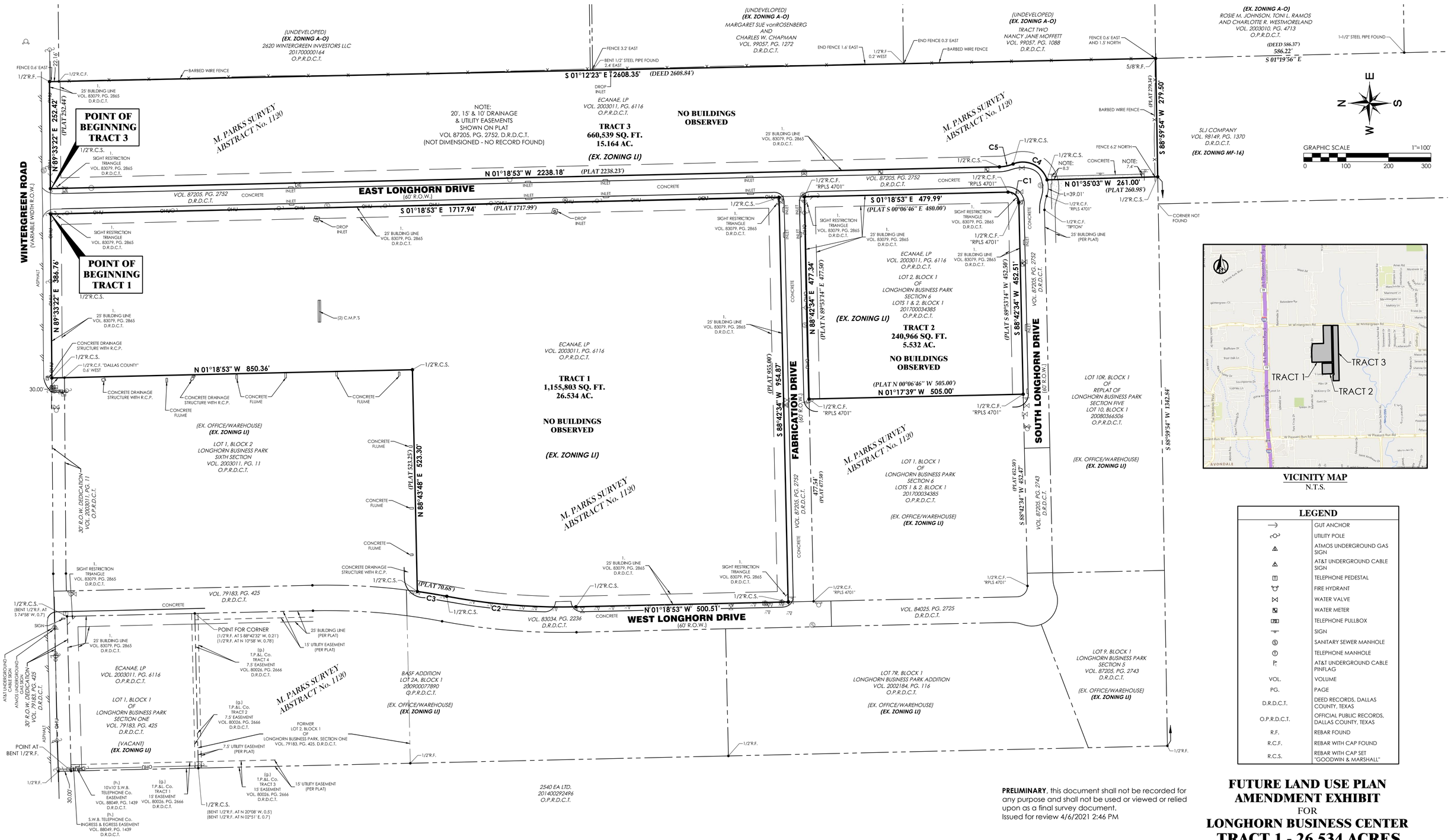
Currently the 97-acre deed restricted industrial business park is zoned *Light Industrial* and has been in operation for over 40 years. JDA is the developer of the remaining 49.96 acres in Longhorn Business Park and will be developing 3 modern class A warehouses that will be a strong economic driver for new business investment, tax revenue generation and new job creation in the City of Lancaster.

This change in future land use will complement the existing land use and current zoning on the property and we strongly support this Amendment.

Thank you,

J. Anderson Halligan
Regional Director

100 DUNBAR STREET, SUITE 400
SPARTANBURG, SC 29306
PO BOX 3524
SPARTANBURG, SC 29302
P 864.585.2000 | F 864.594.5998
WWW.JOHNSONDEVELOPMENT.NET



LEGEND	
	GUT ANCHOR
	UTILITY POLE
	ATMOS UNDERGROUND GAS SIGN
	AT&T UNDERGROUND CABLE SIGN
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	TELEPHONE PULLBOX
	SIGN
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	AT&T UNDERGROUND CABLE PINFLAG
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET "GOODWIN & MARSHALL"

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00	39.28	90°01'28"	S43°41'51"W	35.36
C2	1464.60	305.99	11°58'14"	N04°40'14"E	305.44
C3	1524.60	70.40	2°38'44"	N09°19'59"E	70.39
C4	60.00	99.33	94°51'23"	N25°04'26"E	88.37
C5	90.00	33.05	21°02'22"	N11°50'04"W	32.86

OWNER:
Sandra K Larsen
PO BOX 886, Lancaster, 75146
(903) - 539 - 9971

DEVELOPER:
JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 Dunbar Street, Suite 400
Spartanburg, South Carolina 29306
864-585-2000

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 -- TxSurv Firm # 10021700

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/6/2021 2:46 PM

FUTURE LAND USE PLAN AMENDMENT EXHIBIT
FOR
LONGHORN BUSINESS CENTER
TRACT 1 - 26.534 ACRES
TRACT 2 - 5.532 ACRES
TRACT 3 - 15.164 ACRES
SITUATED IN THE
M. PARKS SURVEY, ABSTRACT No. 1120
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
APRIL 2021

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EX.10920 Longhorn Business Center\COGO\10NING\LAND USE PLAN.dwg

PROPERTY DESCRIPTION TRACT 1

STATE OF TEXAS:
COUNT OF DALLAS:

BEING a tract of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas, being described in deed to Ecanae, LP, recorded in Volume 2003011, Page 6116, Deed Records, Dallas County, Texas (DRDCT), being a portion of the remainder of that called 97.617 acre tract described in deed recorded in Volume 93113, Page 2038, DRDCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the intersection of the south line of Wintergreen Road (variable width R.O.W) with the west line of East Longhorn Drive (60' R.O.W., Volume 87205, Page 2752, DRDCT);

THENCE South 01 degree 18 minutes 53 seconds East, along the west line of said East Longhorn Drive, a distance of 1,717.94 feet (plat 1717.99 feet) to a 1/2" rebar capped set at the intersection with the north line of Fabrication Drive (60' R.O.W., Volume 87205, Page 2752, DRDCT);

THENCE South 88 degrees 42 minutes 34 seconds West, along the north line of said Fabrication Drive, a distance of 954.87 feet (plat 955.00 feet) to a 1/2" rebar capped set at the intersection with the east line of West Longhorn Drive (60' R.O.W., Volume 83034, Page 2236, DRDCT);

THENCE along the east line of said West Longhorn Drive, as follows:

North 01 degree 18 minutes 53 seconds West, a distance of 500.51 feet to a 1/2" rebar capped set at the beginning of a tangent curve to the right, having a radius of 1,464.60 feet;

Northeasterly, along said curve, having a central angle of 11 degrees 58 minutes 14 seconds, an arc distance of 305.99 feet, and a chord that bears North 04 degrees 40 minutes 14 seconds East, 305.44 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the left, having a radius of 1,524.60 feet;

THENCE Northeasterly, along said curve, having a central angle of 02 degrees 38 minutes 44 seconds, an arc distance of 70.40 feet (plat 70.68 feet), and a chord that bears North 09 degrees 19 minutes 59 seconds East, 70.39 feet to a 1/2" rebar capped set at the southwest corner of Lot 1, Block 2, Longhorn Business Park, Sixth Section, an addition to the City of Lancaster, Dallas County, Texas as recorded in Volume 2003011, Page 11, OPRDCT;

THENCE departing the east line of said West Longhorn Drive, along the south and east lines of said Lot 1, Block 2, as follows:

North 88 degrees 43 minutes 48 seconds East, non-tangent to said curve, a distance of 523.30 feet (plat 523.25 feet) to a 1/2" rebar capped set at the southeast corner of said Lot 1, Block 2;

North 01 degree 18 minutes 53 seconds West, at a distance of 820.36 feet passing an angle point in the south line of said Wintergreen Road, continuing a total distance of 850.36 feet to a 1/2" rebar capped set at an angle point in the south line of said Wintergreen Road, from which a 1/2" rebar capped Dallas County bears South 00 degrees 10 minutes 30 seconds East, 30.00 feet;

THENCE North 89 degrees 33 minutes 22 seconds East, along the south line of said Wintergreen Road and the north line of said Ecanae tract, a distance of 386.76 feet to the POINT OF BEGINNING and containing 1,155,803 square feet or 26.534 acres of land.

PROPERTY DESCRIPTION TRACT 2

Lot 2, in Block 1, of Longhorn Business Park, Section 6, Lots 1 & 2, Block 1, an addition to the City of Lancaster, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 201700034385, Map/Plat Records, Dallas County, Texas.

PROPERTY DESCRIPTION TRACT 3

STATE OF TEXAS:
COUNT OF DALLAS:

BEING a tract of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas, being described in deed to Ecanae, LP, recorded in Volume 2003011, Page 6116, Deed Records, Dallas County, Texas (DRDCT), being a portion of the remainder of that called 97.617 acre tract described in deed recorded in Volume 93113, Page 2038, DRDCT, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the intersection of the south line of Wintergreen Road (variable width R.O.W) with the east line of East Longhorn Drive (60' R.O.W., Volume 87205, Page 2752, DRDCT);

THENCE North 89 degrees 33 minutes 22 seconds East, along the south line of said Wintergreen Road and the north line of said Ecanae tract, a distance of 252.42 feet (plat 252.44 feet) to a 1/2" rebar found at the northeast corner of said Ecanae tract and an angle point in said Wintergreen Road;

THENCE South 01 degree 12 minutes 23 seconds East, along an offset line in the south line of said Wintergreen Road, along the east line of said Ecanae tract, at a distance of 22.16 feet passing a 1/2" rebar capped found at an angle point in the south line of said Wintergreen Road and the northwest corner of a tract of land as described in deed to 2620 Wintergreen Investors, LLC, recorded in 201700000164, Official Public Records, Dallas County, Texas (OPRDCT), departing said Wintergreen Road, along the east line of said Ecanae tract, the west line of said 2620 Wintergreen Investors tract, the west line of a tract of land as described in deed to Margaret Sue vonRosenberg and Charles W. Chapman, recorded in Volume 99057, Page 1272, DRDCT, the west line of a tract of land as described in deed to Nancy Jane Moffett, recorded in Volume 99057, Page 1088, DRDCT, continuing a total distance of 2608.35 feet (deed 2608.84 feet) to a 5/8" rebar found at the southeast corner of said Ecanae tract, the southwest corner of said Moffett tract, the northwest corner of a tract of land as described in deed to Rosie M. Johnson, Toni L. Ramos, and Charlotte R. Westmoreland, recorded in Volume 200310, Page 4713, DRDCT, and the northeast corner of a tract of land as described in deed to SLJ Company, recorded in Volume 98149, Page 1370, DRDCT, from which a 1-1/2" steel pipe found bears South 01 degrees 19 minutes 56 seconds East, 586.22 feet (deed 586.37 feet);

THENCE South 89 degrees 59 minute 54 seconds West, along the south line of said Ecanae tract and the north line of said SLJ Company tract, a distance of 279.50 feet (plat 279.34 feet) to a 1/2" rebar capped set at the southeast corner of Lot 10R, Block 1 of the Replat of Longhorn Business Park, Section Five, Lot 10, Block 1, recorded in 20080366506, OPRDCT, from which a 1/2" rebar found bears South 89 degrees 59 minute 54 seconds West, 1342.84 feet;

THENCE North 01 degree 35 minutes 03 seconds West, departing the north line of said SLJ Company tract, along the east line of said Lot 10R, Block 1, a distance of 261.00 feet (plat 260.98 feet) to a 1/2" rebar capped set in the south line of South Longhorn Drive (Volume 87205, Page 2752, DRDCT) at the northeast corner of said Lot 10R, Block 1;

THENCE Northeasterly, along the transition line of the south line of said South Longhorn Drive to the east line of said East Longhorn Drive, along a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 94 degrees 51 minutes 23 seconds, an arc distance of 99.33 feet, and a chord that bears North 25 degrees 04 minutes 26 seconds East, 88.37 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the right, having a radius of 90.00 feet;

THENCE Northwesterly, along the east line of said East Longhorn Drive, along said curve, having a central angle of 21 degrees 02 minutes 22 seconds, an arc distance of 33.05 feet, and a chord that bears North 11 degrees 50 minutes 04 seconds West, 32.86 feet to a 1/2" rebar capped set at the end of said curve;

THENCE North 01 degree 18 minutes 53 seconds West, along the east line of said East Longhorn Drive, tangent to said curve, a distance of 2,238.18 feet (plat 2,238.23 feet) to the POINT OF BEGINNING and containing 660,539 square feet or 15.164 acres of land.

NOTES:

1. Approval of the Zoning Case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to the development of this property shall be considered as an action separate from action taken on this zoning case.

2. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

OWNER:
Sandra K Larsen
PO BOX 886, Lancaster, 75146
(903) - 539 - 9971

DEVELOPER:
JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 Dunbar Street, Suite 400
Spartanburg, South Carolina 29306
864-585-2000

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

FUTURE LAND USE PLAN AMENDMENT EXHIBIT
FOR
LONGHORN BUSINESS CENTER
TRACT 1 - 26.534 ACRES
TRACT 2 - 5.532 ACRES
TRACT 3 - 15.164 ACRES
SITUATED IN THE
M. PARKS SURVEY, ABSTRACT No. 1120
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
APRIL 2021

E:\10920 - Longhorn Business Center\COGO\LONGHORN LAND USE PLAN.dwg

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CITY OF LANCASTER

FUTURE LAND USE

Lancaster
The Shining Star of Texas

Lancaster
All-America City
NATIONAL CIVIC LEAGUE
2019

Legend

City Limits

Future Land Use

Land Use

- AVIATION
- COMMERCIAL CORRIDOR
- COMMERCIAL NODE
- FLOODPLAIN
- LOGISTICS & DISTRIBUTION
- MIXED USE
- PRIVATE OPEN SPACES
- PUBLIC & SEMI-PUBLIC
- R - RURAL LIVING
- R - SURBURBAN NEIGHBORHOOD
- R - URBAN NEIGHBORHOOD
- REINVESTMENT AREA
- SURBURBAN MIXED USE CENTER
- TOWN CENTER
- UNIVERSITE RESEARCH CENTER
- VILLAGE CENTER

N W E S

0 0.25 0.5 1 Miles

date: 4/27/2021

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **9.**

Meeting Date: 05/04/2021

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

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

Submitted by: Vicki D. Coleman, Development Services Director

---

Agenda Caption:

M21-18 Conduct a public hearing and consider an amendment to the Master Thoroughfare Plan of the City of Lancaster Comprehensive Plan relocating East Longhorn Drive to approximately 252 feet east of its current location.

Background:

Longhorn Business Park is an industrial park that has been in operation for over 40 years. This industrial park contains a total of 97 acres of land. Of the 97 acres, 49.77 acres of this industrial park are already developed and the remaining 47.23 acres are still vacant. The remaining and vacant 47.23 acres are composed of three (3) tracts of land and east Longhorn Drive is currently located between two (2) tracts on the west side and one long 15.164 acres tract on the east side. The current location of East Longhorn Drive divides the two tracts on the west side and one on the east side of the drive making the development of the long and narrow eastern tracts difficult to develop for an industrial use based on its current configuration.

Operational Considerations:

The proposed Master Thoroughfare Plan amendment is considered a minor amendment because Longhorn Drive is currently an existing roadway facility and its shift will not change the road's current designation or capacity.

As previously stated, the current location of East Longhorn Drive divides the two tracts on the west side and one on the east side of the drive making the development of the eastern long and narrow portion of the three tracts difficult to develop based on its configuration. The applicant proposes to shift East Longhorn Drive approximately 252 feet further east thereby extending Fabrication Drive and South Longhorn Drive accordingly in order to reconfigure the existing parcels. The applicant will bear all costs associated with the road reconstruction and utility relocation. All improvements will comply with the City's design standards.

Staff supports the applicant's request to shift the location of East Longhorn Drive as it will result in the assembly of vacant fragmented tracts of land for development purposes. The road will continue serving properties that are zoned and/or used as industrial. Furthermore, the road's relocation will not have any adverse impacts on neighboring industrial properties since all the developed properties to the western and southern portion of the business park will be served by West Longhorn Drive, South Longhorn Drive and/or Fabrication Drive during any interim construction. All properties along the immediate western boundary of East Longhorn Drive are currently vacant.

Legal Considerations:

This item is being considered at a regular meeting of the City of Lancaster, Planning & Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Public Information Considerations:

Notice of this public hearing was published in the official publication of record Focus Daily News on April 18, 2021.

Options/Alternatives:

1. The Planning & Zoning Commission may recommend approval of the proposed amendment to the Master Thoroughfare Plan, as presented.
2. The Planning & Zoning Commission may recommend denial of the proposed amendment to the Master Thoroughfare Plan, as presented.

Recommendation:

Staff recommends approval of the proposed amendment to the Master Thoroughfare Plan of the Comprehensive Plan as presented.

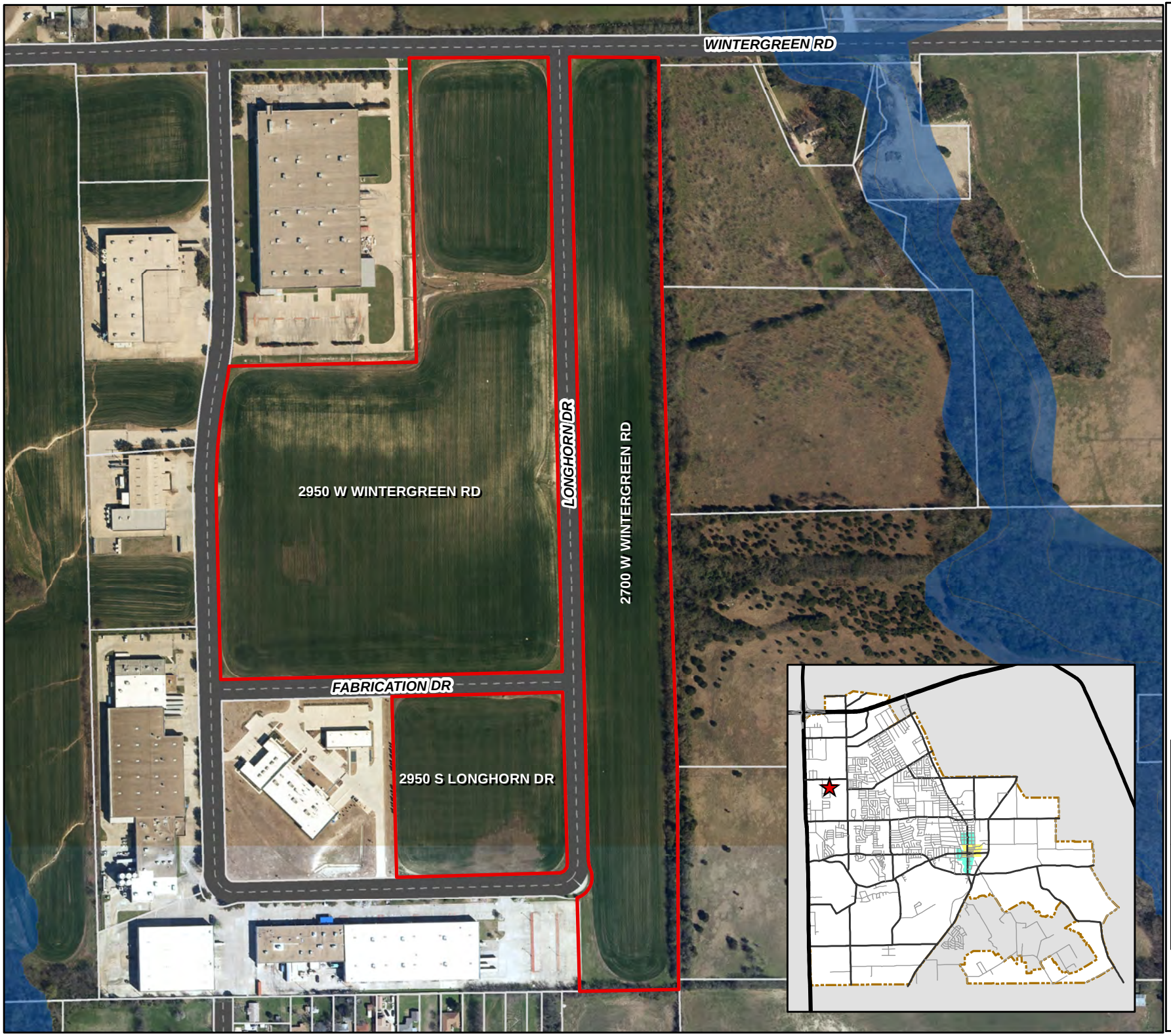
Attachments

Location Map

E. Longhorn Drive Relocation Exhibit

Letter of Intent

Master Thoroughfare Plan



City of Lancaster

2700 W Wintergreen Rd

Zoned: LI

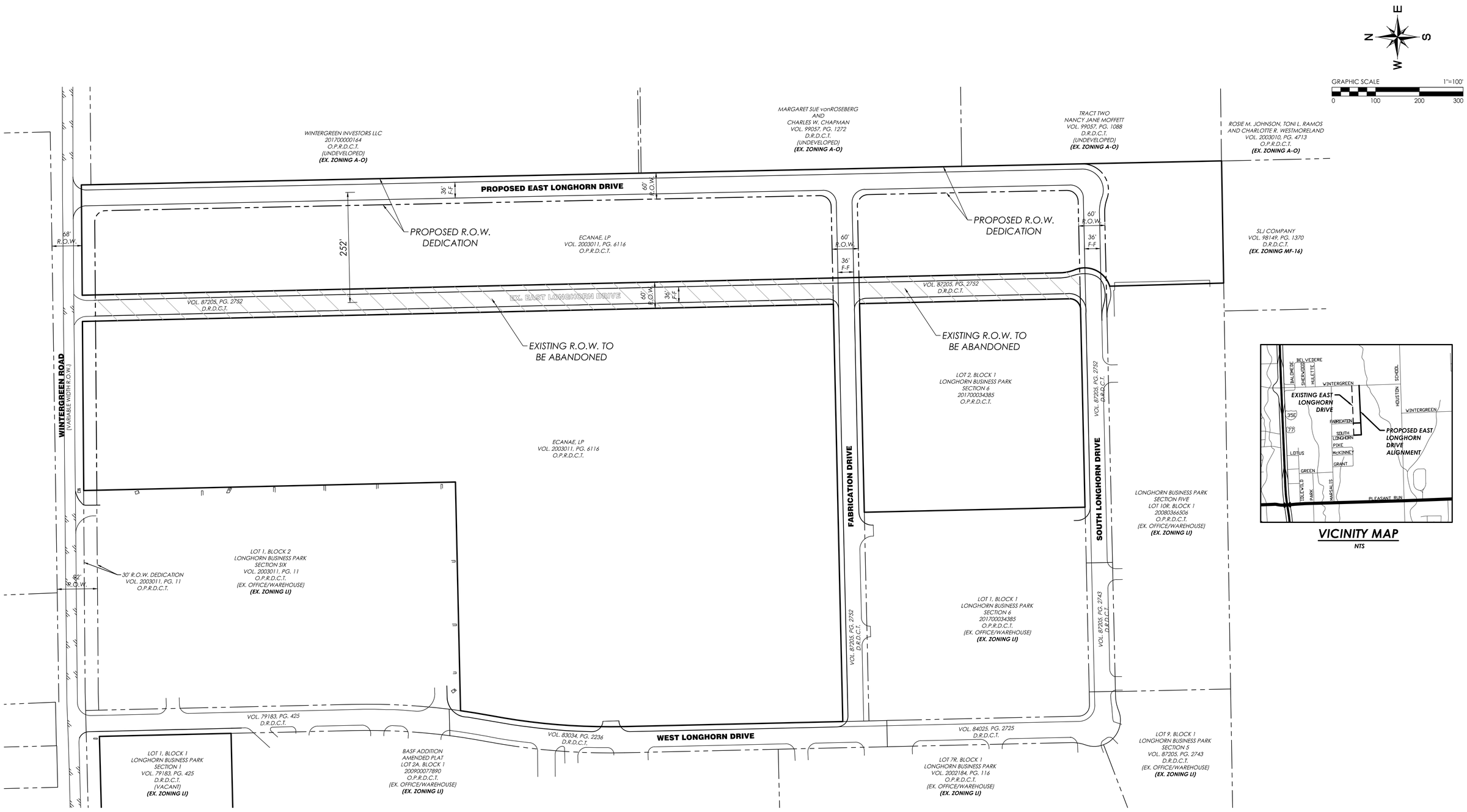
Lancaster
The Shining Star of Texas

Legend

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

Feet
0 87.5 175 350

date: 02/03/2021



VICINITY MAP

NTS

DEVELOPER:

JOHNSON DEVELOPMENT ASSOCIATES, INC.

100 Dunbar Street, Suite 400
Spartanburg, South Carolina 29306
864-585-2000

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TxEng Firm # F-2944 ~ TxSurv Firm # 10021700

EAST LONGHORN DRIVE RELOCATION EXHIBIT

SITUATED IN THE
LONGHORN BUSINESS PARK ADDITION
M. PARKS SURVEY ABSTRACT No. 1120
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
Date: April 14, 2021

E:\10920 - Longhorn Business Center\Prelim\SHEETS\EXH\2021-04-14 Longhorn Drive MTP Exhibit.dwg 4/14/2021 6:42:19 PM

COPYRIGHT 2021 - USE BY WRITTEN PERMISSION OF GOODWIN & MARSHALL, INC. ONLY

4/16/2021

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS

Planning Department
City of Lancaster
211 North Henry Street
Lancaster, TX 75134

Re: Letter of Intent for the relocation of East Longhorn Drive

To whom it may concern,

Johnson Development Associates, Inc. (JDA) wants to thank you for your flexibility in working with us on the proposed East Longhorn Drive relocation and associated extensions of Fabrication Drive and South Longhorn Drive. Currently, JDA is under contract to acquire the remining land (+/- 50 acres) in Longhorn Business Park. Through our planning and design processes, it has become evident that the current location of East Longhorn Drive has created parcels of land that are not conducive for the development of modern logistics and distribution facilities. Our overall desire to relocate and improve these roads is to better configure the existing parcels within the Park. Doing so will allow for the development of (3) modern class A warehouse buildings with market leading specifications that will improve the physical appearance of the park as a whole. We are proposing to shift East Longhorn Drive approximately 252 feet to the east and extend Fabrication Drive and South Longhorn Drive accordingly. JDA will bear all costs associated with this road improvement/relocation and will comply with the current Lancaster public road standards, resulting in a higher quality road that will benefit the City and all occupants of the Park.

JDA is excited about being your neighbor, investing in Lancaster, and bringing new class Class A+ buildings to Longhorn Business Park. We welcome the opportunity to answer any questions you may have about this project and are grateful for your support.

Respectfully,

J. Cantey Heath III
Development Manager, Industrial Division

Johnson Development Associates, Inc.
1919 McKinney Avenue, Suite 100, Dallas, TX 75201
C: (803) 261-4273 | cheath@johnsondevelopment.net
johnsondevelopment.net | thejohnsongroup.com

JOHNSON DEVELOPMENT ASSOCIATES, INC.
Part of TheJohnsonGroup

City of Lancaster
Thoroughfare Road Plan

City Limits
ETJ
Lancaster Airport
Parks
Streams
Proposed High Speed Rail

Thoroughfare Plan
Road Type

Existing Interstate
Major Arterial Type A (6 Lane)
Major Arterial Type B (4 Lane)
Proposed Major Arterial (4 Lane)
Minor Arterial (4 Lane)
Proposed Minor Arterial (4 Lane)
Rural Minor Arterial (2 Lane)
Collector (2 Lane)
Proposed Collector (2 Lane)
Proposed Frontage Rd
Proposed Loop 9

N
W
E
S

Lancaster
The Shining Star of Texas

0 0.25 0.5 1 Miles

date: 4/29/2021

WHEATLAND RD
SPRINGFIELD AVE
DANIELDALE RD
WEST DR
LONGHORN DR
E. Longhorn Dr
HOUSTON SCHOOL RD
AMES RD
CEDARDALE RD
BOARDWALK
CONNECTICUT
PERCY ST
DIZZY DEAN DR
TELEPHONE RD
DALLAS AVE
342
20
35E
WINTERGREEN RD
BALKIN DR
SUNNYMEADOW
ARCADY
REYNOLDS RD
CHAPMAN DR
COLGATE
DONLEE RD
ROGERS AVE
DEWBERRY
JEFFERSON ST
LANCASTER HUTCHINS RD
CORNELL RD
GREEN DR
PARK CIRCLE
ROLLING HILLS
PLEASANT RUN RD
LANCASTER PARK
WESTRIDGE AVE
OAKBLUFF
EIGHTH
ELM ST
THIRD ST
GREENE RD
PINTO RD
ALBA RD
SUNRISE RD
BLUEGROVE RD
ROLLING MEADOWS
HANA LN
BELT LINE RD
MELROSE
MAIN ST
REDBUD LN
STEWART
NOKOMIS RD
FERRIS RD
MOORLAND RD
PARKERVILLE RD
MEADOWLARK LN
LOMITA DR
BEAR CREEK RD
REINDEER RD
LOOP 9
Loop 9 SOUTHEAST

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **10.**

Meeting Date: 05/04/2021

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

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

Submitted by: Vicki D. Coleman, Development Services Director

---

Agenda Caption:

Z21-08 Conduct a public hearing and consider a Specific Use Permit (SUP) for a secondary living unit at 509 North Elm Street, located approximately 200 feet south of West Fifth Street. The property is on the west side of Elm Street. The property is approximately .5 acre and is further described as Lot 24 (24.2) Block C in the Westridge Annex Subdivision, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located approximately 200 feet south of West Fifth Street on the west side of Elm Street. It is approximately .5 acre in size.

2. **Current Zoning**: The subject property is currently zoned SF-6.

3. **Adjacent Properties**:
   North: Single-family Residential (SF-6) - Single-family home
   South: Single-family Residential (SF-6) - Single-family home
   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 designates the subject property as Mixed-Use Neighborhood. Single-family detached homes are not a permitted use in this designation; Section 14.402 *Use Standards* Section (6) *Guest Quarters/Secondary Living Unit* of the Lancaster Development Code (LDC) states, "Guest quarters or secondary living unit may be allowed on a property in a residential or commercial zoning district provided that it is ancillary to the primary use and that only one such facility is provided." The request is not compatible with the Comprehensive Plan of the Future Land Use Plan.

Operational Considerations:

The applicant is requesting an SUP for a secondary living unit on the property that is within the single-family residential (SF-6) zoning district. On December 31, 2021, the applicant applied for an accessory structure permit, and it was approved on January 20, 2021. On March 19, 2021 the applicant attempted to pull a second water meter for this structure and it was determined that the proposed accessory structure is for a secondary living unit and therefore required an SUP.

Section 14.401 Land Use Schedule of the Lancaster Development Code (LDC), secondary living units are permitted in the SF-6 zoning district only after obtaining an SUP. Section 14.402 Section (6) *Use Standards*, a secondary living unit shall not exceed 900 square feet or 50% of the main structure or whatever is less. Although the proposed use complies with the minimum size requirements of 900

square feet and the minimum setback requirements for the SF-6 zoning district, the secondary living use is not compliant with the Future Land Use Plan of the Comprehensive Plan which does not permit single family detached homes. Allowing a secondary living unit would further increase its non-conformity with the Future Land Use Plan.

Public Information Considerations:

On April 18th, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to all 25 property owners that are within 200-feet of the subject site. There were no letters received in support or opposition to this request.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of this request, as presented.
2. The Planning and Zoning Commission may recommend approval of the request with conditions and state those conditions.
3. The Planning and Zoning Commission may recommend denial of the request.

Recommendation:

Staff recommends denial of the SUP request as presented.

Attachments

Location Map

Site Plan

Elevation and Floor Plan

Letter of Intent

Comprehensive Plan Map

City of Lancaster

509 N Elm St

Zoned: SF-6

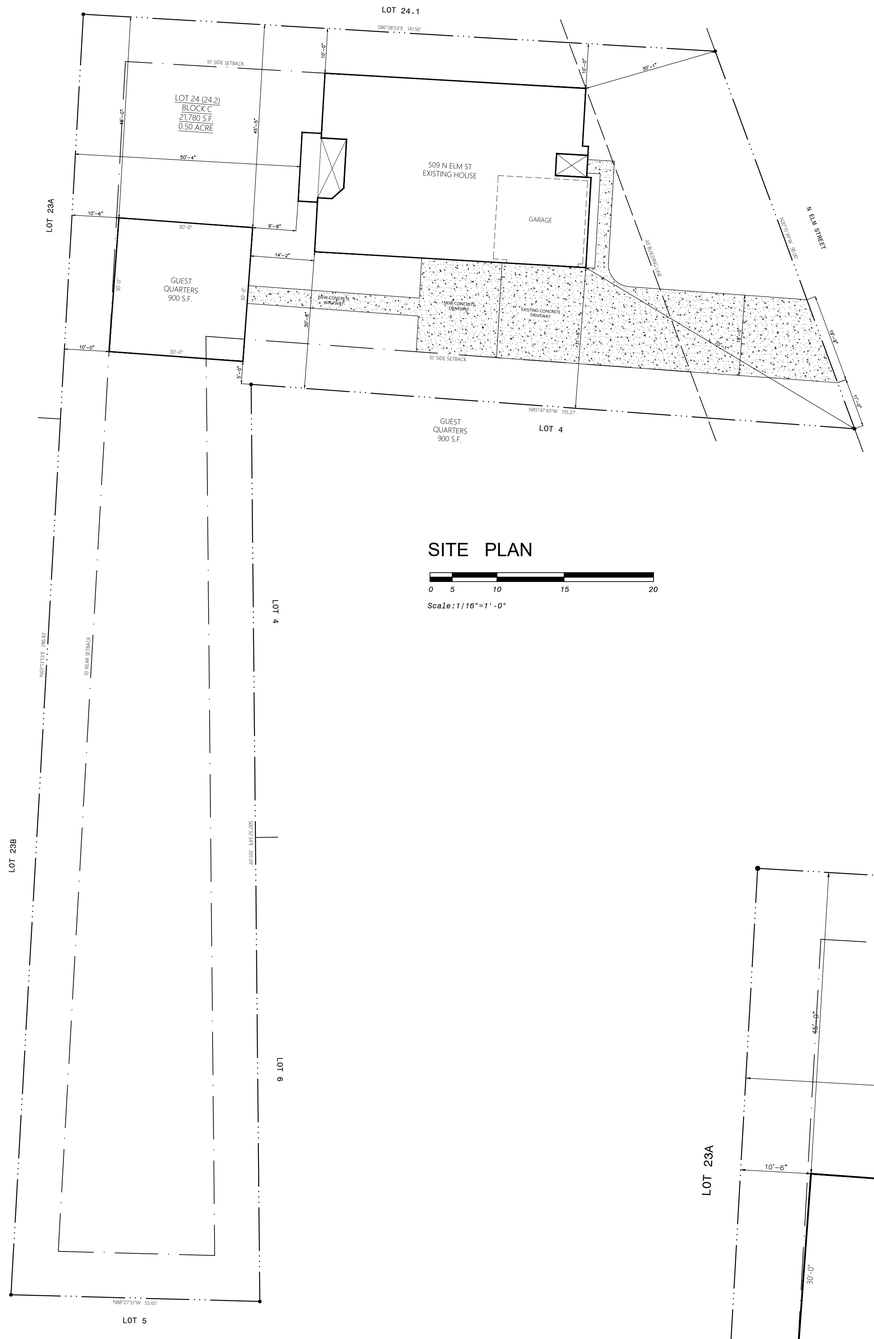
Lancaster
The Shining Star of Texas

Legend

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

Feet
0 25 50 100

date: 04/06/2021



SITE PLAN

0 5 10 15 20

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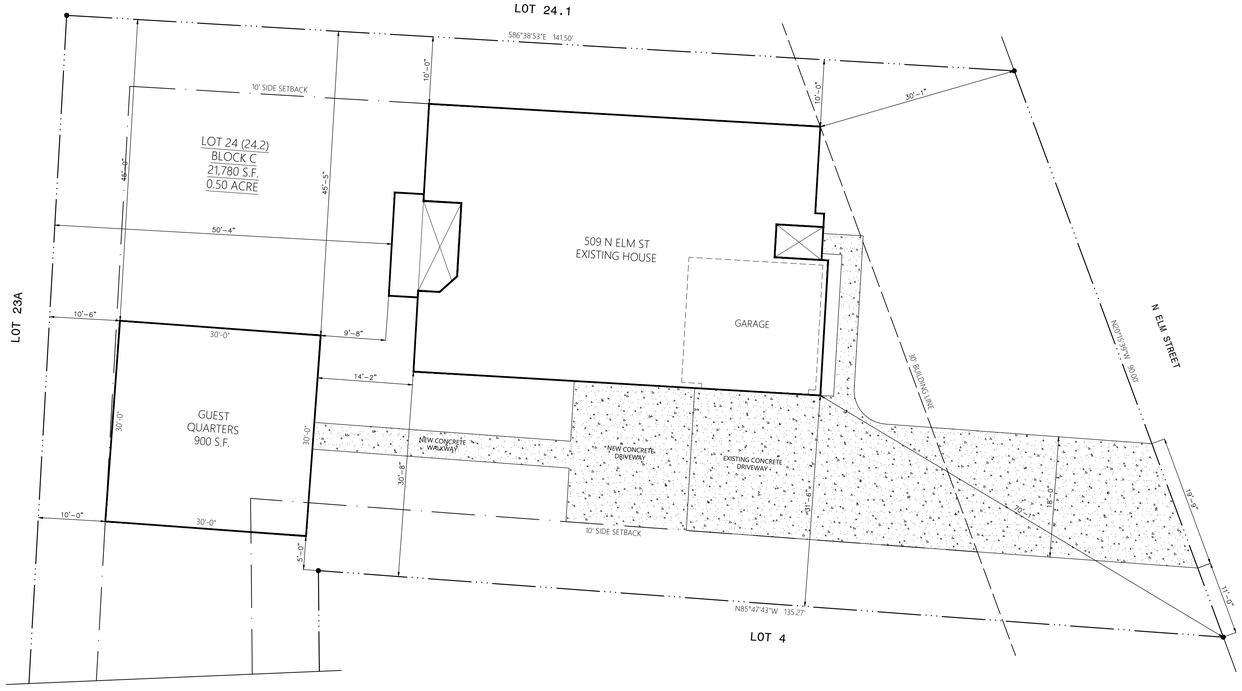


SITE PLAN - ENLARGED VIEW

0 5 10 15 20

Scale:3/32"=1'-0"

Vicinity Map

VICINITY MAP
N.T.S.

NOTE :
SUP is being applied for to permit guest quarters.

ZONING :
SF - 6

ADJACENT ZONING :
SF - 6

GUEST QUARTERS HEIGHT :
14' - 4" FT.

EXISTING HOUSE HEIGHT :
22' - 6" FT.

PROJECT DATA

PROJECT NAME:	NEW GUEST QUARTERS
ADDRESS:	509 N ELM ST, LANCASTER TX 75146
OWNER/CUSTOMER:	T&G CONSTRUCTION
LEGAL DESCRIPTION:	WESTRIDGE ANNEX BLOCK C, LOT 24 (24.2)

AREAS CALCULATIONS TABLE

EXISTING LIVING AREA:	**1,877.0 S.F.**
COVERED PORCH:	34.0 S.F.
COVERED PATIO:	73.0 S.F.
CONCRETE PATIO:	67.0 S.F.
2-CAR GARAGE:	409.0 S.F.
HOUSE FRAME UNDER ROOF:	**2,460.0 S.F.**
NEW GUEST QUARTERS:	**900.0 S.F.**
TOTAL LOT AREA:	**21,780.0 S.F.**
LOT COVERAGE PERCENTAGE:	**15.43 %**
TOTAL ACRES AREA:	**0.500 ACRE**

T&G Construction
Office : 972-278-2882
TONY ZAPATA
Owner / General Manager
tonyzapata@tnghomebuilders.com
Royse City, Tx.

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.

3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.

4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST

N

Project Name:

NEW GUEST QUARTERS

CASE No. Z21 - 08

SITE PLAN
509 NORTH ELM STREET 75146
LOT : 24 (24.2), BLOCK : C
LANCASTER, TX
DALLAS COUNTY

OWNER	*ENGINEER*
JUAN CARLOS	*LUIS A. ESCAMILLA, P.E.*
CEL : (214) 574 0223	*REDLINE ENGINEERING*
	CEL : (214) 274 2823
	SUPPORT@REDLINE-USA.COM

ADDRESS :
1425 W PIONEER DR SUITE #126
IRVING, TX 75061

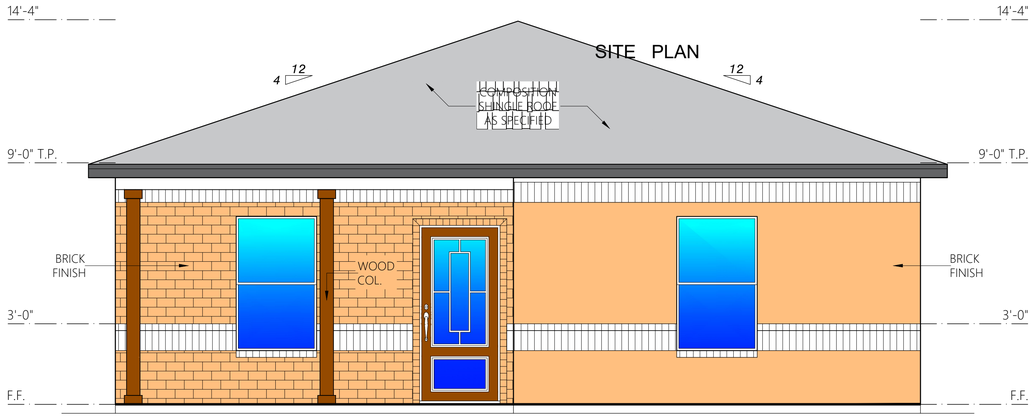
CASE No. Z21 - 08

ELEVATION PLAN
509 NORTH ELM STREET 75146
LOT : 24 (24.2), BLOCK : C
LANCASTER, TX
DALLAS COUNTY

OWNER	*ENGINEER*
JUAN CARLOS	*LUIS A. ESCAMILLA, P.E.*
CEL : (214) 574 0223	*REDLINE ENGINEERING*
	CEL : (214) 274 2823
	SUPPORT@REDLINE-USA.COM

ADDRESS :
1425 W PIONEER DR SUITE #126
IRVING, TX 75061

Plan Name:	SITE PLAN
Project #: 042621	Drawn By: JAM
Date: 04-26-2021	Scale: 3/32" = 1'-0" 1/16" = 1'-0"
Sheet #: 1	Of: 8



EAST

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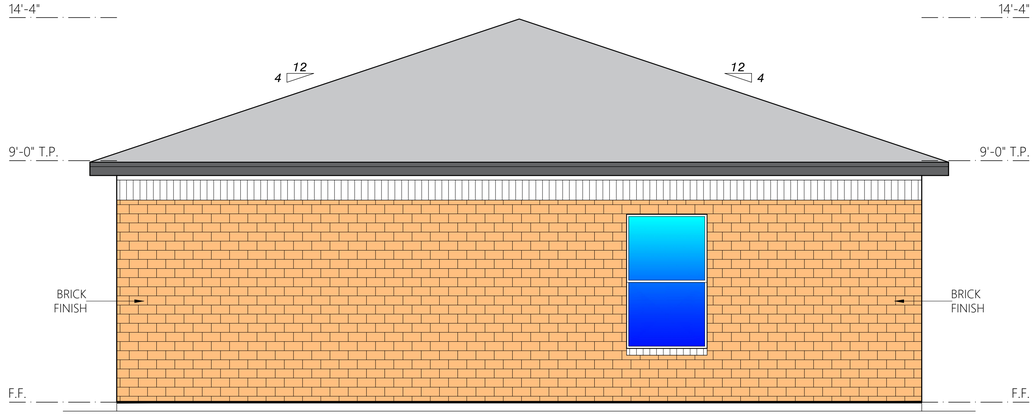

NORTH

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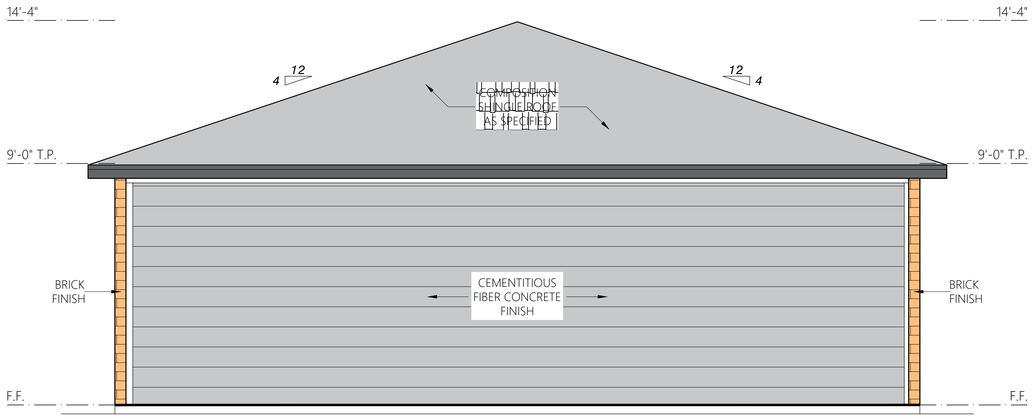

WEST

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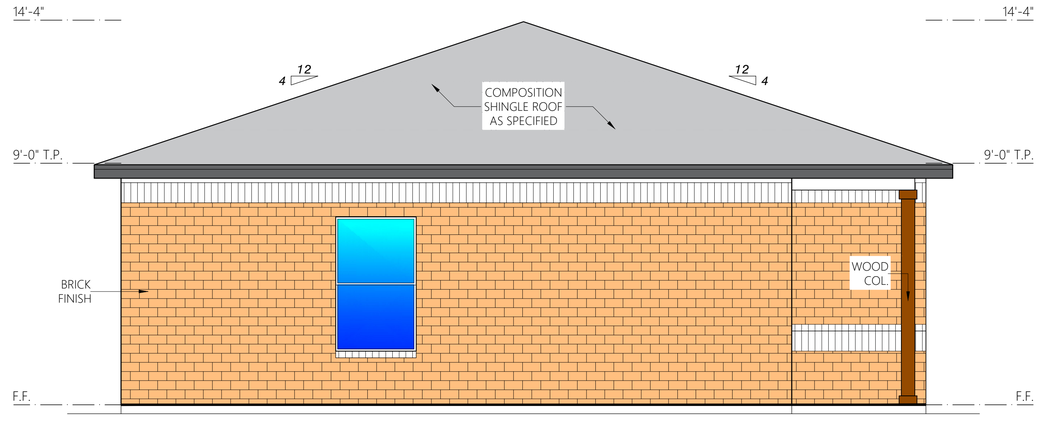

SOUTH

Scale:3/8"=1'-0"

T&G Construction
Office : 972-278-2882

TONY ZAPATA
Owner / General Manager
tonyzapata@tnghomebuilders.com

Royse City, Tx.

GENERAL NOTES

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N

Project Name:

NEW GUEST QUARTERS

CASE No. Z21 - 08

SITE PLAN

509 NORTH ELM STREET 75146
LOT : 24 (24.2), BLOCK : C
LANCASTER, TX
DALLAS COUNTY

OWNER	*ENGINEER*
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ADDRESS :
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CASE No. Z21 - 08

ELEVATION PLAN

509 NORTH ELM STREET 75146
LOT : 24 (24.2), BLOCK : C
LANCASTER, TX
DALLAS COUNTY

OWNER	*ENGINEER*
JUAN CARLOS	*LUIS A. ESCAMILLA, P.E.*
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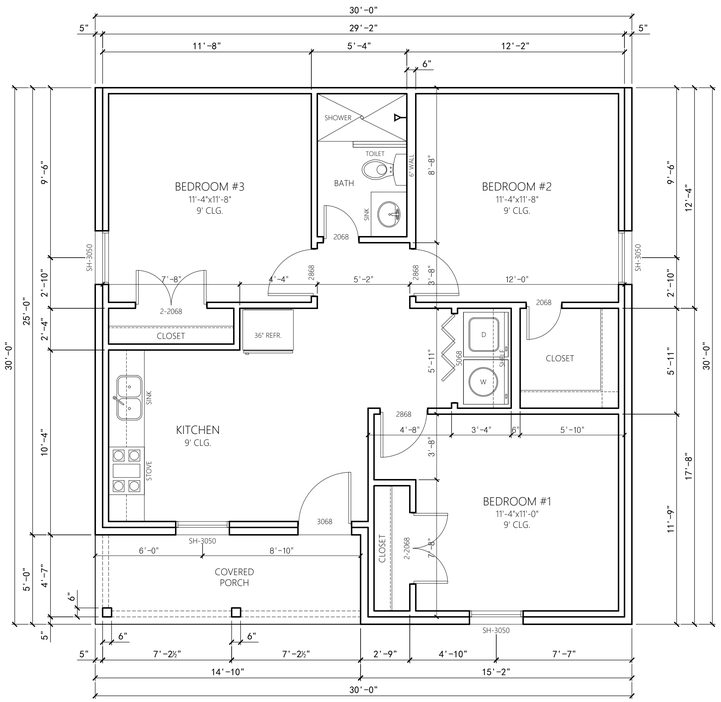
ADDRESS :
1425 W PIONEER DR SUITE #126
IRVING, TX 75061

Plan Name: SITE PLAN	
Project #: 042621	Drawn By: JAM
Date: 04-26-2021	Scale: 3/32" = 1'-0" 1/16" = 1'-0"
Sheet #: 1	Of: 8



FLOOR PLAN
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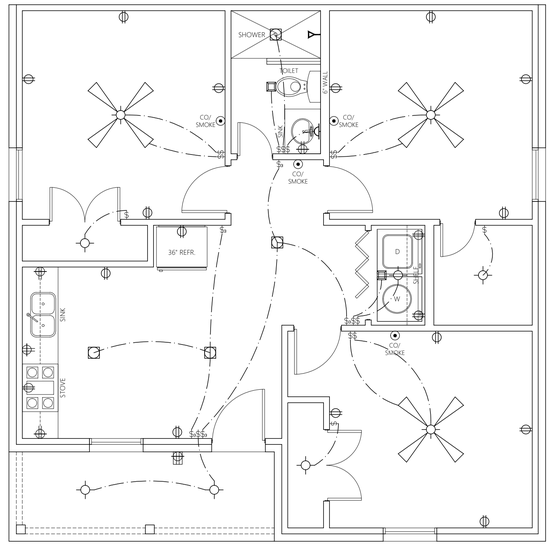
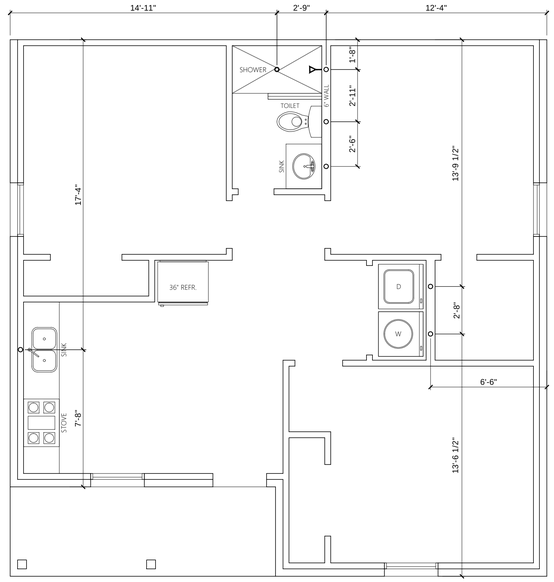


LIGHTING PLAN
Scale:1/4"=1'-0"

ELECTRICAL LEGEND	
SYMBOL	ITEM DESCRIPTION
	110 v. OUTLET (VERIFY HEIGHTS)
	220 v. OUTLET (VERIFY HEIGHTS)
	110 v. WATERPROOF 20 AMP GFCI OUTLET
	110 v. GROUND FAULT CURRENT INTERRUPTER OUTLET
	2-WAY SWITCH
	3-WAY SWITCH
	LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	INTERIOR SCONCE/WALL LIGHT FIXTURE
	CEILING FAN W/LIGHT COMBO (VERIFY W/OWNER)
	SMOKE DETECTOR AC/DC
	EXHAUST FAN



PLUMBING PLACEMENT
Scale:1/4"=1'-0"

REVIEWED
FOR CODE
COMPLIANCE
Lancaster
The issuance or granting of a permit shall not be construed to be a permit for, or approval of, any violation of any of the provisions of this code or of any other ordinance of the City of Lancaster or any State Law.

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

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N

Customer(s)/Owner(s):

T & G Construction

Legal Description:

WESTRIDGE ANNEX
BLOCK C, LOT 24 (24.2)

Project Address:

509 N Elm Street
Lancaster TX 75146

Project Name:

Storage

Plan Name:

Floor Plan

Project #:	Drawn By:
SA#20-900-L24	PSA
Date:	Scale:
12-22-2020	AS NOTED

Page: 2A

Letter of Intent

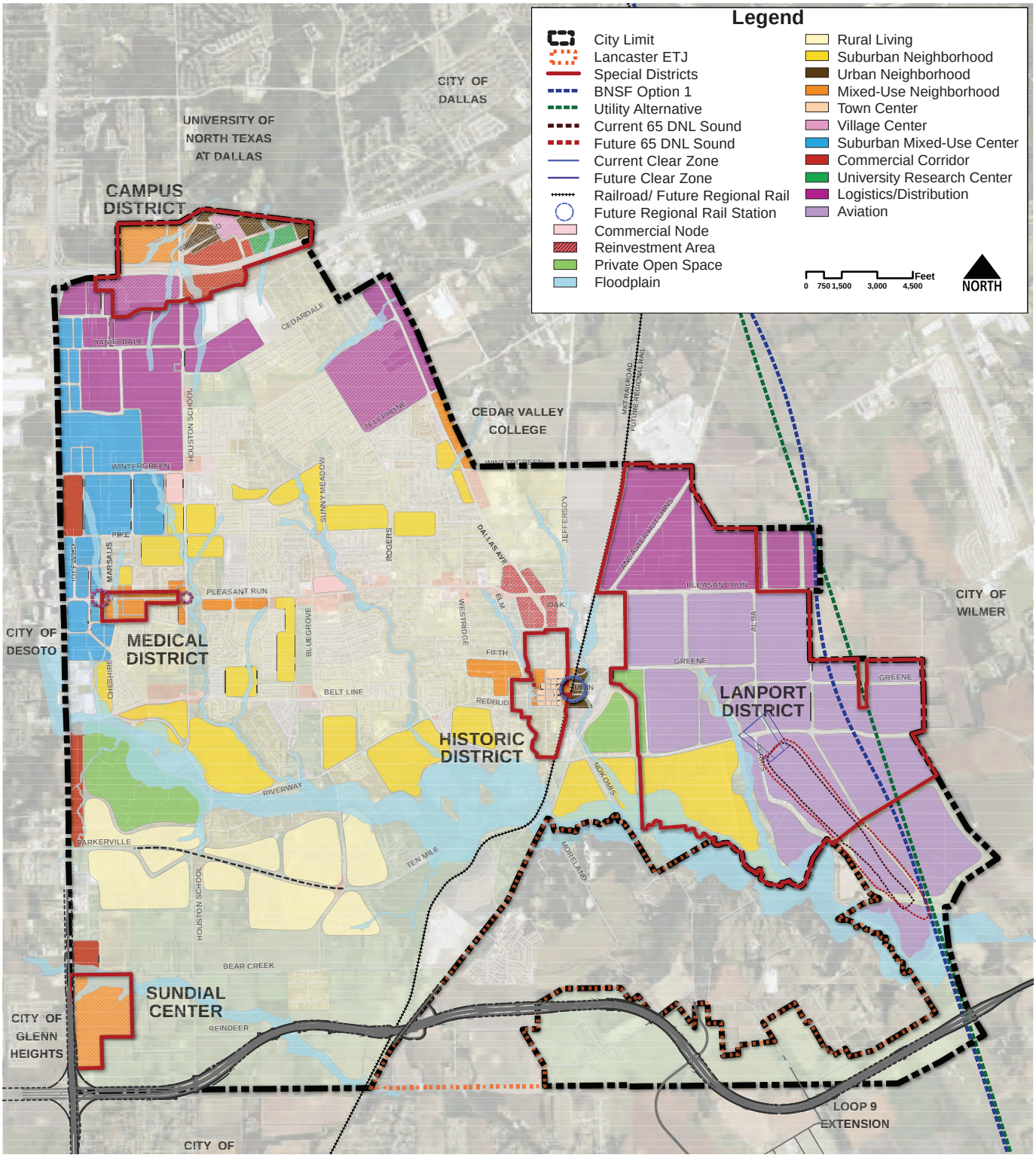
Please consider my petition to finish building guest house at 509 N. Elm St..
At this point the project is 90% completed. It was planned with plenty of time, and carefully designed to meet all City requirements. All necessary permits were obtained and I would like to bring it to completion as originally planned in conjunction with the City of Lancaster Tx.

Sincerely,

Tony Zapata
T&G Home Builders
469-556-7723

04-05-2021

Figure 3.02 - Preferred Scenario - Future Land Use



CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **11.**

Meeting Date: 05/04/2021

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:

HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The subject property is addressed as 305 East 4th Street and is .50 acre in size.

2. **Current Zoning**: The subject property is currently zoned Single-Family Residential (SF-6) and Historic Overlay District (HP) Subdistrict Area E. Single-family homes are permitted in this Overlay District.

3. **Adjacent Properties**:
   North: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
   South: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
   East: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
   West: DOD-LI-HP, Downtown Overlay District, Light Industrial, Historic Overlay District (Vacant)

4. **Comprehensive Plan Compatibility**:
   The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for single-family homes. The existing home on the property 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 1920 and is listed on the Dallas Central Appraisal District (DCAD) website as a block foundation and frame building.

Date	Body	Action
02/23/2021	HLPC	HLPC21-08 Table this item until the March 23, 2021 meeting to receive more information from staff and the City Attorney on other historic district's standards for solar panels.
03/23/2021	HLPC	HLPC21-08 Recommended denial of the request as presented.

Operational Considerations:

The applicant is requesting to install black solar panels on the sides of the roof on the home. The original submittal had solar panels on the south, east, and west sides of the roof. The proposed solar panels will now only be on the east and west sides of the home.

Section 3.17.2 of the Lancaster Historic Residential Design Regulations (LHRDR) *Roof Vents, Turbines, Skylights, and Other Equipment* states that, "Roof vents, turbines, skylights and other roof-mounted equipment should be located on the rear side of the house, such that these are not visible from the public street. If this is not possible, or for existing elements, they should be painted the same color as the roofing material so they are less obtrusive." The proposed solar panels are not in compliance with the LHRDR as the solar panels will be located on the sides of the roof that will be visible from the public street.

The installation of the solar panels will be required to meet certain sections of the 2015 International Residential Code (for residential installations) and the 2017 National Electric Code. This will be evaluated during the permitting process.

Research on Solar Panels in Texas Cites:

At the request of the HLPC, the City Attorney has provided examples of Texas local governments' ability to regulate the location and screening options of solar energy systems particularly in historic districts. In the cities of Allen, Argyle, and Highland Park roof-mounted panels may not directly face any public street regardless of screening and/or may not be located within the front yard. In the cities of Allen and Flower Mound, roof-mounted equipment must be screened from the public rights-of-way. In Addison, Burleson, Carrollton, and Highland Park, ground-mounted equipment is not permitted to face a public street and/or be located in the front yard. In Allen, ground-mounted materials are prohibited. A list of cites which govern the location and screening of solar panels is attached. Additionally, research by the National Renewable Energy Laboratory (NREL) in the application of solar panels on historic properties, note that both historic preservation and renewable energy share the important objective of conservation and are therefore not mutually exclusive. The City Attorney confirmed that staff recommendation is consistent with the objectives of the City's historic regulations which seek to protect the architecturally significant and character defining features, in particular those facades that face the public rights-of-way.

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:

Staff recommends that the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive. On March 23, 2021 the HLPC recommended denial of the request as presented.

Attachments

Location Map

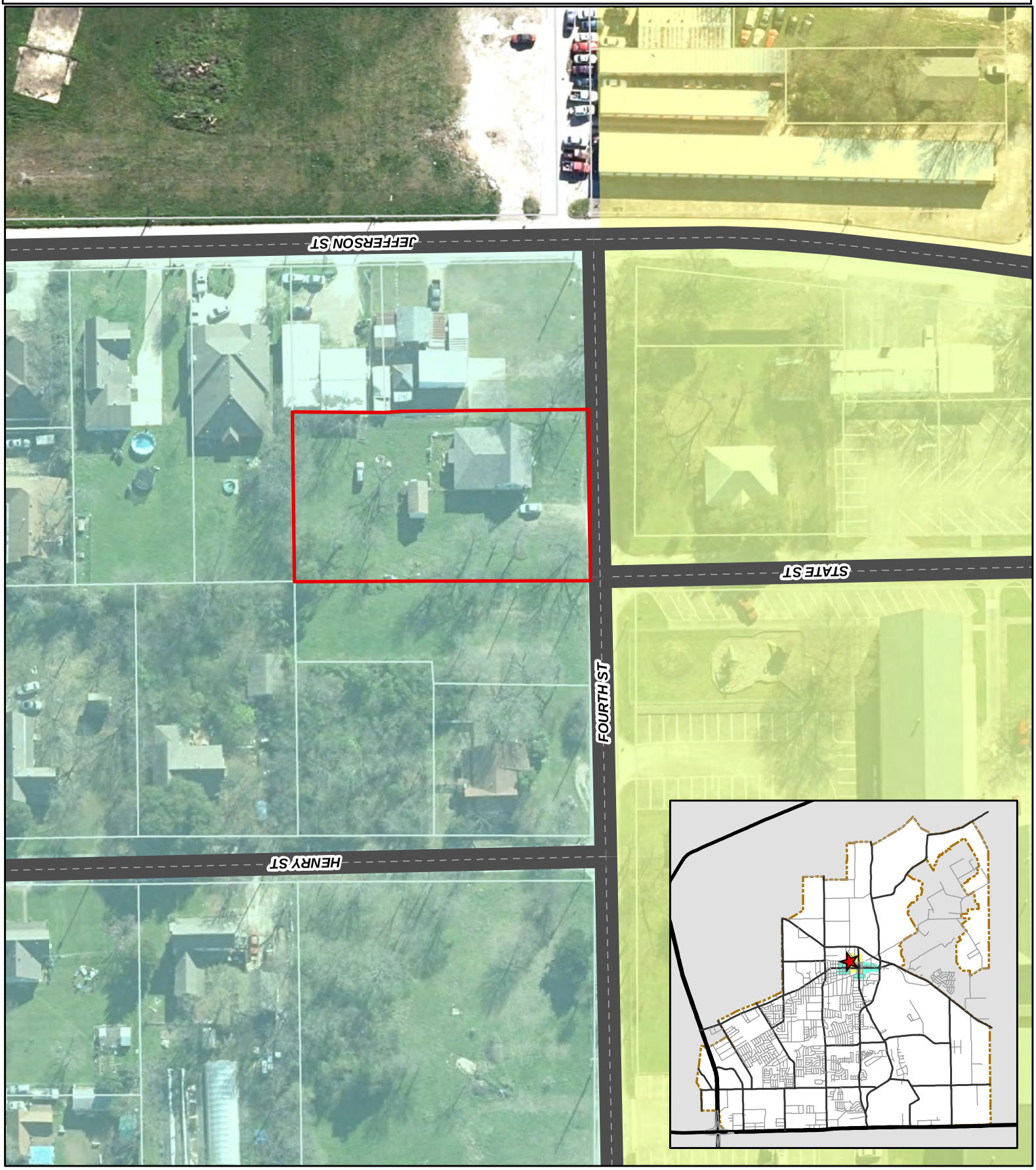
DCAD Report

Description of Request

Staff Photos
Letter of Intent
City Attorney's Research
March 23, 2021 HLPC Draft Minutes
March 23, 2021 HLPC Staff Report

City of Lancaster

305 E Fourth St
Zoned: SF-6 & Historic District



Dallas Central Appraisal District

Residential Account #36000500700290000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2021)

Address: 305 E 4TH ST
Neighborhood: 4LSG06
Mapsco: 86-C (DALLAS)

DCAD Property Map

2020 Appraisal Notice

Electronic Documents (ENS)

File Homestead Exemption Online

Print Homestead Exemption Form

Owner (Current 2021)

ROMINE MARTIN & REBECCA
460 JONES ST
CEDAR HILL, TEXAS 751042827

Multi-Owner (Current 2021)

Owner Name	Ownership %
ROMINE MARTIN & REBECCA	100%

Legal Desc (Current 2021)

1: ORIG TOWN LANCASTER
2: BLK 70 LT 29
3: ACS 0.50
4: INT201600186987 DD07012016 CO-DC
5: 0005007002900 4CN00050070
Deed Transfer Date: 7/12/2016

Value

2020 Certified Values	
Improvement:	$80,270
Land:	+ $49,730
Market Value:	=$130,000
Revaluation Year:	2019
Previous Revaluation Year:	2017

Main Improvement (Current 2021)

Building Class	04	**Construction Type**	FRAME	**# Baths (Full/Half)**	1/ 0
Year Built	1920	**Foundation**	BLOCK	**# Kitchens**	1
Effective Year Built	1920	**Roof Type**	GABLE	**# Bedrooms**	3
Actual Age	101 years	**Roof Material**	COMP SHINGLES	**# Wet Bars**	0
Desirability	AVERAGE	**Fence Type**	NONE	**# Fireplaces**	0
Living Area	1,584 sqft	**Ext. Wall Material**	VINYL	**Sprinkler (Y/N)**	N
Total Area	1,584 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	50%			**Sauna (Y/N)**	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	216

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)	112	194	22,100.0000 SQUARE FEET	STANDARD	$2.25	0%	$49,725	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
VETERANS EXEMPTION	$10,000	$10,000	$10,000	$10,000	$10,000	$0
Taxable Value	$120,000	$120,000	$120,000	$120,000	$120,000	$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	$120,000	$120,000	$120,000	$120,000	$120,000	$0
Estimated Taxes	$983.68	$1,799.88	$299.69	$148.80	$319.32	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
					Total Estimated Taxes:	**$3,551.37**

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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Scott E. Wyssling, PE, PP, CME

Wyssling Consulting
76 North Meadowbrook Drive
Alpine, UT 84004
office (201) 874-3483
swyssling@wysslingconsulting.com

January 7, 2021
revised March 17, 2021

CNG Solar Engineers
1245 San Fernando Road #200
San Fernando, CA 91340

Re: Engineering Services
Romine Residence
305 E 4th Street, Lancaster TX
12.070 kW System

To Whom it May Concern:

Pursuant to your request, we have reviewed the following information regarding solar panel installation on the roof of the above referenced home:

1. Site Visit/Verification Form prepared by CNG Solar Engineers representative identifying specific site information including size and spacing of rafters for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information was prepared by CNG Solar Engineers and will be utilized for approval and construction of the proposed system.
3. Photographs of the interior and exterior of the roof system identifying existing structural members and their conditions.

Based on the above information we have evaluated the structural capacity of the existing roof system to support the additional loads imposed by the solar panels and have the following comments related to our review and evaluation:

Description of Residence:

The existing residence is typical wood framing construction with the roof system consisting of truss system with all chords constructed of 2 x 4 dimensional lumber at 24" on center. The attic space is unfinished and photos indicate that there was free access to visually inspect the size and condition of the roof rafters. All wood material utilized for the roof system is assumed to be Doug-Fir #2 or better with standard construction components. The existing roofing material consists of composite asphalt shingles. Photos of the dwelling also indicate that there is a permanent foundation.

A. Loading Criteria Used

- 115 MPH wind loading based on ASCE 7-16 Exposure Category "B" at a slope of 18 degrees
- 7 PSF = Dead Load roofing/framing Live Load = 20 PSF Snow Load = 5 PSF
- 3 PSF = Dead Load solar panels/mounting hardware

  Total Dead Load =10 PSF

The above values are within acceptable limits of recognized industry standards for similar structures in accordance with the 2018 IRC. Analysis performed of the existing roof structure utilizing the above loading criteria indicates that the existing rafters will support the additional panel loading without damage, if installed correctly.

B. Solar Panel Anchorage

1. The solar panels shall be mounted in accordance with the most recent "*Everest Solar Systems Installation Manual*", which can be found on the Everest Solar Systems website (*http://everest-solarsystems.com/*). If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.
2. Maximum allowable pullout per lag screw is 235 lbs/inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications for Doug-Fir (North Lumber) *assumed*. Based on our evaluation, the pullout value, utilizing a penetration depth of 2 ½", is less than what is allowable per connection and therefore is adequate. Based on the variable factors for the existing roof framing and installation tolerances, using a thread depth of 2 ½" with a minimum size of 5/16" lag screw per attachment point for panel anchor mounts should be adequate with a sufficient factor of safety.
3. Considering the roof slopes, the size, spacing, condition of roof, the panel supports shall be placed no greater than 72" o/c.
4. Panel supports connections shall be staggered to distribute load to adjacent rafters.

Based on the above evaluation, it is the opinion of this office that with appropriate panel anchors being utilized the roof system will adequately support the additional loading imposed by the solar panels. This evaluation is in conformance with the 2018 IRC, current industry and standards, and based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

Very truly yours,

Scott E. Wyssling, PE
Texas License No. 122669
Firm No. 20109

PROPOSED 12.07 KW DC SYSTEM (STC) AT 305 E 4TH ST, LANCASTER, TX 75146

ID# TSP61968

Plot Plan & Photovoltaic Layout	PV-1.0
Project Notes, Conduit & Grounding Detail	PV-1.1
Racking Details	PV-2.0
Fire Labels & Equipment Elevation	PV-3.0
3 Line Diagram & 1 Line Diagram	PV-4.1 & PV-4.2
Safety Placard	PV-5.0
Manufacture Spec. Sheets	Attached

1 Sheet Index
Scale: N/A

OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: TYPE V-B
AUTHORITY HAVING JURISDICTION: LANCASTER
ASSESSORS PARCEL NUMBER: #36000500700290000
NUMBER OF STORIES: 1-Story
ROOF PITCH: 18°, 40°

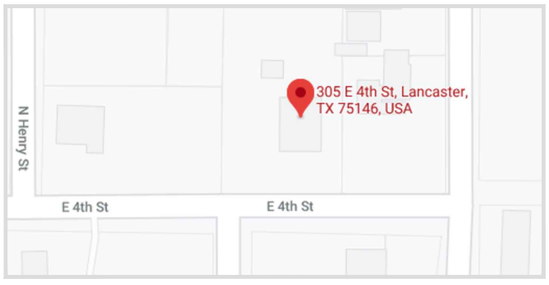
2 Site Information
Scale: N/A

NOTES:
THE VISIBLE, LOCKABLE, LABELED AC DISCONNECT IS LOCATED WITHIN 10 FT OF ONCOR METER.

(1) SOLAREDGE_TECHNOLOGIES SE11400H-US (240V)
(34) LG LG355N1K-B6
(34) SOLAREDGE P401 [HD] OPTIMIZERS

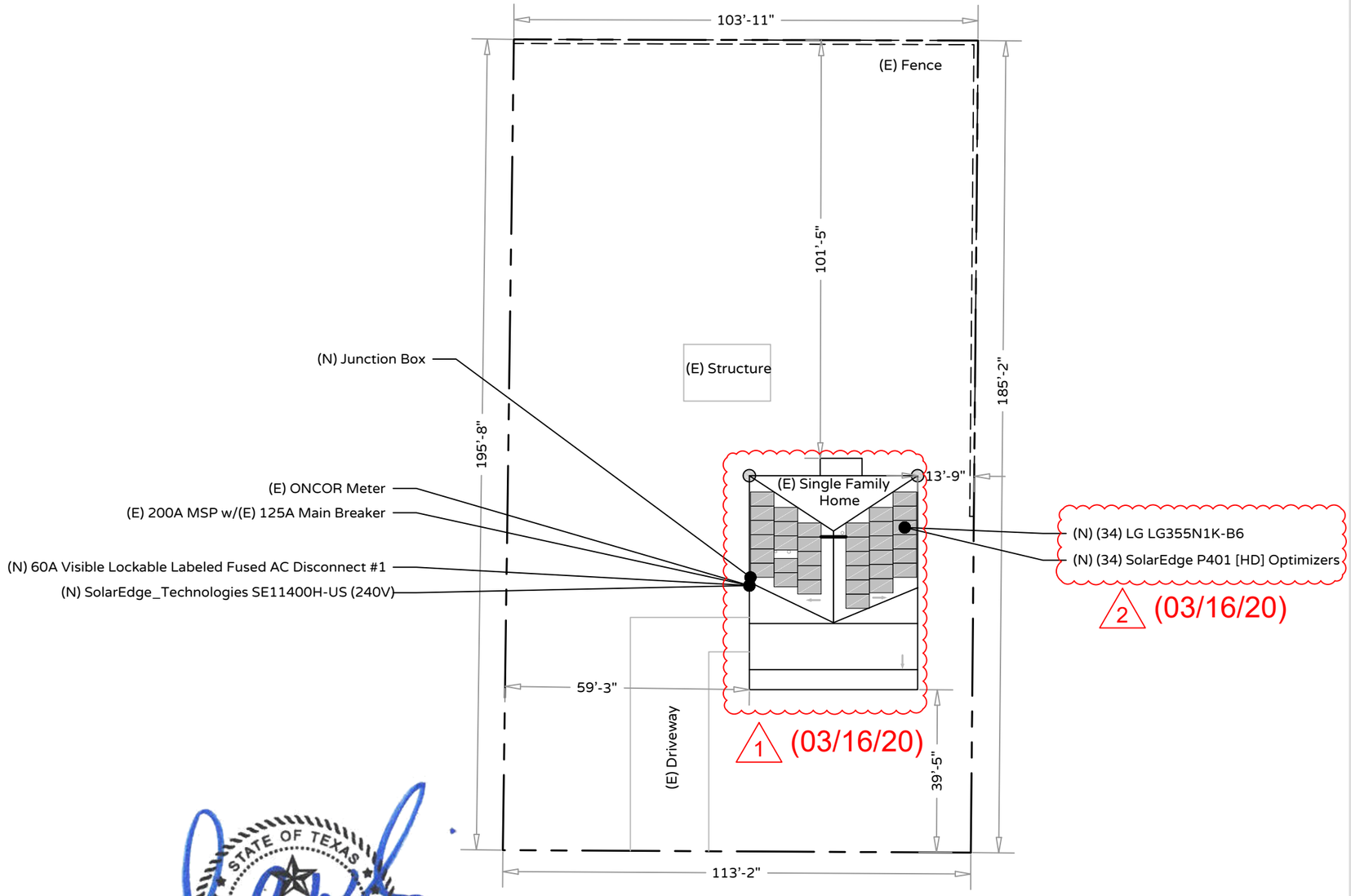
ADDRESS : 305 E 4TH ST
CITY-ZIP : LANCASTER, TX 75146
ESI ID #: 10443720004108031
METER NUMBER : 128558413

3 AHJ Notes
Scale: N/A



4 Vicinity Map
Scale: NTS

ONCOR UTILITY



305 E 4th St

N

Wyssling Consulting
Firm No. 20109

5 Plot Plan
Scale: 1" = 30'

Roof Access Point	Property Lines	Fence Line	Block Wall	Conduit On Roof	Conduit In Attic	Conduit In Trench

CONTRACTOR INFORMATION

TITAN SOLAR POWER

Titan Solar Power TX, Inc.
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290
CR11 #284331

SYSTEM INFORMATION

12.07 kW DC System (STC)
11.40 kW AC System
(34) LG LG355N1K-B6
(34) SolarEdge P401 [HD] Optimizers
SolarEdge_Technologies SE11400H-US (240V)

PROJECT INFO.

Tyler Romine
305 E 4th St
Lancaster, TX 75146
(214) 536-3818
APN #36000500700290000

REVISION BLOCK

DESCRIPTION	DATE
Initial Draft of Plans	6/1/20
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

SHEET
PV-1.0

2017 NATIONAL ELECTRICAL CODE W/LOCAL AMENDMENTS
2015 INTERNATIONAL BUILDING CODE W/LOCAL AMENDMENTS
2015 INTERNATIONAL FIRE CODE W/LOCAL AMENDMENTS
2015 INTERNATIONAL RESIDENTIAL CODE W/LOCAL AMENDMENTS

.

1 Applicable Codes
Scale: N/A

CODE BOOK:	2017 NEC®
BREAKER SIZES:	NEC 240.6(A)
WIRE AMPACITY TABLE:	NEC 310.15(B)(16)
MAX SYSTEM VOLTAGE CORRECTION:	NEC 690.7(A)
NUMBER OF CONDUCTORS CORRECTION:	NEC 310.15(B)(3)(A)
AMBIENT TEMPERATURE CORRECTION:	NEC 310.15(B)(2)(A)
AMBIENT TEMPERATURE ADJUSTMENT:	NEC 310.15(B)(3)(C)
DC GROUNDING ELECTRODE CONDUCTOR:	UNGROUNDED DC SYSTEM
AC GROUNDING ELECTRODE CONDUCTOR:	NEC 250.50
RACK GROUNDING ELECTRODE CONDUCTOR:	NEC 690.47(B)
MAXIMUM OCPD (120% RULE):	NEC 705.12

2 Electrical Code References
Scale: N/A

1. ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS.
2. WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE.
3. ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.
4. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL.
5. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE

3 Equipment Location
Scale: N/A

1. THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS INPUT MAY NOT EXCEED 120% OF BUSBAR RATING.
2. WHEN SUM OF THE PV SOURCES EQUALS >100% OF BUSBAR RATING, PV DEDICATED BACKFFED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD.
3. AT MULTIPLE PV OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVER CURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR.
4. SUPPLY SIDE TAP INTERCONNECTION WITH SERVICE ENTRANCE CONDUCTORS BACK FEEDING BREAKER FOR UTILITY-INTERACTIVE INVERTER OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING.

4 Interconnection Notes
Scale: N/A

1. MODULES ARE LISTED UNDER UL 1703 AND CONFORM TO THE STANDARDS.
2. INVERTERS ARE LISTED UNDER UL 1741 AND CONFORM TO THE STANDARDS.
3. DRAWINGS ARE DIAGRAMMATIC, INDICATING GENERAL ARRANGEMENT OF THE PV SYSTEM AND THE ACTUAL SITE CONDITION MIGHT VARY.
4. WORKING CLEARANCES AROUND THE ELECTRICAL EQUIPMENT WILL BE MAINTAINED.
5. ALL GROUND WIRING CONNECTED TO THE MAIN SERVICE GROUNDING IN MAIN SERVICE PANEL/ SERVICE EQUIPMENT.
6. ALL CONDUCTORS SHALL BE 600V, 75°C STANDARD COPPER UNLESS OTHERWISE NOTED.
7. WHEN REQUIRED, A LADDER SHALL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
8. THE SYSTEM WILL NOT BE INTERCONNECTED BY THE CONTRACTOR UNTIL APPROVAL FROM THE LOCAL JURISDICTION AND/OR THE UTILITY.
9. ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREES, WIRES OR SIGNS.
10. PV ARRAY COMBINER/JUNCTION BOX PROVIDES TRANSITION FROM ARRAY WIRING TO CONDUIT WIRING

5 General Notes
Scale: N/A

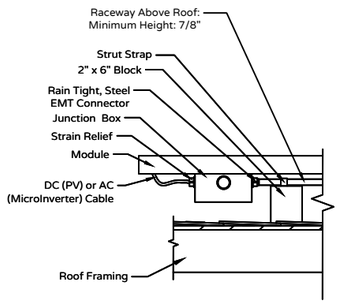
1. ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.
2. DC WIRING LIMITED TO MODULE FOOTPRINT. MICRO INVERTER WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY WITH SUITABLE WIRING CLIPS.
3. AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:
   - 3.1. PHASE A OR L1- BLACK
   - 3.2. PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE
   - 3.3. PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION
   - 3.4. NEUTRAL- WHITE OR GREY IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE.

6 Wiring & Conduit Notes
Scale: N/A

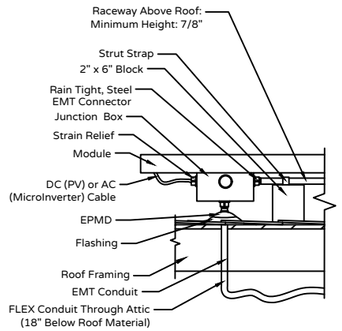
1. GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVISES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.
2. PV EQUIPMENT SHALL BE GROUNDED METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES.
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO MICRO INVERTER MANUFACTURER'S INSTRUCTIONS.
4. THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.
5. GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER.
6. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED.

7 Grounding Notes
Scale: N/A

CONDUIT RUN ABOVE ROOF

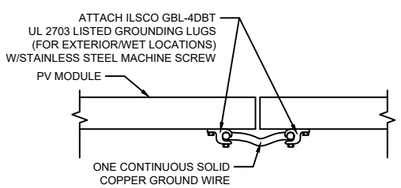


CONDUIT RUN THROUGH ATTIC



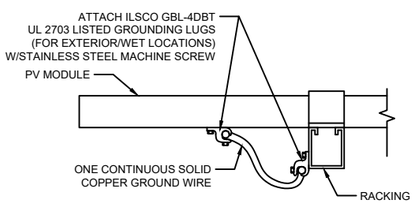
8 Conduit Run Details
Scale: NTS

Module to Module



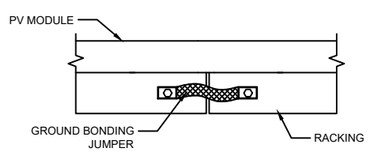
NTS REMOVAL OF ONE PIECE OF EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN ANY OTHER PIECES.

Module to Rail



NTS REMOVAL OF ONE PIECE OF EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN ANY OTHER PIECES.

Rail to Rail



NTS REMOVAL OF ONE PIECE OF EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN ANY OTHER PIECES.

9 Grounding Details
Scale: NTS

1. RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.
2. JUNCTION BOX WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.
3. ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED WITH APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.
4. ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

10 Structural Notes
Scale: N/A

1. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED, THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).
2. DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH
3. RAPID SHUTDOWN OF ENERGIZED CONDUCTORS BEYOND 10 FT OF PV ARRAY OR 5 FT INSIDE A BUILDING WITHIN 10 SECONDS. CONTROLLED CONDUCTORS ≤30V AND ≤240VA. LOCATION OF LABEL ACCORDING TO AHJ.
4. IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION.

11 Disconnection & OCPD Notes
Scale: N/A

Wyssling Consulting
Firm No. 20109

ID# TSP61968

CONTRACTOR INFORMATION

TITAN SOLAR POWER

Titan Solar Power TX, Inc.
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290

CR11 #284331

SYSTEM INFORMATION

12.07 kW DC System (STC)
11.40 kW AC System
(34) LG LG355N1K-B6
(34) SolarEdge P401 [HD] Optimizers
(34) SolarEdge_Technologies SE11400H-US (240V)

PROJECT INFO.

Tyler Romine
305 E 4th St
Lancaster, TX 75146
(214) 536-3818
APN #3600050070029000O

REVISION BLOCK

DESCRIPTION	DATE
Initial Draft of Plans	6/1/20
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

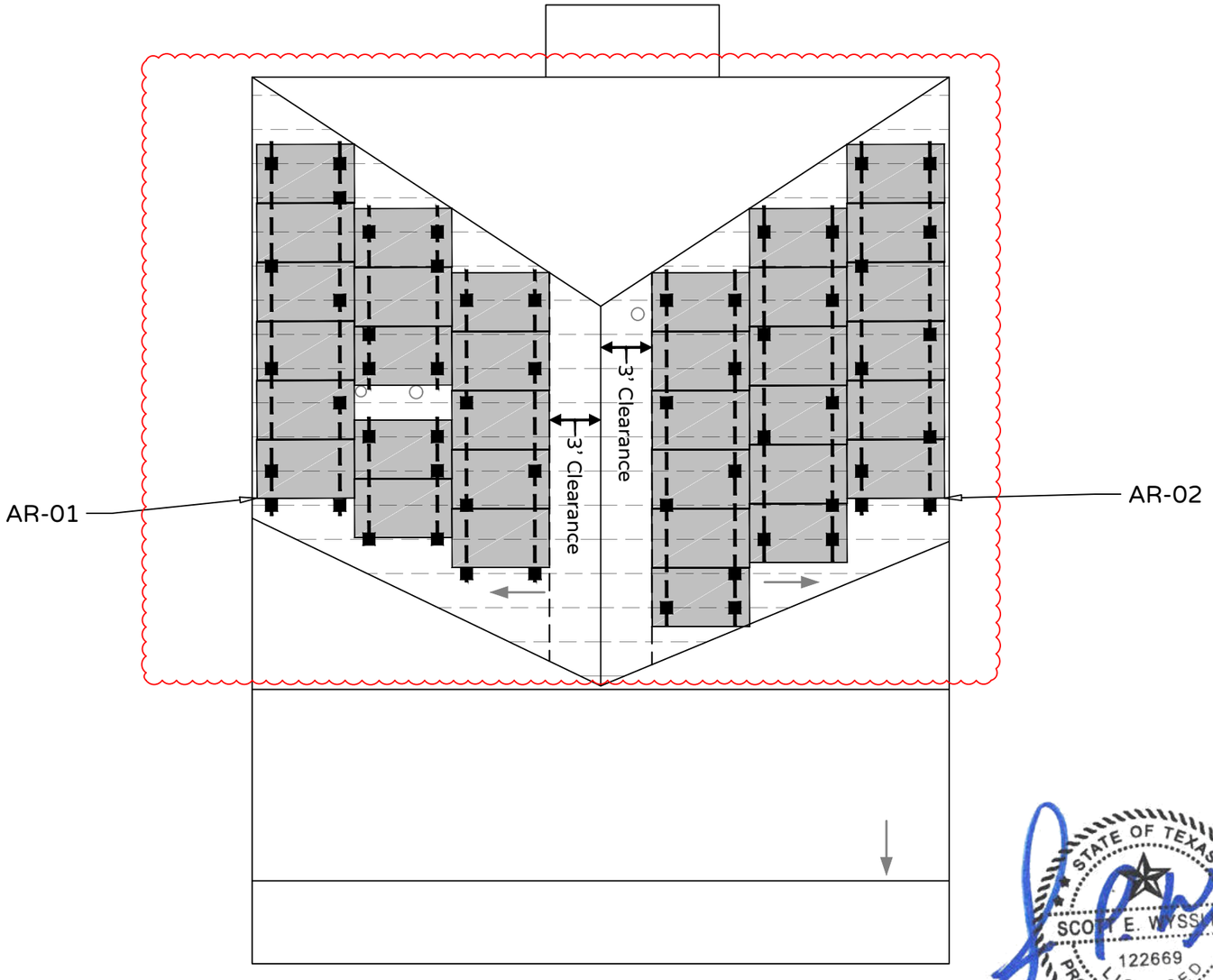
NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

SHEET
PV-1.1

Array	Quantity	Mounting Type	Array Tilt	Azimuth	Att. Spacing	Roof Type
AR-01	16	Flush Mounted	18°	270	72"	Comp. Shingle**
AR-02	18	Flush Mounted	18°	90	72"	Comp. Shingle**

2 (03/16/20)

1 (03/16/20)



1 PV Racking & Roof Framing Plan
Scale: 1/8" = 1'-0"

N

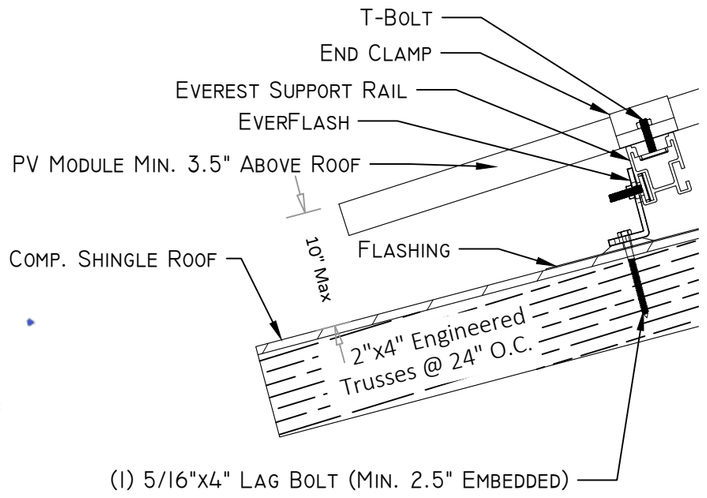
Modules | Fire Clearance | Obstructions | Attachments | Rafters | Rails

Roof Material:	Comp. Shingle.
Roof Framing:	Engineered Trusses.
Framing Size & Spacing:	2" x 4", 24" O.C.
Framing Span & Roof Pitch:	10'-2", 18°, 40° Pitch
Framing Species & Grade:	Douglas Fir Larch #2.
Racking / Rail Manufacture:	Everest Crossrail 48-X 14 Ft. Rails
Attachment Manufacture:	Everest EverFlash.
Number of Attachments:	57 Attachments
Racking Weight:	3.56 Lbs. / Module
Modules:	(40) LG LG355N1K-B6
Module Dimensions:	68.5" x 41.02" x 1.57"
Module Weight & Sq.Ft. :	41 Lbs. , 19.51 Sq.Ft.
Array Sq.Ft. :	780.4 Sq.Ft.
Weight w/Racking & Add Ons:	1862.4 Lbs.
Weight (Lbs.) / Attachment:	32.67 Lbs. / Attachment.
Distributed Weight on Roof:	2.39 Lbs. / Square Foot.

2 Roof 1 Calculations
Scale: N/A

NOTE: ROOF FRAMING MEMBER'S SIZE, SPAN, AND SPACING TO BE VERIFIED IN FIELD PRIOR TO INSTALL. IF ROOF FRAMING INFORMATION DIFFERS FROM WHAT IS INDICATED ON THE PLANS, CONTACT DESIGN ENGINEER PRIOR TO INSTALL.

Both Roof Pitches Are Used Same Attachments



3 Roof 1 Attachment Detail
Scale: NTS

STATE OF TEXAS
SCOTT E. WYSSLING
122669
LICENSED
PROFESSIONAL ENGINEER

Wyssling Consulting
Firm No. 20109

ID# TSP61968

CONTRACTOR INFORMATION

TITAN SOLAR POWER

Titan Solar Power TX, Inc.
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290
CR11 #284331

SYSTEM INFORMATION

12.07 kW DC System (STC)
11.40 kW AC System
(34) LG LG355N1K-B6
(34) SolarEdge P401 [HD] Optimizers
SolarEdge_Technologies SE11400H-US (240V)

PROJECT INFO.

Tyler Romine
305 E 4th St
Lancaster, TX 75146
(214) 536-3818
APN #360005007002900000

REVISION BLOCK

DESCRIPTION	DATE
Initial Draft of Plans	6/1/20
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

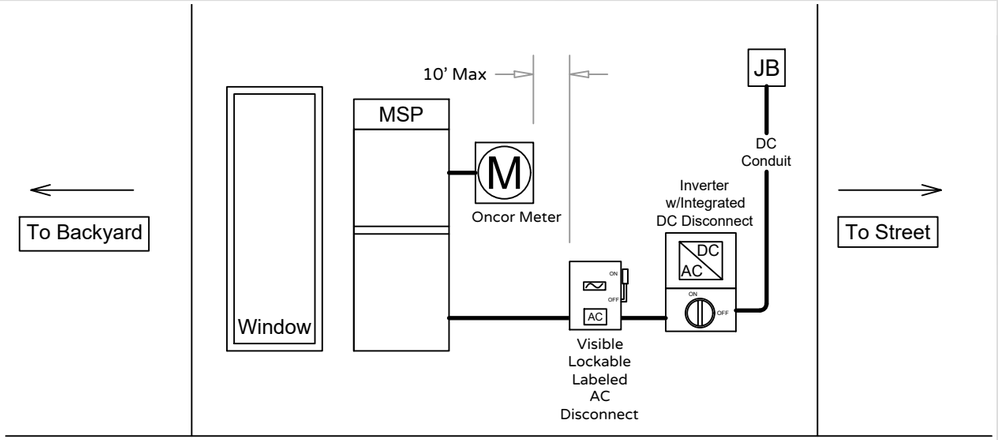
SHEET
PV-2.0

LABEL PLACEMENT	LABELS
JUNCTION BOX	6, 12
DC CONDUIT	12
INVERTER	6, 9, 10
AC DISCONNECT (VLLD)	4, 6, 15, 16, 18, 19
MAIN SERVICE PANEL	1, 2, 4, 5, 11, 13, 14, 16, 17

WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR.

FOR LINE-SIDE TAP: THIS LOAD CENTER IS IN COMPLIANCE WITH NEC 2017 ARTICLE 705. 12(A) "THE SUM OF THE RATINGS OF ALL OVER CURRENT DEVICES CONNECTED TO POWER PRODUCTION SOURCES SHALL NOT EXCEED THE RATINGS OF THE SERVICE."



1 PV Equipment Location & Fire Label Placement Table

Scale: NTS

① **CAUTION**
PHOTOVOLTAIC SYSTEM CIRCUITS IS BACKRED
LOCATION : BACKFED BREAKER
CODE REF. : NEC 705.12(4)

② **WARNING**
INVERTER OUTPUT CONNECTION:
DO NOT RELOCATE THIS OVERCURRENT DEVICE
LOCATION : BACKFED BREAKER
CODE REF. : 2017 NEC 705.12(2)(3)(B)

③ **WARNING**
A GENERATION SCOURCE IS CONNECTED TO THE SUPPLY (UTILITY) SIDE OF THE MAIN SERVICE DISCONNECT.FOLLOW THE PROPER LOCK-OUT PROCEDURES TO ENSURE THE PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH IS OPENED PRIOR TO PERFORMING WORK ON THIS DEVICE
LOCATION : (IF APPLICABLE) SUPPLY SIDE TAP LOAD PANEL
CODE REF. : UTILITY

④ PHOTOVOLTAIC AC DISCONNECT SWITCH
RATED OUTPUT CURRENT: 47.5A
NOMINAL OPERATING VOLTAGE: 240V
LOCATION : MAIN PANEL AC DISCONNECT(S)
CODE REF. : NEC 690.54

⑤ **RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM**
LOCATION : MAIN PANEL
CODE REF. : NEC 690.12

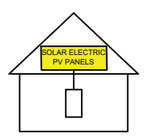
⑥ **WARNING**
ELECTRIC SHOCK HAZARD
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION
LOCATION : PV SYSTEM DISCONNECT AC DISCONNECT SWITCH
CODE REF. : NEC 690.17 UTILITY AND AHJ REQUIREMENTS

⑦ PHOTOVOLTAIC
SYSTEM METER
LOCATION : DEDICATE KWH METER
CODE REF. : NEC 690.4(B) UTILITY

⑧ **WARNING**
PHOTOVOLTAIC SYSTEM COMBINER PANEL
DO NOT ADD LOADS
LOCATION : AC COMBINER PANEL
CODE REF. : NEC 690.13(B)

⑨
MAXIMUM VOLTAGE: 480V
MAXIMUM CIRCUIT CURRENT: 15A
MAX RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER OR DC-TO-DC CONVERTER (IF INSTALLED): 15A
LOCATION : DC DISCONNECT INVERTER
CODE REF. : UTILITY

⑩ **WARNING**
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION
DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT
LOCATION : DC DISCONNECT COMBINER PANEL
CODE REF. : NEC 690.13(B)

⑪ **SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN**
TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY


LOCATION : MAIN SERVICE
CODE REF. : NEC 690.12
NEC 690.56(C)(1)(A)

⑫ **WARNING: PHOTOVOLTAIC POWER SOURCE**
LOCATION : DC CONDUIT JUNCTION BOX (NO MORE THAN 10FT)
CODE REF. : NEC 690.13(B)

⑬ **CAUTION**
DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC
LOCATION : SERVICE METER MAIN PANEL
CODE REF. : UTILITY

⑭ **WARNING**
INVERTER OUTPUT CONNECTION:
DO NOT RELOCATE THIS OVERCURRENT DEVICE
LOCATION : (IF APPLICABLE) SERVICE PANEL
CODE REF. : NEC 705.12(D)(7)

⑮ PHOTOVOLTAIC SYSTEM UTILITY DISCONNECT SWITCH
LOCATION : AC DISCONNECT
CODE REF : UTILITY

⑯ **WARNING**
ELECTRIC SHOCK HAZARD
IF A GROUND FAULT IS INDICATED NORMALLY GROUNDED CONDUCTORS MAY BE UNGROUNDED AND ENERGIZED
LOCATION :AC DISCONNECT,COMBINER PANEL SERVICE METER
CODE REF. : NEC 690.5(C)

⑰ **PV SOLAR BREAKER**
DO NOT RELOCATE THIS OVERCURRENT DEVICE
LOCATION : MAIN PANEL,DEAD FRONT
CODE REF : NEC 705.12(B)(2)(3)(B)

⑱ **CAUTION**
POWER TO THE SERVICE IS ALSO SUPPLIED FROM ON SITE SOLAR/WIND GENERATION AC SYSTEM DISCONNECT.
LOCATION : AC DISCONNECT

⑲ **CAUTION**
ALTERNATIVE POWER SUPPLY AC SYSTEM DISCONNECT
LOCATION : AC DISCONNECT

STATE OF TEXAS
SCOTT E. WYSSLING
122669
LICENSED
PROFESSIONAL ENGINEER

Wyssling Consulting
Firm No. 20109

2 Fire Labels

Scale: NTS

ID# TSP61968

CONTRACTOR INFORMATION

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Titan Solar Power TX, Inc.
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290
CR11 #284331

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11.40 kW AC System
(34) LG LG355N1K-B6
(34) SolarEdge P401 [HD] Optimizers
SolarEdge_Technologies SE11400H-US (240V)

PROJECT INFO.

Tyler Romine
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(214) 536-3818
APN #3600050070029000

REVISION BLOCK

DESCRIPTION	DATE
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Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

SHEET
PV-3.0

Wire Tag	Conductor Qty. Size & Type	Neutral Qty. Size & Type	Ground Qty., Size & Type	Raceway Size & Type	Raceway Location	Raceway Height Above Roof	Output Current	125% of Output Current	Min. OCPD	Wire De-Rate Calculation: Wire Rating	Ambient Temp	# of Cond.	Final Ampacity	Dist. (Ft)	Voltage	Voltage Drop %	Conduit Fill %
DC.1	(6) #10 AWG PV Wire		(1) #10 AWG Bare Copper	Not Applicable	Under Array	1"	15A	18.8A	20A	40A	X 0.91	X 1	= 36.4A	10 Ft.	400V	0.09%	
DC.2	(6) #10 AWG THWN-2		(1) #10 AWG THWN-2	3/4" EMT Conduit	Above Roof	1"	15A	18.8A	20A	40A	X 0.91	X 0.8	= 29.1A	20 Ft.	400V	0.19%	27.8%
AC.1	(2) #6 AWG THWN-2	(1) #6 AWG THWN-2	(1) #8 AWG THWN-2	3/4" EMT Conduit	Exterior Wall	"N/A"	47.5A	59.4A	60A	75A	X 0.91	X 1	= 68.3A	5 Ft.	240V	0.1%	35.5%

PV Module 1
(34) LG
LG355N1K-B6
Power at STC: 355W
Power at PTC: 328.7W
V-oc: 41.5V V-mp: 35V
I-sc: 10.72A I-mp: 10.15A
V-oc Temp Coefficient: -0.26%/°C
Output (I-sc x 1.25 x 1.25): 16.8A

PV Optimizer 1
(34)SolarEdge P401 [HD]
Max I-sc Input: 11.75A
Max V-oc Input: 60V
Max Power Per String: 6000W
Inverter 1 (4260W/400V) = 10.7A

Inverter 1
SolarEdge_Technologies SE11400H-US (240V)
Max Output Current: 47.5A
Safety Rating: (47.5A x 1.25) = 59.4A
Minimum OCPD: 60A
Max Number of Strings: 3
Number of MPPT's: 1
Maximum Input Voltage: 480V
Transformerless (Y/N): Yes

Operating Current:	10.7A
Operating Voltage:	400V
Maximum System Voltage:	480V
Short Circuit Current:	15A

AC Disconnect #1
60A Visible Lockable Labeled Fused AC Disconnect #1, 2 Pole, W/60A Fuses, FUSED VISIBLE OPEN 60A 120/240V 2P 10KAIC EATON CAT# DG222NRB.

Main Service Panel 1
Existing 200A MSP, Main Breaker Only
1Ø, 3W, 120/240V
Utility: Oncor
Interconnection: Line-Side Tap
Main Breaker De-Rated:No

2 (03/16/20)

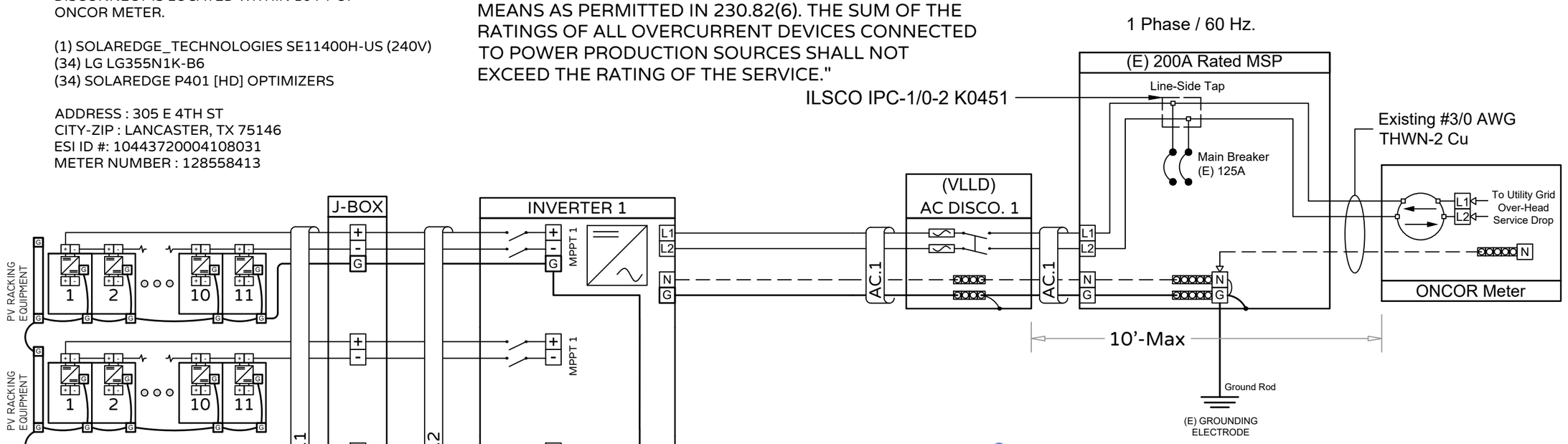
ONCOR UTILITY

NOTES:
THE VISIBLE, LOCKABLE, LABELED AC DISCONNECT IS LOCATED WITHIN 10 FT OF ONCOR METER.

(1) SOLAREDGE_TECHNOLOGIES SE11400H-US (240V)
(34) LG LG355N1K-B6
(34) SOLAREDGE P401 [HD] OPTIMIZERS

ADDRESS : 305 E 4TH ST
CITY-ZIP : LANCASTER, TX 75146
ESI ID #: 10443720004108031
METER NUMBER : 128558413

MSP NOTE: "AN ELECTRIC POWER PRODUCTION SOURCE SHALL BE PERMITTED TO BE CONNECTED TO THE SUPPLY SIDE OF THE SERVICE DISCONNECTING MEANS AS PERMITTED IN 230.82(6). THE SUM OF THE RATINGS OF ALL OVERCURRENT DEVICES CONNECTED TO POWER PRODUCTION SOURCES SHALL NOT EXCEED THE RATING OF THE SERVICE."



PER NEC 705.12 Main Panel Interconnection Information	
Bus Bar 1 Rating:	200A
Main Breaker 1 Rating:	125A
PV Back Feed (Actual Load):	N/A
PV OCPD:	N/A
Interconnection Calculation: 120% Rule	
Not Applicable	

Ambient Temperature Information	
Extreme Min Temp:	-8°C
Ambient Temp:	37°C
Ambient Temp. Adjustments	
0" to 7/8" Above Roof:	70°C
Voltage Drop Information	
DC Voltage Drop:	0.28%
AC Voltage Drop:	0.1%
Total System Voltage Drop:	0.38%

STATE OF TEXAS
SCOTT E. WYSSLING
122669
LICENSED
PROFESSIONAL ENGINEER

Wyssling Consulting
Firm No. 20109

1 Three Line Diagram
Scale: NTS

ID# TSP61968

CONTRACTOR INFORMATION

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Titan Solar Power TX, Inc.
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(480) 830-9290
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Initial Draft of Plans	6/1/20
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

SHEET
PV-4.1

Wire Tag	Conductor Qty. Size & Type	Neutral Qty. Size & Type	Ground Qty., Size & Type	Raceway Size & Type	Raceway Location	Raceway Height Above Roof	Output Current	125% of Output Current	Min. OCPD	Wire De-Rate Calculation: Wire Rating	Ambient Temp	# of Cond.	Final Ampacity	Dist. (Ft)	Voltage	Voltage Drop %	Conduit Fill %
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2 (03/16/20)

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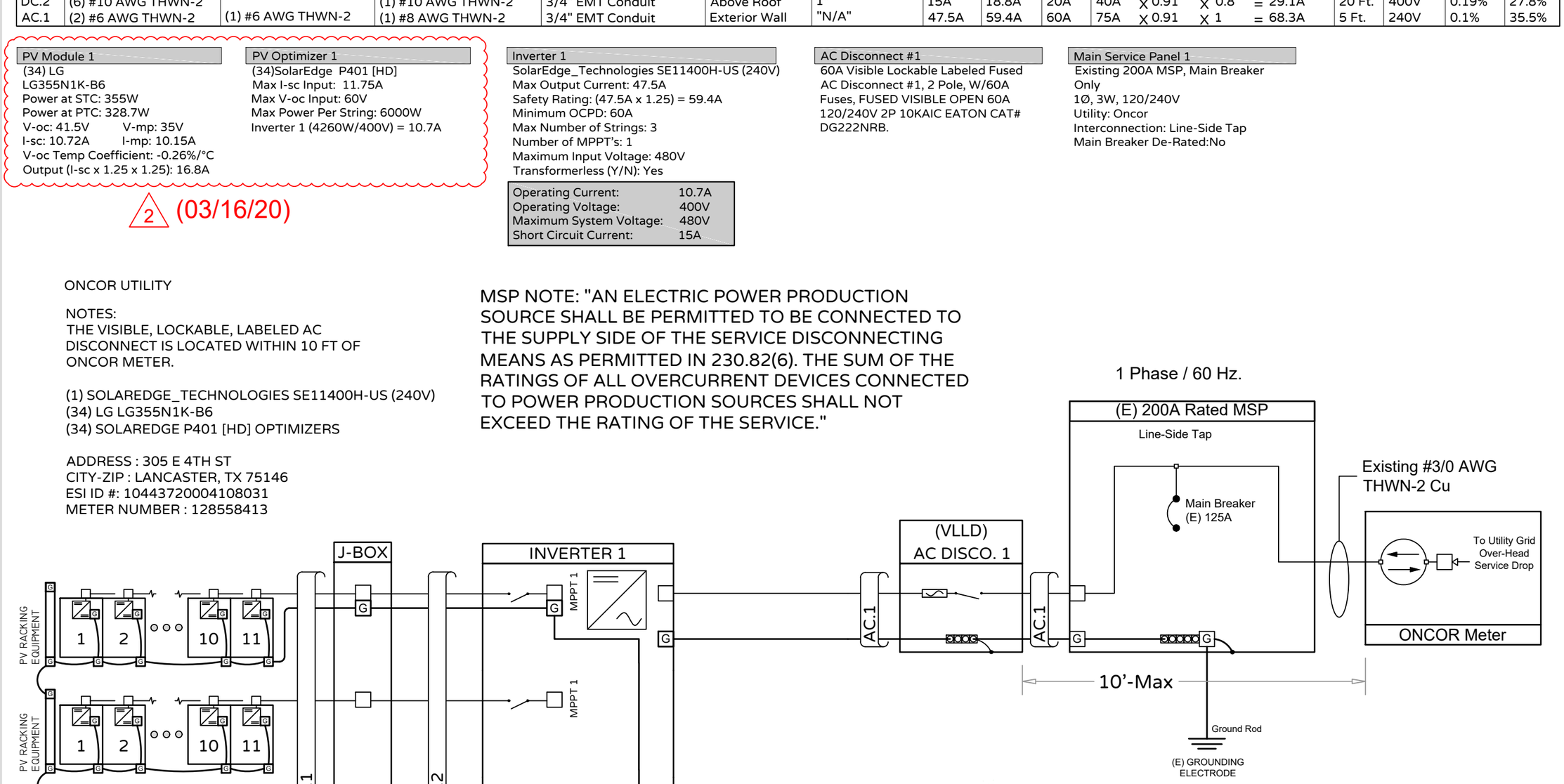

STATE OF TEXAS
SCOTT E. WYSSLING
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PROFESSIONAL ENGINEER

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PER NEC 705.12 Main Panel Interconnection Information	
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Not Applicable	

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Extreme Min Temp:	-8°C
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DC Voltage Drop:	0.28%
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Total System Voltage Drop:	0.38%

1 One Line Diagram
Scale: NTS

ID# TSP61968

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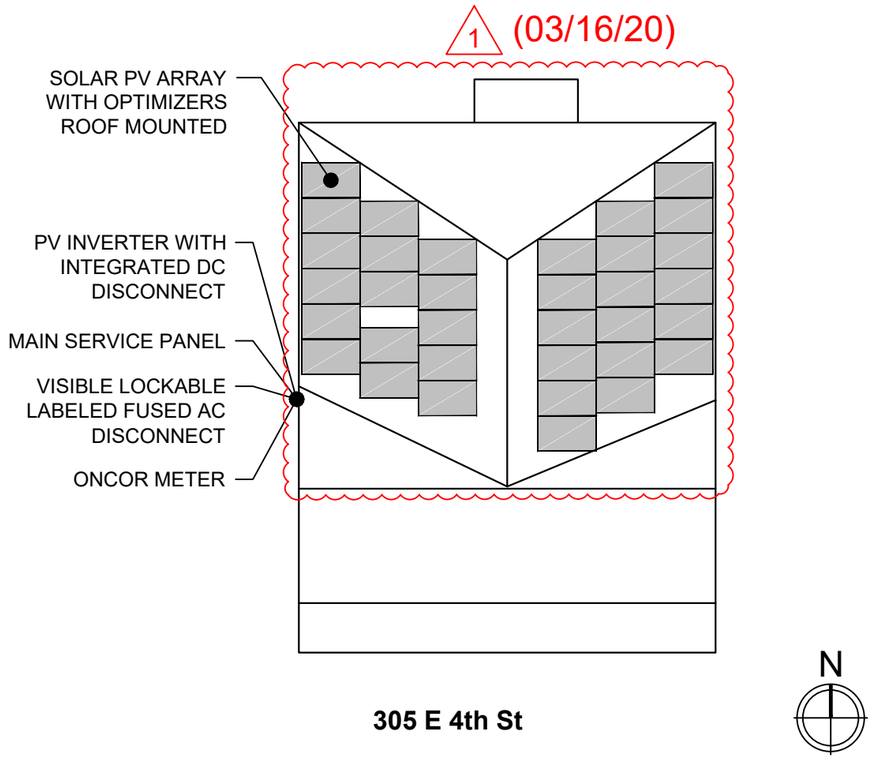
Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

SHEET
PV-4.2

NOTES: INSTALLERS SHALL DRAW IN DESIGNATED SAFETY AREA AROUND HOME. INSTALLERS SHALL UPDATE NAME, ADDRESS, AND PHONE NUMBER OF NEAREST URGENT CARE FACILITY RELATIVE TO THE SITE BEFORE STARTING WORK.



LOCATION OF NEAREST URGENT CARE FACILITY

NAME:
ADDRESS:
PHONE NUMBER:

STATE OF TEXAS
SCOTT E. WYSSLING
122669
LICENSED
PROFESSIONAL ENGINEER

Wyssling Consulting
Firm No. 20109

CAUTION
POWER TO THE SERVICE IS ALSO SUPPLIED FROM ON SITE SOLAR/WIND GENERATION AC SYSTEM DISCONNECT.

LOCATION : AC DISCONNECT

CAUTION
ALTERNATIVE POWER SUPPLY AC SYSTEM DISCONNECT

LOCATION : AC DISCONNECT

1 Safety Placard
Scale: NTS

ID# TSP61968

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NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

SHEET
PV-5.0

LG NeON®2 Black

The LG NeON® 2 Black is one of the most powerful and versatile modules on the market today, combining LG's Cello technology and monocrystalline N-type solar cells with a stunning black design. The LG NeON® 2 Black includes a 25-year product and 90.1% performance warranty for higher performance and reliability.

FEATURES

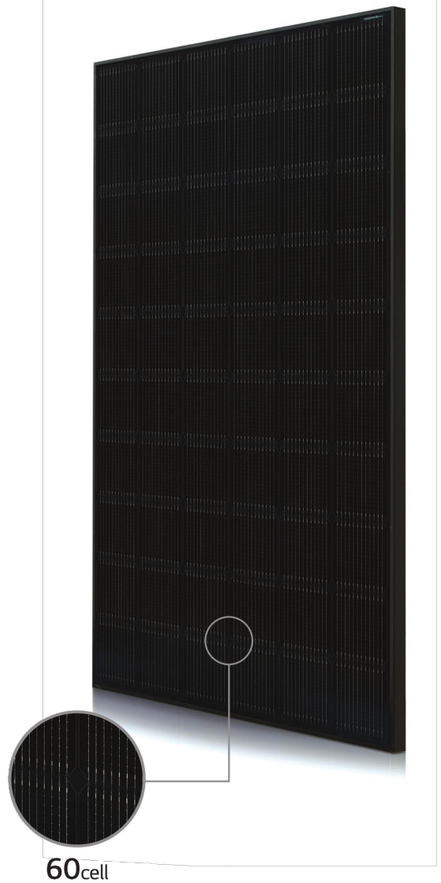
Enhanced Performance Warranty
LG NeON®2 Black comes with an enhanced performance warranty. After 25 years of use, the LG NeON®2 Black is guaranteed to provide at least 90.1% of initial performance.

Industry-Leading Product Warranty
LG offers an industry-leading 25 year product warranty on the NeON®2 Black.

Reliable Quality
LG NeON®2 Black offers reliable and proven quality through rigorous testing.

Sleek Rooftop Design
The LG NeON®2 Black is designed to make the entire module look black, providing a sleek, modern design that blends in seamlessly with the rooftop.

LG355N1K-B6



About LG Electronics
LG is transforming today's solar landscape, offering high-efficiency solar panels for customers who demand high performance, reliability and consistently strong energy yield from a brand they can trust. LG's modules feature high power outputs, outstanding durability, appealing aesthetics and high-efficiency technology.

LG NeON®2 Black

Preliminary

LG355N1K-B6

General Data

Cell Properties (Material / Type)	Monocrystalline / N-type
Cell Maker	LG
Cell Configuration	60 Cells (6 x 10)
Number of Busbars	12 EA
Module Dimensions (L x W x H)	1,740 x 1,042 x 40mm
Weight	18.6 kg
Glass (Material)	Tempered Glass with AR coating
Backsheet (Color)	Black
Frame (Material)	Anodized Aluminium
Junction Box (Protection Degree)	IP 68 with 3 Bypass Diodes
Cables (Length)	1,100 mm x 2 EA
Connector (Type / Maker)	MC4 / MC

Certifications and Warranty

Certifications	IEC 61215-1 / -1-1 / 2:2016, IEC 61730-1 / 2:2016, UL 61730-1:2017, UL 61730-2:2017
	ISO 9001, ISO 14001, ISO 50001
	OHSAS 18001
Salt Mist Corrosion Test	IEC 61701 : 2011 Severity 6
Ammonia Corrosion Test	IEC 62716 : 2013
Module Fire Performance	Type 2 (UL 61730)
Fire Rating	Class C (UL 790)
Solar Module Product Warranty	25 Years
Solar Module Output Warranty	Linear Warranty*

* 1) First years : 98%, 2) After 1st year : -0.33%/year, 3) 90.1% for 25 years

Temperature Characteristics

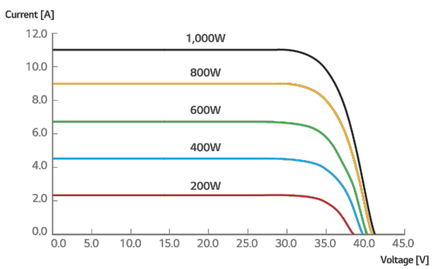
NMOT*	[°C]	42 ± 3
Pmax	[%/°C]	-0.35
Voc	[%/°C]	-0.26
Isc	[%/°C]	0.03

* NMOT (Nominal Module Operating Temperature)
: Irradiance 800W/m², Ambient temperature 20°C, Wind speed 1m/s, Spectrum AM 1.5

Electrical Properties (NMOT)

Model		LG355N1K-B6
Maximum Power (Pmax)	[W]	266
MPP Voltage (Vmpp)	[V]	32.9
MPP Current (Impp)	[A]	8.10
Open Circuit Voltage (Voc)	[V]	39.1
Short Circuit Current (Isc)	[A]	8.61

I-V Curves



Electrical Properties (STC*)

Model		LG355N1K-B6
Maximum Power (Pmax)	[W]	355
MPP Voltage (Vmpp)	[V]	35.0
MPP Current (Impp)	[A]	10.15
Open Circuit Voltage (Voc, ± 5%)	[V]	41.5
Short Circuit Current (Isc, ± 5%)	[A]	10.72
Module Efficiency	[%]	19.6
Power Tolerance	[%]	0 ~ +3

* STC (Standard Test Condition)
: Irradiance 1,000 W/m², Cell temperature 25°C, AM 1.5, Measure tolerance of Pmax : ±3%

Operating Conditions

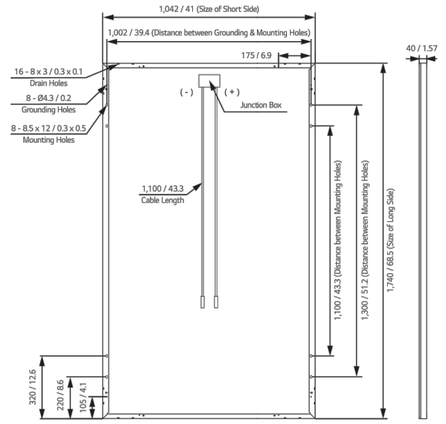
Operating Temperature	[°C]	-40 ~ +85
Maximum System Voltage	[V]	1,000
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load* (Front)	[Pa]	5,400
Mechanical Test Load* (Rear)	[Pa]	4,000

* Based on IEC 61215-2 : 2016 (Test Load = Design Load x Safety Factor(1.5))
※ Mechanical Test Loads 6,000 Pa / 5,400 Pa based on IEC 61215 : 2005

Packaging Configuration

Number of Modules Per Pallet	[EA]	25
Number of Modules Per 40ft HQ Container	[EA]	650
Packaging Box Dimensions (L x W x H)	[mm]	1,790 x 1,120 x 1,213
Packaging Box Gross Weight	[kg]	500

Dimensions (mm/inch)



LG Electronics Inc.
Energy Business Division
LG Twin Towers, 128 Yeoui-daero, Yeongdeungpo-gu, Seoul 07336, Korea
www.lg-solar.com

Product specifications are subject to change without notice.
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1 Module Data Sheets
Scale: NTS

2 (03/16/20)

ID# TSP61968

CONTRACTOR INFORMATION

TITAN SOLAR POWER

Titan Solar Power TX, Inc.
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290
CR11 #284331

SYSTEM INFORMATION

12.07 kW DC System (STC)
11.40 kW AC System
(34) LG LG355N1K-B6
(34) SolarEdge P401 [HD] Optimizers
SolarEdge_Technologies SE11400H-US (240V)

PROJECT INFO.

Tyler Romine
305 E 4th St
Lancaster, TX 75146
(214) 536-3818
APN #3600050070029000O

REVISION BLOCK

DESCRIPTION	DATE
Initial Draft of Plans	6/1/20
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

DATA SHEET

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

12-25 YEAR WARRANTY

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

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Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5[1]							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				400			Vdc
Maximum Input Current @240V[2]	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V[2]	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600kΩ Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

[1] For other regional settings please contact SolarEdge support
[2] A higher current source may be used; the inverter will limit its input current to the values stated

1 Inverter Data Sheets
Scale: NTS

ID# TSP61968

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NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

DATA SHEET

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

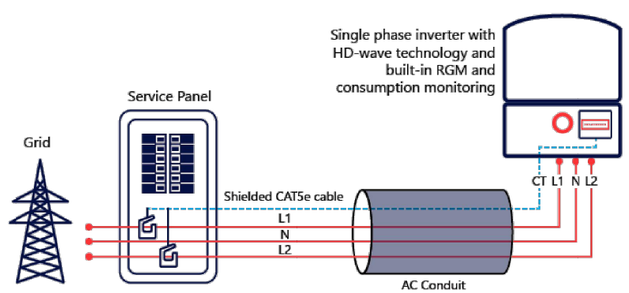
MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Metering, ANSI C12.20	Optional[3]							
Consumption metering								
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG					1" Maximum /14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG					1" Maximum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9	38.8 / 17.6		lb / kg
Noise	< 25				<50			dBA
Cooling	Natural Convection							
Operating Temperature Range	-40 to +140 / -40 to +60[4]							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

[3] Inverter with Revenue Grade Meter P/N: SExxxxH-US000BNC4; Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BNI4 . For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box

[4] Full power up to at least 50°C / 122°F; for power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

How to Enable Consumption Monitoring

By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills



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RoHS

1 Inverter Data Sheets
Scale: NTS

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NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

DATA SHEET

Power Optimizer

For North America

P370 / P400 / P401 / P485 / P505

25 YEAR WARRANTY

POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

solaredge.com

solaredge

Power Optimizer

For North America

P370 / P400 / P401 / P485 / P505

Optimizer model (typical module compatibility)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P401 (for high power 60 and 72 cell modules)	P485 (for high-voltage modules)	P505 (for higher current modules)	
INPUT						
Rated Input DC Power[1]	370	400		485	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	60	80	60	125[2]	83[2]	Vdc
MPPT Operating Range	8 - 60	8 - 80	8-60	12.5 - 105	12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11	10.1	11.75	11	14	Adc
Maximum Efficiency	99.5					%
Weighted Efficiency	98.8					%
Overvoltage Category	II					
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)						
Maximum Output Current	15					Adc
Maximum Output Voltage	60			85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)						
Safety Output Voltage per Power Optimizer	1 ± 0.1					Vdc
STANDARD COMPLIANCE						
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 & 2020			NEC 2014, 2017 & 2020	NEC 2014, 2017 & 2020	
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3					
Safety	IEC62109-1 (class II safety), UL1741					
Material	UL94 V-0 , UV Resistant					
RoHS	Yes					
INSTALLATION SPECIFICATIONS						
Maximum Allowed System Voltage	1000					Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters					
Dimensions (W x L x H)	129 x 153 x 27.5 / 5.1 x 6 x 1.1	129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 153 x 29.5 /5.1 x 6 x 1.16	129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 162 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight (including cables)	655 / 1.4	750 / 1.7	655 / 1.4	845 / 1.9	1064 / 2.3	gr / lb
Input Connector	MC4[3]			Single or dual MC4[3][4]	MC4[3]	
Input Wire Length	0.16 / 0.52, 0.9 / 2.95[4]	0.16 / 0.52	0.16 / 0.52, 0.9 / 2.95[4]	0.16 / 0.52	0.16 / 0.52	m / ft
Output Wire Type / Connector	Double Insulated / MC4					
Output Wire Length	1.2 / 3.9					m / ft
Operating Temperature Range[5]	-40 to +85 / -40 to +185					°C / °F
Protection Rating	IP68 / NEMA6P					
Relative Humidity	0 - 100					%

(1) Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed
(2) NEC 2017 requires max input voltage be not more than 80V
(3) For other connector types please contact SolarEdge
(4) For dual version for parallel connection of two modules use P485-4NMDMRM. In the case of an odd number of PV modules in one string, installing one P485 dual version power optimizer connected to one PV module. When connecting a single module seal the unused input connectors with the supplied pair of seals
(5) For ambient temperature above +85°C / +185°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details

PV System Design Using a SolarEdge Inverter[6][7]		Single Phase HD-Wave	Single phase	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	P370, P400, P401	8		10	18	
	P485, P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50	
Maximum Nominal Power per String		5700[8] (6000 with SE7600-US - SE11400-US)	5250[8]	6000[9]	12750[10]	W
Parallel Strings of Different Lengths or Orientations		Yes				

(6) For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
(7) It is not allowed to mix P485/P505 with P370/P400/P401 in one string
(8) If the inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power. Refer to: https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf
(9) For 208V grid: it is allowed to install up to 7,200W per string when the maximum power difference between each string is 1,000W
(10) For 277/480V grid: it is allowed to install up to 15,000W per string when the maximum power difference between each string is 2,000W

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Intertek RoHS

1 Optimizer Data Sheets
Scale: NTS

ID# TSP61968

CONTRACTOR INFORMATION

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525 W. Baseline Rd
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(480) 830-9290
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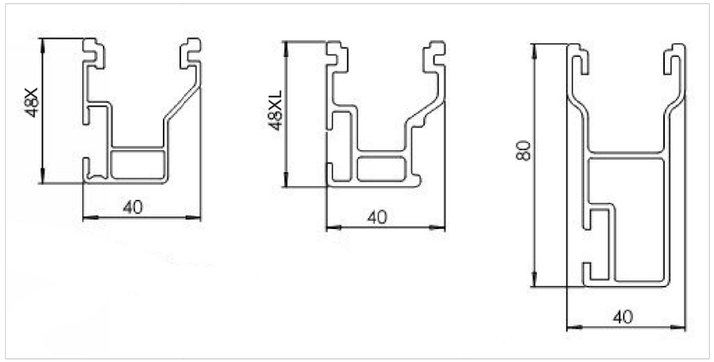
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

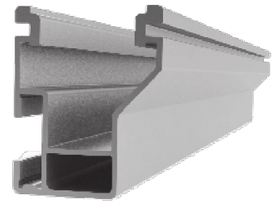
DATA SHEET



Technical data

	CrossRail System
Roof Type	Composition shingle, tile, standing seam
Material	High corrosion resistance stainless steel and high grade aluminum
Flexibility	Modular construction, suitable for any system size, height adjustable
PV Modules	For all common module types
Module Orientation	Portrait and landscape
Roof Attachment	Screw connection into rafter
Structural Validity	IBC compliant, stamped engineering letters available for all solar states
Warranty	25 years

CrossRail 48-X

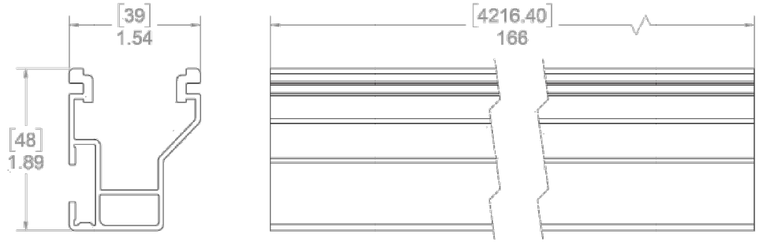


Mechanical Properties

	CrossRail 48-X
Material	6000 Series Aluminum
Ultimate Tensile Strength	37.7 ksi (260 MPa)
Yield Strength	34.8 ksi (240 MPa)
Weight	0.56 lbs/ft (0.833 kg/m)
Finish	Mill or Dark Anodized

Section Properties

	CrossRail 48-X
Sx	0.1980 in³ (3.245 cm³)
Sy	0.1510 in³ (2.474 cm³)
A (X-Section)	0.4650 in² (2.999 cm²)



Dimensions in [mm] Inches

Notes:

- Structural values and span charts determined in accordance with Aluminum Design Manual and ASCE 7-16
- UL2703 Listed System for Fire and Bonding

1 Rail Data Sheets
Scale: NTS

ID# TSP61968

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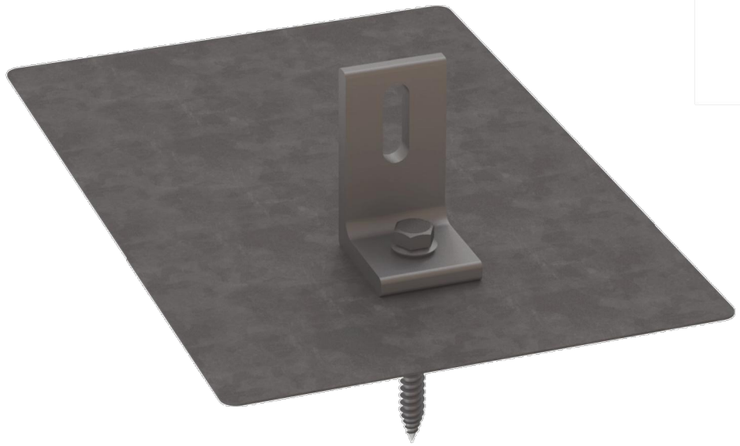
NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

DATA SHEET

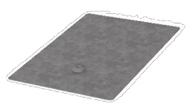
EverFlash eComp Kit



Part Number	Description
4000366	EverFlash eComp Kit, Black
4000679	EverFlash eComp Kit, Mill LF, Dark Flash
4000367	EverFlash eComp Kit, Silver

- High quality, patented design to ensure watertight seal
- Included as part of a UL 2703 Listed System
- Easy installation, can be retrofitted without removing shingles
- Meets or exceeds all known building codes
- Aluminum base with stainless steel hardware for high corrosion resistance
- Compatible with all our CrossRails

Components



EverFlash eComp, 8x12"
- Material: aluminum
- Finish: silver, black

L-Foot and Hardware
- Material: aluminum and stainless steel
- Finish: mill, dark

5/16" Sealing Washer
- Material: stainless steel, EPDM insert

5/16" Lag Bolt
- Material: stainless steel

1 Attachment Data Sheets
Scale: NTS

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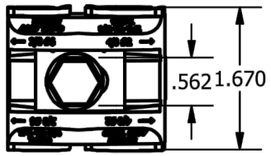
DATA SHEET

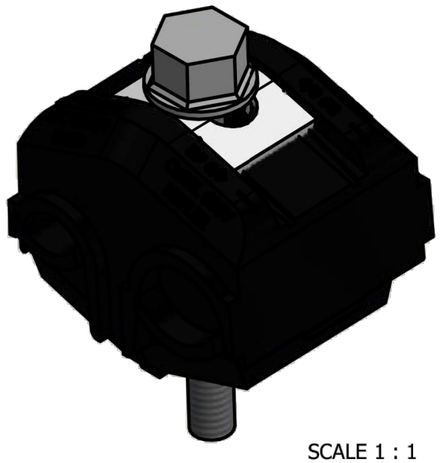
SCREW: 130051	MATERIAL: SEE NOTES 1 & 2	REV: M	
CAT. NO.: IPC-4/0-2/0 & IPC-4/0-2/0-B	PLATING: NONE	DRAWN BY: JG	SCALE: 1:2
INFORMATION SHEET: FORM 73	MARKING: MAIN 4/0-2, TAP 2/0-6	DATE: 2/8/2008	SIZE: A

ILSCO connections matter
800-776-9775 www.ilsco.com

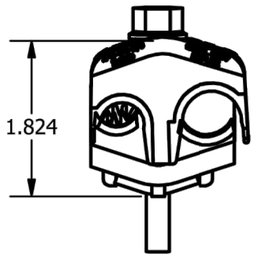
DWG. NO. K0451

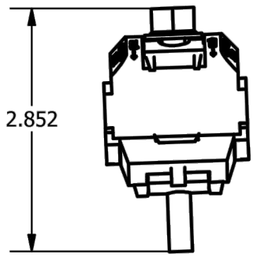
SHEET: 1 OF 1

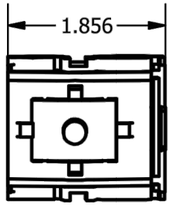




SCALE 1 : 1







NOTES:
1. NYLON BODY
2. TIN PLATED COPPER TEETH
3. WIRE RANGE: MAIN - 4/0 - 2
   TAP - 2/0 - 6

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1 LST Data Sheets
Scale: NTS

ID# TSP61968

CONTRACTOR INFORMATION

TITAN SOLAR POWER

Titan Solar Power TX, Inc.
525 W. Baseline Rd
Mesa, AZ 85210
(480) 830-9290

CR11 #284331

SYSTEM INFORMATION

12.07 kW DC System (STC)
11.40 kW AC System
(34) LG LG355N1K-B6
(34) SolarEdge P401 [HD] Optimizers
SolarEdge_Technologies SE11400H-US (240V)

PROJECT INFO.

Tyler Romine
305 E 4th St
Lancaster, TX 75146
(214) 536-3818
APN #360005007002900000

REVISION BLOCK

DESCRIPTION	DATE
Initial Draft of Plans	6/1/20
Revisions Per Customer	3/16/21

Design By: CNG SOLAR ENGINEERING, INC.

NABCEP CERTIFIED PV INSTALLATION PROFESSIONAL

DATA SHEET

CHURCH
20
MPH
East

South

Southwest Corner

TITAN SOLAR POWER

03.18.2021

Project Information:

TSP61968 Tyler Romine

305 east 4th street Lancaster Texas 75146

Comments:

The following changes have been made to reduce the visibility of the solar from the street:

- The solar array that was on the front (south facing) roof plane was relocated to the east and west facing roof sections.
- The system was downsized with a module count from 40 to 34 and the module type updated from Q.PEAK 290w to LG 355w. Which are more sleek, black on black modules.

No Further Changes.

Nicole Nebitsi
Head of Design
C: 424.248.8386

Titan Solar Power

www.titansolarpower.com

525 W. Baseline Rd. Mesa, 85210 AZ 85233

AZ # 284331 | NM # 393719 | TX # 32912 | NV # 84903 | FL # EC13009924 CA # 1062072 | CO # EC.0101592 | NC # U.33714 | SC # 115504 UT # 11674728-5501 | GA # EN217911 | MO # 2020006346

Texas Municipalities which have Provisions for Solar Energy Systems

Addison

Allen

Argyle

Austin

Burleson

Cedar Hill

Carrollton

Flower Mound

Highland Park

Kingsville

Mansfield North

Richland Hills

Rockwall

San Marcos

Waxahachie

West Lake Hills

Guidance from the National Renewable Energy Laboratory (NREL) in the application of solar panels on historic properties.

1. **Locate solar panels on the site of a historic resource.** If possible, use a ground-mounted solar panel array. Consider solutions that respect the building's historic setting, locating the solar panel arrays in an inconspicuous location, such as a rear or side yard, low to the ground and sensitively screened to further limit visibility.
2. **Locate solar panels on new construction. In cases where** new buildings or new additions to historic buildings are proposed and approvable, encourage the placement of solar panels on the new construction. To achieve overall compatibility with the historic building and its setting, consider solutions that integrate the solar panel system in **less visible areas of the new design.**
3. **Locate solar panels on non-historic buildings and additions.** If the site cannot accommodate solar panels, and the project does not include new construction, consider placing solar panels on an existing, non-historic addition or accessory structure, thereby minimizing the impact of the solar installation on the significant features of the **historic resource as well as specifica**l**y protecting historic fabric against alteration.**
4. **Place solar panels in areas that minimize their visibility from a public thoroughfare.** The primary façade of a historic building is often the most architecturally distinctive and publicly-visible, and thus the most significant and character-defining. To the greatest extent possible, avoid placing solar panels on street-facing walls or ro**ofs, including those facing side street**s. **Installations below and behind parapet walls and dormers, or on rear-facing roofs, are often good choices.**
5. **Avoid installations that would result in the permanent loss of significant, character-defining features of historic resources.** Solar panels should not require alterations to significant or character-defining features of a historic resource, such as altering existing roof lines or dormers. Avoid installations that obstruct views of significant architectural features, such as overlaying windows or decorative detailing, or intruding on views of neighboring historic properties in an historic district.
6. **Avoid solutions that would require or result in the removal or permanent alteration of historic fabric.** Solar panel installations should be reversible. Use of solar roof tiles, laminates, glazing and other technologies that require the removal of historic fabric or would permanently damage such fabric must be avoided. Consider the type and condition of the material upon which installation is proposed as well as the method of installation and removal down the road. For example, metal and slate roofs may be able to accommodate solar panels better than other types of materials. It may also be possible, through the use of brackets, to minimize the points of attachment to a structure.
7. **Require low profiles.** Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roofline of a primary façade.
8. **On flat roofs, set solar panels back from the edge.** Flat roofs often provide an ideal surface for solar arrays. To minimize visibility, ensure that the panels are set back from the edge and adjust the angle and height of the panels as necessary.

9. **Avoid disjointed and multi-roof solutions.** Panels should be set at angles consistent with the slope of the supporting roof. For example, avoid solutions that would set panels at 70 degree angles when the roof slopes at a 45 degree angle. In addition, panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
10. **Ensure that solar panels, support structures and conduits blend into the resource.** The visibility of solar panels and support structures can be substantially reduced if the color matches the historic resource and reflectivity is minimized.

Figure 5. National Trust for Historic Preservation guidance in the application of solar panels on historic properties[41]

According to the National Alliance of Preservation Commissions (NAPC), there are a handful of local jurisdictions that have adopted detailed application review guidelines for the installation of solar panels in historic districts.[42] The National Trust for Historic Preservation collected examples of municipalities and their solar guidelines relating to historic properties as a component to a policy guide: *Practical Approaches to Installing Solar Technology on Historic Properties*. See Table 3 for a summary of guidelines used across the United States.[43]

Table 3. Local Solar Panel Guidelines in Use across the United States[44]

Jurisdiction	Description	Contact Information
Alexandria, Virginia	Alexandria provides guidance on the use of solar collectors as part of its Design Guidelines for the Old and Historic Alexandria District and the Parker Gray District, adopted in 1993.	Planning and Zoning Department City of Alexandria 301 King Street, Rm. 2100 Alexandria, VA 22314 Tel: 703-746-3833 Website: www.alexandriava.gov
Boulder, Colorado	Along with developing a "Green Points System" for new development projects, Boulder has adopted guidelines on using solar collectors and improving overall energy efficiency as part of its Design Guidelines for Historic Districts and Landmarks. See § 3.1 and 8.3.4. It has also prepared a "Historic Building Energy Efficiency Guide."	Planning & Development Services/ Long Range Planning City of Boulder 1739 Broadway Boulder, CO 80302 Tel: 706-542-4731 Website: www.bouldercolorado.gov

[41] National Trust for Historic Preservation. "Practical Approaches to Installing Solar Technology on Historic Properties." 2011.
[42] The Alliance Review, National Alliance of Preservation Commissions. Athens, GA. "Going Green: Solar Panels in Historic Districts." March/April 2008.
[43] National Trust for Historic Preservation. "Practical Approaches to Installing Solar Technology on Historic Properties." 2011.
[44] Ibid.

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF MARCH 23, 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 March 23, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present: (City Hall and Virtual)
Glenn Hooper, Chair
Patricia Siegfreid-Giles, Vice Chair
Dee Hinkle
Paul Laurens Wiseman
Amy Glover

City Staff:
Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Lexie Schrader, Planning Technician

Call to order:
Chair Hooper called the meeting to order at 7:03 p.m. on March 23, 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 February 23, 2021.**

Committee Member Laurens Wiseman stated that he abstained from voting on the January meeting minutes because he did not attend the January meeting.

Committee Member Hinkle asked for all discussion to be included in the minutes.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfreid-Giles to approve the minutes. The vote was cast 5 for, 0 against.

ACTION:

2. **HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this was a request for the installation of solar panels at the property addressed as 305 East Fourth St. This item was tabled from the February 23, 2021 meeting. The HLPC members requested for more information on other historic district's standards for solar panels. Research indicates that there are no other cities that allow solar panels where they are visible from the street. Therefore staff recommends that the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive to meet the regulations.

Chair Hooper stated that there were no panels visible from the front street. Committee Member Hinkle stated that the panels would still be visible unless they were on the north side of the home which would not be ideal for capturing the sun. Committee Member Hinkle stated that the research from the National Renewable Energy Laboratory was very helpful, and that the best option would be mounting the panels on the ground with landscape or fence screening. Committee Member Hinkle stated that she did not see another option where the solar panels would not be visible.

Committee Member Wiseman asked if the panels could be seen directly from the front of the house. Committee Member Hinkle stated that the panels could be seen from Jefferson. Chair Hooper stated that they could not be seen from the front of the home but could be seen from the east and west.

Vice Chair Siegfreid-Giles complimented the applicant and solar company for revising their plan. Vice Chair Siegfreid-Giles stated that the panels will be visible and are unable to be painted in order to remain efficient. She stated that there was not enough time to review the research provided by staff to make a decision on this case and expressed concern about not having regulations for solar panels. Vice Chair Siegfreid-Giles stated that she felt the HLPC was unable to make a decision without further discussion since this case would set a precedent for installation of solar panels in the historic district.

Chair Hooper stated that removing the panels from the south elevation was helpful. He stated that the regulations required equipment to be placed on the back of the home but that was not possible in this situation. Chair Hooper stated that the situation would be different if the home was on a corner lot, but this property is an interior lot.

Committee Member Glover concurred with Vice Chair Siegfreid-Giles that there should be more discussion about the issue of solar panels before moving forward.

Director Coleman stated that an amendment to the regulations would not change the standards by which the current case would be reviewed. Director Coleman stated the recommendation was consistent with the current regulations. Director Coleman stated that the City Attorney provided the research in the agenda as requested by the HLPC. Director Coleman clarified that staff's recommendation was to install the panels where they are not visible from the front street.

Committee Member Wiseman asked if the decision on the placement of solar panels for this case would be the precedent for future decisions or if other cases could be reviewed by a different standard. Director Coleman stated that if the regulations were changed, the cases would be reviewed per the updated regulation.

Vice Chair Siegfreid-Giles suggested that a motion to approve include a caveat that the approval was site specific and different cases for solar panels or other roof equipment not listed would be reviewed on a case by case basis.

Director Coleman asked about the concern for the panels on the front elevation. Committee Member Wiseman stated that construction on the east and west lots would make the panels less visible. Committee Member Hinkle stated that they could not approve the request based on possible future construction. Committee Member Wiseman stated that it was unfair to penalize the applicants due to vacant lots on either side of the property.

Vice Chair Siegfreid-Giles stated that it was not possible to comply with the current regulations and the HLPC had the option to recommend approval with the site specific caveat or deny.

MOTION: Committee Member Hinkle made a motion, seconded by Vice Chair Siegfreid-Giles to deny item 2. The vote was cast 4 for, 1 against (Hooper).

Vice Chair Siegfreid-Giles asked if the HLPC could further discuss solar panel regulations. Director Coleman stated that staff could prepare research for a possible amendment.

3. **HLPC21-09 Discuss and consider a Certificate of Appropriateness (COA) to install a wood and metal fence on the property addressed as 615 North Dallas Avenue, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi stated that the applicant is proposing to remove the existing chain link fence and install a wood and metal fence. The proposed fence will be 8 feet in height on the rear and sides of the property. The metal fence will be 48 inches in height, at least 50% open and located towards the front of the property. There will be pedestrian and vehicular metal gates towards the front of the property that will match the proposed metal fence. The 48 inches tall metal fence at the front and the eight feet wood fence at the rear are in compliance with the LHRDR. The proposed 8 feet tall side yard fence does not comply with the regulations. Staff recommends approval of the 48 inches high metal fence that will be in the front yard and approval of the 8 feet tall wood fence that will be in the rear yard. Staff recommends denial of the proposed 8 feet tall side yard fences.

Committee Member Hinkle stated that the 8 foot tall fence on the sides is against the regulations. Committee Member Wiseman stated that the fence should be 6 feet tall on the sides.

Committee Member Wiseman asked about the 50% open requirement. Senior Planner Munyaradzi stated the requirement is for half of the pickets to be open to avoid an opaque fence.

Committee Member Hinkle expressed concern about the metal fence not being anchored with metal posts. Director Coleman stated that all fence posts must be placed at least 24 inches into the ground and anchored with concrete.

Committee Member Glover expressed concern about the metal fence looking temporary. Senior Planner Munyaradzi stated that the photo of the metal fence provided by the applicant was a sample. Chair Hooper stated that he did not have an issue as long as the fence was anchored.

Chair Hooper asked if there were gates in the wood fence. Mustafa el Bawab, applicant, 615 N Dallas, stated that the gates in the metal fence would be the same material and design with a hinge. Mr. Bawab stated that the fence posts will be placed 24 inches underground with cement. Mr. Bawab stated that there were no gates in the wood fence.

Mr. Bawab stated that his neighbor to the north already had an 8 foot tall fence, but that he could install a 6 foot tall fence on both the back and sides of the property. Mr. Bawab stated that the reason for the fence was for privacy and safety for his children.

Director Coleman asked how the fence in front of the driveway would function. Mr. Bawab stated that the gate would be operated by hand to swing inside toward the garage. Committee Member Wiseman asked if it would be one gate or two, and Mr. Bawab said it would be one piece.

Director Coleman stated that the location of the gate in front of the driveway may need to be adjusted for vehicular access unless the gate would remain open to avoid stacking vehicles into the roadway while waiting for the gate to be manually opened. Chair Hooper stated that the gate could be recessed toward the driveway to prevent that issue.

Committee Member Wiseman asked how many feet the front fence will be from the sidewalk. Mr. Bawab stated that the gate could be pushed back to fit the vehicle onto the driveway. Committee Member Wiseman stated that the gate may need to be recessed around 8 feet to avoid parking the car on the sidewalk. Committee Member Hinkle stated that the regulations required the fence to be at least 2 feet away from the sidewalk.

MOTION: Committee Member Wiseman made a motion, seconded by Vice Chair Siegfreid-Giles to approve item 3 with the stipulations that the wood fence be 6 feet in height, the wrought iron fence have an inset for the homeowner to pull the car into the driveway completely to avoid blocking the sidewalk, and that all posts on both the wood and wrought iron fence be anchored. The vote was cast 5 for, 0 against.

MOTION: Vice Chair Siegfreid-Giles made a motion, seconded by Committee Member Wiseman to adjourn. The vote was cast 5 for, 0 against.

The meeting was adjourned at 8:16 PM.

ATTEST: **APPROVED:**

_____ _____

Bester Munyaradzi, Senior Planner Glenn Hooper, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee **Item 2.**

Meeting Date: 03/23/2021

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:

HLPC21-08 Discuss and consider a Certificate of Appropriateness (COA) for the installation of solar panels on the property addressed as 305 East 4th Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The subject property is addressed as 305 East 4th Street and is .50 acre in size.

2. **Current Zoning**: The subject property is currently zoned Single-Family Residential (SF-6) and Historic Overlay District (HP) Subdistrict Area E. Single-family homes are permitted in this Overlay District.

3. **Adjacent Properties**:
   North: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
   South: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
   East: HP-SF-6, Historic Overlay District, Single-Family Residential (Occupied Residence)
   West: DOD-LI-HP, Downtown Overlay District, Light Industrial, Historic Overlay District (Vacant)

4. **Comprehensive Plan Compatibility**:
   The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for single-family homes. The existing home on the property 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 1920 and is listed on the Dallas Central Appraisal District (DCAD) website as a block foundation and frame building.

Date	Body	Action
02/23/2021	HLPC	Table this item until the March 23, 2021 meeting to receive more information from staff and the City Attorney on other historic district's standards for solar panels.

Operational Considerations:

The applicant is requesting to install black solar panels on the sides of the roof on the home. The original submittal had solar panels on the south, east, and west sides of the roof. The proposed solar panels will now only be on the east and west sides of the home.

Section 3.17.2 of the Lancaster Historic Residential Design Regulations (LHRDR) *Roof Vents, Turbines, Skylights, and Other Equipment* states that, "Roof vents, turbines, skylights and other roof-mounted equipment should be located on the rear side of the house, such that these are not visible from the public street. If this is not possible, or for existing elements, they should be painted the same color as the roofing material so they are less obtrusive." The proposed solar panels are not in compliance with the LHRDR as the solar panels will be located on the sides of the roof and will be visible from the public street. The color of the panels will be black and the color of the home's roof is grayish tan, as such, the solar panels and roof will be contrasting in colors.

The installation of the solar panels will be required to meet certain sections of the 2015 International Residential Code (for residential installations) and the 2017 National Electric Code. This will be evaluated during the permitting process.

Research on Solar Panels in Texas Cites:

At the request of the HLPC, the City Attorney has provided examples of Texas local governments regulating the location and screening options for both roof-mounted and ground-mounted solar energy systems. In the cities of Allen, Argyle, and Highland Park roof-mounted panels may not directly face any public street regardless of screening and/or may not be located within the front yard. In the cities of Allen and Flower Mound, roof-mounted equipment must be screened from the public rights-of-way. In Addison, Burleson, Carrollton, and Highland Park, ground-mounted equipment is not permitted to face a public street and/or be located in the front yard. In Allen, ground-mounted materials are prohibited. A list of cites which govern the location and screening of solar panels is attached. Additionally, research by the National Renewable Energy Laboratory (NREL) in the application of solar panels on historic properties, note that both historic preservation and renewable energy share the important objective of conservation and are therefore not mutually exclusive. Staff recommendation is consistent with the objectives of the City's historic regulations which seek to protect the architecturally significant and character defining features, in particular those facades that face the public rights-of-way.

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 the solar panels be placed on the roof where they are not visible from the front street or use panels that have the same color as the roofing material so they are less obtrusive to meet the LHRDR requirement.

Attachments

Location Map

DCAD Report

Description of Request
Staff Photos
Letter of Intent
City Attorney's Research