NOTICE OF SPECIAL WORK SESSION AND REGULAR MEETING AGENDA
LANCASTER CITY COUNCIL
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS

Monday, June 28, 2021 - 7:00 p.m.

While the Mayor and other Councilmembers may be physically present at the Municipal Center City Council Chambers, there may be Councilmembers and staff that will attend and participate 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, 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/meeting/register/tZApduGqqDktGtxdikb0fc14kz2YABhcqPDp

The meeting will be broadcast live via video at the following address:
http://www.lancaster-tx.com/324/Watch-Meetings

7:00 P.M. SPECIAL WORK SESSION:

1. Receive a presentation and discuss the conclusion of the 87th Legislative Session.

2. Receive a presentation from the City Attorney regarding vacant commercial properties.

ADJOURN

REGULAR MEETING:

CALL TO ORDER

INVOCATION: Ministerial Alliance

PLEDGE OF ALLEGIANCE: Councilmember Marco Mejia

PROCLAMATION: Parks and Recreation Month (July)

PUBLIC TESTIMONY/CITIZEN'S COMMENTS:
At this time, citizens who have pre-registered before the call to order will be allowed to speak on any matter for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. 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 Council 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 City Council Joint Special Meeting held on April 29, 2021.

2. Consider a resolution designating representatives of the City of Lancaster authorized to transmit and withdraw funds and take all other actions deemed necessary or appropriate for the investment of local funds in TexPool/TexPool Prime; providing for the addition and deletion of an authorized representative.

PUBLIC HEARING:

3. M21-22 Conduct a public hearing and consider an ordinance amending to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:
    1. The maximum number of antennas allowed;
    2. Standards associated with the Specific Use Permit and the district height;
    3. Establishing setback standards related to antennas and residential property lines and dwellings.

4. M21-23 Conduct a public hearing and consider an ordinance amending to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

5. Z21-10 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) for a 100-foot antenna on the property addressed as 3712 Waters Street located on the east side of Waters Street and approximately 1,000 feet north of Danieldale Road. The property is further described as a tract of land situated in the Silas B. Runyon Survey Abstract No. 1199 Pg. 180, City of Lancaster, Dallas County, Texas.

6. Conduct a public hearing and consider an ordinance approving the Water and Wastewater Master Plan.

ACTION:

7. M21-17 Discuss and consider a resolution accepting two (2) water line easements (a 450 square feet or 0.010 acre) water easement, and a (225 square feet or 0.005 acre) water easement from DSV Real Estate Dallas Inc., (Grantor), to the City of Lancaster (City) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.

8. M21-19 Discuss and consider a resolution accepting two (2) water line easements (a 384 square feet or 0.009 acre) water easement and a (638 square feet or 0.015 acre) water easement from RW Dallas Midpoint I Owner, LLC, (Grantor), to the City of Lancaster (City) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.

9. Discuss and consider declaring a certain board, commission or committee position(s) vacant due to excessive absences.

10. Discuss and take action on issuance of RFQ/RFP standards for professional consulting services regarding amending, repealing, or updating the Downtown Design District overlay.

ADJOURNMENT

EXECUTIVE SESSION: The City Council 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 City Council are held in municipal facilities that 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 June 24, 2021 @ 7:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **1.**

Meeting Date: 06/28/2021

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

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

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss city-related legislation of the recent 87th Legislative Session that is currently effective or will go into effect on September 1, 2021.

Background:

As prescribed in the City Council Rules and Procedures, Section I(D)(I)(b), Deputy Mayor Pro Tem Jaglowski requested that an item be included on a City Council Work Session for the purpose of discussing legislation passed during the 87th Legislative Session that may impact the City of Lancaster.

On November 19, 2020, Council received a presentation at a City Council Special Work Session and special meeting to discuss establishing the City of Lancaster Legislative Priorities for the 87th Session of the Texas Legislature. On December 7, 2020, City Council supported 26 legislative items and opposed 21 legislative items as the Lancaster City Council's 87th legislative priorities. The Texas Legislature meets in a regular session every two years, convening on the second Tuesday in January of every odd-numbered year. These biennial sessions are limited to 140 days. The governor can also call additional special sessions as necessary, which cannot exceed 30 days. The 87th Legislative Session took place between January 12, 2021, through May 31, 2021.

Bill filing for the 87th legislative session began on November 12, 2020.

During the 87th Legislative Session, 6,927 bills were filled, 1,429 bills passed, and 249 bills were related to local governments. The bills that passed the Texas House and Senate were provided to the governor to be signed into state law. Some bills provided to the governor will become effective immediately; the remaining bills, unless vetoed, will become effective on September 1, 2021, or have a special effective date. There will be a special session later in 2021 to address legislative redistricting, in addition to other unfinished business from the regular session, which could revive bills related to community censorship, debt definition, building permitting, city regulations regarding state license holders, paid sick and injury leave for first responders, and city regulations regarding backyard agricultural practices. The following bills have been identified as city-related legislation that upon execution into law may affect our City's operations, policies, or procedures:

LOCAL GOVERNMENT ACCOUNTABILITY:

- **S.B. 721 – Eminent Domain:**
  - This bill provides that an entity seeking to acquire property through the use of eminent domain shall, not later than the third business day before the date of a special commissioner's hearing, disclose to the property owner any and all current and existing appraisal reports produced or acquired by the entity relating specifically to the owner's property and used in determining the entity's opinion of value, if an appraisal report is to be used at the hearing. (Effective September 1, 2021.)

- **H.B. 2730: Eminent Domain:**
  - This bill relates to the acquisition of real property by an entity with eminent domain authority and the regulation of easement or right-of-way agents. (Effective September 1, 2021.)

- **S.B. 725 – Eminent Domain:**
  - This bill provides that: (1) land qualifies for an appraisal for property tax purposes as agricultural land if a portion or parcel of the land is subject to a right of way that is less than 200 feet wide and that was taken by condemnation if the remainder of the parcel of land qualifies for appraisal as agricultural land; and (2) if additional taxes are due because the land is diverted to a nonagricultural use as a result of a condemnation, the additional taxes and interest are the personal obligations of the condemning entity and not the property owner from whom the property was taken. (Effective September 1, 2021.)

- **S.B. 726 – Eminent Domain:**
  - This bill, among other things, in relation to a property owner's right to repurchase the property from a condemning entity: (1) eliminates as available elements to establish "actual progress" on a project: (a) the acquisition of a tract or parcel of real property adjacent to the property for the same public use project for which the owner's 56 property was acquired; and (b) for a governmental entity, the adoption by a majority of the entity's governing body at a public hearing of a development plan for a public use project that indicates that the entity will not complete more than one tolling action before the tenth anniversary of the date of acquisition of the property; and (2) requires three of five remaining elements to be met to establish actual progress. (Effective September 1, 2021.)

- **S.B. 374 – Annexation of Rights-of-Way:**
  - This bill provides that: (1) a city annexing an area on the request of the owners, an area with less than 200 population by petition, an area with at least 200 population by election, or certain special districts may also annex with the area the right-of-way of a street, highway, alley or other public way or of a railway line spur, or roadbed that is: (a) contiguous and runs parallel to the city's boundaries; and (b) contiguous to the area being annexed; (2) a city may annex a right-of-way described under (1), above, only if: (a) the city provides written notice of the annexation to the owner of the right-of-way not later than the 61st day before the date of the proposed annexation, and (b) the owner of the right-of-way does not submit a written objection to the city before the date of the proposed annexation; and (3) certain width requirements do not apply to the annexation of a right-of-way under (1), above. (Effective immediately.)

- **S.B. 1090 – Building Materials:**
  - This bill exempts the following from certain regulations regarding the use of building products, materials, or methods used in the construction or renovation of residential or commercial buildings: (1) a city, to the extent that the city regulates 33 outdoor lighting for the purpose of reducing light pollution, that has adopted a resolution stating the city's intent to become certified as a Dark Sky Community that does not regulate outdoor lighting in a manner that is more restrictive than the prohibitions or limitations required to become certified as a Dark Sky Community; (2) a standard for a plumbing product required by an ordinance or other

regulation implementing certain water conservation plans or programs; (3) a standard for a plumbing product imposed by the Texas Water Development Board as a condition for applying for or receiving financial assistance under a program administered by the board; and (4) certain land-use restrictions contained in plats and other instruments in certain cities. (Effective September 1, 2021.)

- **H.B. 5 – Broadband Development Office**
  - This bill, among other things requires the state to implement the following:
    - Office: Creation of a State Broadband Development Office (office) that is administratively attached to The University of Texas System. The purpose of the office is to promote the expansion of access to broadband in Texas.
    - The office is governed by an 11-member board of advisors who will serve staggered two-year terms.
    - The bill directs the office to serve as a resource for broadband service information and to engage in outreach to communities regarding the expansion and adoption of broadband service.
    - The bill places one representative from the office on the existing Governor's Broadband Development Council (council) established by the 86th Legislature as a non-voting member. It also updates the mission of the council to ensure coordination among the council and the office.
  - Map: Directs the office to create and publish a map that identifies areas where 80 percent of the addresses have access to broadband and those areas where they do not.
    - The map will display the number of service providers providing service in an area and also identify where there may be served at a speed of less than 25/3.
  - Directs the office to use the information available from the Federal Communications Commission (FCC) where possible to create and update the map. If the information is not available, the office can request that information from providers. The office cannot require a provider to report data in a manner significantly different from FCC reporting.
  - Includes a clause that if the FCC publishes a map that already meets the requirements of the bill, then the office does not have to produce the map.

  - Broadband Development Program: The bill directs the office to establish a Broadband Development Program (program) to award grants, low-interest loans, and other financial incentives to expand access to and adoption of broadband.
  - The office will develop and publish eligibility criteria for awards under the program, which must require that awards are for capital expenses only.
  - The program must be technology-neutral, and award money only to commercial providers unless no commercial provider is available.
  - The program will not award money to providers that do not participate in data requests by the office for its mapping efforts.
  - The program will not discriminate against providers that receive Universal Service Fund (USF) funding. (Effective immediately.)

PUBLIC SAFETY/SOCIAL JUSTICE

- **H.B. 929 – Body-Worn Cameras:**
  - This bill provides that: (1) a body-worn camera policy must: (a) include provisions related to the collection of a body-worn camera, including the applicable video and audio recorded by the camera, as evidence; (b) require a peace officer who is equipped with a body-worn camera and actively participating in an investigation to keep the camera activated for the entirety of the officer’s active participation in the investigation unless the camera has been deactivated in compliance with such policy; and (2) a peace officer equipped with a body-worn camera may choose not to activate a camera or may choose to discontinue a recording currently in progress for any encounter with a person that is not related to an investigation. (Effective September 1, 2021.)

- **S.B. 69 – Use of Force:**
  - This bill provides that: (1) a peace officer has a duty to intervene to stop or prevent another peace officer from using force against a person suspected of committing an offense if: (a) the amount of force exceeds that which is reasonable under the circumstances; and (b) the officer knows or should know that the other officer's use of force: (i) violates state or federal law; (ii) puts a person at risk of bodily injury, and is not immediately necessary to avoid imminent bodily injury to a peace officer or other person; and (iii) is not required to apprehend the person suspected of committing an offense; (2) a peace officer who witnesses the use of excessive force by another peace officer shall promptly make a detailed report of the incident and deliver the report to the supervisor of the peace officer making the report; and (3) the use of any force, by any person, including a peace officer or person acting in and at the direction of an officer, in connection with the arrest of another person, is not a justified use of force if such force is used in a manner that impedes the normal breathing or circulation of the blood of the person by applying pressure to the person's throat, neck, or torso or by blocking the person's nose or mouth. (Effective September 1, 2021.)

- **H.B. 873 Unlawful Restraint of Dogs:**
  - This bill amends the Health and Safety Code, Subchapter D, Chapter 821, to repeal and replace provisions relating to the unlawful restraint of a dog. The bill repeals provisions prohibiting an owner, with certain exceptions, from leaving a dog outside and unattended by use of a restraint that unreasonably limits the dog's movement between the hours of 10 p.m. and 6 a.m., within 500 feet of the premises of a school, or in the case of extreme weather conditions. The bill repeals the penalty provisions regarding the failure to comply with provisions regarding the unlawful restraint of a dog within 24 hours of receiving an applicable written statement from a peace officer or animal control officer. This bill prohibits an owner instead from doing the following: (1) leaving a dog outside and unattended by use of restraint unless the owner provides the dog access to adequate shelter; an area that allows the dog to avoid standing water and any other substance that could cause harm to the health of a dog that is subjected to prolonged exposure to the substance, including feces or urine; shade from direct sunlight; and potable water; (2) or restraining a dog outside and unattended by use of a restraint that: is a chain; has weights attached; is shorter in length than the greater of 10 feet or five times the length of the dog; is not attached to a properly fitted collar or harness; or causes pain or injury to the dog. The bill provides certain exceptions to these prohibitions. The bill expressly does not prohibit a person from walking a dog with a handheld leash. This bill creates a Class C misdemeanor offense for a person who knowingly violates the bill's prohibitions and enhances the penalty for a subsequent conviction of the offense to a Class B misdemeanor. The restraint of each dog that is in violation is a separate offense. If conduct constituting an offense under the bill's provisions also constitutes an offense under any other law, the actor may be prosecuted for either offense or both offenses. This bill expressly does not preempt a local regulation relating to the restraint of a dog or affect the authority of a political subdivision to adopt or enforce an ordinance or requirement relating to the restraint of a dog if the regulation, ordinance, or requirement is compatible with and equal to or more stringent than a requirement prescribed by the bill or relates to an issue not specifically addressed by the bill. This bill sets out applicable definitions with respect to the bill's provisions, including, among others, definitions for "adequate shelter," "properly fitted," and "restraint." (Effective September 1, 2021.

The following city-related legislation has been identified to affect our City's operations. policies, and procedures. The bills have gone into effect immediately upon execution or will go into effect on September 1, 2021, or have a special effective date.

LOCAL GOVERNMENT ACCOUNTABILITY

- **H.B. 1475– Board of Adjustment**:
  - This bill provides that, in exercising its authority to grant or deny a variance, a board of adjustment may consider the following as grounds to determine whether compliance with the zoning ordinance as applied to a structure would result in an unnecessary hardship: (1) whether the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent certified appraisal roll; (2) whether compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur; (3) whether compliance would result in the structure not being in compliance with a requirement of a city ordinance, building code, or other requirements; (4) whether compliance would result in the unreasonable encroachment on adjacent property or easement; or (5) whether the city considers the structure to be a nonconforming structure. (Effective September 1, 2021.)

- **H.B. 533 – Shine Tax Code**:
  - This bill amends §33.25(a) and (b), Tax Code, provides for ad valorem tax sales of personal property seized under a tax warrant to be conducted using online bidding and sale. (Effective September 1, 2021.)

- **H.B. 988 – Property Tax Appraisal:**
  - This bill amends §5.103, Tax Code, this bill, among other things: (1) provides that a member of the governing body, officer, or employee of a taxing unit commits a Class A misdemeanor if the person directly or indirectly communicates with the chief appraiser or another employee of the appraisal district in which the taxing unit participates for the purpose of influencing the value at which property in the district is appraised, unless the person owns or leases the property that is the subject of the communication; (2) authorizes the governing body of a taxing unit, any part of which is located in an area designated a disaster area on or after January 1, 2020, to take official action to extend the date by which goods-in-transit must be transported to another location in the state or outside the state to a date not later than the 270th day after the date the person acquired the property in or imported the property into the state for the purposes of the goods-in-transit property tax exemption; and (3) provides that the authority described in (2), above, expires on December 31, 2025. (Summarized provisions are effective January 1, 2022, certain other provisions in the bill are effective immediately.

- **H.B. 1082 – King Tax and Government Codes**:
  - This bill amends §25.025(a), Tax Code, by adding an elected public officer to the list of persons whose address is confidential. (Effective Immediately)

- **H.B. 1090 – Property Tax Appraisal:**
  - This bill amends §25.21(a), Tax Code, provides that, if the chief appraiser discovers that real property was omitted from an appraisal roll in one of the three preceding tax years, the chief appraiser shall appraise the property as of January 1 of each tax year that it was omitted and enter the property and its appraised value in the appraisal records. (Effective September 1, 2021.)

- **H.B. 1197 – Metcalf Tax Code:**
  - This bill amends §11.20(j), Tax Code, extends the length of time from 6 to 10 years certain land owned by a religious organization for the purpose of expanding a place of religious worship or constructing a new place of worship may be exempted from ad valorem taxation. (Effective January 1, 2022.)

- **H.B. 1869 – Debt Financing:**
  - This bill amends §26.012(7), Tax Code, modifies the definition of “debt” for purposes of the

debt service property tax rate calculation to only include debt that meets one of the following requirements: (1) has been approved at an election; (2) includes self-supporting debt; (3) evidences a loan under a state or federal financial assistance program; (4) is issued for "designated infrastructure", which means infrastructure, including a facility, equipment, rights-of-way, or land, for the following purposes: (a) streets, roads, highways, bridges, sidewalks, parks, landfills, parking structures, or airports; (b) telecommunications, wireless communications, information technology systems, applications, hardware, or software; (c) cybersecurity; (d) as part of any utility system, water supply project, water plant, wastewater plant, water and wastewater distribution or conveyance facility, wharf, dock, or flood control and drainage project; (e) police stations, fire stations, or other public safety facilities, jails, juvenile detention facilities, or judicial facilities, and any facilities that are physically attached to these facilities; (f) as part of any school district; or (g) as part of any hospital district that includes a teaching hospital; (5) is a refunding bond; (6) is issued in response to an emergency related to a hurricane or tropical storm; (7) is issued for renovating, improving, or equipping existing buildings or facilities; (8) is issued for vehicles or equipment; or (9) is issued for a tax increment reinvestment zone or a transportation reinvestment zone.

- **H.B. 2535 – Sanford Tax Code:**
  - This bill amends §23.014, Tax Code, adds chicken coops or rabbit pens used for the non-commercial production of food for personal consumption to the list of items that should be excluded from appraisal as real property. (Effective September 1, 2021.)

- **H.B. 3629 – Bonnen Tax Code:**
  - This bill amends §33.06, Tax Code, provides that after an affidavit is filed under this subsection, a taxing unit may not file suit to collect delinquent taxes on the property and the property may not be sold at a sale to foreclose the tax lien until the 181st day after the date "the collector for the taxing unit delivers a notice of delinquency of the taxes following the date" the individual no longer owns and occupies the property as a residence homestead. (Effective September 1, 2021.)

- **H.B. 3786 – Electronic Submission to Comptroller:**
  - This bill authorizes the comptroller, after providing notice, to require a document, payment, notice, 52 reports, or other item required to be submitted to the comptroller to be submitted electronically. (Effective September 1, 2021.)

- **HB 3833 – King, Phil Tax Code**:
  - This bill amends §23.215, Tax Code, provides a new formula for the appraisal for ad valorem tax purposes of certain nonexempt property used for low-income or moderate-income housing. (This was HB 3439) Amends §23.55, Tax Code, eliminates the 5% interest that would be charged when a change of use of land occurs. Allows for interest to be charged if the tax becomes delinquent. Makes conforming changes throughout the Tax Code. Amends §23.86(a), Tax Code, provides that if a change of use of land occurs on land that has been appraised as a recreational, park, or scenic land then an additional tax is imposed on the land for each of the 3 (from 5) years preceding the change in use. Allows for interest to be charged if the tax becomes delinquent. Amends §23.9807, Tax Code, eliminates the interest that would be charged when a change of use of land occurred. Allows for interest to be charged if the tax becomes delinquent. (Effective September 1, 2021.)

- **H.B. 3971 – Meyer Tax Code:**
  - The new §23.013(e), Tax Code, provides that in this subsection, "designated historic district" means an area that is zoned or otherwise designated as a historic district under municipal, state, or federal law. In determining the market value of residential real property located in a designated historic district, the chief appraiser shall consider the effect on the property's value

of any restriction placed by the historic district on the property owner's ability to alter, improve, or repair the property. (Effective September 1, 2021.)

- **S.B. 1585– Historic Landmark**:
  - This bill provides that (1) a city that has more than one zoning, planning, or historical commission shall designate one of those commissions as the entity with the exclusive authority to approve the designations of properties as local historic landmarks; (2) property owned by a religious organization may be included in a local historic district only if the organization consents to the inclusion; and (3) a city must, not later than the 15th day before the date of the initial hearing in front of the zoning, planning, or historical commission, if any, or the governing body of the municipality, provide the property owner a statement that describes the impact that inclusion of the owner's property in a local historic district may have on the owner and the owner's property. (Effective September 1, 2021.)

- **S.B. 113 – Community Land Trusts:**
  - This bill (1) expands the type of nonprofit organizations that may constitute a community land trust; (2) provides that, once adopted by the governing body of a taxing unit, certain community land trust tax exemptions continue to apply to the property until the governing body rescinds the exemption in the manner provided by law; and (3) imposes certain requirements on a chief appraiser who is appraising land or a housing unit leased by a community land trust, including that the chief appraiser uses the income method of appraisal. (Effective September 1, 2021.)

- **S.B. 611 – Campbell Tax Code:**
  - This bill amends the heading of §11.133, Tax Code, to "Residence Homestead of Surviving Spouse of Member of Armed Services Killed in Line of Duty (from Action). Provides that the surviving spouse of a member of the armed services of the U.S. who is killed or fatally injured in the line of duty is entitled to an exemption from taxation of the total appraised value of the surviving spouse's residence homestead if the surviving spouse has not remarried since the death of the member of the armed services. Amends §11.439(a), Tax Code, requires the chief appraiser to accept and approve or deny an application from an exemption under §11.131 or 11.132 for the residence homestead of a disabled veteran but not the surviving spouse of the disabled veteran or §11.22 after the filing deadline provided by §11.43 if the application is filed not later than 5 years after the delinquency date for the taxes on the property. (Effective September 1, 2021.)

- **S.B. 877 – Building Inspections:**
  - This bill: (1) provides that, in an area of a city subject to a disaster declaration by the governor or a declaration of local disaster, a building inspection may be performed by a person: (a) other than the owner of the building, or a person whose work is the subject of the inspection; and (b) who is: (i) certified to inspect buildings by the International Code Council; (ii) employed as a building inspector by the city in which the building is located; (iii) employed as a building inspector by any political subdivision, if the city in which the building is located has approved the person to perform inspections during a disaster; or (iv) a licensed engineer; (2) prohibits a city from collecting an additional inspection fee related to the inspection of a building performed under (1), above; (3) provides that a person who performs an inspection under (1), above, must comply with the city's building regulations and policies, and not later than the 30th day after the date of the inspection, provide notice to the city of the inspection; and (4) allows a city to prescribe a reasonable format for the notice required in (3), above. (Effective immediately.)

- **H.B. 738 – Building Codes:**

- This bill: (1) provides that the 2012 version of the International Residential Code is the residential building code in this state, and the 2012 version of the International Building Code is the commercial building code in this state; (2) authorizes a city to establish procedures to adopt local amendments "that may add, modify, or remove requirements" set by the codes in (1), above, but only if the city: (a) holds a public hearing on the local amendment before adopting the amendment; and (b) adopts the local amendment by ordinance; (3) prohibits a city from enacting an ordinance, bylaw, order, building code, or rule requiring the installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling; and (4) excepts from the prohibition in (3), above, a city that has enacted an ordinance, bylaw, order, building code, or rule requiring the installation of a multipurpose residential fire protection sprinkler system or any other fire protection sprinkler system in a new or existing one- or two-family dwelling on or before January 1, 2009. (Effective January 1, 2022, except that a requirement that a city establishes rules and take other necessary action to implement (1) and (2) before January 1, 2022, is effective September 1, 2021.)

- **H.B. 871 – Contractor Registration Fees:**
  - This bill: (1) prohibits a city from charging a licensed air conditioning and refrigeration contractor a registration fee for (a) worked performed in the city; or (b) notice that an air conditioning and refrigeration license has been obtained; and (2) provides that the prohibition in (1), above, does not prohibit a city from charging a building permit fee. (Effective September 1, 2021.)

- **S.B. 780 – Intergovernmental Agreements:**
  - This bill allows a local government to enter into an intergovernmental support agreement with a branch of the armed forces of the United States under the National Defense Authorization Act to provide installation-support services to a military installation located in Texas. (Effective immediately.)

- **S.B. 1543 – Public Improvement Districts:**
  - This bill, among other things: (1) provides that the resolution adopted by a city council authorizing the creation of a public improvement district (PID), other than a tourism PID, takes effect on the date the resolution is adopted; (2) requires a city to file a copy of a PID-creation resolution under (1), above, with the county clerk of each county in which all or part of the PID is located not later than the seventh day after the date the city council adopts the resolution; (3) requires a city council to approve a PID service plan, or amend or update the plan, only by ordinance; (4) requires a city to file a copy of the initially-adopted or amended PID service plan with the county clerk of each county in which all or part of the PID is located not later than the seventh day after the date the city council approves the service plan; (5) revises the language of the mandatory notice of obligations related to a PID used in a real estate transaction to include, among other things, additional information about the PID assessment levied against the property; (6) authorizes the city or county that created the PID 28 to provide additional information regarding the district in the PID obligation notice described in (5), above, including whether an assessment has been levied, the amount of the assessment, and the payment schedule for assessments; (7) requires the PID obligation notice described in (5), above, to be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract; (8) provides that in the event a contract of purchase and sale is entered into without the seller providing the required notice of PID obligations, the purchaser is entitled to terminate the contract; and (9) provides that it shall be conclusively presumed that the purchaser has waived all rights to terminate the contract under (8), above, or recover damages or other remedies or rights, if the seller furnishes the notice of PID obligations at or before closing the purchase and sale contract and the purchaser elects to close even though the notice was not timely furnished before execution of the contract. (Effective September 1,

2021.)

- **H.B. 1929 – ETJ Development Agreements:**
  - This bill: (1) defines the term "contract" to mean a contract for an ETJ development agreement and defines such a contract to be a program authorized by the legislature under Article III, Section 52-a of the Texas Constitution; (2) provides that: (a) a city that enters into a contract described in (1), above, waives immunity from suit for the purpose of adjudicating a claim for breach of contract; (b) actual damages (but not exemplary damages), specific performance, or injunctive relief may be granted in an adjudication brought against a city for breach of a contract, and that damages are limited to (i) the balance due and owed by the city under the contract, (ii) any amount owed by the landowner as a result of the city's failure to perform under the contract, including compensation for the increased cost of infrastructure as a result of delays or accelerations caused by the city, (iii) reasonable attorney's fees, and (iv) interest; (3) provides that a contract described in (1), above, that is entered into by a city and a landowner prior to the effective date of this bill is validated, enforceable, and may be adjudicated subject to the terms and conditions of this bill; and (4) annexation by a city of the land subject to a contract does not invalidate the enforceability of the contract. (Effective September 1, 2021.)

- **S.B. 1338 – Annexation/Development Agreements:**
  - This bill: (1) requires that, at the time a city makes an offer to a landowner to enter into an agreement in which the landowner consents to annexation or makes an offer to enter into a development agreement, the city provide the landowner with a written disclosure: (a) that the landowner is not required to enter into the agreement; (b) of the authority under which the city may annex the land with references to relevant law; (c) with a plain-language description of the annexation procedures applicable to the land; (d) whether the procedures require the landowner's consent; and (e) with a statement regarding the city's waiver of immunity to suit; and (2) provides that a failure to provide the disclosure in (1), above, makes the agreement void. (Effective September 1, 2021.)

- **S.B. 1088 – Creighton Tax Code:**
  - The new §11.50, Tax Code, titled "Provision of Names of Individuals Receiving Residence Homestead Exemption to Another Chief Appraiser" provides that a chief appraiser may request that the chief appraiser of another appraisal district provide to the requesting chief appraiser a list of the names of all individuals who currently receive an exemption for a residence homestead in the appraisal district for which the request is made. Amends §41.413(d), Tax Code, provides that an owner of real property (from a property owner) shall send to a person leasing property under a contract described by Subsection (b) a copy of any notice of the appraised value of the property received by the property owner. Amends §41.413(e), Tax Code, provides that a person leasing "real" property under a contract described by Subsection (b) may request that the chief appraiser of the appraisal district in which the property is located send the notice described by Subsection (d) to the person.(Effective September 1, 2021.)

- **H.B. 2404 – Chapter 380 Economic Development Agreements:**
  - This bill, among other things, provides additional transparency and increases accessibility to these agreements by creating a statewide database containing information regarding all local development agreements in Texas. This bill amends Subchapter B, Chapter 403, Government Code relating to the creation and maintenance of a database of information regarding certain local economic development agreements and provides a civil penalty. This bill requires the comptroller to create and make accessible on the Internet a database, to be known as the Chapter 380 and 381 Agreement Databases, that contains information regarding all city and county economic development agreements under Chapters 380 and

381 of the Local Government Code. (Effective September 1, 2021.)

- **H.B. 692-Public Works Contracts Retainage:**
  - This bill amends current law relating to retainage requirements for certain public works construction projects. This bill provides a framework for fairness by doing the following:
    - Prevents misuse, abuse, and withholding of excessive retainage.
    - Protects the interests of public owners by establishing clarity around the process of withholding retainage by providing clear conditions for the partial release of retainage to incentivize project completion and minimize unnecessary and costly disputes.
    - Prohibits the misuse of retainage to confer additional unreasonable liability or free warranty work.
    - Preserves public owners' ability to utilize retainage for its intended purpose to ensure and incentivize completion of work under fair and reasonable conditions.
    - Preserves the rights of public owners to hold contractors accountable and maintain standing in the event of default or genuine disputes.
    - Promotes fair and reasonable payment of retainage so Texas public works contractors can maintain cash flow and pay subcontractors and suppliers.
    - Promotes common-sense policy to protect Texas construction companies and promote successful project completion and minimize payment disputes.

  (Effective immediately.)

- **H.B. 1476 – Goods and Services Payments**:
  - This bill: (1) requires a governmental entity to notify a vendor of an error or disputed amount in an invoice submitted for payment by the vendor not later than the 21st day after the date the entity receives the invoice, and include in the notice a detailed statement of the amount of the invoice which is disputed; and (2) provides that a governmental entity may withhold from payments required no more than 110 percent of the disputed amount. (Effective September 1, 2021.)

- **S.B. 968 – Public Health Disaster Preparedness:**
  - This bill seeks to ensure that Texas is better prepared for a future public health emergency or disaster by improving the public health disaster response and coordination between state agencies. The bill also seeks to protect the rights of individuals during a public health crisis and provide the Department of State Health Services more timely medical information from physicians and health care professionals during a public health crisis. This bill amends the Government Code to prohibit the Texas Medical Board (TMB), during a declared state of disaster, from issuing an order or adopting a regulation that limits or prohibits a nonelective medical procedure. However, the TMB, during a declared state of disaster, may issue an order or adopt a regulation imposing a temporary limitation or prohibition on a medical procedure other than a nonelective medical procedure only if the limitation or prohibition is reasonably necessary to conserve resources for nonelective medical procedures or resources needed for disaster response. The order or regulation may not continue for more than 15 days unless it is renewed by the TMB. (Effective immediately.)

- **S.B. 3 – Utility Preparedness:**
  - This bill establishes provisions relating to preparing for, preventing, and responding to weather emergencies and power outages. The bill amends the Utilities Code to create the Texas Electricity Supply Chain Security and Mapping Committee. The bill requires the PUC to create, maintain, and annually update a database identifying the critical infrastructure sources with priority electricity needs to be used during an extreme weather event. The bill makes the information maintained in the database confidential and exempt from disclosure under state public information law. This bill requires the mapping committee to submit a report covering

its activities and findings to the governor, lieutenant governor, speaker of the house of representatives, and legislature not later than January 1, 2022 and sets out certain requirements for the content of the report. The bill establishes that the report is public information, except for portions considered confidential under state or federal law. (Effective immediately)

- **H.B. 872– Confidentiality of Government-Operated Utility Customer Information:**
  - This bill provides requires a government-operated utility to be excluded from a Public Information Act request for information disclosing whether services have been discontinued or are eligible for disconnection. This would include information being collected as part of an advanced metering system for usage, services, and billing, along with information collected for utility usage. Additionally, the bill would change the current default, and allow a customer's information to remain private until the customer opts out of this privacy protection. This bill would increase customer data privacy standards and enable water and wastewater utilities to better protect their customer's sensitive information. This bill amends current law relating to the disclosure of certain utility customer information. (Effective immediately.)

- **H.B. 1082 – Public Information**:
  - This bill provides that: (1) with regard to information a city holds as an employer, the home address, home telephone number, emergency contact information, social security number, and personal family information of an elected public officer, is excepted from the Public Information Act, regardless of whether the elected officer complies with certain requirements to elect the information be kept confidential; (2) with regard to information contained in records maintained by the city in any capacity, an elected public officer's home address, home telephone number, emergency contact information, date of birth, social security number, and family member information is excepted from the Public Information Act if the elected officer elects to keep the information confidential; and (3) elected public officers are added to the list of individuals who may choose to restrict public access to certain information in appraisal records. (Effective immediately.)

- **H.B. 1118 – Cybersecurity:**
  - This bill provides that: (1) a local government employee or official that uses a computer to complete at least 25 percent of the employee or official's required duties shall complete a cybersecurity training certified by the state cybersecurity coordinator and the state's cybersecurity council; (2) the governing body of a local government or the governing body's designee may deny access to the local government's computer system or database to an individual identified as one that is required to take cybersecurity training and is noncompliant with that requirement; (3) to apply for certain state grants (submitted on or after September 1, 2021), a local government must submit with its grant application proof of compliance with the cybersecurity training requirements; and (4) a local government that has not complied with the cybersecurity training requirements must repay the grant and will be ineligible for another grant for two years. (Effective immediately.)

- **S.B. 1122 – Comptroller Contracts for Travel Services:**
  - This bill, among other things, prohibits the comptroller from charging a city a fee if a city officer or employee who is engaged in official city business participates in the comptroller's contract for travel services for the purpose of obtaining reduced airline fares and reduced travel agent fees. (Effective immediately.)

- **H.B. 7 – Unemployment Compensation:**
  - This bill provides that for purposes of calculating the replenishment ratio, the amount of benefits charged or paid shall not include the amount of benefits paid and not effectively charged to an employer's account as a result of an order or proclamation by the governor

declaring at least 50 percent of the counties in this state to be in a state of disaster or emergency. (Effective immediately.)

- **S.B. 818 - Unemployment Compensation:**
  - This bill provides that: (1) benefits computed on benefit wage credits of an employee or former employee may not be charged to the account of an employer if the employee's last separation from the employer's employment before the employee's benefit year was caused by the employee being called to provide service in the 62 uniformed services or in the Texas military forces, provided that the employer has not been found to be in violation of federal or state reemployment provisions with respect to the employee; and (2) an individual is not disqualified for unemployment benefits if the individual's separation from employment was caused by the individual being called to provide services in the uniformed services or the Texas military forces. (Effective September 1, 2021.)

- **H.B. 1589 – Paid Military Leave:**
  - This bill provides that: (1) a person who is an officer or employee of the state, a city, a county, or another political subdivision and who is a member of the Texas military forces, a reserve component of the armed forces, or a member of a state or federally authorized urban search and rescue team is entitled to paid leave of absence for each day the person is called to state active duty by the governor or another appropriate authority in response to a disaster, not to exceed seven workdays in a fiscal year; and (2) during the leave of absence described in (1), the person may not be subjected to loss of time, efficiency rating, personal time, sick leave, or vacation time. (Effective September 1, 2021.)

- **H.B. 2073 – Paid Quarantine Leave:**
  - This bill provides that: (1) the governing body of a political subdivision, including a city, shall develop and implement a paid quarantine leave policy for firefighters, peace officers, detention officers, and emergency medical technicians who are employed by, appointed by, or elected for the political subdivision and ordered to quarantine or isolate due to a possible or known exposure to a communicable disease while on duty; (2) a paid 59 quarantine leave policy must: (a) provide that a firefighter, peace officer, detention officer, or emergency medical technician on paid quarantine leave receives: (i) all employment benefits and compensation, including leave accrual, pension benefits, and health benefit plan benefits for the duration of the leave; and (ii) reimbursement for reasonable costs related to the quarantine, including lodging, medical, and transportation; and (b) require that the leave be ordered by the person's supervisor or the political subdivision's health authority; and (3) a political subdivision may not reduce a firefighter's, peace officer's, detention officer's, or emergency medical technician's sick leave balance, vacation leave balance, holiday leave balance, or other paid leave balance in connection with paid quarantine leave taken in accordance with a policy adopted (1). (Effective immediately.)

- **S.B. 22– Disease Presumption:**
  - This bill provides, among other things, that: (1). a detention officer, custodial officer, firefighter, peace officer, or emergency medical technician who suffers from severe acute respiratory syndrome coronavirus 2 (SARS-CoV2) or coronavirus disease 2019 (COVID-19) that results in death or total or partial disability is presumed to have contracted the virus or disease during the course and scope of employment as a detention officer, custodial officer, firefighter, peace officer, or emergency medical technician if the detention officer, custodial officer, firefighter, peace officer, or emergency medical technician: a. is employed in the area designated in a disaster declaration by the governor or another law and the disaster is related to severe acute respiratory syndrome SARSCoV-2 or COVID-19; and b. contracts the disease during the disaster declared by the governor; (2). the presumption under (1) applies only to a person who: a. is employed as a detention officer, custodial officer, firefighter, peace officer, or emergency medical technician on a full-time basis; b. is diagnosed with SARS-CoV-2 or

COVID-19: i. using a test authorized, approved, or licensed by the United States Food and Drug Administration; or ii. if the person is deceased, using a test described by (2)(b)(i) or by another means, including by a physician; c. was last on duty: i. not more than 15 days before the date the person is diagnosed with SARSCoV-2 or COVID-19; or ii. if the person is deceased, not more than 15 days before the date the person: (A) was diagnosed with SARS-CoV-2 or COVID-19; (B) began to show symptoms of SARS-CoV-2 or COVID-19 as determined by a licensed physician; (C) was hospitalized for symptoms related to SARS-CoV-2 or COVID-19; or (D) died if SARS-CoV-2 or COVID-19 was a contributing factor in the person's death; (3). a rebuttal to a presumption described in (1) may not be based solely on evidence relating to the risk of exposure to SARS-CoV-2 or COVID-19 of a person with whom a detention officer, custodial officer, firefighter, peace officer, or emergency medical technician resides; (4). an injured employee who is subject to the presumption described in (1) and whose claim for benefits is determined to be compensable by an insurance carrier or division of the 60 workers' compensation of the Texas Department of Insurance, may request reimbursement for health care paid by the employee, including copayments and partial payments, by submitting to the carrier a legible written request and documentation showing the amounts paid to the health care provider; (5). the provisions of (1)-(4) expire on September 1, 2023; (6). a person subject to the presumption described in (1) who on or after the date the governor declared a disaster relating to SARS-CoV-2 or COVID-19, but before the effective date of this bill, contracted SARS-CoV-2 or COVID-19, may file a claim for benefits related to SARS-CoV-2 or COVID-19, on or after the effective date of the bill, regardless of whether that claim is otherwise considered untimely and the provisions of the bill apply to that claim; and (7). a person who is subject to the presumption described in (1) who on or after the date the governor declared a disaster relating to SARS-CoV-2 or COVID-19, but before the effective date of this bill, filed a claim for benefits related to SARS-CoV-2 or COVID-19, and whose claim was subsequently denied may, on or after the effective date of this bill, request in writing that the insurance carrier reprocess the claim and the changes in law made by this bill shall apply to that claim, and such request to reprocess a claim shall be filed not later than one year after the effective date of this bill. (Effective September 1, 2021.)

- **S.B. 45 – Sexual Harassment:**
  - This bill provides that an employer commits an unlawful employment practice if sexual harassment of an employee occurs and the employer or the employer's agents or supervisors: (1) know or should have known that the conduct constituting sexual harassment was occurring; and (2) fail to take immediate and appropriate corrective action. Protections against workplace sexual harassment in Texas apply only to persons who work for an employer with 15 or more employees. S.B. 45 would establish clearly that sexual harassment by any employer, regardless of how many persons they employ, is unlawful. This would ensure that all Texans enjoy protection against inappropriate behavior in the workplace. This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency. (Effective September 1, 2021.)

- **S.B. 1116 – Posting Election Information:**
  - This bill requires, among other things, that: (1) a city that holds an election and maintains an Internet website shall post on its public website the following as soon as practicable after the election: (a) the results of each election; (b) the total number of votes cast; (c) the total number of votes cast for each candidate or for or against each measure; (d) the total number of votes cast by personal appearance on election day; (e) the total number of votes cast by personal appearance or mail during the early voting period; and (f) the total number of counted and uncounted provisional ballots cast; (2) information required to be posted under (1), above, must be accessible without having to make more than two selections or view more than two network locations after accessing the city's Internet website home page; and (3) not later than the 21st day before election day, a city that holds an election and maintains an

Internet website shall post on the public Internet website: (a) the date of the next election; (b) the location of each polling place; (c) each candidate for an elected office on the ballot; and (d) each measure on the ballot. (Effective September 1, 2021.)

- **S.B. 1111 – Residency**:
  - This bill, among other things, modifies the definition of "residence" for purposes of elections to provide that: (1) a person may not establish residence for the purpose of influencing the outcome of a certain election; (2) a person may not establish a residence at any place the person has not inhabited; and (3) a person may not designate a previous residence as a home and fixed place of habitation unless the person inhabits the place at the time of designation and intends to remain. (Effective September 1, 2021.)

- **H.B. 1071– Animals in Court**:
  - This bill allows a qualified facility dog or qualified therapy animal in certain court proceedings. (Effective September 1, 2021.)

- **H.B. 604– Animal Shelter**:
  - This bill requires that, as soon as practicable after an animal is placed in the custody of an animal shelter, the shelter scans the animal to determine whether a microchip is implanted in the animal. (Effective September 1, 2021.)

- **H.B. 3340 – Dangerous Dogs:**
  - This bill provides that: (1) any order to destroy a dog is stayed for a period of ten calendar days from the date the order is issued, during which period the dog's owner may file a notice of appeal; and (2) a court, including a justice court, may not order the destruction of a dog during the pendency of an appeal related to a dangerous dog, including an order to destroy a dangerous dog and an order determining that a dog is a dangerous dog. (Effective September 1, 2021.)

PUBLIC SAFETY/SOCIAL JUSTICE:

- **S.B. 24 – Police Pre-Employment Procedures:**
  - This bill establishes law enforcement hiring procedures that hold both applicants and law enforcement agencies accountable by requiring a review of pertinent records of prior conduct and activities before an applicant is hired by a law enforcement agency. Specifically, the bill requires law enforcement agencies to review basic background information on applicants during the hiring process, including the applicant's personnel file at any previous law enforcement agency. Upon completion, the hiring agency must certify to the Texas Commission on Law Enforcement (TCOLE) that it has reviewed the required information. (Effective September 1, 2021.)

- **S.B. 1064 – City-Owned Vehicles:**
  - This bill: (1) allows a city that owns and operates a motor vehicle, trailer, or semitrailer that is exempt from the payment of a registration fee to apply to register the vehicle, trailer, or semitrailer for an extended registration period of not less than one year or more than eight years; and (2) provides that a vehicle registered for a 68 extended period under (1) is subject to inspection requirements as if the motor vehicle, trailer, or semitrailer were registered without an extended registration period. (Effective September 1, 2021.)

- **H.B. 1927 – Unlicensed Handgun Carry:**
  - This bill seeks to reduce barriers to the free exercise of Texans' constitutional right to bear arms and defend their lives and property by making it legal for individuals who are 21 years of age or older and who can legally possess a firearm to carry a handgun without first obtaining

a license, and retains the handgun license in statute as optional to allow reciprocity with states that have not yet passed similar legislation. This bill amends current law relating to provisions governing the carrying of a firearm by a person who is 21 years of age or older and not otherwise prohibited by state or federal law from possessing the firearm and to other provisions related to the carrying, possessing, transporting, or storing of a firearm or other weapon, and creates criminal offenses. (Effective September 1, 2021.)

- **H.B. 1925– Camping in Public:**
  - This bill creates an offense of a Class C misdemeanor if a person intentionally or knowingly camps in a public place without the consent of the legal authority that manages the public place. The bill also prohibits local entities from adopting or enforcing a policy that prohibits or discourages enforcement of a public camping ban. H.B. 1925 does include an exception to the ban for authorized camping in state parks. The bill amends current law relating to prohibitions on camping in a public place and to a political subdivision's designation of property for camping by homeless individuals and creates a criminal offense. A stateside camping ban would set a minimum standard while allowing local governments to establish more stringent standards. (Effective September 1, 2021.)

- **H.B. 1938 – Body-Worn Camera Grants**:
  - This bill provides that a law enforcement agency that provides body-worn cameras to its peace officers may apply to the office of the governor for a grant to defray the cost of data storage for recordings created with the body-worn cameras. (Effective September 1, 2021.)

- **S.B. 1055 – Crosswalk:**
  - This bill: (1) provides that it is a criminal offense for a person, with criminal negligence, to operate a motor vehicle within the area of a crosswalk and cause bodily injury to a pedestrian or a person operating a bicycle, scooter, electronic personal assistive mobility device, neighborhood electric vehicle, or golf cart; and (2) imposes certain requirements for the operator of a vehicle to yield the right-of-way to a pedestrian. (Effective September 1, 2021.)

- **H.B. 3712 – Peace Officer Training**:
  - This bill provides that: (1) the basic peace officer training course required as part of the peace officer training program may not be less than 720 hours; (2) the basic peace officer training course must include training on: (a) the prohibition against the intentional use of a choke hold, carotid artery hold, or similar neck restraint by a peace officer in searching or arresting a person unless the officer reasonably believes the restraint is necessary to prevent serious bodily injury to or the death of the peace officer or another person; (b) the duty of the officer to intervene or stop or prevent another peace officer from using force against a person suspected of committing an offense in certain situations; and (c) the duty of a peace officer who encounters an injured person while discharging the officer’s official duties to immediately and as necessary request emergency medical services personnel to provide the person with emergency medical services and, while waiting for emergency medical services personnel to arrive, provide first aid or treatment to the person to the extent of the officer’s skills and training, unless the request for emergency medical services personnel or the provision of first aid or treatment would expose the officer or another person to a risk of bodily injury or the officer is injured and physically unable to make the request or provide the treatment; (3) the Texas Commission on Law Enforcement (TCOLE) shall develop and maintain a model training curriculum and model policies for law enforcement agencies and peace officers that must include the items described in (2), above; and (4) before the first day of each 24-month training unit during which peace officers are required to complete 40 hours of continuing education programs, TCOLE shall specify the mandated topics to be covered in up to 16 of the required hours. (Effective September 1, 2021.)

WATER AND INFRASTRUCTURE

- **H.B. 1154 – Special Purpose Districts and Water Codes:**
  - The new §2051.202, Government Code, titled "Financial and Operating Information of Special Purpose Districts", defines "special purpose district" and which districts the section applies to. Requires those districts to post specific information on the Internet. (Effective September 1, 2021.)

- **S.B. 997– Water and Sewer Rates:**
  - This bill, among other things, provides: (1) that in an appeal on the amount paid for water or sewer service under a written contract for the rates municipally-owned utility charges if it furnishes wholesale water or sewer service to another political subdivision, the Public Utility Commission (PUC) may not hold a hearing on or otherwise prescribe just and reasonable amounts to be charged under the contract unless the PUC determines that the amount charged under the contract harms the public interest; and (2) a judicial review process to challenge a PUC decision in (1). (Effective September 1, 2021)

- **S.B. 1438 – Tax Rate Calculation in Disaster Area:**
  - This bill, among other things: (1). repeals existing law relating to the calculation of a tax rate in a disaster area; (2). provides that the governing body of a taxing unit, other than a school district, may direct the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit (an eight percent voter-approval rate) if any part of the taxing unit is located in an area declared a disaster area during the current tax year by the governor or by the president of the United States and at least one person is granted a temporary property tax exemption for a portion of the appraised value of property damaged by a disaster; (3). requires the designated officer or employee to continue calculating the voter-approval tax rate in the manner provided by Number 2, above, until the earlier of: (a) the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred; or (b) the third year after the tax year in which the disaster occurred; (4). provides that in the first tax year following the last tax year for which the designated officer or employee calculates the voter-approval tax rate under Number 2, above, the taxing unit's voter-approval tax rate is reduced by the taxing unit's emergency revenue rate; (5). provides that when increased expenditure of money by a taxing unit other than a school district is necessary to respond to a disaster, including a tornado, hurricane, flood, wildfire, or other calamity, but not including a drought, epidemic, or pandemic, that has impacted the taxing unit and the governor has declared any part of the area in which the taxing unit is located as a disaster area, an election is not required to approve a tax rate exceeding the voter-approval tax rate or de minimis tax rate, as applicable, for the year following the year in which the disaster occurs; (6). provides that, if a taxing unit adopts a tax rate under Number 5, above, the amount by which the rate exceeds the taxing unit's voter-approval tax rate for that tax year may not be considered when calculating the taxing unit's voter-approval tax rate for the tax year following the year in which the taxing unit adopts the rate; (7). requires a taxing unit that calculates the taxing unit's voter-approval tax rate under Number 2, above, or adopts a tax rate that exceeds the taxing unit's voter-approval tax rate for that tax year without holding an election under Number 5, above, to specify the disaster declaration that provides the basis for authorizing the taxing unit to calculate or adopt a tax rate under the applicable statute; (8). provides that a taxing unit that in a tax year specifies a disaster declaration under Number 7, above, may not in a subsequent tax year specify the same disaster declaration as providing the basis for authorizing the taxing unit to calculate or adopt a tax rate under the disaster authority if, in an intervening year, the taxing unit specifies a different disaster declaration as the basis for authorizing the taxing unit to calculate or adopt a tax rate; and (9). eliminates the ability of a

local taxing unit to adopt the temporary exemption for qualified property damaged by a disaster following the date the taxing unit adopts a tax rate, making the property tax exemption mandatory regardless of when the disaster occurs. (Effective immediately.)

TRANSPORTATION

- **H.B. 1257 – Property in Right-of-Way:**
  - This bill authorizes a law enforcement agency to remove an unattended manufactured home from a roadway or right-of-way without the consent of the owner of the agency determines that the home blocks the roadway or endangers public safety. (Effective September 1, 2021.)

- **H.B. 1281 – Golf Carts:**
  - This bill: (1) allows a golf cart to be operated in a master planned community: (a) that is a residential subdivision or has in place a uniform set of restrictive covenants; and (b) for which a county or city has approved one or more plats; (2) provides that a person may operate a golf cart in a master planned community described in (1) without a golf cart license plate on a highway for which the posted speed limit is not more than 35 miles per hour, including through an intersection of a highway for which the posted speed limit is more than 35 miles per hour; (3) allows a golf cart to be operated on a highway for which the posted speed limit is not more than 35 miles per hour, if the golf cart is operated during the daytime and not more than five miles from the location where the golf cart is usually parked and for transportation to or from a golf course; (4) allows a city to prohibit the operation of a golf cart on a highway in the following areas if the city council determines the prohibition is necessary in the interest of safety: (a) in a master planned community described in (1), above; (b) on a public or private beach that is open to vehicular traffic; or (c) on a highway for which the posted speed limit is not more than 35 miles per hour as described in (2), above. (Effective immediately.)

- **H.B. 1759 – Railroad Grade Crossings:**
  - This bill includes “on-track equipment,” defined as any car, rolling stock, equipment, or other devices that, alone or coupled to another device, is operated on a railroad track, among the equipment and devices that trigger special operational restrictions on vehicles (e.g., stop and speed restrictions). (Effective September 1, 2021.)

BUSINESS:

- **S.B. 678 – Small Business Disaster Recovery Loans:**
  - This bill requires the governor’s Economic Development and Tourism Office by rule to establish a loan program to use money from the small business disaster recovery revolving fund to provide financial assistance to small businesses affected by a disaster. (Effective September 1, 2021.)

- **S.B. 742 – Installment Payments in Disaster or Emergency Area:**
  - This bill provides that, for certain property owned or leased by a business entity in a disaster or emergency area that has not been damaged as a result of a disaster or emergency, the governing body of a taxing unit may authorize a person to pay the taxing unit’s property taxes in four equal installments without penalty or interest if the first installment is paid before the delinquency date and is accompanied by notice to the taxing unit that the person will pay the remaining taxes in three equal installments. (Effective immediately.)

Operational Considerations:

Staff will adhere to all new legislation and state law amendments that affect city-wide operations, policies, and procedures.

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **2.**

Meeting Date: 06/28/2021

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

Goal(s): Quality Development

Submitted by: Opal Mauldin-Jones, City Manager,
David T. Ritter, City Attorney

Agenda Caption:

Receive a presentation from the City Attorney regarding vacant commercial properties.

Background:

As prescribed in the City Council Rules and Procedures, Section I(D)(l)(b), Deputy Mayor Pro-Tem Stanley Jaglowski requested that an item be included on a City Council work session for the purpose of discussing vacant commercial properties, and potential tax benefits of owning vacant commercial properties.

Deputy Mayor Pro-Tem Jaglowski also requested the number of vacant commercial properties over five thousand (5,000) square feet. Currently, the City of Lancaster has sixteen commercial vacant properties.

City Council will receive a presentation from the City Attorney.

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **1.**

Meeting Date: 06/28/2021

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

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

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Consider approval of minutes from the City Council Joint Special Meeting held on April 29, 2021

Background:

Attached for your review and consideration are minutes from the City Council Joint Special Meeting held on April 29, 2021.

Attachments

April 29, 2021 Minutes

MINUTES

LANCASTER CITY COUNCIL AND ALL LANCASTER BOARDS & COMMISSIONS JOINT SPECIAL MEETING OF APRIL 29, 2021

The City Council of the City of Lancaster, Texas, met in a called Special Session in the Lancaster Recreation Center, 1700 Veterans Memorial Parkway on April 29, 2021 at 6:30 p.m. with a quorum present to-wit:

Councilmembers Present (City Hall & Zoom):
Mayor Clyde C. Hairston
Carol Strain-Burk
Deputy Mayor Pro-Tem Stanley M. Jaglowski
Keithsha C. Wheaton
Mayor Pro-Tem Racheal Hill
Betty Gooden-Davis

Councilmembers Absent:
Marco Mejia

City Staff Present (City Hall & Zoom):
Opal Mauldin-Jones, City Manager
Fabrice Kabona, Deputy City Manager
Carey Neal, Assistant City Manager
Keturah Barnett, Assistant to the City Manager
Andrew Waits, Director of Public Works
Dori Lee, HR Director
Jermaine Sapp, Equipment and Facility Services Director
Kenneth Johnson, Fire Chief
Kim Hall, Director of Finance
Lisa Wube, Director of Parks and Recreation
Sam Urbanski, Police Chief
Shane Shepard, Director of Economic Development
Vicki Coleman, Director of Development Services
John Melton, Library Manager
Michelle Evans, Assistant Director of Human Resources
Kellen, Benbrook, Airport Manager
Ed Dryden, Building Official
David T. Ritter, City Attorney
Cynthia Smith, Deputy City Secretary
Sorangel O. Arenas, City Secretary

1. Welcome.

Mayor Hairston welcomed all boards and commissions to the training.

2. Oath of Office

City Secretary Arenas conducted the Oath of Office.

3. State-mandated Texas Open Meetings Act Training conducted by Brown & Hofmeister, L.L.P

City Attorney Ritter led the training.

4. Receive an update on City projects from City Manager.

City Manager Mauldin-Jones provided an update

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Gooden-Davis to adjourn. The vote was cast 6 for, 0 against**.** [Mejia]

The meeting was adjourned at 8:25 p.m.

ATTEST: **APPROVED:**

_____ _____
Sorangel O. Arenas, City Secretary Clyde C. Hairston, Mayor

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **2.**

Meeting Date: 06/28/2021

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

Goal(s): Effective Municipal Operations

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Consider a resolution designating representatives of the City of Lancaster authorized to transmit and withdraw funds and take all other actions deemed necessary or appropriate for the investment of local funds in TexPool/TexPool Prime; providing for the addition and deletion of an authorized representative.

Background:

The City currently invests its resources with TexPool. TexPool requires the passage of a resolution by the governing body to add or remove primary and secondary representatives to make transactions. The City's accounts are currently established for internal transfer (from one City TexPool account to another), deposit (from the City depository checking account to TexPool), and withdrawal (from the TexPool account to the City depository checking account) transactions only.

The primary and secondary representatives are required to attend mandatory training for operation of the investment portfolio.

Operational Considerations:

This resolution adds and assigns primary responsibility to Christine Harris, Assistant Finance Director and removes Kim Hall. Opal Mauldin-Jones, City Manager continues to remain on the authorized representative list.

Legal Considerations:

The resolution is the form prescribed by TexPool and has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution as presented.
2. City Council may reject the resolution.

Recommendation:

Staff recommends approval of the resolution as presented.

Attachments

Resolution

TEXPOOL
An Investment Service for Public Funds

RESOLUTION AMENDING AUTHORIZED REPRESENTATIVES

WHEREAS, City of Lancaster - location number 000077341

(Participant Name & Location Number)

("Participant") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/ Texpool *Prime*"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool *Prime* and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool *Prime* account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Name: Opal Mauldin-Jones Title: City Manager
Phone/Fax/Email: 972-218-1304, 972-275-0919, ojones@lancaster-tx.com
Signature: _____

2. Name: Christine Harris Title: Assistant Finance Director
Phone/Fax/Email: 972-218-1333, Charris@lancaster-tx.com
Signature: _____

ORIGINAL SIGNATURE AND DOCUMENT REQUIRED TEX – REP

3. Name: _____ Title: _____
Phone/Fax/Email: _____
Signature: _____

4. Name: _____ Title: _____
Phone/Fax/Email: _____
Signature: _____

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name Christin Harris

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. This limited representative cannot perform transactions. If the Participant desires to designate a representative with inquiry rights only, complete the following information.

5. Name: _____ Title: _____
Phone/Fax/Email: _____

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 28 day June, 20 ___.

Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

NAME OF PARTICIPANT: City of Lancaster

SIGNED: _____
Signature

Clyde C. Hairston
Printed Name

Mayor
Title

ATTEST: _____
Signature

Sorangel O. Arenas
Printed Name

City Secretary
Title

This document supersedes all prior Authorized Representative designations.

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **3.**

Meeting Date: 06/28/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-22 Conduct a public hearing and consider an ordinance amending to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

1. The maximum number of antennas allowed;
2. Standards associated with the Specific Use Permit and the district height;
3. Establishing setback standards related to antennas and residential property lines and dwellings.

Background:

The Lancaster Development Code (LDC) defines antenna as "means a device or apparatus consisting of one or more wires, rods, dish or panels arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one (1) antenna". Currently, Section 14.402 Use Standards, (k) Utilities, Communications & Transportation C. 8 and D. 7 of the LDC limits antennas to no more than three (3) separate antennas with three (3) equipment buildings on a single lot or structure. The limitation on the number of antennas has resulted in several requests for increased number of antennas.

At the May 17, 2021, City Council Work Session, City Council requested staff to provide an ordinance for consideration to amend Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

1. The maximum number of antennas allowed, and
2. Clarifying standards associated with the Specific Use Permit and the district height;
3. Establishing setback standards related to antennas and residential property lines and dwellings.

Case History/Background

Date	Body	Action
05/17/21	CC Work Session	M21-22 Requested staff to provide an ordinance amending Section 14.402(k)
06/17/21	P&Z Special Meeting	M21-22 Recommended approval of an amendment to Section 14.402(k)

Operational Considerations:

This is a request to amend Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit (SUP) and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings. Given the rapidly evolving and emerging technology, communication service providers are forced to quickly adapt to the changes in technology. Advanced and rapidly changing technology systems call for communications service providers to make modifications to their structures if they are to meet the required services. Such changes include but are not limited to increasing the number antennas on an existing tower. The increase in number of antennas enables the communication service providers to upgrade and expand their services, provide faster and higher quality services while meeting customer and business demands. Additionally, increasing the number of antennas encourages co-location on existing towers, rather than the erection of new towers.

In an effort to provide greater clarity concerning the standards for telecommunication towers, staff is recommending that the LDC be amended to clarify that a Specific Use Permit (SUP) is required for antennas and their associated structures that exceed the zoning district height. The LDC defines an antenna mast as "the antenna, mast or tower, or all or any two (2) of these combined to constitute a structure designed for radio and television reception or transmission."

Review of our survey cities shows that Rockwall is the only city other than Lancaster that have limitations of no more than three antennas. However, the City of Rockwall does not have antenna restrictions on communication towers. The City of Farmers Branch allow no more than three mounted antennas on a building or water tower with no limitation on other free-standing antennas. All other survey cities have no antenna restriction as shown in the following table.

CITY	**NUMBER OF ANTENNAS**
Lancaster	No more than 3 mounted antennas
Rockwall	Maximum 3 separate antennas No Limit on communication towers
Farmers Branch	No more than 3 mounted antennas on building or water tower
The Colony	Limited to the manufacturer’s specifications
Haltom City	No Limit
Desoto	No limit
Grand Prairie	No Limit
Duncanville	No limit
Coppell	No limit
Cedar Hill	No limit
Rowlett	No limit
Keller	No limit

The current limitation on the number of antennas may present delays to communication service providers deploying enhanced technology for residents and businesses within the City. With the constantly advancing and rapidly changing technology systems, the amendment may improve communication services providers' needs for the benefit of residents, schools and businesses within the City. Staff recommends an amendment to the current ordinance that sets no restrictions to the number of mounted antennas. An ordinance that would allow the amount of antennas to be determined by the maximum permitted by the antenna facility manufacturer's designs and specifications, as permitted by the Federal Communication Commission regulations.

Currently, the LDC has no standards on antennas and their placement relative to residential property lines or dwellings. To ensure the safety of surrounding residential properties from falling equipment, staff is recommending that 1) no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet; 2) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling. 3) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.

Legal Considerations:

This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Public Information Considerations:

On May 23, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support received for this request.

Options/Alternatives:

1. The City Council may approve the proposed amendment request, as presented.
2. The City Council may approve the proposed amendment with changes and state those changes.
3. The City Council may deny the proposed amendment, as presented.

Recommendation:

At their June 17, 2021 Special Meeting, the Planning and Zoning Commission recommended approval of an amendment to Section 14.402 Use Standards, (k) Utilities, Communications and Transportation related to 1) remove the maximum number of antennas allowed; 2)Set Specific Use Permit standards and the district height; and 3) establishing setback standards related to antennas and residential property lines and dwellings. Staff concurs with the Planning and Zoning Commission.

Attachments

Ordinance

Current Antenna Regulations

Proposed Antenna Amendments

P&Z Agenda 06.17.2021

P&Z Draft Minutes 06.17.2021

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS AMENDING ORDINANCE 2006-04-13, (THE LANCASTER DEVELOPMENT CODE), ARTICLE 14.400 PERMISSIBLE USES, SECTION 14.402 USE STANDARDS (K) UTILITIES, COMMUNICATIONS & TRANSPORTATION SUBSECTIONS C. 8 AND D. 7; TO (1) REMOVE THE LIMIT ON THE NUMBER OF ANTENNAS ALLOWED (2) SET SPECIFIC USE PERMIT STANDARDS AND THE DISTRICT HEIGHT; AND, (3) ESTABLISH SETBACK STANDARDS RELATED TO ANTENNAS AND RESIDENTIAL PROPERTY LINES AND DWELLINGS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lancaster, Texas has determined to amend Ordinance 2006-04-13, (the Lancaster Development Code) Article 14.400 Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to (1) the maximum number of antennas allowed; (2) standards for a Specific Use Permit (SUP) and the district height, and (3) establish setback standards related to antennas and residential property lines and dwellings of the Lancaster Development Code (LDC); and

WHEREAS, the City Council has determined that remove limits on the number of antennas attached to a single pole allows communication service providers to deploy enhanced technology for residents and businesses within the City; and

WHEREAS, the City Council has determined that the amendments will improve communication service providers' needs for the benefit of residents, schools and businesses within the City; and

WHEREAS, the City Council has determined that for the safety of surrounding residential properties from falling equipment that no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet; and

WHEREAS, the City Council has determined that the equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling; and

WHEREAS, the City Council has determined that a fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius; and

WHEREAS, the City Council has determined that Article 14.400 Section 14.402 Use Standards, (k) Utilities, Communications & Transportation of the Lancaster Development Code should be amended, as provided herein:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That the Lancaster Development Code be, and the same is, hereby amended by: amending Article 14.400 (Permissible Uses), Section 14.402 (Use Standards), (k) Utilities, Communications & Transportation related to 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit (SUP) and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings, as follows:

C. Antenna, Commercial—Free-Standing, when attached to a utility installation or a light pole in a public park or on public school property:

~~8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure~~

D. Antenna, Commercial—Free-Standing, Other.
1. The antenna installation shall comply with the height and area regulations of the applicable zoning district. An SUP is required when an antenna installation exceeds the height restrictions of the zoning district. ~~and~~ The support structure shall not exceed 125 feet in height.

~~7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure~~

7. Co-location of mounted antennas on a single pole is encouraged. There shall be no limit to the number of antennas co-located on a single telecommunication mast/pole

8. Antenna Placement/Setbacks:

a) No antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet (25');

b) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling.

c) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.

SECTION 2. That all provisions of the Code of Ordinances in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Code of Ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Lancaster Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Lancaster Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance or the provisions of the Code of Ordinances of the City of Lancaster, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Lancaster, Texas, shall be subject to a fine not to exceed the sum of Two Thousand ($2,000.00) dollars for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This Ordinance shall become effective from and after its passage and publication as required by law.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of June, 2021.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

P. Lighting standards shall be limited to a maximum of 20 feet in height.

Q. The residential unit as an accessory to the permitted use shall not exceed 1600 square feet.

(2) Outside Storage

A. Outdoor storage shall be screened to the height of what is being stored from streets and public open space, and from abutting residentially zoned districts, and from a NS, R, CS, CBD or RT district.

B. No outside storage shall be allowed in any zoning district adjacent to IH-35 or IH-20.

(k) Utilities, Communications & Transportation

(1) Antenna Standards and Regulations.

A. ***Antenna—Accessory.***

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district.

2. Administrative approval of the antenna installation shall be required.

B. ***Antenna—Commercial***, located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

1. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

2. Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.

3. At least one (1) paved parking space with concrete paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

4. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

5. No more than three (3) separate equipment buildings shall be located on a single lot.

C. ***Antenna, Commercial—Free-Standing***, when attached to a utility installation or a light pole in a public park or on public school property:

1. The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

2. The antenna shall extend no more than 10 feet above the maximum height of the utility structure.

3. A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

4. A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

5. Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven (7) feet in height and 75 square feet

in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

6. At least one (1) paved parking space with concrete paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property, if any.

7. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.

D. ***Antenna, Commercial—Free-Standing, Other.***

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

2. The antenna shall not extend more than 10 feet above the maximum height of the support structure.

3. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

4. The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or by a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.

5. At least one (1) paved parking space with a concrete paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one (1) of the spaces required for the principal use on the property.

6. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.

E. ***Antenna, Commercial—Mounted***, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

1. The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

2. A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

3. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

Proposed Amendments

C. Antenna, Commercial—Free-Standing, when attached to a utility installation or a light pole in a public park or on public school property:

~~8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.~~

D. Antenna, Commercial—Free-Standing, Other.

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district. An SUP is required when an antenna installation exceeds the height restrictions of the zoning district. ~~and~~ The support structure shall not exceed 125 feet in height.

~~7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.~~

7. Co-location of mounted antennas on a single pole is encouraged. There shall be no limit to the number of antennas co-located on a single telecommunication mast/pole

8. Antenna Placement/Setbacks:

a) No antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet (25');

b) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling.

c) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.

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

Thursday, June 17, 2021 - 7:00 PM

The Chair and other Board Members 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"), the public will not be admitted to the physical meeting location.

Please click the link below for forms:
http://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation

Please click the link below to join the webinar:
https://us02web.zoom.us/meeting/register/tZYrdeqvrzorHNKC1txWWEUUIotTz2WkW9sn

The meeting will be broadcast live via video at the following address:
http://www.lancaster-tx.com/324/Watch-Meetings

7:00 p.m. Regular Meeting

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.

PUBLIC HEARING:

1. M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

    1. The maximum number of antennas allowed;
    2. Standards associated with the Specific Use Permit and the district height;
    3. Establishing setback standards related to antennas and residential property lines and dwellings.

2. M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

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 June 14, 2021, @ 4:45 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER CITY COUNCIL

Planning & Zoning Commission Special Meeting **1.**

Meeting Date: 06/17/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

1. The maximum number of antennas allowed;
2. Standards associated with the Specific Use Permit and the district height;
3. Establishing setback standards related to antennas and residential property lines and dwellings.

Background:

The Lancaster Development Code (LDC) defines antenna as "means a device or apparatus consisting of one or more wires, rods, dish or panels arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one (1) antenna". Currently, Section 14.402 Use Standards, (k) Utilities, Communications & Transportation C. 8 and D. 7 of the LDC limits antennas to no more than three (3) separate antennas with three (3) equipment buildings on a single lot or structure. The limitation on the number of antennas has resulted in several requests for increased number of antennas.

At the May 17, 2021, City Council Work Session, City Council requested staff to provide an ordinance for consideration to amend Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:

1. The maximum number of antennas allowed, and
2. Clarifying standards associated with the Specific Use Permit and the district height;
3. Establishing setback standards related to antennas and residential property lines and dwellings.

Operational Considerations:

This is a request to amend Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit (SUP) and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings. Given the rapidly evolving and emerging technology, communication service providers are forced to quickly adapt to the changes in technology. Advanced and rapidly changing technology systems call for communications service providers to make modifications to their structures if they are to meet the required services. Such changes include but are not limited to increasing the number antennas on an existing tower. The increase in number of antennas enables the communication service providers to upgrade and expand their services, provide faster and higher quality services while meeting customer and business demands. Additionally, increasing the

number of antennas encourages co-location on existing towers, rather than the erection of new towers.

In an effort to provide greater clarity concerning the standards for telecommunication towers, staff is recommending that the LDC be amended to clarify that a Specific Use Permit (SUP) for antennas and their associated structures exceed the zoning district height. The LDC defines an antenna mast as "the antenna, mast or tower, or all or any two (2) of these combined to constitute a structure designed for radio and television reception or transmission."

Review of our survey cities shows that Rockwall is the only one other than Lancaster that have limitations of no more than three antennas. However, the City of Rockwall does not have antenna restrictions on communication towers. The City of Farmers Branch allow no more than three mounted antennas on a building or water tower with no limitation on other free-standing antennas. All other survey cities have no antenna restriction as shown in the following table.

CITY	**NUMBER OF ANTENNAS**
Lancaster	No more than 3 mounted antennas
Rockwall	Maximum 3 separate antennas No Limit on communication towers
Farmers Branch	No more than 3 mounted antennas on building or water tower
The Colony	Limited to the manufacturer's specifications
Haltom City	No Limit
Desoto	No limit
Grand Prairie	No Limit
Duncanville	No limit
Coppell	No limit
Cedar Hill	No limit
Rowlett	No limit
Keller	No limit

The current limitation on the number of antennas may present delays to communication service providers deploying enhanced technology for residents and businesses within the City. With the constantly advancing and rapidly changing technology systems, the amendment may improve communication services providers' needs for the benefit of residents, schools and businesses within the City. Staff recommends an amendment to the current ordinance that sets no restrictions to the number of mounted antennas. An ordinance that would allow the amount of antennas to be determined by the maximum permitted by the antenna facility manufacturer's designs and specifications, as permitted by the Federal Communication Commission regulations.

Currently, the LDC has no standards on antennas and their placement relative to residential property lines or dwellings. To ensure the safety of surrounding residential properties from falling equipment, staff is recommending that 1) no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet; 2) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling. 3) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.

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 May 23, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this request.

Options/Alternatives:

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

Recommendation:

Staff recommends approval of amendment to Section 14.402 Use Standards, (k) Utilities, Communications and Transportation related to 1) no limit on the maximum number of antennas allowed; 2)Standards associated with the Specific Use Permit and the district height; and 3) establishing setback standards related to antennas and residential property lines and dwellings.

Attachments

Current Antenna Regulations

Proposed Amendments

P. Lighting standards shall be limited to a maximum of 20 feet in height.

Q. The residential unit as an accessory to the permitted use shall not exceed 1600 square feet.

(2) Outside Storage

A. Outdoor storage shall be screened to the height of what is being stored from streets and public open space, and from abutting residentially zoned districts, and from a NS, R, CS, CBD or RT district.

B. No outside storage shall be allowed in any zoning district adjacent to IH-35 or IH-20.

(k) Utilities, Communications & Transportation

(1) Antenna Standards and Regulations.

A. ***Antenna—Accessory.***

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district.

2. Administrative approval of the antenna installation shall be required.

B. ***Antenna—Commercial***, located entirely within any nonresidential structure allowed under the applicable zoning district regulations:

1. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.

2. Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.

3. At least one (1) paved parking space with concrete paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

4. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

5. No more than three (3) separate equipment buildings shall be located on a single lot.

C. ***Antenna, Commercial—Free-Standing***, when attached to a utility installation or a light pole in a public park or on public school property:

1. The height of the utility installation or light pole upon which the antenna is attached shall be greater than 75 feet but no more than 150 feet.

2. The antenna shall extend no more than 10 feet above the maximum height of the utility structure.

3. A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

4. A minimum setback of 20 feet shall be maintained from the utility installation, light pole or any equipment building to the lot line of the nearest property developed for residential occupancy.

5. Any necessary equipment building may be constructed of metal with a baked-on or pre-painted surface and shall not exceed seven (7) feet in height and 75 square feet

in area. The exterior surfaces shall be covered in paint or a similar coating; or the building may be built of a material allowed by the applicable zoning district for the principal building; or the necessary equipment may be contained entirely within a principal building on the property or in an underground vault. All equipment buildings shall be maintained free from graffiti.

6. At least one (1) paved parking space with concrete paved access may be required at the antenna location; this parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property, if any.

7. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.

D. ***Antenna, Commercial—Free-Standing, Other.***

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district and the support structure shall not exceed 125 feet in height.

2. The antenna shall not extend more than 10 feet above the maximum height of the support structure.

3. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

4. The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or by a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building and the equipment building.

5. At least one (1) paved parking space with a concrete paved access may be required at the antenna location; this space need not be reserved exclusively for use in conjunction with the antenna facility and may be one (1) of the spaces required for the principal use on the property.

6. Administrative approval of the antenna installation shall be required prior to the issuance of any permits for construction.

7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.

E. ***Antenna, Commercial—Mounted***, 12 feet or less in height, on nonresidential structures allowed under the applicable zoning district regulations:

1. The total height of the structure, including the antenna, shall not exceed the maximum height of the zoning district by more than 12 feet.

2. A minimum clearance of 15 feet shall be maintained from the ground to the lowest element of the antenna.

3. Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building; or the necessary equipment shall be contained entirely within a principal building on the property or in an underground vault.

Proposed Amendments

C. Antenna, Commercial—Free-Standing, when attached to a utility installation or a light pole in a public park or on public school property:

~~8. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.~~

D. Antenna, Commercial—Free-Standing, Other.

1. The antenna installation shall comply with the height and area regulations of the applicable zoning district. An SUP is required when an antenna installation exceeds the height restrictions of the zoning district. ~~and~~ The support structure shall not exceed 125 feet in height.

~~7. No more than three (3) separate antennas and three (3) equipment buildings shall be located on a single lot or structure.~~

7. Co-location of mounted antennas on a single pole is encouraged. There shall be no limit to the number of antennas co-located on a single telecommunication mast/pole

8. Antenna Placement/Setbacks:

a) No antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional twenty-five feet (25');

b) The equipment fall zone shall be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling.

c) A fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius.

CITY OF LANCASTER CITY COUNCIL

Planning & Zoning Commission Special Meeting **2.**

Meeting Date: 06/17/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Background:

Section 14.500(i) of the LDC allows a maximum height of 35 feet for industrial buildings as shown on the attached District Development Standards. Due to market and technological trends; the City has received requests for increased industrial building height ranging from 49 feet to 115 feet as indicated on the following table.

CASE #	ADDRESS/PROJECT	REQUEST
M15-01/M15-05	Huntington	Maximum building height of 50’
M21-01	Westridge Industrial	Maximum building height of 115’
M21-11	Landmark at Oak Farms	Maximum building height of 65’
M21-13	Longhorn Business Center	Maximum building height of 49’

City Council received a presentation at the May 17, 2021 Work Session and requested staff to provide an ordinance for consideration to amend Section 14.500(i) of the LDC allowing the maximum building height to increase from 35 feet to a maximum of 65 feet for industrial buildings.

Operational Considerations:

This is a request to amend Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Research of our survey cities indicates that Haltom City and the City of Coppell limit industrial building height to 35 feet if such building is within 100 feet and 150 feet of residential zoning respectively. Otherwise, Haltom City has a maximum height of 75 feet, while the City of Coppell has no maximum building height limit on industrial buildings. It is important to note that although some cities have higher limits, the industrial development activity may not be as great based on both land availability and suitability. Currently, the City of Duncanville is built out, so their standards more appropriately would address redevelopment. The cities of Farmers Branch and Cedar Hill have no maximum height for industrial buildings as shown in the following table. Farmers Branch industrial areas are largely built out, while Cedar Hill offers limited availability for industrial development.

CITY	STANDARD
Lancaster	Maximum height is 35'
Grand Prairie	Maximum height is 50'
Rockwall	Maximum height is 60' - can be increased up to 120' with Specific Use Permit (SUP)
Haltom City	Maximum height is 75' or 35' within 100' of residential zoning
Desoto	Maximum height is 9 stories
Duncanville	Maximum height is determined by residential proximity slope
Coppell	No maximum height except when within 150' of property zoned/use for residential, then height is limited to 35'
Cedar Hill	No maximum height

To meet the need of the growing demand for increased industrial building height, staff recommends that Section 14.500(i) of the LDC related to industrial building heights be amended to a maximum of 65 feet for the LI and MI industrial zoning districts.

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 May 23, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this request.

Options/Alternatives:

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

Recommendation:

Staff recommends approval of an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code increasing the maximum height of industrial buildings of LI and MI zoning districts to a maximum of 65 feet.

Attachments

Current District Development Standards

Proposed District Development Standards

District Development Standards

District	Old District Name	Maximum Density 43,560	Dwellings Per Lot	Minimum Sq. Ft/Dwelling	Front Yard Setback	Rear Yard Set Back	Side Yard Setback	Max Building Height
A-O	A-O	1 Unit/5 acres	1 Unit [1]	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. [2,3,5]	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-4	SF-1A	4 Units/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-5	SF-1	5 Units/acre	1 Unit [1]	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. [7]	30 ft.	10 ft. [2,3,5]	7 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. [2,3,5]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. [8]	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. [3]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
R	R	NA			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	140 ft./60 ft. [11]
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 30 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
TND	NA	NA						

Notes:

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

District Development Standards

District	Old District Name	Maximum Density 43,560	Dwellings Per Lot	Minimum Sq. Ft/Dwelling	Front Yard Setback	Rear Yard Set Back	Side Yard Setback	Max Building Height
A-O	A-O	1 Unit/5 acres	1 Unit [1]	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. [2,3,5]	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-4	SF-1A	4 Units/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-5	SF-1	5 Units/acre	1 Unit [1]	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. [7]	30 ft.	10 ft. [2,3,5]	7 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. [2,3,5]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. [8]	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. [3]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
R	R	NA			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	140 ft./60 ft. [11]
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 30 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	65 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	65 ft.
TND	NA	NA						

Notes:

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

MINUTES

PLANNING AND ZONING COMMISSION SPECIAL MEETING OF JUNE 17, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in a Special Session in the Council Chambers of City Hall and virtually on June 17, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (City Hall & Virtual):

Isabel Aguilar, Chair (City Hall)
Petra Covington, Alternate (Virtual)
Taryn Walker (Virtual)

Commissioners Absent:

Temika Whitfield, Vice Chair
Lawrence Prothro
Angela Murphy

City Staff Present (City Hall):

Vicki Coleman, Director of Development Services
Bester Munyaradzi, Senior Planner
Alexandra Schrader, Planning Technician

Call to Order

Chair Aguilar called the meeting to order at 7:07 p.m. on June 17, 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.

PUBLIC HEARING:

1. **M21-22 Conduct a public hearing and consider an amendment to Section 14.402 Use Standards, (k) Utilities, Communications & Transportation related to:**
    1. **The maximum number of antennas allowed;**
    2. **Standards associated with the Specific Use Permit and the district height;**
    3. **Establishing setback standards related to antennas and residential property lines and dwellings.**

Senior Planner Munyaradzi stated that the item is a request to amend Section 14.402 Use Standards regarding 1) the maximum number of antennas allowed, 2) standards for a Specific Use Permit and the district height, and 3) establish setback standards related to antennas and residential property lines and dwellings. The reason for the amendment is due to rapidly evolving and emerging technology which forces communication service providers to quickly adapt to the changes in technology. Advanced and rapidly changing technology systems call for communications service providers to make modifications to their structures to meet the required

services. Such changes include but are not limited to increasing the number of antennas on an existing tower. The increase in the number of antennas enables the communication service providers to upgrade and expand their services, provide faster and higher quality services while meeting customer and business demands, and collocate antennas on an existing tower rather than installing new towers. The current limitation on the number of antennas may present delays to communication service providers deploying enhanced technology for residents, schools and businesses within the City. Staff recommends an amendment to the current ordinance that sets no restrictions to the number of mounted antennas.

Currently, the Lancaster Development Code has no standards on antennas and their placement relative to residential property lines or dwellings. To ensure the safety of surrounding residential properties, staff is recommending that 1) no antenna or support structure be closer to any residential zoning or dwelling a distance equal to the height of the antenna and support structure, plus an additional 25 feet; 2) the equipment fall zone be measured as the shortest possible distance from the structure to the closest point of a residential district line or residential dwelling; 3) a fall zone setback reduction may be approved by the City Council if the proposed antenna is designed with a collapse zone radius. Staff recommends approval of amendment to Section 14.402 Use Standards to set no limit on the maximum number of antennas allowed, to set SUP standards and the district height, and to establish setback standards related to antennas and residential property lines and dwellings.

Chair Aguilar asked if the amendments would be consistent with other city's standards. Senior Planner Munyaradzi confirmed.

Chair Aguilar opened the public hearing. There were no speakers.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to follow staff's recommendation. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

2. M21-23 Conduct a public hearing and consider an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Senior Planner Munyaradzi stated that the request is to amend Section 14.500 of the LDC related to industrial building heights. Currently, the City limits industrial building height to 35'. The City of Lancaster is the only city with a 35' industrial building height limit among 8 other cities. To meet the needs of the growing demand for increased industrial building height, staff recommends that Section 14.500 of the LDC related to industrial building heights be amended to a maximum of 65' for industrial zoning districts. Staff recommends approval of the amendment.

Chair Aguilar asked if the proposed amendment was an average of the survey cities' standards. Senior Planner Munyaradzi confirmed.

Chair Aguilar opened the public hearing. There were no speakers.

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to close the public hearing. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to approve the request. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

MOTION: Commissioner Walker made a motion, seconded by Commissioner Covington to adjourn. The vote was cast 3 for, 0 against (Whitfield, Prothro, Murphy absent).

The meeting was adjourned at 7:17 PM.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Isabel Aguilar, Chair

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **4.**

Meeting Date: 06/28/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-23 Conduct a public hearing and consider an ordinance amending to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Background:

Section 14.500(i) of the LDC allows a maximum height of 35 feet for industrial buildings as shown on the attached District Development Standards. Due to market and technological trends; the City has received requests for increased industrial building height ranging from 49 feet to 115 feet as indicated on the following table.

CASE #	ADDRESS/PROJECT	REQUEST
M15-01/M15-05	Huntington	Maximum building height of 50’
M21-01	Westridge Industrial	Maximum building height of 115’
M21-11	Landmark at Oak Farms	Maximum building height of 65’
M21-13	Longhorn Business Center	Maximum building height of 49’

Case History/Background

Date	Body	Action
05/17/21	CC Work Session	M21-23 Requested staff to provide an ordinance amending Section 14.500(i)
06/17/21	P&Z Special Meeting	M21-23 Recommended approval of an amendment to Section 14.500(i)

Operational Considerations:

This is a request to amend Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code (LDC) related to industrial building heights.

Research of our survey cities indicates that Haltom City and the City of Coppell limit industrial building height to 35 feet if such building is within 100 feet and 150 feet of residential zoning respectively. Otherwise, Haltom City has a maximum height of 75 feet, while the City of Coppell has no maximum building height limit on industrial buildings. It is important to note that although some cities have higher limits, the industrial development activity may not be as great based on both land availability and suitability. Currently, the City of Duncanville is built out, so their standards more appropriately would

address redevelopment. The cities of Farmers Branch and Cedar Hill have no maximum height for industrial buildings as shown in the following table. Farmers Branch industrial areas are largely built out, while Cedar Hill offers limited availability for industrial development.

CITY	STANDARD
Lancaster	Maximum height is 35'
Grand Prairie	Maximum height is 50'
Rockwall	Maximum height is 60' - can be increased up to 120' with Specific Use Permit (SUP)
Haltom City	Maximum height is 75' or 35' within 100' of residential zoning
Desoto	Maximum height is 9 stories
Duncanville	Maximum height is determined by residential proximity slope
Coppell	No maximum height except when within 150' of property zoned/use for residential, then height is limited to 35'
Cedar Hill	No maximum height

To meet the need of the growing demand for increased industrial building height, staff recommends that Section 14.500(i) of the LDC related to industrial building heights be amended to a maximum of 65 feet for the LI and MI industrial zoning districts.

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 May 23, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. There were no letters in opposition or support for this request.

Options/Alternatives:

1. The City Council may approve the proposed amendment request, as presented.
2. The City Council may approve the proposed amendment with changes and state those changes.
3. The City Council may deny the proposed amendment, as presented.

Recommendation:

At their June 17, 2021 Special Meeting, the Planning and Zoning Commission recommended approval of an amendment to Section 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code increasing the maximum height of industrial buildings of LI and MI zoning districts to a maximum of 65 feet. Staff concurs with the Planning and Zoning Commission.

Attachments

Ordinance

Current District Development Standards

Proposed District Development Standards

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS AMENDING ORDINANCE 2006-04-13, (THE LANCASTER DEVELOPMENT CODE), ARTICLE 14.500 (I) DISTRICT DEVELOPMENT STANDARDS OF THE LANCASTER DEVELOPMENT CODE RELATED TO INDUSTRIAL BUILDING HEIGHTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH AND EVERY OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined the importance of meeting the growing demand for increased industrial building heights in the City: and

WHEREAS, the City Council of the City of Lancaster, Texas has determined to amend Ordinance 2006-04-13, (the Lancaster Development Code)
Article 14.500(i) (Chart of District Development Standards) of the Lancaster Development Code related to industrial building heights:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That the Lancaster Development Code be, and the same is, hereby amended by: amending Article 14.500(i) Chart of District Development Standards of the Lancaster Development Code (LDC) related to industrial building heights, as follows:

District	Old District Name	Max. Density 43,560	Dwelling Per Lot	Min. Sq. Ft/Dwelling	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Max. Building Height
A-O	A-O	1 Unit/5 acres	1 Unit 1	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. 2,3,5	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit 1	2,100 sq. ft.	30 ft.	10 ft. 2,3,5	10 ft. 2,3,5	35 ft. and 2.5 stories 4
SF-2	NA	2 Units/acre	1 Unit	2,100 sq. ft.	30 ft.	10 ft. 2,3,5	10 ft. 2,3,5	35 ft. and 2.5 stories 4
SF-4	SF-1A	4 Units/acre	1 Unit 1	2,100 sq. ft.	30 ft.	10 ft. 2,3,5	10 ft. 2,3,5	35 ft. and 2.5 stories 4
SF-5	SF-1	5 Units/acre	1 Unit 1	1,750 sq. ft.	30 ft.	10 ft. 2,3,5	10 ft. 2,3,5	35 ft. and 2.5 stories 4
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. 2,3,5	5 ft. 2,3,5	35 ft. and 2.5 stories 4
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. 2,3,5	10 ft. 2,3,5	35 ft. and 2.5 stories 4
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. 7	30 ft.	10 ft. 2,3,5	7 ft. 2,3,5	35 ft. and 2.5 stories 4
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. 2,3,5	0 or 10 ft. 2,3,5	35 ft. and 2.5 stories 4

MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. 8	10 ft. 2,3,5	5 ft. 2,3,5	35 ft. and 2.5 stories 4
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. 3	10 ft. 2,3,5	35 ft. and 2.5 stories 4
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. 9	0 or 10 ft. 2,3,5	35 ft. and 2.5 stories 4
R	R	NA			25 ft.	0 ft./20 ft. 9	0 or 10 ft. 2,3,5	35 ft. and 2.5 stories 4
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. 9	0 or 20 ft. 2,3,5	140 ft./60 ft. 11
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. 9	0 or 30 ft. 2,3,5	35 ft. and 2.5 stories 4
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. 9	0 or 20 ft. 2,3,5	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. 9	0 or 20 ft. 2,3,5	65 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. 9	0 or 20 ft. 2,3,5	65 ft.
TND	NA	NA						

SECTION 2. That all provisions of the Code of Ordinances in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Code of Ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Lancaster Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Lancaster Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance or the provisions of the Code of Ordinances of the City of Lancaster, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Lancaster, Texas, shall be subject to a fine not to exceed the sum of Two Thousand ($2,000.00) dollars for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This Ordinance shall become effective from and after its passage and publication as required by law.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of June, 2021.

ATTEST: **APPROVED:**

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

District Development Standards

District	Old District Name	Maximum Density 43,560	Dwellings Per Lot	Minimum Sq. Ft/Dwelling	Front Yard Setback	Rear Yard Set Back	Side Yard Setback	Max Building Height
A-O	A-O	1 Unit/5 acres	1 Unit [1]	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. [2,3,5]	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-4	SF-1A	4 Units/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-5	SF-1	5 Units/acre	1 Unit [1]	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. [7]	30 ft.	10 ft. [2,3,5]	7 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. [2,3,5]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. [8]	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. [3]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
NS	NS	0.5:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
R	R	NA			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	140 ft./60 ft. [11]
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 30 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
TND	NA	NA						

Notes:

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

District Development Standards

District	Old District Name	Maximum Density 43,560	Dwellings Per Lot	Minimum Sq. Ft/Dwelling	Front Yard Setback	Rear Yard Set Back	Side Yard Setback	Max Building Height
A-O	A-O	1 Unit/5 acres	1 Unit [1]	NA	40 ft.	25 ft.	10% of lot width, not to exceed 50 ft. [2,3,5]	35 ft.
SF-E	SF-ED	1 Unit/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-4	SF-1A	4 Units/acre	1 Unit [1]	2,100 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-5	SF-1	5 Units/acre	1 Unit [1]	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
SF-6	SF-2/SF-3	6 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
ZL-7	SF-ZL	7 Units/acre	1 Unit	1,750 sq. ft.	30 ft.	10 ft. [2,3,5]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
2F-6	2F-1	6 Units/acre	2 Unit	1,200 sq. ft. / 1,000 sq. ft. [7]	30 ft.	10 ft. [2,3,5]	7 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TH-16	SF-A	16 Units/acre	1 Unit	1,500 sq. ft.	25 ft.	10 ft. [2,3,5]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MH	MH-1	6.6 Units/acre	NA	1,3500 sq. ft.	30 ft./15 ft. [8]	10 ft. [2,3,5]	5 ft. [2,3,5]	35 ft. and 2.5 stories [4]
MF-16	MF	16 Units/acre	NA	800 sq. ft. plus 100 sq. ft./BR	30 ft.	10 ft. [3]	10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
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R	R	NA			25 ft.	0 ft./20 ft. [9]	0 or 10 ft. [2,3,5]	35 ft. and 2.5 stories [4]
CH	CH/CT/CTH	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	140 ft./60 ft. [11]
CS	C	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 30 ft. [2,3,5]	35 ft. and 2.5 stories [4]
TX	NA	[Place Holder]						
ORT	NA	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	35 ft.
LI	LI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	65 ft.
MI	HI	1:1 FAR			25 ft.	0 ft./20 ft. [9]	0 or 20 ft. [2,3,5]	65 ft.
TND	NA	NA						

Notes:

1. Guest Quarters/ Secondary Living Units are allowed but must meet the standards for such units in Article IV Permissible Uses.
2. For Residential Portable and Accessory Buildings Setbacks, see Sub-Section 3.1 General Residential Standards
3. Side yard setback adjacent to a side street must equal at least 85% of the minimum required front yard setback; 100% for MF and other non-residential uses.
4. Accessory buildings such as garages without guest quarters/secondary living unit, shall be a maximum of 20 feet in height; 15 ft. in MH.
5. Garages/Carports must be setback a minimum of 20 feet from side or rear property lines that they face.
6. Corner lots should be a minimum of 10% larger than the average internal lots.
7. 1,200 s.f. for a 2-bedroom unit, 1,000 s.f. for a 1 bedroom unit.
8. 30 ft. setback from a public roadway; 15 ft. from a private road.
9. If rear wall contains windows or doors then there shall be a 20 ft. setback from residentially zoned property.
10. If side yard is adjacent to residentially zoned property, then a 10 ft. side yard shall be required; 20 ft. in CH; 30 ft. in CS.
11. 140 ft. in height, but shall not exceed 60 ft. in height within 100 ft. of a property zoned as MF, 2F, or SF.
12. The minimum Dwelling size is modified for a certain percentage of units by the requirement for Empty Nester type homes.

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **5.**

Meeting Date: 06/28/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-10 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) for a 100-foot antenna on the property addressed as 3712 Waters Street located on the east side of Waters Street and approximately 1,000 feet north of Danieldale Road. The property is further described as a tract of land situated in the Silas B. Runyon Survey Abstract No. 1199 Pg. 180, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located on the east side of Waters Street and is approximately 1,000 feet north of Danieldale Road. The property is approximately 0.4223 acre in size.

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

3. **Adjacent Properties**:
   North: Single-family Residential (SF-6) - Vacant Lot
   South: Single-family Residential (SF-6) - Single-family home
   East: Light Industrial (LI) - Warehouse
   West: Commercial Highway - Vacant Lot and Single-family home

4. **Comprehensive Plan Compatibility**: The Future Land Use Plan of the Comprehensive Plan identifies the subject property as Logistics and Distribution. Antennas are not listed as one of the primary land uses permitted in this designation and the proposed use is not consistent with the Future Land Use Plan. However, the proposed use is a needful infrastructure.

5. **Case History/Background**:

Date	Body	Action
01/05/16	P&Z	Z15-06 Recommended approval of zoning change request from Single-family Residential (SF-6) to (CH) Commercial Highway
01/25/16	CC	Z15-06 Approved the request to change the zoning from Single-family Residential (SF-6) to Commercial Highway (CH)

06/01/21	P&Z	Z21-10 Recommended that the applicant construct the tower with materials that allow the tower to collapse in place for the safety of neighboring properties.

Operational Considerations:

The applicant is requesting a SUP to replace the current 50 feet antenna with a 100 feet antenna on the property. The revised site and elevation plans provided by the applicant shows a fall zone of 45 feet; the fall zone is within the property where the antenna will be installed. The proposed antenna will be a 100 feet guyed tower that will fall in less than 45 feet radius and within the subject 0.4223 acres tract with space remaining between the fall zone and the property line. As such, the increased height request will not be detrimental and/or injurious to the safety of the neighboring properties particularly the residential property to the south. In the event of extreme conditions, the antenna will fall within the subject property limits.

These noted changes made by the applicant to the proposed tower construction material, meets the Planning and Zoning Commission June 1, 2021, recommendation for a tower that would collapse in place or fall within the subject property; as shown on the attached "Exhibit A". Therefore, staff recommends approval of the SUP for 100 foot antenna as requested.

Public Information Considerations:

On May 17, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to all of the 13 property owners that are within 200-feet of the subject site.

Options/Alternatives:

1. The City Council may approve the SUP request, as presented.
2. The City Council may approve the SUP request, with modifications and state those modifications.
3. The City Council may deny the SUP request.

Recommendation:

At their June 1, 2021 meeting, the Planning and Zoning Commission recommended that the applicant construct a tower with materials that allow the tower to collapse in place for the safety of neighboring properties. Since June 1, 2021 Planning & Zoning Commission meeting, the applicant made changes to the plan and will install a guyed tower that falls within the the subject property with room outside the fall zone but within the 0.422 acre tract; making it safe for the neighboring properties to the north and south as shown on the attached 'Exhibit A". Therefore staff recommends approval of the SUP for 100 feet antenna as requested, by the applicant amended plan.

Attachments

Ordinance

Location Map

Exhibit A - Revised Site and Elevation Plans

Original Site Plan

Original Elevation Plan

Staff Report to P&Z

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, GRANTING A SPECIFIC USE PERMIT 9SUP) ON AN APPROXIMATELY 0.422 ACRE TRACT FOR A 100 FOOT ANTENNA ON THE PROPERTY ADDRESSED AS 3712 WATERS STREET, AND BEING DESCRIBED AS A TRACT OF LAND SITUATED IN THE SILAS B. RUNYON SURVEY, ABSTRACT NO. 1199 PAGE 1180, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in accordance with the City's Code of Ordinances, state law and all other applicable ordinances of the City, have given the required notices and have held the required public hearings regarding the amendment of the City's zoning laws by changing the zoning on the property referenced in the exhibit attached hereto as Exhibit A, incorporated by reference ("the Property"); and

WHEREAS, all legal requirements, conditions and prerequisites have been complied with prior to the case coming before the City Council for the City of Lancaster, including all mandated public notices and public hearings; and

WHEREAS, the City Council, after determining that all legal requirements of notice and hearing have been met, has determined that the following amendment would provide for and would be in the best interest of the health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The property shall be developed and used in accordance with the development standards under the Lancaster Development Code and ordinances of the City of Lancaster, and a Specific Use Permit (SUP) is granted for the installation of a 100-foot antenna on the real property addressed as 3712 Waters Street, Lancaster, Texas, in conformance with the condition set forth on the attached "Exhibit A".

SECTION 3. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed $2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of Lancaster to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

SECTION 6.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of June 2021.

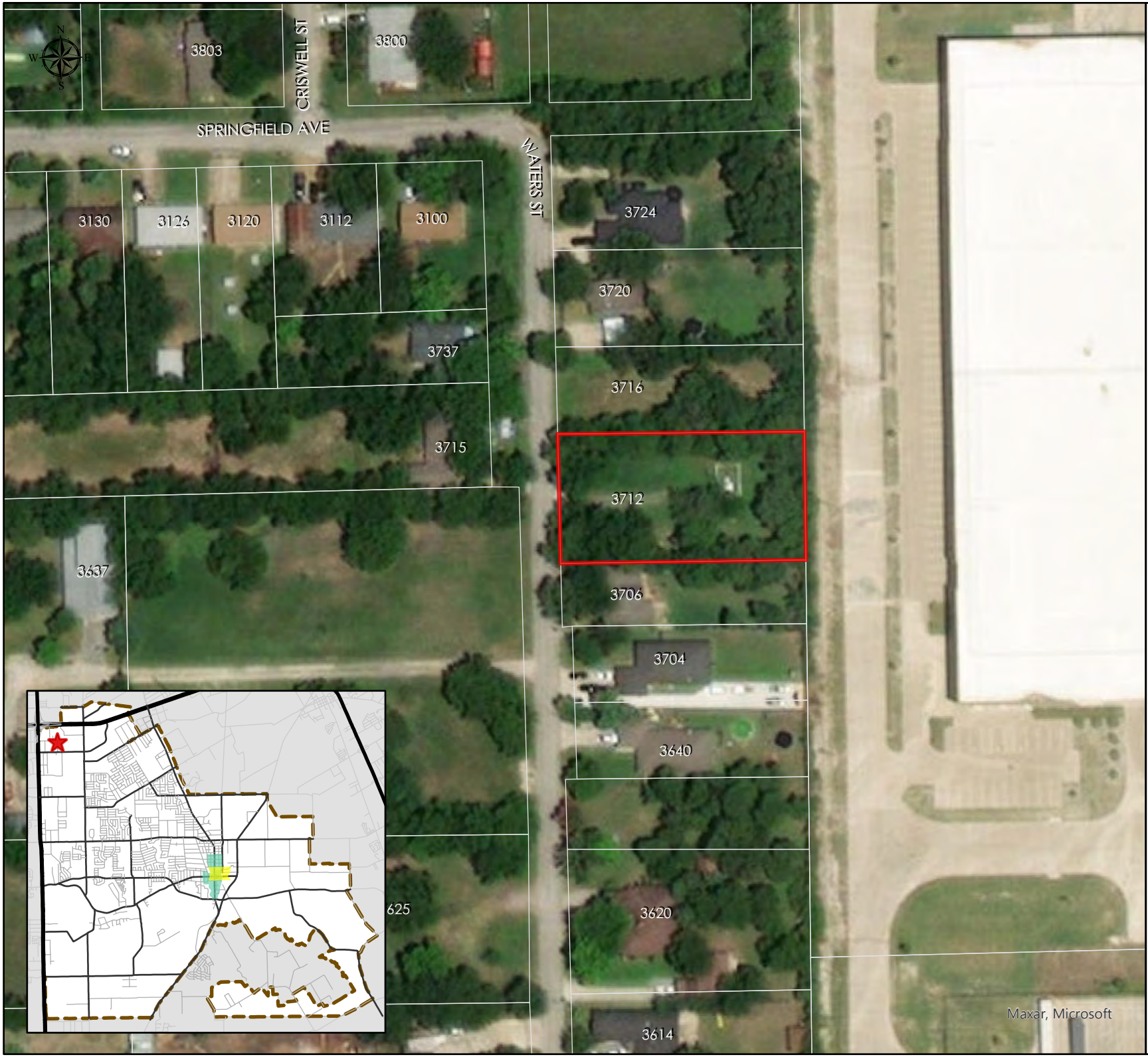
ATTEST: **APPROVED:**

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney



City of Lancaster

3712 Waters St
Zoned: CH

Lancaster
The Shining Star of Texas

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

0 25 50 100 Feet

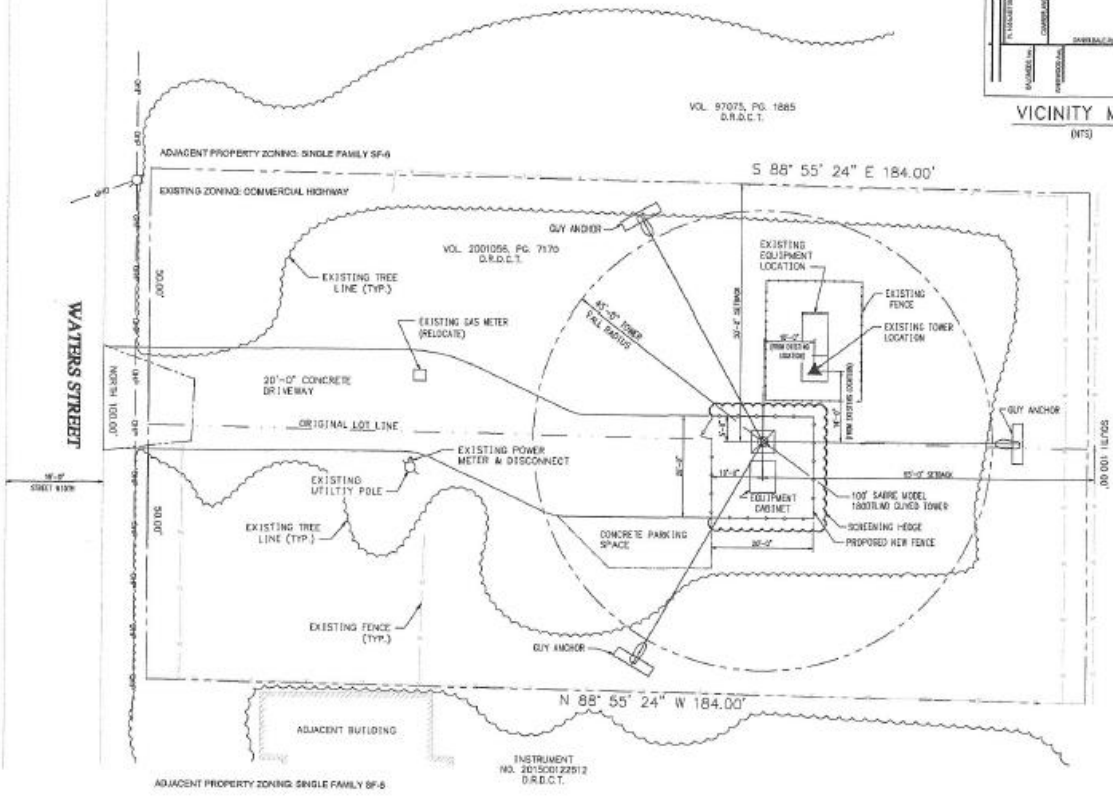
date: 05-05-2021

Exhibit A

NOTES:

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LOCAL JURISDICTION'S SPECIFICATIONS.
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GRAPHIC SCALE



SITE PLAN



VICINITY MAP
(NTS)

PROJECT MANAGER:
WARNING RADIO INC
1436 SUMMERTIME LANE
DALLAS, TX 75218

SEAL:

SITE DATA TABLE
A. COMMERCIAL HIGHWAY
B. ANTENNA FOR RADIO STATION

OWNER INFORMATION:
WARNING RADIO INC
LOCATED AT:
3712 WATERS STREET
LANCASTER, TX 75134

DEVELOPER:
WARNING RADIO, INC

CASE NUMBER: Z21-10

SITE PLAN

SUBDIVISION: SILAS B RUNYON
ACREAGE: 0.4223 ACRE
LOT NUMBER: TR 4
BLOCK: A
SURVEY: No. 1199
CITY: LANCASTER
COUNTY: DALLAS
STATE: TEXAS

GENERAL NOTES:

SITE PLAN ENGINEER INFORMATION:
BELL ENGINEERING
PO BOX 1720
ORANGE, TX 77631
409-745-2577

TOWER INFORMATION:
SABRE INDUSTRIES
7101 SOUTHBRIDGE DRIVE
SIOUX CITY, IA 5112-0658
712-258-6890

BELL ENGINEERING

BELL JOB NO. 521-524

NO.	DATE	DESCRIPTION	DRAWN	CHECKED	APPD.
0	6-15-21	ISSUED FOR CONSTRUCTION	BJB	TAB	RJR

REVISIONS

ISSUED FOR CONSTRUCTION		
DRAWN:	BJB	6/14/21
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APPD. DESIGN:		
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APPD. PROCESS:		
APPD. PROC ENGR:		
NAME	DATE	
B. RICHARDSON	6/15/21	
Y. ZENO	6/15/21	

BELL APPROVAL: DATE
CLIENT APPROVAL: DATE
OTHER APPROVAL: DATE

BELL ENGINEERING

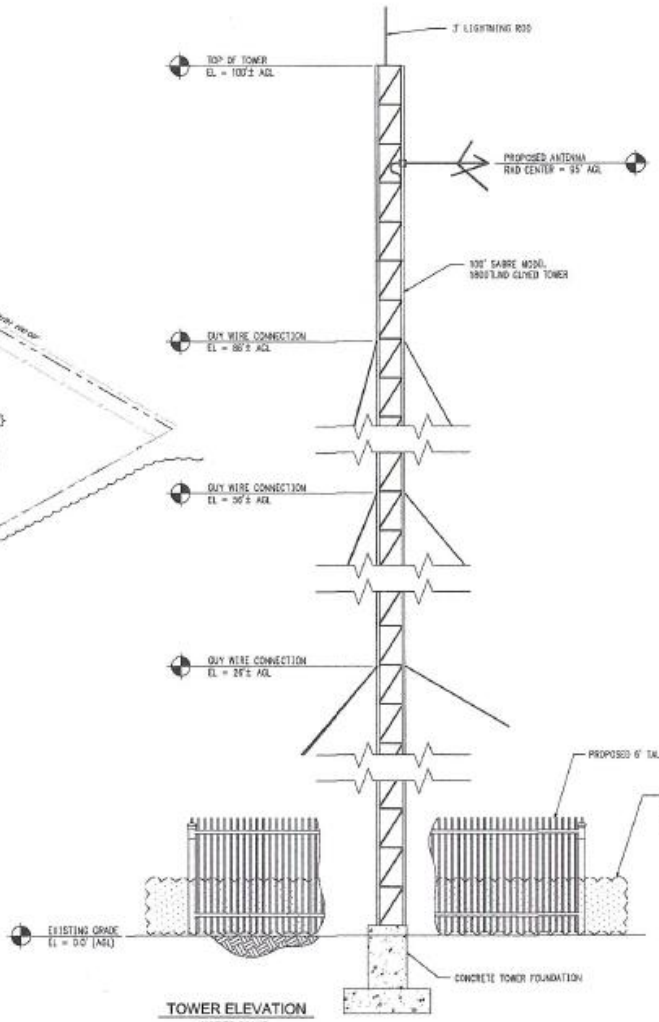
WARNING RADIO
SITE PLAN

SCALE: NTS
DRAWING NO.: BELL-596-CVL-SP-0001
REV.: 0



VICINITY MAP
(NTS)

SITE ISOMETRIC
NOT TO SCALE



TOWER ELEVATION
NOT TO SCALE

PROJECT MANAGER:

WARNING RADIO INC

1438 SUMMERTIME LANE
DALLAS, TX 75241

SEAL:

OWNER INFORMATION:

WARNING RADIO INC

LOCATED AT:
3712 WATERS STREET
LANCASTER, TX 75134

DEVELOPER:

WARNING RADIO, INC

CASE NUMBER: Z21-10

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GENERAL NOTES:

SITE PLAN ENGINEER INFORMATION
BELL ENGINEERING
PO BOX 1775
ORANGE, TX 77631
409-745-2877

TOWER INFORMATION
SABRE INDUSTRIES
7101 SOUTHERIDGE DRIVE
SIOUX CITY, IA 51102-0058
712-258-8880

BELL ENGINEERING

BELL JOB NO. 821-004

NO	DATE	DESCRIPTION	DRAWN	CHECKED	APPD
0	6-15-21	ISSUED FOR CONSTRUCTION	BLS	TAB	RR

PROVISIONS

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DRAWN	BLS	6/14/21	BELL APPROVAL: R. RICHARDSON — DATE: 6/15/21
CHECKED	TAB	6/14/21	
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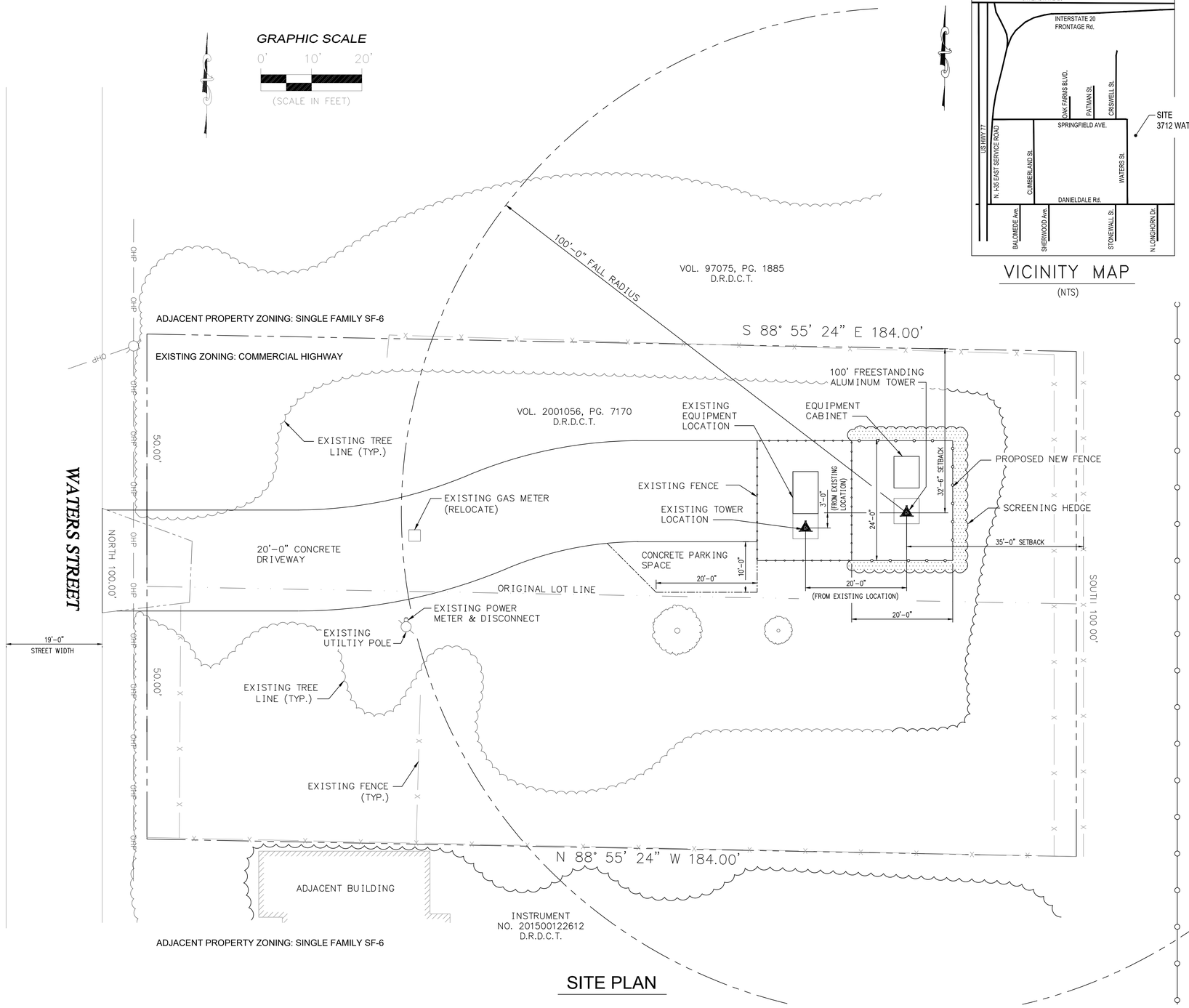
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WARNING RADIO
SITE ELEVATION

SCALE:	DRAWING NO:	REV:
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1436 SUMMERTIME LANE
DALLAS, TX 75241

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DEVELOPER:

WARNING RADIO, INC

CASE NUMBER: Z21-10

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BLOCK: A
SURVEY: No. 1199
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COUNTY: DALLAS
STATE: TEXAS

GENERAL NOTES:

SITE PLAN ENGINEER INFORMATION:
BELL ENGINEERING
PO BOX 1770
ORANGE, TX 77631
409-745-2877

TOWER ENGINEER INFORMATION:
CHAVES ASSOCIATES INC.
STRUCTURAL ENGINEERS
38228 JOHN P STREET
CLINTON TWP, MI 48036

BELL ENGINEERING

BELL JOB NO. B21-560

NO:	DATE:	DESCRIPTION:	DRAWN:	CHECKED:	APPD:
1	5-22-21	ISSUED FOR CONSTRUCTION	BLB		
0	5-19-21	ISSUED FOR CONSTRUCTION	BLB		

REVISIONS:

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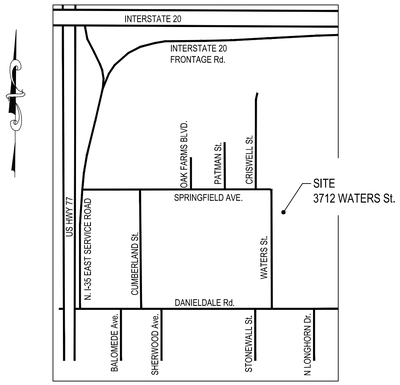
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WARNING RADIO
SITE PLAN

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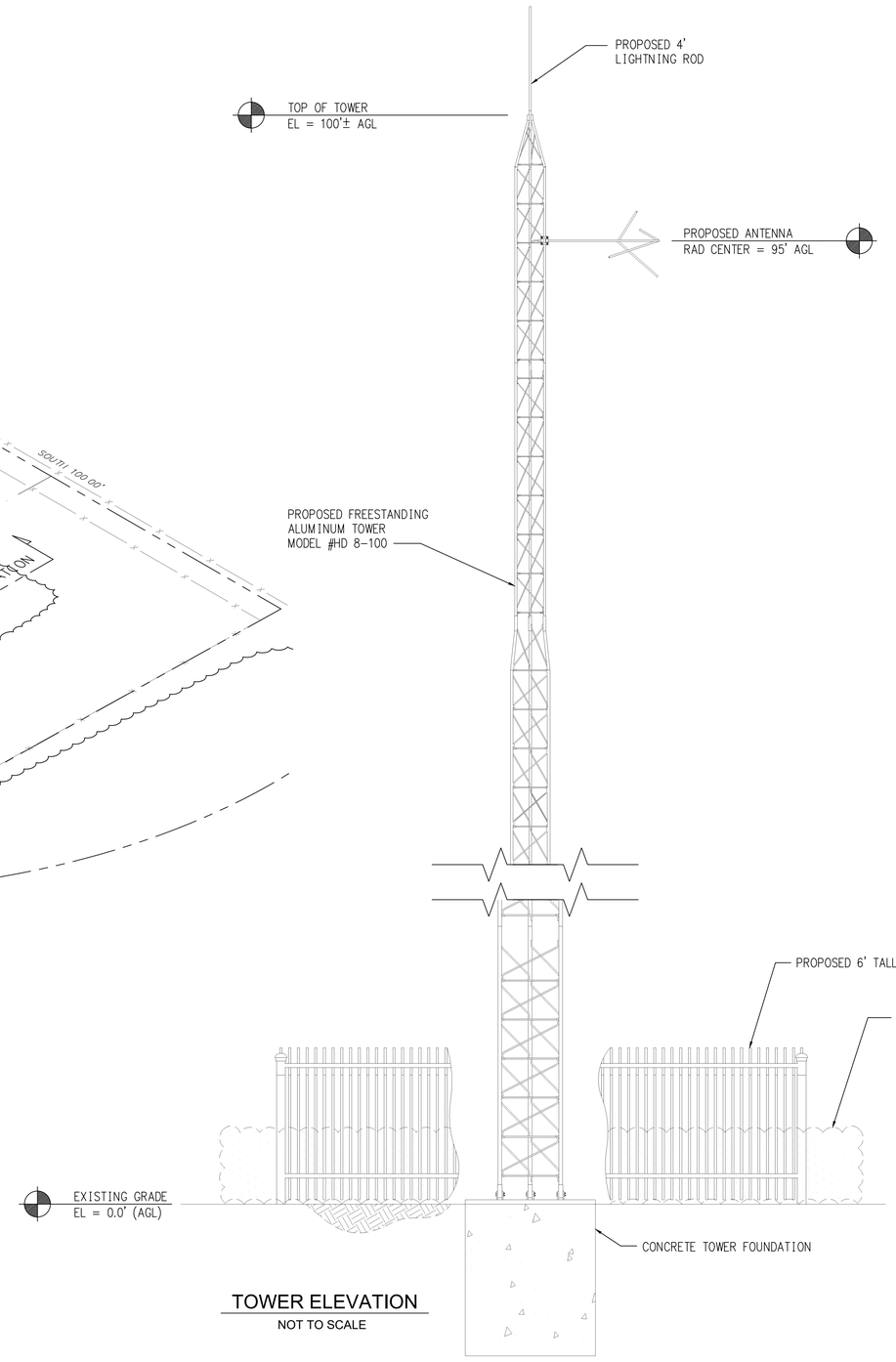


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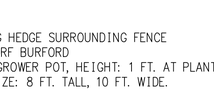
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1436 SUMMERTIME LANE
DALLAS, TX 75241

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CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **Item 10.**

Meeting Date: 06/01/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-10 Conduct a public hearing and consider a Specific Use Permit (SUP) for a 100-foot antenna on the property addressed as 3712 Waters Street located on the east side of Waters Street and approximately 1,000 feet north of Danieldale Road.The property is further described as a tract of land situated in the Silas B. Runyon Survey Abstract No. 1199 Pg. 180, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located on the east side of Waters Street and is approximately 1,000 feet north of Danieldale Road. The property is approximately .422 acre in size.

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

3. **Adjacent Properties**:
   North: Single-family Residential (SF-6) - Vacant Lot
   South: Single-family Residential (SF-6) - Single-family home
   East: Light Industrial (LI) - Warehouse
   West: Commercial Highway - Vacant Lot and Single-family home

4. **Comprehensive Plan Compatibility**: The Future Land Use Plan of the Comprehensive Plan identifies the subject property as Logistics and Distribution. Antennas are not listed as one of the primary land uses permitted in this designation and the proposed use is not consistent with the Future Land Use Plan.

5. **Case History/Background**:

Date	Body	Action
01/05/16	P&Z	Z15-06 Recommended approval of zoning change request from Single-family Residential (SF-6) to (CH) Commercial Highway
01/25/16	CC	Z15-06 Approved the request to change the zoning from Single-family Residential (SF-6) to Commercial Highway (CH)

Operational Considerations:

The applicant is requesting an SUP to replace the current 50 feet antenna with a 100 feet antenna on the property. The elevation provided by the applicant shows a fall zone of 100 feet; the fall zone stretches to half of the properties to the north and south of the proposed antenna site. The proposed 100 feet antenna is not constructed of material that can cause the antenna to collapse in place. As such, the increased height request is detrimental and injurious to safety of the neighboring properties particularly the residential property to the south. In the event of extreme conditions, the antenna could potentially fall onto neighboring properties.

Due to safety reasons, staff recommends that the applicant use tower materials that will cause the antenna to collapse in place to avoid damaging neighboring properties.

Public Information Considerations:

On May 17, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to all of the 13 property owners that are within 200-feet of the subject site.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the SUP request, as presented.
2. The Planning and Zoning Commission may recommend approval of the SUP request, with modifications and state those modifications.
3. The Planning and Zoning Commission may deny the SUP request.

Recommendation:

Staff recommends that the applicant construct with materials that allow the tower to collapse in place for the safety of neighboring properties.

Attachments

Location Map

Site Plan Exhibit

Elevation Plan Exhibit

Letter of Intent

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **6.**

Meeting Date: 06/28/2021

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

Goal(s): Effective Municipal Operations
Financially Sound City Government
Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development

Submitted by: Vicki D. Coleman, Development Services Director

---

Agenda Caption:

Conduct a public hearing and consider an ordinance approving the Water and Wastewater Master Plan.

Background:

In November 2017, the City Council approved a contract with Freese and Nichols, Inc. for professional services to update the City's water and wastewater master plan. The plan was originally adopted in 1994 and the most recent update of the Water and Wastewater plan was 2012.

Operational Considerations:

The Water and Wastewater Plan provides guidance on the projected needs of the City's water and wastewater systems through 2045.

Legal Considerations:

This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the ordinance, as presented.
2. City Council may approve the ordinance with changes; state the changes.
3. City Council may deny the ordinance.

Recommendation:

Staff recommends approval of the Water and Wastewater Master Plan.

Attachments

Ordinance
Water and Wastewater Master Plan

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS UPDATING THE WATER AND WASTEWATER MASTER PLANS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's existing master plan for the water and wastewater system was originally adopted in 1994 and most recently updated in 2012; and

WHEREAS, in November 2017, the City retained Freese and Nichols, Inc. ("FNI") to provide professional services for the revisions of the water and wastewater master plan; and

WHEREAS, the updated Water and Wastewater Master Plan documents the projected needs of the City's water and wastewater systems through 2045, and includes a phased capital improvement plan ("CIP"); and

WHEREAS, on May 17, 2021, the City Council received a briefing on the proposed water and wastewater plan update; and after consideration the City finds it necessary to approve the updated 2018 Water and Wastewater Master Plan for future use, vision, goals, and overall development of the City's water and wastewater systems.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. the Water and Wastewater Master Plan, attached hereto as "Exhibit A" and incorporated herein, is approved by the City.

SECTION 2. The City Council directs the City Manager to carry out actions to advance the strategies set forth and achieve the goals and implement the plans presented in the 2018 Water and Wastewater Master Plan.

SECTION 3. Should any part of this Ordinance be held to be invalid for any reason, the remaining shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 4. Any prior ordinance or resolution of the City Council in conflict with the provisions contained in this Ordinance is hereby repealed and revoked to the extent of the conflict with this Ordinance.

SECTION 5. The Ordinance shall take effect immediately from and after the date of passage and as provided by law.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of June, 2021.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service







Water and Wastewater Master Plan

Prepared for:

City of Lancaster

February 2021

Lancaster
The Shining Star of Texas

Prepared by:

FREESE AND NICHOLS, INC.

FNI Project No.: LCS18127

FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

Water and Wastewater Master Plan

Prepared for:

City of Lancaster



FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

Prepared by:

FREESE AND NICHOLS, INC.

2711 N. HASKELL AVENUE, SUITE 3300, DALLAS, TX 75204

FNI Project No.: LCS18127

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Appendix B: Water System Capital Improvement Plan

Appendix C: Wastewater System Capital Improvement Plan

EXECUTIVE SUMMARY

The City of Lancaster, located in north Texas in Dallas County, had approximately 37,880 residents located within its city limits in 2018. According to North Central Texas Council of Governments' (NCTCOG's) forecasts developed in 2017, the population within the city limits is expected to grow to approximately 50,849 by 2045. Accommodating this growth in an efficient and cost-effective manner is the purpose of this *Water and Wastewater Master Plan*. This report has been prepared to provide the City of Lancaster with a plan to implement short-term through long-term improvements to the water and wastewater infrastructure.

Freese and Nichols, Inc. (FNI), was retained by the City of Lancaster in November 2017 to prepare a *Water, Wastewater and Roadway Master Plan and Impact Fee Update*. This report, the *Water and Wastewater Master Plan*, documents the assessments of the water and wastewater systems through 2045, which includes a phased capital improvement plan (CIP).

1.0 POPULATION

Population and future land use are important elements in the analysis of water distribution and wastewater collection systems. Water demands and wastewater loads are dependent on the residential population and commercial development served by the systems and determine the sizing and location of system infrastructure. Projected population and employment provide the basis for future water demands and wastewater loads.

FNI reviewed the existing development agreements provided by City staff. The wastewater service area coincides with the current city limits. The current city limits include recently annexed areas in the southeastern portion of the service area. The water service area includes the current city limits except for areas that fall within Rockett Special Utility District (SUD)'s Certificate of Convenience and Necessity (CCN). Areas in the City's Extra-Territorial Jurisdiction (ETJ) are included in the 2045 water service area. While Rockett's CCN was excluded from the water service area, it is included in the wastewater service area. Thus, the difference between the water and wastewater service area forecasts is the existing and future population and employment located in Rockett's CCN area. The projected water and wastewater service area populations for each planning period are shown in **Tables ES-1** and **ES-2.**

Table ES-1: Water Service Area Demographic Projections

Year	Service Area Population[1]	Lancaster MUD #1 Wholesale Population[2]	Total Water Served Population	Employment[1]
2018	37,528	1,494	39,022	11,001
2023	39,535	1,494	41,029	13,848
2028	41,673	1,494	43,167	16,682
2045	50,677	1,494	52,171	26,939

(1) Source: NCTCOG projections by TSZ

(2) Lancaster MUD is a wholesale customer. Population Source: TCEQ Texas Drinking Water Watch.

Table ES-2: Wastewater Service Area Demographic Projections

Year	Service Area Population[1]	Lancaster MUD #1 Wholesale Population[2]	Total Wastewater Served Population	Employment[1]
2018	37,880	1,494	39,374	11,079
2023	40,010	1,494	41,504	14,021
2028	42,259	1,494	43,753	16,940
2045	51,855	1,494	53,349	27,876

(1) Source: NCTCOG projections by TSZ

(2) Lancaster MUD is a wholesale customer. Population Source: TCEQ Texas Drinking Water Watch.

2.0 WATER DEMANDS

Reviewing historical water demands provides insight needed to select the design criteria used to project future water demands. Annual average day demand, maximum day to average day peaking factors, and per-capita consumption were reviewed and provided the basis for the design criteria used to project water demands. **Table ES-3** provides a summary of population, average day demand, maximum day demand, and peak hourly demands for the City's service area.

Table ES-3: Water Service Area Demand Projections

Year	Service Area Population (1)	Service Area Employment	Average Day Demand (MGD) (2)	Maximum Day Demand (MGD) (2)	Peak Hour Demand (MGD) (2)
2018	39,022	11,001	5.92	11.25	16.88
2023	41,029	13,848	7.44	14.24	20.36
2028	43,167	16,682	7.98	15.26	21.89
2045	52,171	26,939	10.08	19.25	27.88

(1) Includes Lancaster MUD #1 wholesale population

(2) Average Day Demand includes 1.0 MGD wholesale delivery to the City of Wilmer and a Maximum Day Demand of 2.0 MGD in years 2023, 2028 and 2045 (based on amended agreement, February 2020). Peak hour demand includes the Maximum Day Demand for the City of Wilmer, but it is not increased by the peak hour factor based on the wholesale agreement.

3.0 EXISTING WATER SYSTEM

The existing water distribution system currently consists of a network of pipes ranging in size from 1.25-inches to 48-inches, two pump stations, three ground storage tanks, and three elevated storage tanks. The City purchases water from Dallas Water Utilities (DWU) and receives water at two delivery points: the Ames Pump Station (PS) and the James R. Williams PS.

4.0 WATER DISTRIBUTION SYSTEM ANALYSES

The hydraulic model developed for Lancaster's *2012 Water and Wastewater Impact Fee Evaluation,* by FNI, was converted from Innovyze H2OMap Water software to Innovyze InfoWater, due to the retirement of the H2OMap product line. This model was then updated to include water lines and other infrastructure added since 2012, updated pressure plane boundaries, and changes in system operations. Field pressure testing was conducted at eight (8) locations throughout the distribution system in February 2018 to support model validation. SCADA readings for tank levels and pump status were collected on an hourly basis during this time and were used to create diurnal demand curves. Operational data was used to determine system inputs such as tank levels and pump status. After adjusting parameters and operational schemes, the model results closely match the field pressure testing data, which indicates that the model accurately represents field conditions. Using the calibrated model, assessments of the existing and future demand scenarios were conducted to identify additional capacity shortfalls and system extensions to meet future needs, as shown in the Capital Improvements Plan, presented in **Table ES-4**.

Table ES-4: Water Capital Improvements Plan Summary

	Cost
Short Term Projects (by 2023) Total	$$6,122,300
Intermediate Projects (2024-2028) Total	$21,895,200
Long Term Projects (2029-2045) Total	$50,585,400
CIP Total	**$78,602,900**

5.0 WASTEWATER FLOWS

To estimate future wastewater flows, historical flow data was analyzed to determine the historical trends in system-wide average day wastewater flow and per-capita flow. Average day wastewater flows for the 2023, 2028, and 2045 planning periods were developed by analyzing historical wastewater flow rates and future growth areas. **Table ES-5** illustrates the historical and projected wastewater flows for the City of Lancaster.

Table ES-5: Historical and Projected Wastewater Flows

Year	Service Area Population [1]	Service Area Employment	Average Day Flow (MGD)	Peak Wet Weather Flow (MGD)[2]
2018	39,374	11,079	5.53	35.95
2023	41,504	14,021	6.03	39.20
2028	43,753	16,940	6.56	42.64
2045	53,349	27,876	8.64	56.16

[1]Lancaster MUD #1 wholesale population included.
[2]Peak Wet Weather to Average Day Peaking Factor: 6.5

6.0 EXISTING WASTEWATER SYSTEM

Lancaster's existing wastewater system consists of two lift stations, two 12-inch force mains and 168 miles of gravity sewer mains, ranging in size from 4-inches to 24-inches. The majority of the existing wastewater collection system is located north of Ten Mile Creek, and west of Keller Branch. Because of existing topography, the wastewater collection system generally flows from north to south until reaching Ten Mile Creek. The City contracts with the Trinity River Authority (TRA) for conveyance and treatment of wastewater using two interceptors (36-inches and 54-inches) that parallel Ten Mile Creek and terminate at the TRA Ten Mile Wastewater Treatment Plant (WWTP). A third interceptor parallels Red Oak Creek and terminates at TRA's Red Oak WWTP. The City currently has two small sewer lines connected to the Red Oak system.

7.0 WASTEWATER SYSTEM ANALYSES

The City's wastewater model was converted from H2OMap Sewer software to InfoSewer due to the retirement of the H2OMap platform. The model was updated using the current GIS shapefiles provide by the City. Sewer pipes with a diameter of 10-inches and above are included in the model. The model was used to simulate flows that would occur in the collection system under peak wet weather conditions. Hydraulic analyses under peak wet weather flows were conducted to identify deficiencies in the existing sewer system and establish a capital improvements plan to remedy capacity shortfalls and accommodate projected wastewater flows through 2045, as presented in **Table ES-6**. The high peak wet weather to average day factor of 6.5 indicates a significant amount of inflow and infiltration to the system that, if reduced, would likely improve system performance. The model indicates that several of the trunk mains in the more densely developed basins need more capacity under the current peak wet weather flows. To improve the wastewater collection system, the City of Lancaster needs a multi-faceted plan that includes the following prioritized items:

1. Identify and reduce inflow and infiltration (I/I) through a focused Sanitary Sewer Evaluation Survey (SSES)
2. Refine the wastewater model:
    a. Update GIS attribute data with surveyed pipe invert elevations and confirmed connectivity.
    b. Collect flow data by installing temporary flow monitors.
    c. Validate the wastewater model using the flow monitoring data.
    d. Evaluate the wastewater system with the validated model and update the recommended projects and prioritized capital improvements plan.
3. Implement recommended improvements to increase system capacity.
4. Extend sewer service to new developments as downstream capacity constraints are improved.

Table ES-6 Wastewater Capital Improvements Plan Summary

Project Name	Cost
Short Term Projects (by 2023) Total	$31,356,100
Intermediate Projects (2024-2028) Total	$50,984,500
Long Term Projects (2029-2045) Total	$38,346,500
CIP Total	**$120,687,100**

1.0 INTRODUCTION

The City of Lancaster, located in north Texas in Dallas County, had approximately 37,880 residents located within its city limits in 2018. According to North Central Texas Council of Governments' (NCTCOG's) forecasts developed in 2017, the population within the city limits is expected to grow to approximately 50,849 by 2045. Accommodating this growth in an efficient and cost-effective manner is the purpose of this *Water and Wastewater Master Plan*. This report has been prepared to provide the City of Lancaster with a plan to implement short-term through long-term improvements to the water and wastewater infrastructure.

1.1 SCOPE OF WORK

Freese and Nichols, Inc. (FNI), was retained by the City of Lancaster in November 2017 to prepare a *Water, Wastewater and Roadway Master Plan and Impact Fee Update*. This report, the *Water and Wastewater Master Plan*, documents the assessments of the water and wastewater systems, including evaluating the existing capacity and recommending a phased capital improvement plan (CIP) through the year 2045. The recommended improvements provide the City with a basis of improvements needed to meet Lancaster's future water and wastewater capacity needs. The major elements of the Water and Wastewater Master Plan include:

- Population Projections
- Water Model Update and Calibration
- Wastewater Model Update
- Water Demand and Wastewater Flow Projections
- Water Distribution and Wastewater Collection System Hydraulic Analyses
- Water and Wastewater Capital Improvements Plan
- Water and Wastewater Master Plan Report

1.2 LIST OF ABBREVIATIONS

Table 1-1 provides a list of abbreviations used throughout this report and its appendices.

Table 1-1: List of Abbreviations

Abbreviation	Description
AD	Annual Average Day Demand
CCN	Certificate of Convenience and Necessity
CIP	Capital Improvements Plan
EST	Elevated Storage Tank
ETJ	Extra Territorial Jurisdiction
FNI	Freese and Nichols, Inc.
fps	Feet per Second
GIS	Geographic Information System
gpcd	Gallons per Capita per Day
gpm	Gallons per Minute
GST	Ground Storage Tank
HGL	Hydraulic Grade Line
MD	Maximum Day
MG	Million Gallons
MGD	Million Gallons per Day
MUD	Municipal Utility District
NCTCOG	North Central Texas Council of Governments
psi	Pounds per Square Inch
PVC	Polyvinyl Chloride
q/Q	Flow in the sewer pipe divided by the maximum capacity of the sewer pipe
SCADA	Supervisory Control and Data Acquisition
SUD	Special Utility District
TCEQ	Texas Commission on Environmental Quality
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

2.0 POPULATION

Population and future land use are important elements in the analysis of water distribution and wastewater collection systems. Water demands and wastewater loads are dependent on the residential population and commercial development served by the systems and determine the sizing and location of system infrastructure. A thorough analysis of projected populations provides the basis for future water demands and wastewater loads.

2.1 HISTORICAL POPULATION

The population located within the city limits of Lancaster experienced a high annual growth rate from 2002 to 2007, at which time the growth rate began to decline likely due to the economic recession. Since 2013, the overall population within the city limits has remained nearly unchanged with an annual growth rate hovering around 0.5%. **Table 2-1** presents the historical populations for the City of Lancaster.

Table 2-1: Historical Population within the City Limits

Year	City Population[1]	Growth Rate
2002	27,550	-
2003	28,700	4.2 %
2004	29,850	4.0 %
2005	31,700	6.2 %
2006	33,550	5.8 %
2007	35,050	4.5 %
2008	35,800	2.1 %
2009	36,200	1.1 %
2010	36,361	0.4 %
2011	36,390	0.1 %
2012	36,700	0.9 %
2013	36,980	0.8 %
2014	37,150	0.5 %
2015	37,360	0.6 %
2016	37,550	0.5 %
2017	37,730	0.5 %
2018	37,880	0.4 %
15-year Average	**-**	**2.0 %**
10-Year Average	**-**	**0.6 %**
5-Year Average	**-**	**0.5 %**

[1]Populations located within the City Limits are based on U.S. Census Bureau and NCTCOG data.

2.2 PROJECTED POPULATION

The magnitude and location of population growth dictates where future water and wastewater infrastructure is required. Projecting future population is challenging, especially for relatively small geographic areas such as individual cities, because there are a variety of circumstances that can impact how fast or slow development may occur.

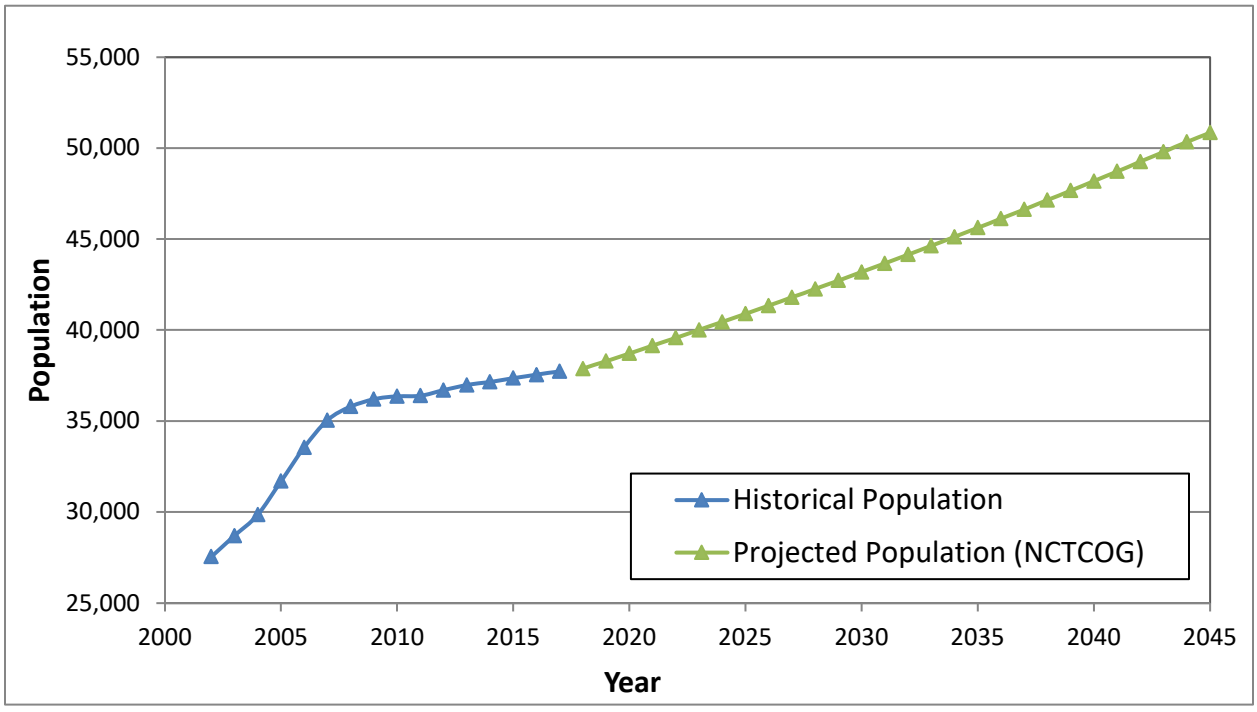
Using Traffic Survey Zones (TSZ's), the North Central Texas Council of Governments (NCTCOG) developed population and employment forecasts within the city limits of Lancaster for the year 2045. Using the 2018 population and the forecasted 2045 population, an annual growth rate is calculated to be 1.1% per year, as presented in **Table 2-2**. **Figure 2-1** shows the historical and projected population trends of the City of Lancaster.

Table 2-2: Projected Growth Rate for Population within the City Limits

Year	Population[1]	Compound Annual Growth Rate
2018	37,880	1.1 %
2045	50,849	

[11]Population located within the City Limits; population based on NCTCOG forecast data.

Figure 2-1: City of Lancaster Population Projections



Similarly, the population and employment located within the water and wastewater service areas are expected to grow over the planning period. The water service area includes the current city limits except for areas that fall within Rockett Special Utility District (SUD)'s Certificate of Convenience and Necessity (CCN). Areas in the City's extra-territorial jurisdiction (ETJ) are included in the 2045 water service area. While Rockett's CCN was excluded from the water service area, it is included in the wastewater service area. Thus, the difference between the water and wastewater service area forecasts is the existing and future population and employment located in Rockett's CCN area. The water service area population is shown in **Table 2-3** and correlates to the existing and 2045 water service area that is presented in **Figure 2-2**.

Table 2-3: Water Service Area Demographic Projections

Year	Service Area Population[1]	Lancaster MUD #1 Wholesale Population[2]	Total Water Served Population	Employment[1]
2018	37,528	1,494	39,022	11,001
2023	39,535	1,494	41,029	13,848
2028	41,673	1,494	43,167	16,682
2045	50,677	1,494	52,171	26,939

(1)Source: NCTCOG projections by TSZ

(2)Source: TCEQ Texas Drinking Water Watch.

Table 2-4 presents the population and employment projects for the wastewater service area, which correlates to the existing and 2045 wastewater service area presented in **Figure 2-3**.

Table 2-4: Wastewater Service Area Demographic Projections

Year	Service Area Population[1]	Lancaster MUD #1 Wholesale Population[2]	Total Wastewater Served Population	Employment[1]
2018	37,880	1,494	39,374	11,079
2023	40,010	1,494	41,504	14,021
2028	42,259	1,494	43,753	16,940
2045	51,855	1,494	53,349	27,876

(1)Source: NCTCOG projections by TSZ

(2)Source: TCEQ Texas Drinking Water Watch.

The projected population and employment for each TSZ is presented on **Figures 2-4** and **2-5** for the water service area and wastewater service areas, respectively.

FIGURE 2-2
CITY OF LANCASTER
EXISTING AND 2045 WATER SERVICE AREA

LEGEND

- City of Lancaster CCN
- Existing Service Area
- 2045 Service Area
- Rockett SUD
- Road
- Railroad
- Stream
- Lake/Pond
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Existing Service Area

CITY OF LANCASTER CCN

ROCKETT SUD

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: LCS18127
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User Name: CSW

FIGURE 2-3

CITY OF LANCASTER

EXISTING AND 2045 WASTEWATER SERVICE AREAS

LEGEND

- City of Lancaster CCN
- Existing Service Area
- 2045 Service Area
- Road
- Railroad
- Stream
- Lake/Pond
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Existing Service Area

CITY OF LANCASTER CCN

0 4,000

SCALE IN FEET

Created By Freese and Nichols, Inc.
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User Name: CDOSS

FIGURE 2-4

CITY OF LANCASTER

WATER SERVICE AREA POPULATION AND EMPLOYMENT PROJECTIONS BY TSZ

TSZ ID
2018 Population (2018 Employment)
2023 Population (2023 Employment)
2028 Population (2028 Employment)
2045 Population (2045 Employment)

LEGEND

- Traffic Survey Zone
- City of Lancaster CCN
- Existing Service Area
- Rockett SUD
- 2045 Service Area
- Road
- Railroad
- Stream
- Lake/Pond
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

TSZ Population/Employment Totals
2018 Population 38,714 (2018 Employment 11,001)
2023 Population 40,937 (2023 Employment 13,882)
2028 Population 43,159 (2028 Employment 16,741)
2045 Population 51,111 (2045 Employment 27,469)

8534
35 (3)
38 (10)
41 (18)
58 (49)

8591
0 (18)
13 (56)
26 (93)
78 (238)

8590
10 (0)
19 (28)
30 (56)
66 (151)

8642
235 (31)
259 (135)
286 (238)
386 (593)

8592
601 (535)
662 (675)
725 (814)
974 (1,300)

40689
25 (22)
26 (25)
27 (28)
31 (39)

8643
139 (662)
139 (832)
139 (1,002)
144 (1,578)

40691
6,640 (229)
6,667 (435)
6,720 (643)
7,112 (1,344)

8683
1,921 (146)
1,921 (181)
1,922 (217)
1,986 (335)

8679
840 (1,205)
1,222 (1,569)
1,610 (1,933)
3,015 (3,171)

8682
2,340 (237)
2,377 (269)
2,421 (302)
2,649 (412)

40692
2,915 (351)
2,968 (397)
3,032 (445)
3,353 (605)

40690
162 (232)
162 (264)
163 (295)
168 (402)

40696
3 (831)
3 (855)
3 (879)
3 (962)

8681
4,011 (414)
4,156 (494)
4,314 (574)
4,999 (846)

40705
780 (229)
780 (245)
780 (260)
806 (316)

40700
3 (447)
3 (460)
3 (475)
7 (815)

40706
1,005 (188)
1,025 (205)
1,048 (222)
1,163 (281)

40307
466 (720)
493 (743)
522 (764)
637 (841)

40254
101 (14)
184 (46)
267 (76)
570 (184)

8722
3,466 (1,545)
3,596 (1,979)
3,734 (2,413)
4,339 (3,888)

8723
2,435 (211)
2,465 (297)
2,503 (383)
2,712 (675)

8724
2,895 (488)
2,942 (547)
2,997 (606)
3,287 (807)

8725
2,585 (605)
2,679 (650)
2,783 (694)
3,231 (846)

40707
920 (184)
920 (208)
920 (230)
951 (309)

8775
3 (0)
3 (0)
3 (0)
3 (0)

40308
21 (177)
136 (207)
252 (236)
664 (338)

40697
0 (0)
112 (39)
225 (57)
626 (203)

41126
692 (120)
731 (133)
773 (147)
943 (191)

40253
87 (434)
91 (465)
94 (497)
109 (603)

40255
993 (141)
1,125 (199)
1,260 (258)
1,774 (456)

40702
33 (73)
62 (161)
91 (249)
196 (547)

40708
302 (210)
466 (685)
630 (1,162)
1,226 (2,778)

40709
272 (214)
365 (236)
457 (259)
798 (336)

8816
437 (54)
501 (70)
566 (84)
812 (136)

40701
131 (16)
179 (21)
227 (26)
768 (83)

41127
24 (15)
45 (27)
79 (47)
296 (531)

0 3,700
SCALE IN FEET

Created By Freese and Nichols, Inc.
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Location: H:\W_WW_PLANNING\01_DELIVERABLES\08_DRAFT_REPORT\[Figure_2-4]-Water_Service_Area_Demographic_Projections.mxd
Updated: Monday, February 15, 2021 6:31:00 PM
User Name: CBS88

TSZ ID
2018 Population (2018 Employment)
2023 Population (2023 Employment)
2028 Population (2028 Employment)
2045 Population (2045 Employment)

FIGURE 2-5
CITY OF LANCASTER
WASTEWATER SERVICE AREA POPULATION AND EMPLOYMENT PROJECTIONS BY TSZ

LEGEND

- Traffic Survey Zone
- City of Lancaster CCN
- Existing Service Area
- 2045 Service Area
- Road
- Railroad
- Stream
- Lake/Pond
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

TSZ Population/Employment Totals
2018 Population 39,077 (2018 Employment 11,079)
2023 Population 41,370 (2023 Employment 14,021)
2028 Population 43,663 (2028 Employment 16,940)
2045 Population 51,855 (2045 Employment 27,876)

8534
35 (3)
38 (10)
41 (18)
58 (49)

8591
0 (18)
13 (56)
26 (93)
78 (238)

8590
10 (0)
19 (28)
30 (56)
66 (151)

8642
235 (31)
259 (135)
286 (238)
386 (593)

8592
601 (535)
662 (675)
725 (814)
974 (1,300)

40689
25 (22)
26 (25)
27 (28)
31 (39)

8643
139 (662)
139 (832)
139 (1,002)
144 (1,578)

40691
6,640 (229)
6,667 (435)
6,720 (643)
7,112 (1,344)

8683
1,921 (146)
1,921 (181)
1,922 (217)
1,986 (335)

8679
840 (1,205)
1,222 (1,569)
1,610 (1,933)
3,015 (3,171)

8682
2,340 (237)
2,377 (269)
2,421 (302)
2,649 (412)

40692
2,915 (351)
2,968 (397)
3,032 (445)
3,353 (605)

40690
162 (232)
162 (264)
163 (295)
168 (402)

40696
3 (831)
3 (855)
3 (879)
3 (962)

8681
4,011 (414)
4,156 (494)
4,314 (574)
4,999 (846)

40705
780 (229)
780 (245)
780 (260)
806 (316)

40700
3 (447)
3 (460)
3 (475)
7 (815)

40706
1,005 (188)
1,025 (205)
1,048 (222)
1,163 (281)

40307
466 (720)
493 (743)
522 (764)
637 (841)

40254
101 (14)
184 (46)
267 (76)
570 (184)

8722
3,466 (1,545)
3,596 (1,979)
3,734 (2,413)
4,339 (3,888)

8723
2,435 (211)
2,465 (297)
2,503 (383)
2,712 (675)

8724
2,895 (488)
2,942 (547)
2,997 (606)
3,287 (807)

8725
2,585 (605)
2,679 (650)
2,783 (694)
3,231 (846)

40707
920 (184)
920 (208)
920 (230)
951 (309)

40697
0 (0)
112 (39)
225 (57)
626 (203)

8775
3 (0)
3 (0)
3 (0)
3 (0)

40255
993 (141)
1,125 (199)
1,260 (258)
1,774 (456)

41126
692 (120)
731 (133)
773 (147)
943 (191)

40308
21 (177)
136 (207)
252 (236)
664 (338)

40253
87 (434)
91 (465)
94 (497)
109 (603)

40702
33 (73)
62 (161)
91 (249)
196 (547)

40708
302 (210)
466 (685)
630 (1,162)
1,226 (2,778)

40709
272 (214)
365 (236)
457 (259)
798 (336)

8816
437 (54)
501 (70)
566 (84)
812 (136)

40701
131 (16)
179 (21)
227 (26)
784 (85)

41127
24 (15)
101 (61)
177 (106)
451 (809)

41128
352 (78)
419 (139)
488 (199)
744 (407)

ALGEBRA DR
CLEARDALE DR
OCEANVIEW DR
W WHEATLAND RD
E WHEATLAND RD
S POLK ST
PENN FARM RD
WILLOUGHBY BLVD
BECKLEYMEADE AVE
MOJAVE DR
HONEYSUCKLE LN
MARIGOLD DR
CLEVELAND RD
LANGDON RD
TRIPPIEST
PERCY ST
LYLE ST
DOYLE LN
SITHY 342
CRISWELL ST
CEDARDALE RD
KENTUCKY AVE
VAN HORN DR
TELEPHONE RD
SOUTHLINK DR
BONNIE VIEW RD
BLANCO DR
MOONBEAM DR
VANDERBILT
WITT RD
W DANIELDALE RD
KESTREL AVE
TALON DR
METZ AVE
BECKLEY VIEW AVE
BLUECREST DR
LIMA ST
OMAR ST
WEST DR
AMES RD
MALLORY LN
BASKIN DR
DIZZY DEAN DR
W WINTERGREEN RD
BALKIN DR
STANFORD DR
ONEAL ST
NANCY LN
ROGERS AVE
N HOUSTON SCHOOL RD
N JEFFERSON ST
N ELM ST
LANCASTER-HUTCHINS RD
CORNELL RD
PINTO RD
TALCO RD
W WINTERGREEN RD
E CENTRE PARK BLVD
SEAHAWK DR
GANNON LN
E WINTERGREEN RD
HONOR DR
SEQUOIA DR
ESSEX DR
ESTATE LN
BLUFFVIEW DR
HANNA AVE
RAY AVE
CHARLES ST
CYPRESS LN
PEACH LN
E PLEASANT RUN RD
W PLEASANT RUN RD
IDLEWILD LN
TOWNSEND LN
ABBOTT AVE
REA AVE
SEWELL DR
N NISSON RD
N BLUEGROVE RD
FRANCIS ST
E 2ND ST
GREENE RD
N ALBA RD
PINTO RD
SUNRISE RD
SALBA RD
E BELT LINE RD
W BELT LINE RD
BELT LINE RD
HANA
WYMAN ST
ENCHANTED LN
S BLUEGROVE RD
OLD RED OAK RD
TEN MILE RD
ROWE LN
MORELAND RD
MCBRIDE RD
PASTAGE MAW
SIERRA TR
WATERMILL RD
WILSON RD
HASH RD
NAIL DR
NOKOMIS RD
STAINBACK RD
PRANCER ST
REINDEER RD
GREENABEE LN
WADE RD
BROOKVIEW DR
W REINDEER RD
BEAR CREEK RD
S HOUSTON SCHOOL RD
SPINDLETOP RD
SHELLY RD
GOODE RD
COTTONWOOD VALLEY
ADAMS ST
DEWITT ST
PECAN ST
MEADOW LN
ARIEL LN
E BELT LINE RD
GREENE RD
KIM ST
COLLEGE ST
LITTLE ST
DALPORT PKWY
S GOODE RD
MILLERS FERRY RD
E MARS RD
VAN RD
MASON RD
LAVENDER RD
MILLER FERRY RD
SITH 45
N CENTRAL ST
HIGH RIDGE DR
FERRIS RD
NOLAN RD
SHERRY LN
AMBER LN
E PARKERVILLE RD
CALLA LILY DR
S UHL RD
MEADOW ST
WARBLER DR
AVIARY DR
KITE ST
OSO TRL
TEDDY TRL
GROUSE RD
UHL RD
GODWIN AVE
GATEWAY BLVD
GREENWOOD DR
TATER BROWN RD
IDA BESS DR
CHATTEY RD
N PARKS DR
THE MEADOWS PKWY
SHILOH DR
LION ST
SUMMIT DR
FAIRCREST DR
SOUTHWOOD DR
TERRACE DR
BAILEY DR
SUMMERTREE LN
S PARKS DR
S POLK ST
HAVENCREST DR
Heath Creek
Bear Creek
Whites Branch
Newton Branch
Ten Mile Creek
Joe Pool Lake
342 TEXAS
35E
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3.0 WATER DEMANDS

A water utility must be able to supply water to its customers at rates that fluctuate over time. Yearly, monthly, daily, and hourly variations occur in water use, with higher use typically occurring during dry years and in hot months. Water usage typically follows a diurnal pattern, or hourly variations over the course of a day, with lower demands at night and peaking in the early morning and evening.

Demand conditions most important to the hydraulic design and operation of a distribution system are annual average day demand (AD), maximum day demand (MD), and peak hour (PH) demands, which are defined as follows:

- AD use is the total annual water use divided by the number of days in the year and represents the typical water use throughout the year.
- MD is the maximum quantity of water used on any one day of the year. Water treatment facilities are typically designed based on the maximum day demand.
- Peak hour use is the highest rate at which water is required during one hour of the year. Since minimum distribution pressures are usually experienced during peak hour, the sizing and location of distribution facilities are generally determined based on this condition.

Peaking factors can be calculated by dividing the MD by the AD; the peaking factor can then be applied to future water demand forecasts to estimate future MD. A similar calculation yields the PH to MD demand peaking factor.

3.1 HISTORICAL WATER DEMANDS

Reviewing historical water demands provides insight into the City's water usage. Historical water demands from 2005 through 2018, provided by the City, are presented in **Table 3-1**. Reviewing historical water demands allows design criteria to be established in order to forecast future water demands. Historical AD and MD in million gallons per day (MGD), MD to AD peaking factors, and per-capita (or person) consumption in gallons per capita day (gpcd) provide the basis for determining the design criteria used to forecast water demands. Over the 13-year period, Lancaster's historical average day per capita

water usage rates is calculated to be 125 gpcd with a MD of 11.10 MGD in 2008. The average MD to AD peaking factor is 1.69.

Table 3-1: Historical Water Demands

Year	Population[1]	Average Day Demand (MGD)	Average Day Per Capita Rate (gpcd)	Maximum Day Demand (MGD)	Maximum Day to Average Day Peaking Factor
2005	31,700	4.28	135	6.87	1.61
2006	33,550	4.63	138	10.00	2.16
2007	33,213	3.65	110	6.80	1.86
2008	35,800	4.67	130	11.10	2.38
2009	36,200	4.35	120	7.25	1.67
2010	36,361	4.28	118	6.83	1.60
2011	36,390	4.61	127	8.10	1.76
2012	36,700	4.26	116	7.87	1.85
2013	36,980	4.40	119	6.44	1.46
2014	37,150	4.35	117	5.97	1.37
2015	37,360	4.48	120	6.67	1.49
2016	37,550	4.76	127	7.02	1.48
2017	37,730	5.42	144	7.23	1.33
		Average	**125**	--	**1.69**
		Maximum	**144**	--	**2.38**

[1]Based on Census and NCTCOG data.

Table 3-2 presents the selected water design criteria based on the historical water demands. The design criteria provide the basis of forecasting future water demands. The average per capita rate of 125 gpcd is selected as the basis for forecasting future residential water demands. Reviewing historical non-residential demands and employment in the City, an estimated average day water demand per employee is calculated to be 95 gpd/employee. Based on the historical range of peaking factors, a maximum day to average day peaking factor of 1.9 is recommended, which is slightly higher than average over the period to account for future dry, hot years. **Table 3-2** also presents the peak hour to maximum day factor based on the diurnal curve developed for this study.

Table 3-2: Water Design Criteria

Average Day Residential Demand Per Capita (gpcd)	Average Day Employment Demand Per Employee (gped)	Maximum Day to Average Day Peaking Factor	Peak Hour to Maximum Day Peaking Factor
125	95	1.9	1.5

3.2 PROJECTED WATER DEMANDS

Applying the water design criteria to the population and employment projections yields water demand projections for years 2018, 2023, 2028, and 2045. **Table 3-3** presents the projected water demands. The water demands are expected to increase by more than 160% over the next 25 years with much of that growth attributed to aggressive employment forecasts. Employment growth is forecast to increase nearly 150% while population growth has a lower, steady increase of 33% over the planning horizon.

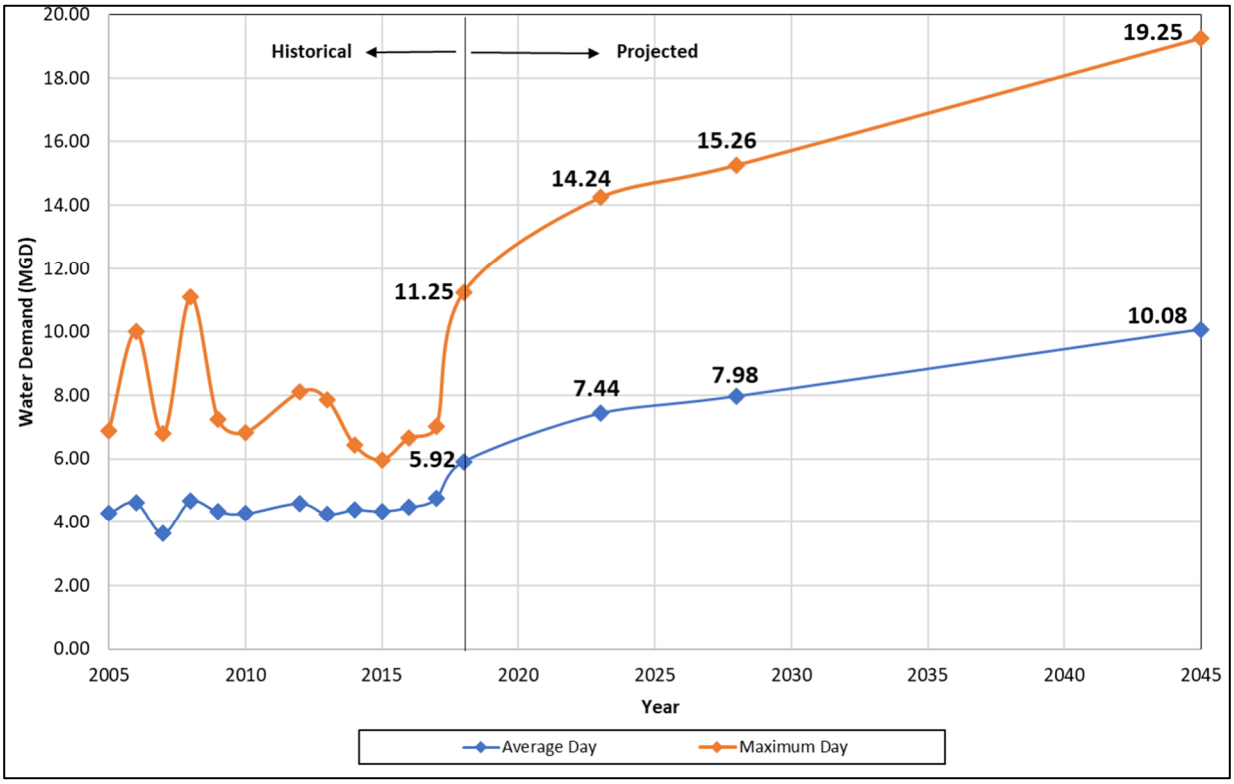
Table 3-3: Projected Water Demands

Year	Service Area Population [1]	Service Area Employment	Average Day Demand (MGD) [2]	Maximum Day Demand (MGD) [2]	Peak Hour Demand (MGD) [2]
2018	39,022	11,001	5.92	11.25	16.88
2023	41,029	13,848	7.44	14.24	20.36
2028	43,167	16,682	7.98	15.26	21.89
2045	52,171	26,939	10.08	19.25	27.88

[1] Lancaster MUD #1 wholesale population included

[2] Average Day Demand includes 1.0 MGD wholesale delivery to the City of Wilmer and a Maximum Day Demand of 2.0 MGD in years 2023, 2028 and 2045 (based on amended contract, February 2020). Peak hour demand includes the Maximum Day Demand for the City of Wilmer but is not increased by the peak hour factor based on the wholesale agreement.

Figure 3-1: Historical and Projected Water Demand



The City of Lancaster currently operates the water distribution system with two pressure planes, the Upper Pressure Plane (UPP) and the Lower Pressure Plane (LPP). The UPP generally includes the western portion of the city while the LPP consists of the eastern portion. **Table 3-4** presents the projected water demands for both the UPP and LPP.

Table 3-4: Projected Water Demands by Pressure Plane

Pressure Plane	Service Area Population[1]	Service Area Employment	Average Day Demand (MGD)[2]	Maximum Day Demand (MGD)[2]	Peak Hour Demand (MGD)
Existing (2018)					
UPP (792')	30,737	7,112	4.51	8.57	12.86
LPP(705')	8,285	3,889	1.41	2.68	4.02
Total	**39,022**	**11,001**	**5.92**	**11.25**	**16.88**
2023					
UPP (792')	32,217	9,443	4.92	9.35	14.02
LPP (705')	8,812	4,405	2.52	4.89	6.34
Total	**41,029**	**13,848**	**7.44**	**14.24**	**20.36**
2028					
UPP (792')	33,737	11,875	5.34	10.14	15.21
LPP (705')	9,430	4,807	2.64	5.12	6.68
Total	**43,167**	**16,682**	**7.98**	**15.26**	**21.89**
2045					
UPP (792')	39,046	19,518	6.73	12.78	19.17
LPP (705')	13,125	7,421	3.35	6.47	8.71
Total	**52,171**	**26,939**	**10.08**	**19.25**	**27.88**

[1] Lancaster MUD #1 wholesale population included in the UPP.
[2] City of Wilmer's wholesale demand of 1.0 MGD (AD) and 2.0 MGD (MD) included in the LPP for years 2023, 2028 ,2045. Peak hour demand includes the Maximum Day wholesale demand, but it is not increased by the peak hour factor based on the wholesale agreement.

4.0 EXISTING WATER SYSTEM

The existing water distribution system currently consists of a network of pipes ranging in size from 1.25-inches to 48-inches, two pump stations, three ground storage tanks, and three elevated storage tanks. The City purchases water from Dallas Water Utilities (DWU) and receives water at two delivery points: the Ames PS and the James R. Williams PS. **Figure 4-1** shows the City's existing water distribution system and **Figure 4-2** presents the TCEQ water system schematic for the City.

4.1 PRESSURE PLANES AND WATER STORAGE FACILITIES

Water is supplied by DWU to the UPP by the Ames PS (located at the intersections of Ames Road and Houston School Road). The Ames Road and Wintergreen Road elevated storage tanks, with capacities of 1.0-MG and 2.0-MG, respectively, serve the UPP with overflow elevations of 792 feet, which set the static hydraulic gradient.

During low demand periods, the City utilizes the Ames PS to serve the LPP through transfer valves from the UPP. Water is also supplied from DWU to the James R. Williams PS, which can provide water to the LPP during higher demand periods. The two elevated storage tanks located in the LPP include the 0.5-MG Pleasant Run Road tank and the 1.5-MG Beltline Road tank, each with an overflow elevation of 705 feet. The existing system water storage facilities are summarized in **Table 4-1** and presented schematically in **Figure 4-1**.

Table 4-1: Existing Storage Facilities

Location	Tank Name	Type	Capacity (MG)	Overflow Elevation (ft)	2018 Status During Field Data Collection
UPP	Ames Road	GST	3.0	-	Active
	Ames Road (buried)	GST	0.5	-	Active
	Ames Road	EST	1.0	792	Offline
	Wintergreen Road	EST	2.0	792	Active
LPP	James R. Williams	GST	6.0	-	Offline
	Pleasant Run	EST	0.5	705	Active
	Beltline Road	EST	1.5	705	Offline
Total Elevated Storage			**5.0**		
Total Ground Storage			**9.5**		
Total Storage			**14.5**		

FIGURE 4-1

CITY OF LANCASTER

EXISTING WATER SYSTEM

LEGEND

Existing Water System

- PS — Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line

Dallas Water Utilities

- M — Meter

- Water Supply Line
- Road
- Railroad
- Lake/Pond
- Stream
- Parcel
- Upper Pressure Plane (792)
- Lower Pressure Plane (705)
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 792'

3.5 MG Ames Rd
Ground Storage Tank (buried)

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD
(OFFLINE)

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

Dallas
Transfer Valve

Pleasant Run
Transfer Valve

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 705'

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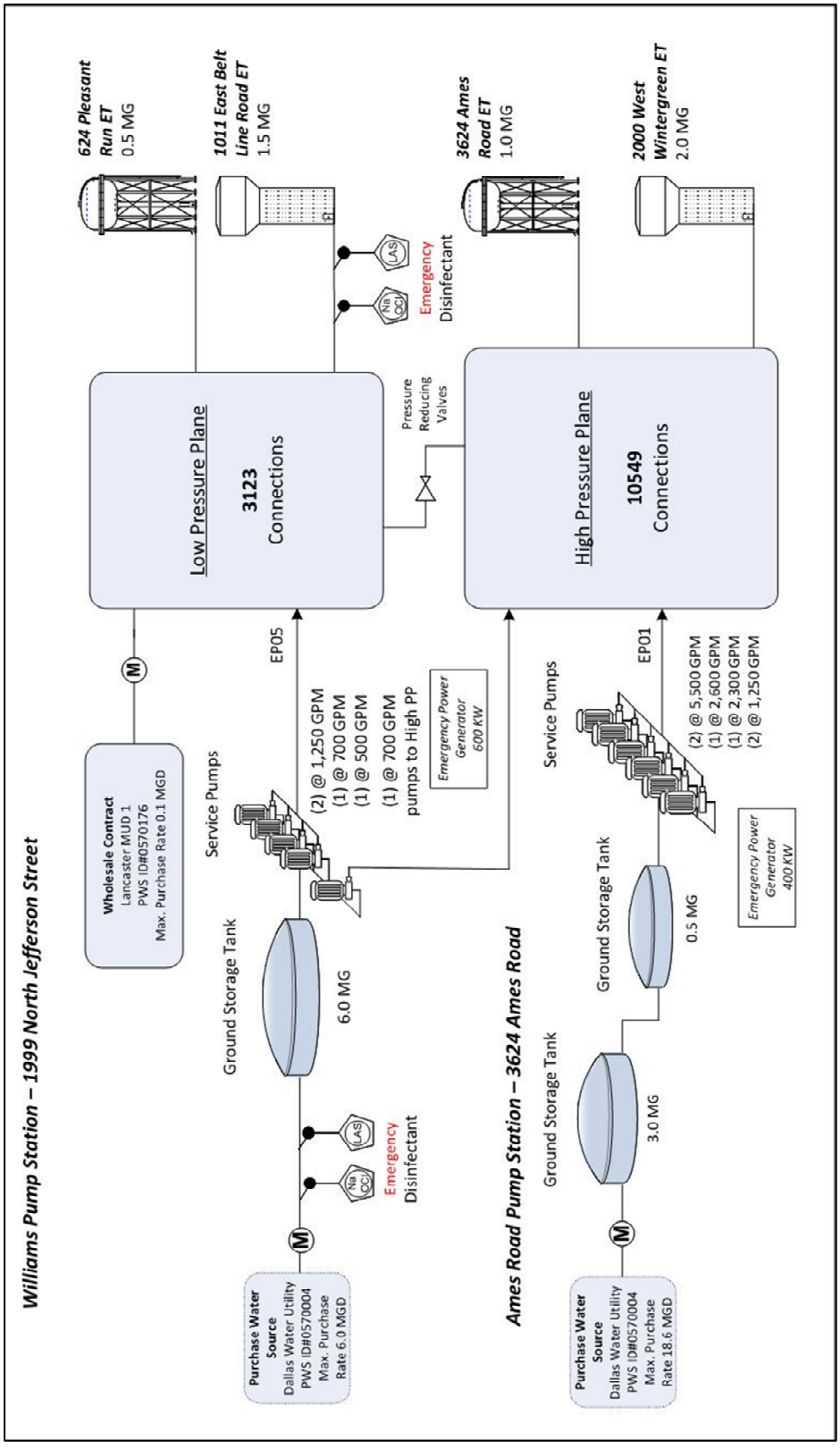


Figure 4-2: Existing Water System TCEQ Schematic

4.2 PUMPING CAPACITY

The City obtains wholesale water from DWU; the primary interconnect meter is on Wheatland Road at Houston School Road. A 24-inch diameter water main travels along Houston School Road from the meter to the Ames Road GST. From the Ames Road GST, the Ames Road PS lifts the water pressure to provide water service to the City of Lancaster. The Ames Road PS has six (6) pumps with a firm capacity of 18.5 MGD, as shown in **Table 4-2**.

A secondary delivery point for water from DWU is located at the James R. Williams GST and pump station, which serves the LPP. The Williams PS has one 700 gpm pump dedicated to providing water to the UPP if needed. The Williams PS has 4 pumps dedicated to the LPP, with a firm LPP capacity of 33.5 MGD. At the time of the field data collection efforts in January 2018, this pump station was offline.

Table 4-2: Existing Service Pumping Capacity

Location	Pump Number	Rated Capacity		Rated Head (feet)
		(gpm)	(MGD)	
Ames Road Pump Station (UPP)	1	1,250	1.8	168
	2	1,250	1.8	168
	3	2,300	3.3	168
	4	2,600	3.7	168
	5	5,500	7.9	185
	6	5,500	7.9	185
James R. Williams Pump Station (LPP)	1	500	0.7	125
	2	700	1.0	125
	3	1,250	1.8	125
	5	1,250	1.8	125
	11 (pumps to UPP)	700	1.0	175
System Total Capacity	UPP	18,400	26.4	-
	LPP	33,700	5.3	-
System Firm[1] Capacity	UPP	12,900	18.5	-
	LPP	22,450	33.5	-

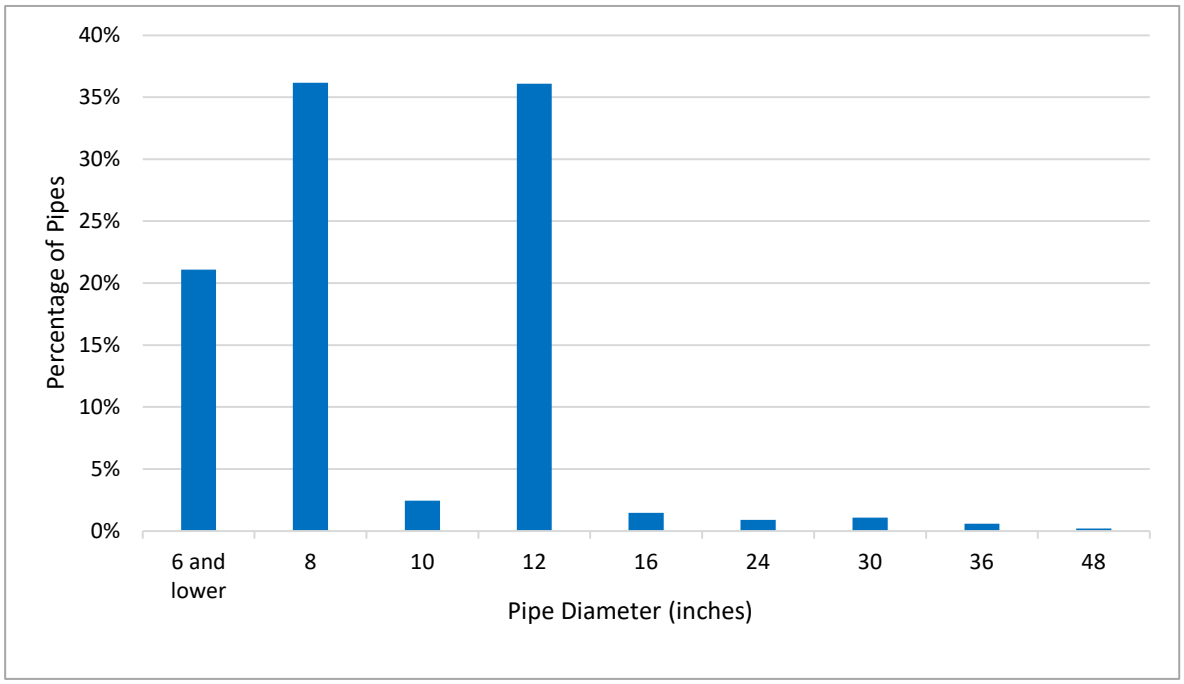
[1]Pumping capacity with the largest pump out of service.

4.3 WATER LINES

The City of Lancaster's distribution system consists of approximately 105 miles of water lines, ranging in size from 1.25-inches to 48-inches. **Figure 4-4** illustrates the percentage of pipe length by diameter based

on City-provided GIS. Roughly 36% of pipes are 8-inches in diameter and another 36% are 12-inches in diameter, accounting for most of the system piping.

Figure 4-3: Water System Percentage of Pipes by Size



5.0 WATER SYSTEM ANALYSES AND HYDRAULIC MODELING

A hydraulic water model was updated and calibrated for use in evaluating the City's water system to identify needed improvements and establish a plan to meet projected growth in water demands through 2045. Various system modifications were investigated to determine the most appropriate approach to deliver future water demands efficiently and effectively.

5.1 WATER MODEL UPDATE AND CALIBRATION

A calibrated water model serves as a key decision-making tool to assess system performance and help determine the sizing and location of system infrastructure in both the present and future planning periods. The following subsections document the model update and calibration process.

5.1.1 PHYSICAL NETWORK AND DEMAND ALLOCATION

The hydraulic model developed for Lancaster's 2012 Water and Wastewater Impact Fee Evaluation by FNI was converted from Innovyze H2OMap software to Innovyze InfoWater, due to the retirement of the H2OMap product line. This model was then updated based on the City's GIS water information to include water lines and other infrastructure added since 2012. The pressure plane boundaries were updated based on City staff input; the boundaries and valve closures had minor modifications since 2012. City staff also provided the current system operations which were incorporated into the model controls.

The pumping and storage facilities were manually added to the model based on as-built drawings and information provided by the City. Using the City's 2017 water meter billing data, the water demands were spatially assigned in the model by matching the information from the customer billing database with unique customer addresses in the parcel shapefile. FNI used the spatial join function in GIS to distribute the 2017 demands to the nearest model nodes and scaled the allocated demands to match the demands of the selected calibration day. The geocoded meter map is included in **Appendix A**.

5.1.2 FIELD TESTING

To assist with model calibration and to supplement available operational data, field pressure testing was conducted at eight locations throughout the distribution system. Data was collected from January 30 to

February 5, 2018 using temporary pressure recorders that were attached to the City's fire hydrants. The average recorded pressures ranged from 45 psi to 116 psi.

SCADA readings for tank levels and pump status were collected on an hourly basis during this period and provided the basis for the diurnal demand curve. To create the diurnal curve, a mass balance of the system demand was calculated using the sum of water pumped into the distribution system from the Ames and James R. Williams Pump Stations and adding or subtracting the change in storage provided by the ESTs. The diurnal demand curve and calibration results can be found in **Appendix A.**

5.1.3 WATER MODEL CALIBRATION

To verify that the hydraulic model accurately represents the performance of the distribution system, a model calibration analysis was performed using the data obtained during the field testing. The model calibration day was selected by reviewing daily demands, pressure data, and SCADA information to find a typical day with no irregularities; based on these factors, January 30, 2018 was selected for the calibration day. Operational data was used to establish initial tank levels and pump status. Parameters and operational controls were adjusted in the model until they represented the field pressure testing data as well as the tank level fluctuations over the 24-hour extended period simulation (EPS). The model results closely matched the field pressure testing data as shown in the comparison of field data to model results, which are presented in **Appendix A**. Once the model aligns with the field conditions, it is considered calibrated and provides an accurate representation of field conditions.

5.2 TCEQ CAPACITY REQUIREMENTS

The existing distribution system was evaluated to assess current supply, pumping, and storage capacity, residual pressures, water age, and fire flow capacity. This analysis was performed to determine if there are any existing system deficiencies and provide a baseline for the current level of service. As a public water utility, the City of Lancaster is required to meet all rules and regulations for public water systems established by the Texas Commission on Environmental Quality (TCEQ) in Title 30 Texas Administrative Code (30 TAC), Chapter 290. These requirements are based on number of connections in each pressure plane. Based on 2017 meter data, there are approximately 12,070 connections in the UPP and 3,400 connections in the LPP. **Table 5-1** presents an overall checklist for the minimum TCEQ requirements for pumping capacity, total storage capacity, and elevated storage capacity by pressure plane. As shown in

Table 5-1, the City is meeting the TCEQ capacity requirements for pumping, elevated storage, and total storage.

Table 5-1: TCEQ Capacity Checklist for the Existing System

Pressure Plane		Current Capacity	TCEQ Requirement	Actual	Meets TCEQ?
Upper Pressure Plane (792') 12,070 connections	Elevated Storage	2.5 MG	100 gallons per connection	207 gallons per connection	Yes
	Total Storage	5.5 MG	200 gallons per connection	455 gallons per connection	Yes
	Pump Station	12,900 gpm (1)	0.6 gpm per connection	1.1 gpm per connection	Yes
Lower Pressure Plane (702') 3,400 connections	Elevated Storage	2.0 MG	100 gallons per connection	588 gallons per connection	Yes
	Total Storage	8.0 MG	200 gallons per connection	2,353 gallons per connection	Yes
	Pump Station	3,150 gpm (1)	0.6 gpm per connection	0.93 gpm per connection	Yes

(1) Firm Capacity = pump station capacity with largest pump out of service

5.3 DESIGN EVALUATION CRITERIA

Design evaluation criteria provides a basis for assessing existing infrastructure performance and capacity to determine if a given facility may require expansion to meet current and future demands. The design evaluation criteria take into account TCEQ requirements as well as additional factors such as fire protection. **Table 5-2** presents FNI's proposed design evaluation criteria for the City of Lancaster's water distribution system.

Table 5-2: Proposed Design Evaluation Criteria

Category	Evaluation Parameter	FNI Recommendation	TCEQ Requirement	Reference Standard
Storage Capacity	Total Storage	12 hours of MD	200 gal/con	TCEQ 290.45(b)(1)(D)(ii)
	Elevated Storage	Peaking Volume for 4 hours (40% of PH demands)	100 gal/con	TCEQ 290.45(b)(1)(D)(iv)
Pumping Capacity	Service Pumping Requirement	60% of PH Demands	If Elevated Storage > 200 gal/con: 0.6 gpm/con	TCEQ 290.45(b)(1)(D)
	Minimum Pressure (MD)	35 psi	35 psi	TCEQ 290.44(d)
	Minimum Pressure (Fire Flow)	20 psi	20 psi	TCEQ 290.44(d)
Fire Flow Requirements	Minimum Fire Flow	1,000 gpm	-	
Velocity and Headloss	*Water Transmission Lines* (diameter larger than 16-inches)			
	Maximum Pipeline velocity (MD)	5 ft/s		AWWA M32 Manual
	Maximum headloss	4 ft/1,000 ft		AWWA M32 Manual
	Water Distribution Lines (diameter 16-inches and smaller)			
	Maximum Pipeline velocity (MD)	5 ft/s		AWWA M32 Manual
	Maximum headloss	7 ft/1,000 ft		AWWA M32 Manual

5.4 EXISTING SYSTEM HYDRAULIC MODELING ANALYSIS

A 24-hour EPS analysis was performed with 2018 maximum day demands. EPS modeling provides a tool to evaluate the system over time to assess response to hourly changes in demand, pump cycling, and tanks filling or draining. **Figures 5-1 and 5-2** present the modeled pumping and tank levels during simulated 2018 maximum day demand conditions. As observed on Figure 5-2, the LPP was served exclusively from the UPP via flow from the transfer valves at the Dallas pressure reducing valve (PRV) and the Pleasant Run PRV, thus no pumps are shown for this simulation.

Figure 5-1: 2018 Maximum Day Demand Pumping and Storage - Upper Pressure Plane

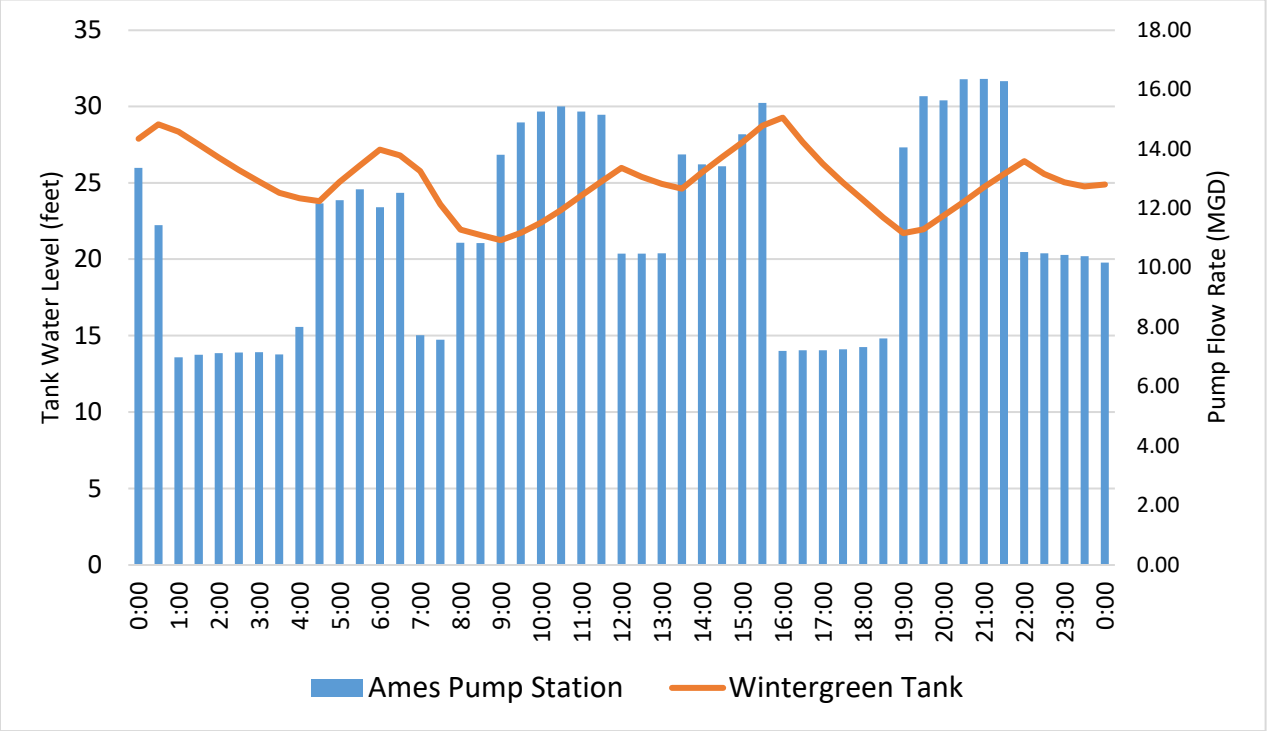
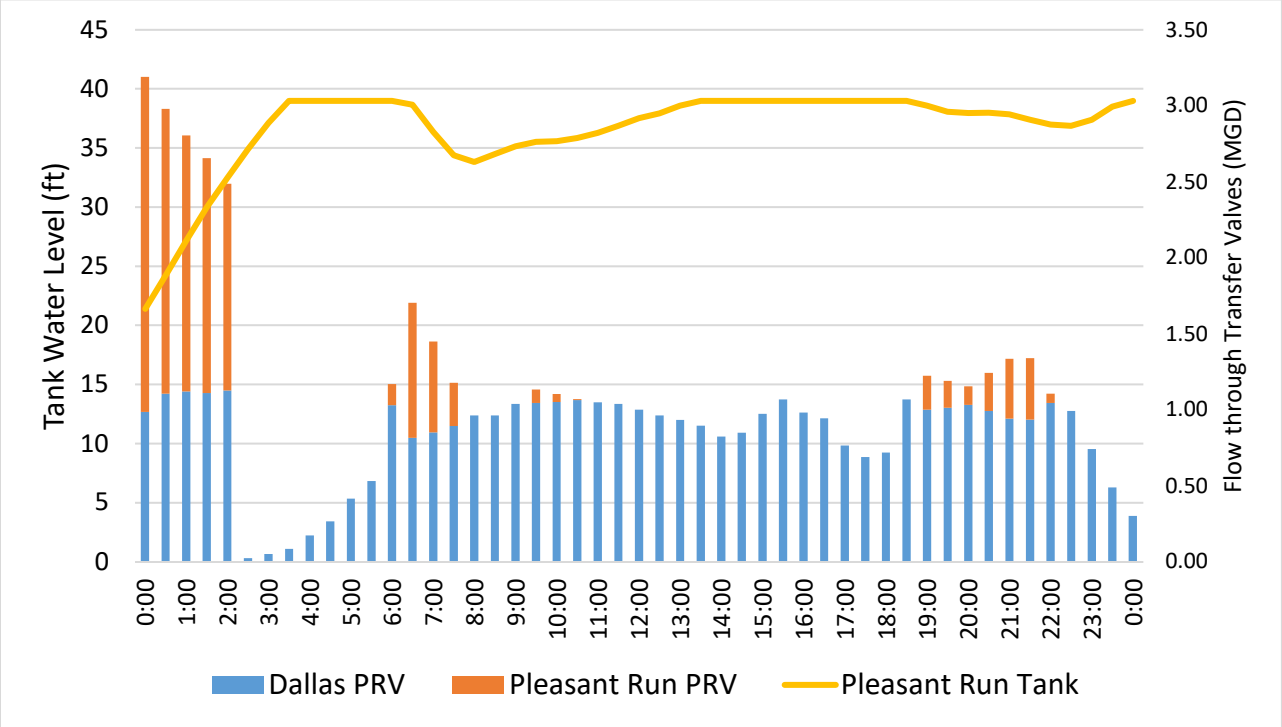


Figure 5-2: 2018 Maximum Day Demand Supply (PRVs) and Storage - Low Pressure Plane



During a maximum day EPS analysis, the peak hour demand condition is simulated through the diurnal demand pattern, where the peak hour factor is assigned. The maximum day peak hour demand represents the single hour of the year with the highest system demand. Peak hour simulations are used to assess the ability of the distribution system to maintain residual pressures because the highest demand period induces the lowest pressure due to increased headloss throughout the system.

Figure 5-3 shows the minimum pressures observed in the model at peak hour with the 2018 maximum day demand. This map highlights potential problem areas in the system as well as where reasonable pressure ranges are maintained throughout the system. The TCEQ minimum required pressure within a distribution system is 35 pounds per square inch (psi) under normal demand conditions. As seen on **Figure 5-3**, the system meets that minimum requirement with some outliers observed on the suction side of the Ames Road and James R. Williams pump stations. Most pressures are within a range between 35 to 100 psi.

To evaluate the available fire flows of the system, a fire flow analysis was conducted under existing maximum day demand conditions. TCEQ requires a minimum residual pressure of 20 psi be maintained while delivering the fire flow demand. For this analysis, a steady-state model run was utilized to calculate the available fire flow at each node in the system with a residual pressure of 20 psi. **Figure 5-4** shows the results of the fire flow simulation. The James R. Williams PS was not online for this simulation, resulting in lower available fire flow amounts, which indicates the need to have this pump station in service if a fire occurred in the northern portion of the LPP. The majority of the water system can provide at least 1,000 gpm, typical of a residential fire flow demand, while meeting the 20 psi residual pressure requirement. Areas where the available fire flow is below 1,000 gpm are due to small diameter lines in isolated areas. Upsizing smaller lines and completing piping loops can improve low fire flow. Available fire flow for large commercial and industrial land uses should be evaluated on a case-by-case basis.

Figure 5-5 presents the results of the water age analysis, which provides insights into where water may not move as rapidly through the system and may indicate areas with declining water quality. **Figure 5-5** displays a water age contour map, presenting the age of water as it enters the Ames Road storage and pump station. Dead end lines and areas located farther from the Ames Road pump station have higher water age. A flushing program to move water in lower demand areas as well as completing loops helps improve water age in the distribution system.

FIGURE 5-3

CITY OF LANCASTER

2018 MAXIMUM DAY DEMAND- MODELED MINIMUM PRESSURES AT PEAK HOUR

PRESSURE PLANES

- Upper Pressure Plane (792)
- Lower Pressure Plane (705)

MINIMUM PRESSURE

- Less than 35 psi
- 35-50 psi
- 50-80 psi
- 80-100 psi
- Greater than 100 psi

2018 Maximum Day Demand = 11.25 MGD
2018 Peak Hour Demand = 16.88 MGD

LEGEND

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 792'

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD
(OFFLINE)

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

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Job No.: LCS18127
Location: H:\W_WW_PLANNING\01_DELIVERABLES\08_DRAFT_REPORT\(Figure_5-3)-Existing_Water_System_Pressures_Velocities.mxd
Updated: Tuesday, February 16, 2021 1:33:40 PM
User Name: 02924

FIGURE 5-4

CITY OF LANCASTER

EXISTING WATER SYSTEM
AVAILABLE FIRE FLOW
LEGEND

AVAILABLE FIRE FLOW

- Less than 500 gpm
- 500 - 1000 gpm
- 1000 - 2000 gpm
- 2000 - 3000 gpm
- Greater than 3000 gpm

2018 Maximum Day Demand = 11.25 MGD

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- Existing Service Area
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 792'

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD
(OFFLINE)

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

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FIGURE 5-5
CITY OF LANCASTER
EXISTING WATER SYSTEM
WATER AGE

WATER AGE

- Less than 1 day
- 1 - 3 days
- 3 - 5 days
- 5 - 7 days
- Greater than 7 days

2018 Average Day Demand = 5.92 MGD

LEGEND

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- Existing Service Area
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 792'

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD
(OFFLINE)

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
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Updated: Tuesday, February 23, 2021 1:37:47 PM
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5.5 FUTURE WATER SYSTEM EVALUATION

Water system improvements are developed to improve existing system performance as well as accommodate anticipated growth through 2045. Storage and pumping needs are first considered and then the piping network is evaluated with the hydraulic model. The results of these evaluations are presented in this section.

5.5.1 FUTURE REQUIRED STORAGE AND PUMPING CAPACITY

This section presents an evaluation of the storage and pumping capacity for the City based on criteria developed by FNI, which is typically more stringent than TCEQ requirements to take into consideration additional factors such as fire suppression, system redundancy and operational efficiencies. The design criteria used to analyze elevated storage tank capacity is the volume required to provide adequate equalization storage for peak hour demands plus emergency storage for fire protection. It is typically assumed that half of the elevated storage tank capacity is used to meet peak hourly demands that exceed the maximum day rate (equalization volume), while the other half of the tank is used for fire protection and emergency conditions (fire/emergency volume). This evaluation assumes that pumping will meet 60% of peak hour demands and elevated storage will meet the remaining 40% of peak hour demands. **Table 5-3** shows the recommended elevated storage by pressure plane.

Table 5-3: Recommended Elevated Storage Capacity

Year	Pressure Plane	Peak Demand (MGD)[1]	Peak Volume (MG)[2]	Fire Volume (MG)[3]	Total (MG)[4]	Available Elevated Storage Volume (MG)	Additional Elevated Storage Capacity Needed (MG)
2018	UPP	5.14	0.86	0.63	1.49	3.0	0
	LPP	1.61	0.27	0.63	0.90	2.0	0
2023	UPP	5.61	0.93	0.63	1.56	3.0	0
	LPP	1.74	0.29	0.63	0.92	2.0	0
2028	UPP	6.08	1.01	0.63	1.64	3.0	0
	LPP	1.87	0.31	0.63	0.94	2.0	0
2045	UPP	7.67	1.28	0.63	1.91	3.0	0
	LPP	2.68	0.45	0.63	1.08	2.0	0

[1]Equals 40% of peak hour demand

[2]Required volume to supply the peak demand for a duration of 4 hours

[3]Assuming highest fire flow required is 3,500 gpm for a 3-hour duration

[4]The greater of twice the peaking volume or the peaking volume plus fire volume

No additional elevated storage is recommended for the City through the planning horizon. However, with the 1.5-MG Ames EST reaching the end of its useful life, it is recommended that this tank be decommissioned. Even without this tank in service, the UPP has adequate elevated storage capacity through 2045.

The recommended firm pumping capacity was calculated based on meeting 60% of the peak hour demands. Firm pumping capacity is defined as the total available pumping capacity with the largest pump out of service. **Table 5-4** presents the recommended firm pumping capacity. Additional 0.5 MGD of firm capacity is recommended for the LPP, while the UPP has ample pumping capacity through the planning period.

Table 5-4: Recommended Firm Pumping Capacity

Year	Pressure Plane	Recommended Firm Pumping[1] (MGD)	Available Total Pumping Capacity (MGD)	Available Firm Pumping Capacity (MGD)	Additional Firm Pumping Capacity Needed (MGD)
2018	UPP	7.72	27.4	19.5	0
	LPP	2.41	5.3	3.5	0
2023	UPP	8.41	27.4	19.5	0
	LPP	2.60	5.3	3.5	0
2028	UPP	9.13	27.4	19.5	0
	LPP	2.81	5.3	3.5	0
2045	UPP	11.50	27.4	19.5	0
	LPP	4.03	5.3	3.5	0.5

[1]Recommended pumping is 60% of the peak hour demand

Recommended ground storage capacity was calculated based on providing storage equivalent to 8 hours of maximum day demand. **Table 5-5** presents the recommended ground storage capacity by pressure plane. A minimum of 0.76 MG of additional ground storage is recommended for the UPP by 2045, while the LPP has adequate ground storage capacity through the planning period.

Table 5-5: Recommended Ground Storage

Year	Pressure Plane	8 Hours of Maximum Day Demand (MG)	Available Ground Storage (MG)	Additional Ground Storage Capacity Needed (MG)
2018	UPP	2.86	3.5	0
	LPP	0.89	6	0
2023	UPP	3.12	3.5	0
	LPP	1.30	6	0
2028	UPP	3.38	3.5	0
	LPP	1.37	6	0
2045	UPP	4.26	3.5	0.76
	LPP	1.82	6	0

5.5.2 FUTURE WATER SYSTEM HYDRAULIC MODELING ANALYSIS

Using the recommended design criteria outlined in Table 5-2, water system improvements were developed to accommodate the anticipated residential and non-residential growth forecast through 2045. Based on the hydraulic model evaluation results for 2028 and 2045 water demands, challenges facing the water system include improving system pressures, improving water system resilience, and providing service to future growth areas where little to no infrastructure is currently available.

- Growth: New distribution system mains are required to provide service to new areas within the City's water service area. Lines were sized based on the demand forecasts for each specific area with a minimum pipe diameter of 12-inches.

- Improving System Pressures and Redundancy: The existing distribution system has some areas of low pressures as well as higher pressures that could be better managed with transitions to the pressure plane boundaries, which would also facilitate redundant water supply feeds and connectivity between the UPP and LPP. The transitions to the pressure plane boundaries will be discussed later in this section.

The 2018 water model served as the starting point to develop the 2028 and 2045 models. The forecasted demands for each future scenario were assigned in the model based on the spatial TSZ forecasts. For the 2028 and 2045 model scenarios, the John R. Williams PS is in operation and operational controls are modeled based on water levels in the Beltline EST. Similarly, pump controls were adjusted slightly in the UPP operating based on water levels in the Wintergreen EST.

With these adjustments to the model, hydraulic analyses were performed for the 2028 and 2045 maximum day demand conditions. Any areas of high velocity, high headloss, or low pressure were identified for improvements so that the system performs within the design evaluation criteria presented in **Table 5-2.** A 24-hour EPS model was simulated for both demand scenarios to verify that the recommended improvements would enhance performance of the system and that it would operate within the established design criteria. **Figures 5-6** through **5-9** present the modeled pumping and tank levels for 2028 and 2045 for both the UPP and LPP.

Figure 5-6: 2028 Maximum Day Demand Pumping and Storage - Upper Pressure Plane

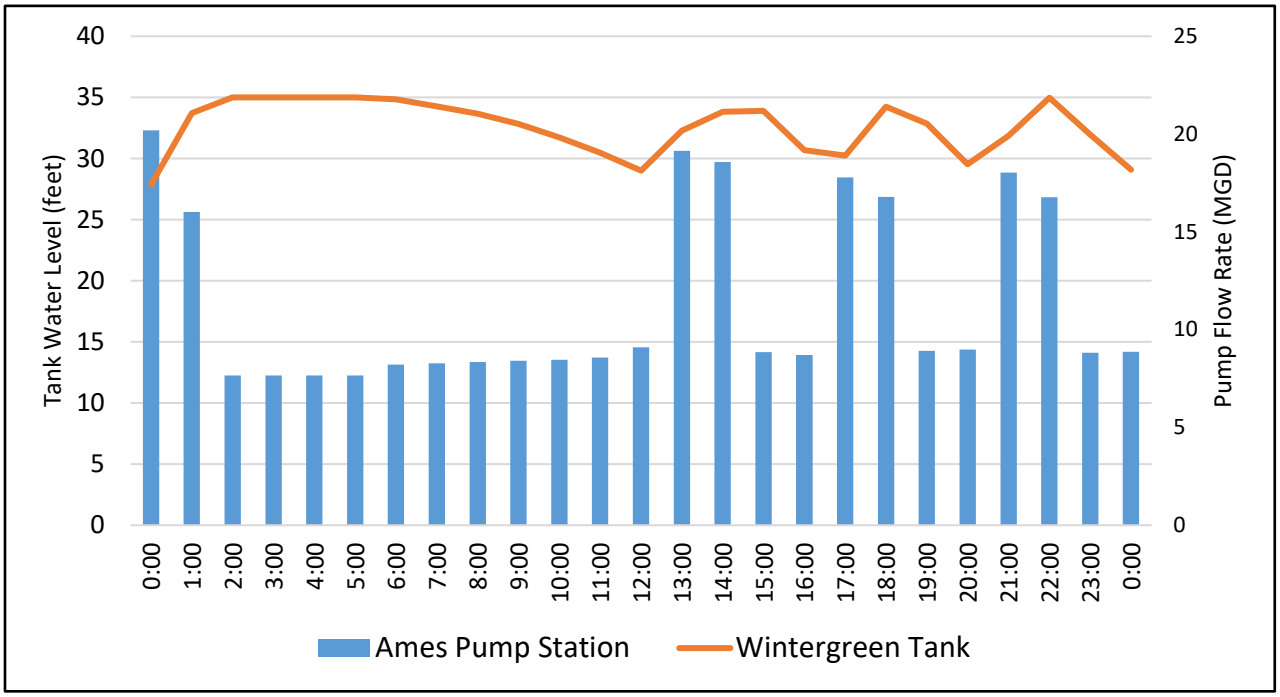


Figure 5-7: 2028 Maximum Day Demand Pumping and Storage - Lower Pressure Plane

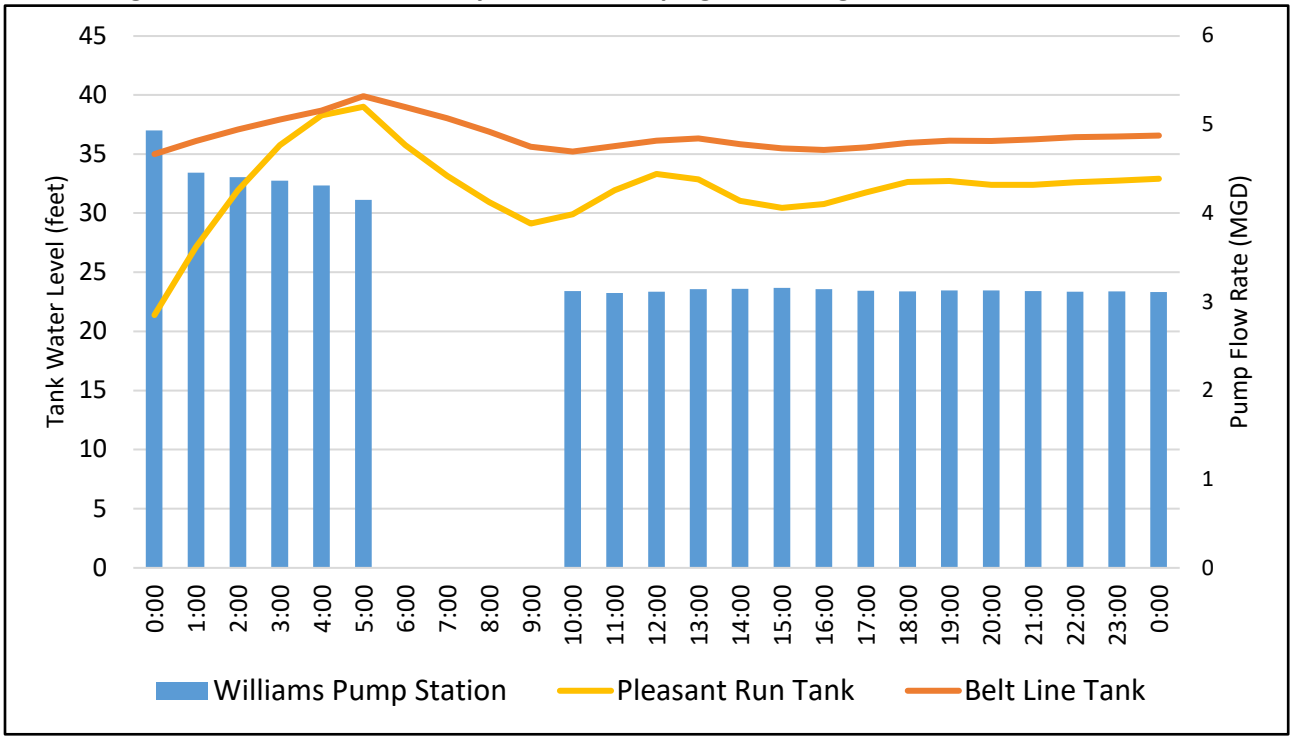


Figure 5-8: 2045 Maximum Day Demand Pumping and Storage - Upper Pressure Plane

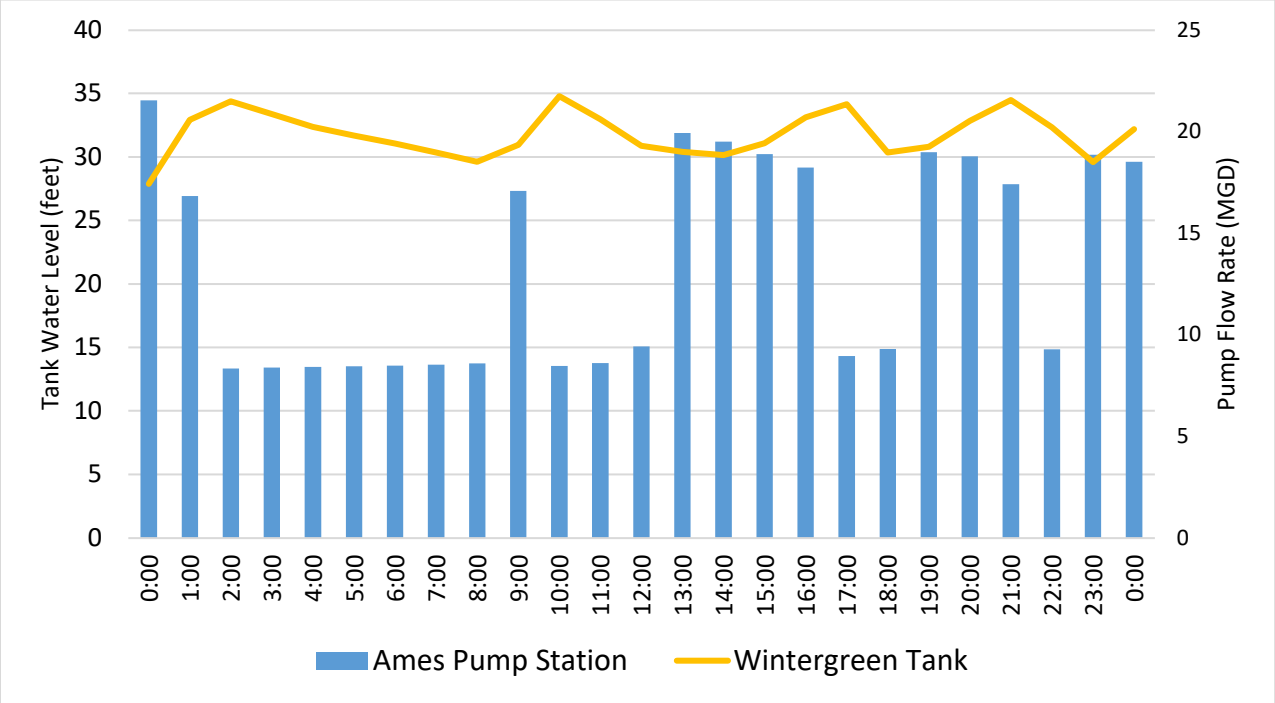
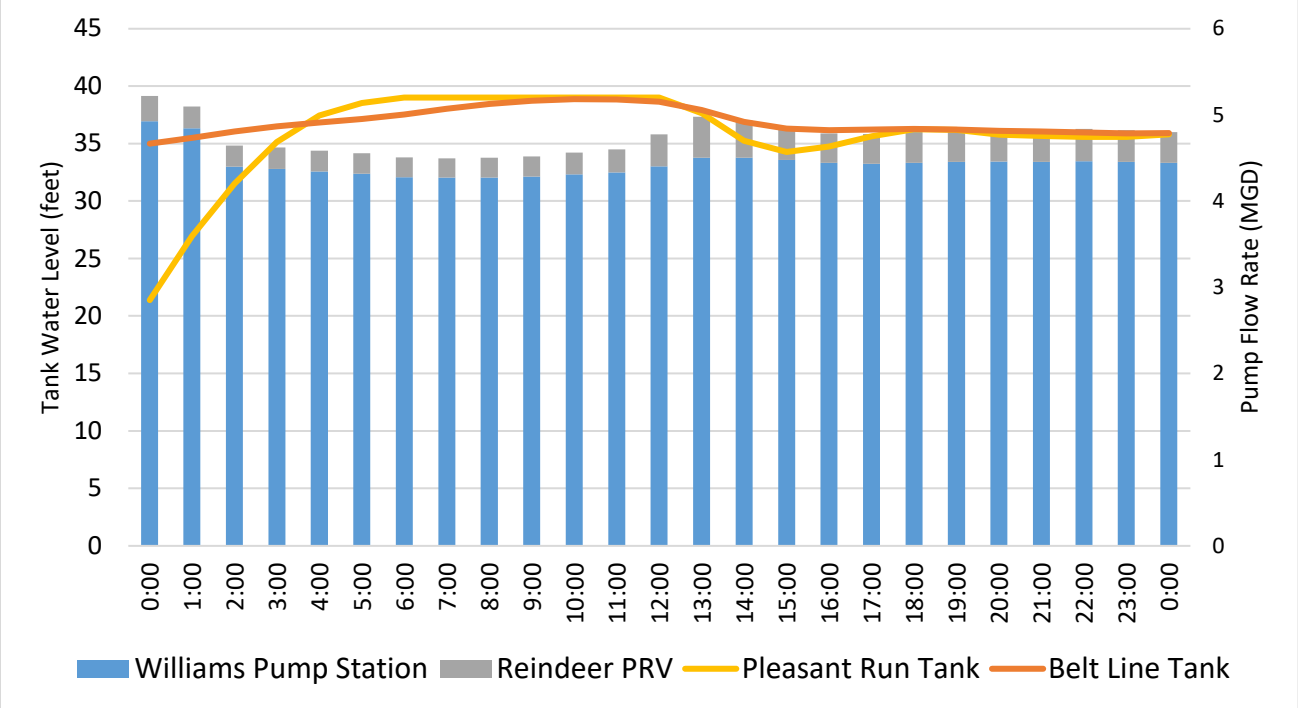


Figure 5-9: 2045 Maximum Day Demand Pumping and Storage - Lower Pressure Plane



By 2045, changes to the pressure plane boundary are recommended to balance pressures, especially to the newly served portions of the service area and provide additional system resilience through more interconnected locations. Another benefit of the new pressure plane boundary is improved water age. **Figure 5-10** presents the recommended placement of additional transfer valves and the proposed pressure plane boundary.

With the improvements in place, **Figure 5-11** shows the minimum pressures at peak hour during the 2028 maximum day demand conditions. **Figure 5-12** presents the fire flows during the 2028 maximum day demand conditions. The fire flow conditions are modeled at the average hour of the maximum day with the elevated storage tanks at 50% full. Under these conditions, the available fire flow is above 1,000 gpm throughout the system**. Figure 5-13** presents the water age analysis during the 2028 average day demand conditions.

Similarly, with 2045 improvements in place, analyses were performed for maximum day demand conditions, with **Figure 5-14** presenting the minimum pressures at the peak hour for the 2045 demand conditions. All pressures are above 35 psi, with the majority of the system operating in the 50 psi to 80 psi range. Available fire flow has improved with most junctions providing more than 3,000 gpm with a residual pressure of 20 psi, as shown in **Figure 5-15**. Water age also shows significant improvements with much of the system reflecting a water age lower than 3 days**. Figure 5-16** presents the water age analysis contour map for 2045.

FIGURE 5-10

CITY OF LANCASTER

WATER SYSTEM

2045 PRESSURE PLANES

LEGEND

2045 Proposed Improvements

- Valve
- Pump Station
- Elevated Storage Tank
- Water Line

Existing Water System

- Pump Station
- 8" and Smaller Water Line
- 10" and Larger Water Line

Dallas Water Utilities

- Meter
- Water Supply Line
- Road
- Railroad
- Lake/Pond
- Stream
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

2045 PRESSURE PLANES

- Upper Pressure Plane
- Lower Pressure Plane

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

1.0 MG Proposed Ames Rd
Elevated Storage Tank

3.5 MG Ames Rd
Ground Storage Tank (buried)

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Expand P.S. to Capacity of 5.8 MGD

Dallas
Transfer Valve

Pleasant Run
Transfer Valve

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
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Updated: Tuesday, February 23, 2021 1:40:16 PM
User Name: 02924

FIGURE 5-11

CITY OF LANCASTER

2028 MINIMUM PRESSURES MAXIMUM DAY DEMAND AT PEAK HOUR

PRESSURE PLANES

- Upper Pressure Plane (792)
- Lower Pressure Plane (705)

2028 MINIMUM PRESSURE

- Less than 35 psi
- 35-50 psi
- 50-80 psi
- 80-100 psi
- Greater than 100 psi

2028 Maximum Day Demand = 15.26 MGD
2028 Peak Hour Demand = 21.89 MGD

LEGEND

2028 Proposed Improvements
- Water Valve
- Water Line

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limit
- ETJ Boundary

DWU Meter

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

DWU Meter

6.0 MG James R. Williams
Ground Storage Tank

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

Lancaster

FREESE AND NICHOLS

0 4,000
SCALE IN FEET

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Job No.: LCS18127
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FIGURE 5-12

CITY OF LANCASTER

EXISTING WATER SYSTEM
2028 AVAILABLE FIRE FLOW

2028 FIRE FLOW

- Less than 500 gpm
- 500 - 1000 gpm
- 1000 - 2000 gpm
- 2000 - 3000 gpm
- Greater than 3000 gpm

2028 Maximum Day Demand = 15.26 MGD

LEGEND

2028 Proposed Improvements
- Water Valve
- Water Line

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- Existing Service Area
- City Limit
- ETJ Boundary

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

Lancaster

FREESE AND NICHOLS

0 4,000
SCALE IN FEET

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Job No.: LCS18127
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User Name: 02924

FIGURE 5-13
CITY OF LANCASTER
2028 WATER AGE

2028 WATER AGE

- Less than 1 day
- 1 - 3 days
- 3 - 5 days
- 5 - 7 days
- Greater than 7 days

2028 Average Day Demand = 7.98 MGD

LEGEND

2028 Proposed Improvements
- Water Valve
- Water Line

Dallas Water Utilities
- Meter
- Water Supply Line

Existing System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
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FIGURE 5-14

CITY OF LANCASTER

2045 MODELED MAXIMUM DAY DEMAND- MODELED MINIMUM PRESSURES AT PEAK HOUR

2045 PRESSURE PLANES

- Upper Pressure Plane
- Lower Pressure Plane

MINIMUM PRESSURE

- Less than 35 psi
- 35-50 psi
- 50-80 psi
- 80-100 psi
- Greater than 100 psi

2045 Maximum Day Demand = 19.25 MGD
2045 Peak Hour Demand = 27.88 MGD

LEGEND

2045 Proposed Improvements
- Valve
- Pump Station
- Elevated Storage Tank
- Water Line

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limit
- ETJ Boundary

DWU Meter

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

3.5 MG Ames Rd
Ground Storage Tank

1.0 MG Proposed Ames Rd
Elevated Storage Tank

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Expand P.S. to Capacity of 5.8 MGD

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

Lancaster

FREESE AND NICHOLS

0 4,000
SCALE IN FEET

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Job No.: LCS18127
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FIGURE 5-15

CITY OF LANCASTER

EXISTING WATER SYSTEM
2045 AVAILABLE FIRE FLOW

2045 FIRE FLOW

- Less than 500 gpm
- 500 - 1000 gpm
- 1000 - 2000 gpm
- 2000 - 3000 gpm
- Greater than 3000 gpm

2045 Maximum Day Demand = 19.25 MGD

LEGEND

2045 Proposed Improvements
- Water Valve
- Pump Station
- Elevated Storage Tank
- Water Line

Dallas Water Utilities
- Meter
- Water Supply Line

Existing Water System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- Existing Service Area
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

3.5 MG Ames Rd
Ground Storage Tank

1.0 MG Proposed Ames Rd
Elevated Storage Tank

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.2 MGD James R. Williams
Pump Station
Expand P.S. to Firm Capacity of 5.7 MGD

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: LCS18127
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FIGURE 5-16

CITY OF LANCASTER

EXISTING WATER SYSTEM
2045 WATER AGE
LEGEND

2045 WATER AGE

- Less than 1 day
- 1 - 3 days
- 3 - 5 days
- 5 - 7 days
- Greater than 7 days

2045 Average Day Demand = 10.08 MGD

2045 Proposed Improvements
- Water Valve
- Pump Station
- Elevated Storage Tank
- Water Line

Dallas Water Utilities
- Meter
- Water Supply Line

Existing System
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- Existing Service Area
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

3.5 MG Ames Rd
Ground Storage Tank

2.0 MG Proposed Ames Rd
Elevated Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Expand P.S. to Capacity of 5.8 MGD

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

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Job No.: LCS18127
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6.0 WATER SYSTEM CAPITAL IMPROVEMENT PLAN

A water system capital improvements plan (CIP) was developed for the City of Lancaster to improve the water distribution system's capacity and to extend water service to new customers. The recommended improvements provide the capacity and reliability to meet projected water demands through the year 2045. The order of the CIP projects reflects the recommended construction timing; however, development or renewal patterns may make it necessary to construct some projects sooner than anticipated.

When compared to the 2012 CIP, the project list is different. Some 2012 projects have been constructed while others are no longer needed due to lower overall demands. Many of those remaining have been downsized due to reduced water demand forecasts. The benefit of routinely updating the master plan allows the longer-term projects to be reassessed with changing conditions. Below is a summary of projects and the drivers for each of them during the planning period:

- Planned Improvement in 2021:
    - Two developer-driven and funded projects that are planned for construction in 2021 include a 12-inch connection in the upper pressure plane and a 12-inch pipeline extension along E. Belt Line Road
- By 2023:
    - Complete 12-inch water line loops in the UPP to reduce velocities, improve available fire flows and reduce water age.
    - Decommission 1.0-MG Ames EST due to age and condition.
- By 2028:
    - Add 12-inch connection between UPP and LPP on Belt Line Road with a new transfer valve, which provides additional connectivity between the pressure planes and improves resiliency.

- Complete 12-inch water line loop along Ten Mile Road west of Lancaster Hutchins to build connectivity on the southside of the system.
- Add a 12-inch water line and new transfer valve along Lancaster-Hutchins Road to build capacity for additional supply needs from James R. Williams pump station to the LPP. Adding the transfer valve on the south side of Belt Line Road begins to establish new pressure plane boundaries.
- Complete 12-inch, 20-inch and 24-inch piping improvements in the UPP to add capacity and complete loops for redundancy and improved fire flows.

- By 2045:
  - Complete 12-inch piping improvements and extensions to serve new growth areas in the southern and western portions of Lancaster's service area.
  - Add 1.0 MG of ground storage at the Ames Road pump station.
  - Expand James R. Williams PS capacity by 0.5 MGD.

Table 6-1 presents the CIP summary. A planning level, conceptual estimate of costs that includes both engineering and construction was developed for each project. Costs are presented in 2020 dollars. Details for the cost estimates are included in **Appendix B** for reference. Estimated costs do not include survey, easements, or land acquisition. Projects are grouped by time horizon: short-term (by 2023), intermediate-term (by 2028), and longer-term (by 2045). The recommended projects are presented on **Figure 6-1**. Locations shown for new piping and other improvements are generalized for hydraulic analysis; specific alignments and facility sites will be determined as part of the design process.

Table 6-1: Water System Capital Improvements Plan

#	Project Name	Cost
Short Term Projects (by 2023)		
1	12-inch water lines to complete loops in the Upper Pressure Plane; decommission Ames Road 1.0 MG EST	$1,058,500
2	12-inch water line along Sunnymeadow Road	$2,128,800
3	12-inch water line along North Elm Street; Pleasant Run EST site improvements	$2,152,600
4	12-inch water line along Beltline from Rolling Hills to I-35E, Idlewild Lane	$782,400
	Short Term Total	**$6,122,300**
Intermediate Projects (2024-2028)		
5	12-inch water line along Beltline Road and Transfer Valve	$267,400
6	12-inch water line along Ten Mile Road west of Lancaster Hutchins	$3,038,800
7	12-inch along Lancaster-Hutchins Road and Transfer Valve	$3,387,500
8	20- and 24-inch water line along Houston School Road	$3,777,800
9	12-inch water lines north of Interstate 20 to Campus District	$3,573,400
10	12-inch water lines along Telephone Road	$2,278,400
11	12-inch water line along Nokomis Road from Belt Line Road to Ferris Road	$5,571,900
	Intermediate Total	**$21,895,200**
Long Term Projects (2029-2045)		
12	12-inch water line along Parkerville Road from I35E to W Main Street	$2,407,700
13	12-inch water line along East Third Street from Lancaster Hutchins to Cornell Road	$1,367,200
14	12-inch water line along Alba Road from Pleasant Run to Third Street	$1,333,000
15	12-inch water line east of Beltline Road EST along Belt Line Road	$2,529,100
16	12-inch water line along Pinto Road from Pleasant Run Road to Greene Road	$1,614,000
17	12-inch water line along Greene Road	$4,021,500
18	12-inch water line along Sunrise Road from Belt Line Road to Van Road	$2,673,500
19	12-inch water line along Van Road from Sunrise to Ferris Road	$1,336,800
20	12-inch water line along Ferris Road from Nokomis to Watermill then to Van Road	$2,851,900
21	12-inch water line along Watermill Road	$3,132,900
22	12-inch water line along Wilson Road	$3,292,400
23	12-inch water line along Moreland Road and New Transfer Valve	$4,482,400
24	12-inch water line Along Dallas Avenue and New Transfer Valve	$3,373,600
25	12-inch water line along E. Reindeer Road	$3,912,800
26	12-inch water line along Nokomis from Watermill Road to Stainback Road	$3,364,600
27	12-inch water line along Stainback from Nokomis to Ferris Road	$1,754,500
28	12-inch water line along Ferris Road from WaterMill/Van Road to Stainback Road	$2,358,400
29	12-inch water line along Bear Creek Road	$2,053,600
30	Ames Pump Rd - New 1.0 MG Ground Storage Tank	$1,952,500
31	James R. Williams PS Capacity Expansion (0.5 MGD)	$773,000
	Long Term Total	**$50,585,400**
	CIP Total	**$78,602,900**

FIGURE 6-1

CITY OF LANCASTER

WATER SYSTEM

CIP WATER LINES AND VALVES

PRESSURE PLANES

- Upper Pressure Plane
- Lower Pressure Plane

LEGEND

2021 Planned Improvement
- Water Line (by Developers)

2023 Proposed Improvements
- Water Line

2028 Proposed Improvements
- Water Valve
- Water Line

2045 Proposed Improvements
- Water Valve
- Pump Station
- Ground Storage Tank
- Water Line

Existing Water System
- Pressure Reducing Valve
- Closed Water Valve
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Existing Water Line
- 10" and Larger Existing Water Line

Dallas Water Utilities
- Meter
- Water Supply Line
- Road
- Railroad
- Stream
- Lake
- Parcel
- City Limit
- ETJ Boundary
- County Boundary

Lancaster

FREESE AND NICHOLS

1.0 MG Ames Rd
Elevated Storage Tank
(DECOMMISSION and REMOVE)
Overflow Elev.: 792'

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

2021 Planned Improvement
Water Line

1.0 MG Proposed Ames Rd
Ground Storage Tank

3.5 MG Ames Rd
Ground Storage Tank (buried)

6.0 MG James R. Williams
Ground Storage Tank

5.3 MGD James R. Williams
Pump Station
Expand P.S. to Capacity of 5.8 MGD

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

Dallas
Pressure Relief Valve

Pleasant Run
Pressure Relief Valve

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

New
Pressure Relief Valve

Closed
Water Valve

1.5 MG Beltline Rd
Elevated Storage Tank
Overflow Elev.: 705'

2021 Planned Improvement
Water Line

New
Pressure Relief Valve

Moreland
Pressure Relief Valve

Reindeer
Pressure Relief Valve

DALLAS COUNTY
ELLIS COUNTY

0 4,000
SCALE IN FEET

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Updated: Wednesday, February 24, 2021 9:24:43 AM
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7.0 WASTEWATER FLOWS

Wastewater flows in a municipal collection system vary by time of day, wastewater discharge source, and weather conditions. Annual average daily flow is defined as the total wastewater flow over a one-year period divided by the number of days in that year. The collection system must be able to convey the peak wet weather wastewater flows, which are often influenced by the weather.

7.1 HISTORICAL WASTEWATER FLOWS

To estimate future wastewater flows, historical flow data was analyzed to identify trends in system-wide wastewater flow rates and per-capita flow rates. Historical wastewater flows from 2014 through 2017 were provided by the City. **Table 7-1** presents the average annual daily flows, average day flow per capita and peak daily flows for these years along with rainfall. The city's per-capita flow rate averaged 126 gpcd, with a significantly higher rate of 156 gpcd in 2015, which had higher rainfall than average. The higher per capita rate on a wet year provides insights into possible challenges with inflow and infiltration (I/I) due to rainfall.

Table 7-1: Historical Wastewater Flows Based on TRA System Daily Flows

Year	Service Area Population[1]	Average Day Flow (MGD)	Average Day Flow Per Capita (gpcd)	Peak Daily Flow (MGD)	Annual Rainfall (in)
2014[(2)]	37,150	4.06	109	9.88	21.3
2015	37,360	5.82	156	18.84	62.6
2016	37,550	4.79	128	16.84	35.5
2017	37,730	4.19	111	10.48	36.6
Average		**4.72**	**126**	--	**39.0**
Maximum		**5.82**	**156**	--	**62.6**

(1) Based on Census and NCTCOG data.

(2) Data available from March – December 2014.

Collection system flow monitoring was not performed as part of this study. Flow monitoring would provide insights into I/I, establish the basis for peak wet weather peaking factors, and support model validation.

To determine an overall peaking factor for purposes of estimating peak wet weather flows, preliminary data from a concurrent TRA study monitoring for the Ten Mile Creek parallel interceptors was requested. An analysis of flow monitoring data for locations within Lancaster's system upstream of TRA's interceptors was performed, resulting in a range of peaking factors. Based on the weighted average, the peaking factor is estimated to be 6.5, which aligns well with the 6.0 peaking factor used in the 2012 Impact Fee Study. The data and resulting peaking factor are based on preliminary data, which will be refined in 2021. Once the study is completed, it may have implications for the City to consider regarding wet weather peaking factors and I/I reduction.

7.2 PROJECTED WASTEWATER FLOWS

Average day wastewater flows for the planning period were developed by applying the wastewater design criteria to the wastewater service area population and employment forecasts. Design criteria for wastewater flows are shown in **Table 7-2**.

Table 7-2: Wastewater Design Criteria

Average Day Residential Flow Per Capita (gpcd)	Average Day Employment Flow Per Capita (gped)	Peak Wet Weather to Average Daily Peaking Factor
115	90	6.5

Applying the wastewater design criteria to the population and employment projections yields wastewater flow projections for years 2018, 2023, 2028 and 2045. **Table 7-3** presents the projected wastewater flows. The wastewater flows are expected to increase by more than 150% over the planning period, with much of that growth attributed to aggressive employment forecast. Employment growth is expected to increase by 150% while population growth is steady, with a 33% increase over the planning period.

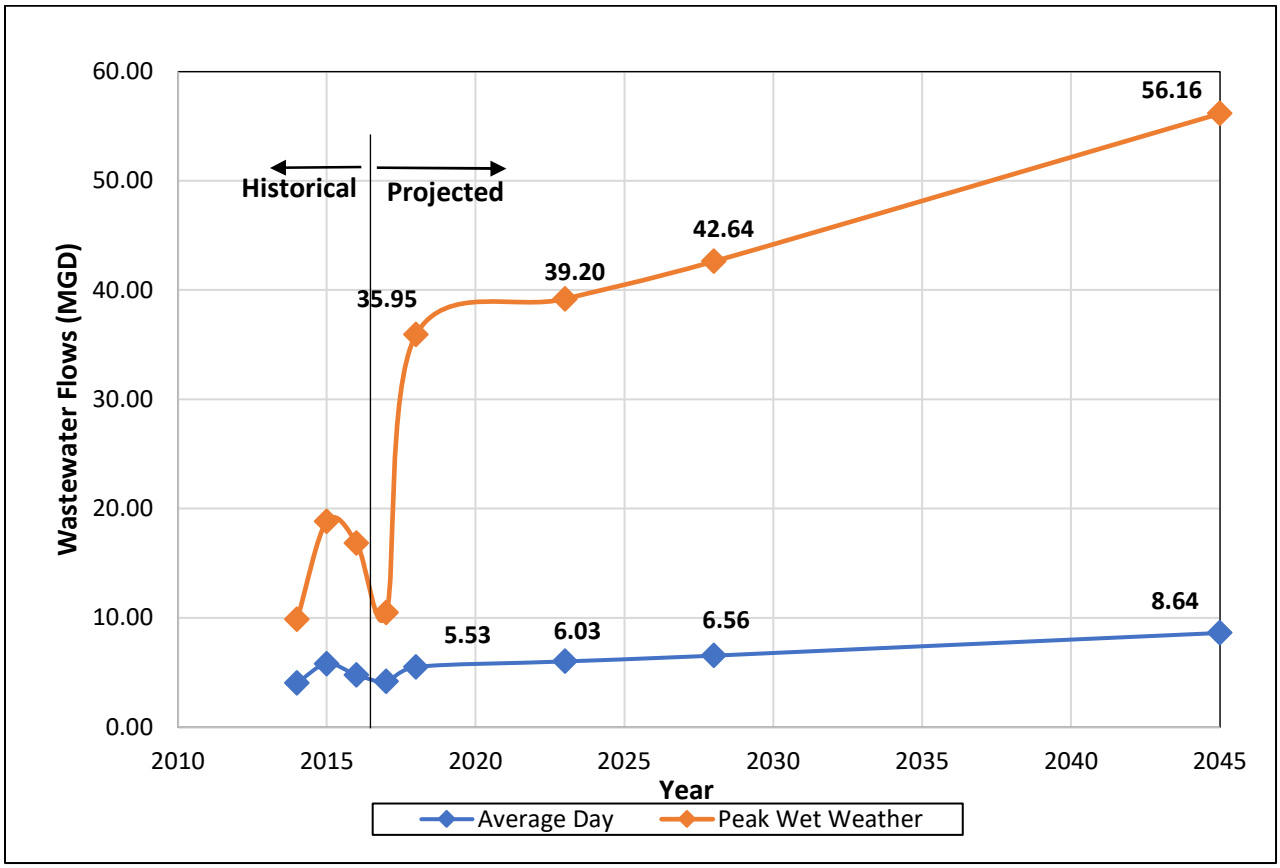
Table 7-3: Projected Wastewater Flows

Year	Service Area Population [(1)]	Service Area Employment	Average Day Flow (MGD)	Peak Wet Weather Flow (MGD)
2018	39,374	11,079	5.53	35.95
2023	41,504	14,021	6.03	39.20
2028	43,753	16,940	6.56	42.64
2045	53,349	27,876	8.64	56.16

[(1)]Lancaster MUD #1 wholesale population included.

Figure 7-1 illustrates the historical and projected wastewater flows for the City of Lancaster.

Figure 7-1: Historical and Projected Wastewater Flows



Another important consideration for wastewater planning is to understand where wastewater is generated and how it can be most effectively conveyed to treatment. The City of Lancaster's existing wastewater service area extends over 2 major river basins and 13 sewer sub-basins, which is expected to expand to 16 sewer sub-basins by 2045. **Figure 7-2** presents the sewer sub-basins; for each sewer sub-basin, the wastewater flows are projected. The flows are projected using a combination of the population and employment forecasts by TSZ zones, which are then aggregated to sewer basins using GIS tools. The design criteria are then applied to calculate the wastewater flows in each sewer basin. The projected wastewater flows for each sewer basin over the planning period are presented in **Table 7-4**.

FIGURE 7-2

CITY OF LANCASTER

EXISTING AND 2045 SEWER SUB-BASINS

LEGEND

- Road
- Railroad
- Stream
- Lake/Pond
- City of Lancaster CCN
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

FLOYD BRANCH
KELLER BRANCH
MILL BRANCH
CHESIER BRANCH
DEEP BRANCH
HALLS BRANCH
TEN MILE 1
TEN MILE 2
TEN MILE 3
TEN MILE 4
TEN MILE 5
TEN MILE 6
TEN MILE 7
CREEKWOOD BRANCH
ENCHANTED FOREST
RED OAK

0 4,000
SCALE IN FEET

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Table 7-4: Projected Wastewater Flows by Sewer Basin

Sewer Basin	Service Area Population [1]	Service Area Employment	Average Day Flow (MGD)	Peak Wet Weather Flow (MGD)
Existing (2018)				
Chesier Branch	3,007	1,878	0.51	3.32
Creekwood Branch	190	84	0.03	0.20
Deep Branch	13,841	1,911	1.76	11.44
Enchanted Forest	219	31	0.03	0.20
Floyd Branch	218	166	0.05	0.33
Halls Branch	5,074	1,892	0.75	4.88
Keller Branch	6,470	1,963	0.92	5.98
Mill Branch	7,866	2,368	1.12	7.28
Red Oak	490	136	0.07	0.46
Ten Mile 1	112	78	0.02	0.13
Ten Mile 2	1,704	136	0.21	1.37
Ten Mile 3	183	436	0.06	0.39
Total	**39,374**	**11,079**	**5.53**	**35.95**
2023				
Chesier Branch	3,354	2,432	0.60	3.90
Creekwood Branch	261	255	0.06	0.39
Deep Branch	14,197	2,212	1.83	11.90
Enchanted Forest	254	40	0.03	0.20
Floyd Branch	241	225	0.05	0.33
Halls Branch	5,172	2,025	0.78	5.07
Keller Branch	6,623	2,165	0.96	6.24
Mill Branch	8,330	3,230	1.25	8.13
Red Oak	594	286	0.09	0.59
Ten Mile 1	173	254	0.04	0.26
Ten Mile 2	1,798	171	0.22	1.43
Ten Mile 3	404	711	0.11	0.72
Ten Mile 4	103	15	0.01	0.07
Total	**41,504**	**14,021**	**6.03**	**39.20**

Sewer Basin	Service Area Population [1]	Service Area Employment	Average Day Flow (MGD)	Peak Wet Weather Flow (MGD)
2028				
Chesier Branch	3,710	2,986	0.70	4.55
Creekwood Branch	331	426	0.08	0.52
Deep Branch	14,602	2,518	1.90	12.35
Enchanted Forest	288	48	0.04	0.26
Floyd Branch	267	284	0.06	0.39
Halls Branch	5,285	2,165	0.80	5.20
Keller Branch	6,727	2,421	0.99	6.44
Mill Branch	8,823	4,084	1.38	8.97
Red Oak	715	443	0.12	0.78
Ten Mile 1	234	432	0.07	0.46
Ten Mile 2	1,882	201	0.23	1.50
Ten Mile 3	660	864	0.15	0.98
Ten Mile 4	135	21	0.02	0.13
Ten Mile 5	94	47	0.02	0.13
Total	**43,753**	**16,940**	**6.56**	**42.64**
2045				
Chesier Branch	5,074	4,868	1.02	6.63
Creekwood Branch	589	1,005	0.15	0.98
Deep Branch	16,460	3,543	2.21	14.37
Enchanted Forest	415	77	0.05	0.33
Floyd Branch	366	499	0.09	0.59
Halls Branch	5,854	2,664	0.91	5.92
Keller Branch	7,562	3,440	1.18	7.67
Mill Branch	10,831	7,023	1.88	12.22
Red Oak	1,162	1,074	0.23	1.50
Ten Mile 1	455	1,032	0.15	0.98
Ten Mile 2	2,063	233	0.26	1.69
Ten Mile 3	1,128	1,111	0.23	1.50
Ten Mile 4	453	103	0.06	0.39
Ten Mile 5	255	348	0.06	0.39
Ten Mile 6	136	238	0.04	0.26
Ten Mile 7	546	618	0.12	0.78
Total	**53,349**	**27,876**	**8.64**	**56.16**

[1]Lancaster MUD #1 wholesale population included in the Ten Mile 2 Sewer Basin

8.0 EXISTING WASTEWATER SYSTEM

The City of Lancaster's existing wastewater service area extends over two major river basins and consists of two lift stations and associated force mains and a network of gravity mains, which flow into TRA's parallel interceptors along Ten Mile Creek. TRA's interceptors convey wastewater to the TRA Ten Mile Creek Wastewater Treatment Plant (WWTP). Most of the City's existing wastewater collection system is located north of Ten Mile Creek and west of Keller Branch. Because of existing topography, the wastewater collection system generally flows from north to south until reaching Ten Mile Creek. TRA's Red Oak Creek interceptor flows in the southwestern portion of the service area and terminates at TRA's Red Oak WWTP. The City has two small sewer lines connected to the Red Oak basin. The existing wastewater system is shown on **Figure 8-1**.

8.1 WASTEWATER TREATMENT PLANT

The City of Lancaster does not own or operate a wastewater treatment plant. Treatment services are provided by the Trinity River Authority.

8.2 LIFT STATIONS

The City owns and operates two lift stations. Lift Station #1 is located at N. Dallas Avenue near Altamoore Drive. This lift station has a firm capacity of 0.6 MGD. The Wheatland Road Lift Station is at the far north border of the Lancaster service area and provides a firm capacity of 0.6 MGD. Lift Station #2 is located near Telephone Road and North Dallas Avenue with a firm capacity of 0.5 MGD; information on the active depth and volume was not available for this lift station. The City's existing wastewater system lift stations are summarized in **Table 8-1**.

Table 8-1: Existing Lift Stations

Lift Station Name	No. of Pumps	Total Capacity (MGD)	Firm Capacity (MGD)	Wet Well Diameter (ft)	Active Depth (ft)	Active Volume (ft^3)
Lift Station #1	2	1.2	0.6	10	9	710
Lift Station #2	2	1.0	0.5	10	-	-
Wheatland Road Lift Station	2	1.2	0.6	10	9	710

FIGURE 8-1

CITY OF LANCASTER

EXISTING WASTEWATER SYSTEM

LEGEND

Existing Wastewater System

- Lift Station
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Force Main
- TRA Wastewater Line
- Road
- Railroad
- Stream
- Lake/Pond
- City of Lancaster CCN
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Wheatland Rd Lift Station
Firm Capacity = 0.6 MGD

Lift Station #1
Firm Capacity = 0.6 MGD

Lift Station #2
Firm Capacity = 0.5 MGD

FLOYD BRANCH
MILL BRANCH
CHESIER BRANCH
KELLER BRANCH
HALLS BRANCH
DEEP BRANCH
CREEKWOOD BRANCH
ENCHANTED FOREST
RED OAK
TEN MILE 1
TEN MILE 2
TEN MILE 3
TEN MILE 4
TEN MILE 5
TEN MILE 6
TEN MILE 7

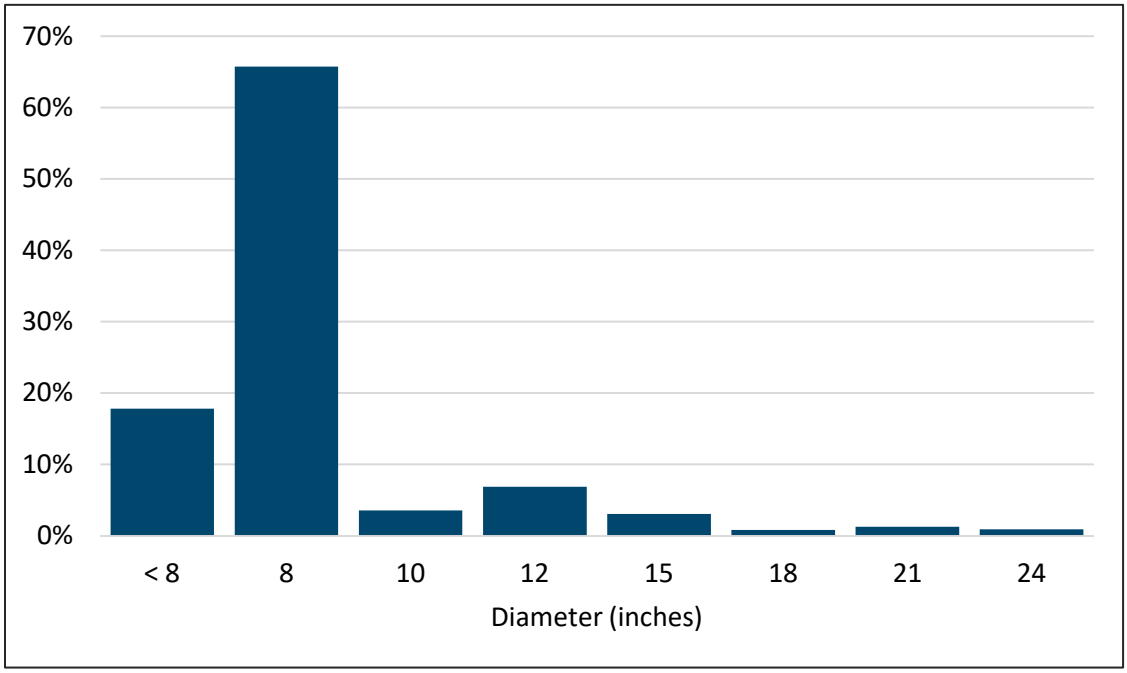
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8.3 COLLECTION SYSTEM

The City's wastewater collection system consists of a network of 168 miles of gravity mains with diameters ranging from 4-inches to 24-inches, two lift stations, and two miles of 12-inch force mains. Four sewer sub-basins contain most of the existing wastewater collection system: Mill Branch, Deep Branch, Halls Branch, and Keller Branch. Most of the system is comprised of 8-inch diameter gravity sewer lines. **Figure 8-2** illustrates the percentage of main length by diameter based on GIS shapefiles provided by the City.

Figure 8-2: Sewer System Piping by Diameter



The City has 14 outfalls to TRA's Ten Mile Creek parallel interceptors that flow from west to east through Lancaster's city limits along Ten Mile Creek. The City has two outfalls to the TRA's Red Oak interceptor along the southwestern corner of the city limits.

9.0 WASTEWATER SYSTEM ANALYSES

The wastewater system model was updated in order to conduct hydraulic analyses, identify existing collection system deficiencies, and establish a plan to address any deficiencies and accommodate projected wastewater flows through 2045. Various combinations of improvements and system modifications were investigated to determine the most appropriate approach for conveying projected flows.

Wastewater is conveyed to the TRA's Ten Mile Creek or Red Oak WWTP for treatment and effluent management. The wastewater collection system analysis is limited to the City's sewer infrastructure and does not provide a capacity analysis of the TRA interceptor or its WWTPs. The TRA's Ten Mile Creek interceptors are currently being evaluated in a separate TRA study, which once completed may have implications for the City to consider regarding peaking factors and I/I assessment.

9.1 WASTEWATER MODEL UPDATE

A wastewater model provides information on system hydraulics and where additional capacity may be needed for both the present and future planning periods. Flow data collection and model verification were not part of the project scope. As a result, the current wastewater model is not validated with field data; therefore, the model results provide a theoretical indication of capacity needs. To improve and enhance confidence in the wastewater model, the following activities are recommended prior to or in conjunction with the next master planning update:

- Conduct a survey to obtain manhole and pipe invert elevations on pipes 10-inches and larger, as well as any smaller yet critical pipes for connectivity.
- Update invert elevations and connectivity within the GIS.
- Install temporary flow monitors at key points in the system to collect field data for model validation.

A validated model provides more reliable results and can be used to assess system dynamics.

9.1.1 PHYSICAL NETWORK

The hydraulic model developed for Lancaster's *2012 Water and Wastewater Impact Fee Evaluation* by FNI was converted from Innovyze H2OMap Sewer software to Innovyze InfoSewer, due to the retirement of the H2OMap product line. The City provided updated GIS shapefiles of the sewer system, which were used to update the model. While the gravity main shapefile included most pipe diameters, the manhole shapefile lacked rim elevations and pipe invert elevations. The wastewater model includes pipes 10-inches and larger lines as well as critical 6-inch and 8-inch lines.

The invert elevations for these mains were derived from known outfall inverts as the control points, such as the discharge to the TRA Ten Mile Creek parallel interceptors. A combination of ground contours and TCEQ minimum slopes were used to develop pipeline profiles while minimizing the depth of the manhole. Higher slopes were used if manhole depths became unreasonable. Surveying manholes to collect the invert elevation and GPS location is recommended before the next master plan update; the survey also provides an opportunity to perform a condition assessment of the manholes.

9.1.2 WASTEWATER FLOW LOADS - MODEL ALLOCATION

The 13 existing sewer sub-basins were divided into smaller polygons for wastewater load allocation and assignment. Water billing data from 2017 was available in the form of a meter shapefile, which allowed spatial distribution of water demands. The water demand contained within each sewer sub-basin boundary was applied to critical main nodes and intersections in the hydraulic model as wastewater flow loads. Demands from water meters in areas without existing wastewater infrastructure were excluded from the load allocation.

The total wastewater flows per sewer sub-basin, calculated using TSZ populations, were superimposed on the basin polygons. The allocated wastewater loads were scaled to match the calculated wastewater flow per sewer sub-basin based on project population and employment for the planning year. Wastewater loads for existing 2018, 2028 and 2045 conditions were assigned within the model.

9.2 EXISTING WASTEWATER SYSTEM ANALYSIS

The existing collection system was evaluated to assess the ability of the system to adequately convey wastewater to the TRA interceptor. This analysis was performed to identify existing system deficiencies.

The critical flow condition used to analyze the wastewater collection system was peak wet weather. While wastewater flow, depth, and velocity are important parameters to consider, due to the lack of field-verified invert elevations, design criteria for this study focused on the gravity sewer's flow capacity.

A steady state model analysis was conducted for the peak wet weather loading for 2018. The modeled flow in a gravity sewer (q) divided by the maximum carrying capacity of that main (Q), or q/Q, is an output of the model that provides an indication of each gravity sewer's capacity. The following describes various results for q/Q, or capacity results from the model:

- A gravity sewer pipe with a modeled q/Q greater than 1.0 (or 100%): indicates that the wastewater flow exceeds the capacity of the wastewater line. Pipes in this category have a high priority for replacement.
- A gravity sewer pipe with a modeled a q/Q between 0.8 (or 80%) and 1.0 (100%), is placed in next highest category for replacement, as it may need to be replaced with a larger pipe soon.
- A gravity sewer pipe with a modeled q/Q between 0.6 (60%) to 0.8 (80%) of capacity is placed on a "watch" list and may be moved up to a higher priority soon.

Figure 9-1 presents the 2018 model results and indicates areas where the system has capacity deficiencies based on the q/Q capacity evaluation. The highest priority areas are shown in red ($q/Q > 1$) and the next highest priority is shown in orange ($0.8 < q/Q < 1.0$).

The challenge with having limited invert data is that the model results are theoretical based on slopes that may be lower than those in the field. Once invert elevation data is field obtained, the model can be updated, and some capacity concerns may be eliminated.

FIGURE 9-1

CITY OF LANCASTER

2018 WASTEWATER SYSTEM WITH IMPROVEMENTS MODELED CAPACITY DEFICIENCIES AT PEAK WET WEATHER FLOW = 35.95 MGD

LEGEND

Modeled Gravity Sewer Capacity Results (q/Q)

- Less than 0.6
- 0.6-0.8
- 0.8-1.0
- Greater than 1.0 (Surcharging)

Existing Wastewater System

- Lift Station
- Force Main
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- TRA Wastewater Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Wheatland Rd Lift Station
Firm Capacity = 0.6 MGD

Lift Station #1
Firm Capacity = 0.6 MGD

Lift Station #2
Firm Capacity = 0.5 MGD

FLOYD BRANCH
MILL BRANCH
CHESIER BRANCH
KELLER BRANCH
HALLS BRANCH
DEEP BRANCH
TEN MILE 1
TEN MILE 2
TEN MILE 3
TEN MILE 4
TEN MILE 5
TEN MILE 6
TEN MILE 7
CREEKWOOD BRANCH
ENCHANTED FOREST
RED OAK

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: LCS18127
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Updated: Monday, February 15, 2021 5:10:50 PM
User Name: 03898

9.3 FUTURE WASTEWATER SYSTEM ANALYSIS

Wastewater system improvements were developed to accommodate the anticipated residential and employment growth through the planning horizon of 2045. The highest growth is anticipated in the Mill Branch, Chesier Branch, and Deep Branch basins. Based on the 2018 model results, each of these basins requires additional capacity to convey existing peak wastewater flows. Under the future wastewater loads, the existing capacity issues worsen, and new deficiencies emerge.

To serve the future growth, the City must address existing capacity deficiencies while sizing improvements to accommodate future growth. Currently the City has a high peak wet weather flow rates; if the peak wet weather flows are managed with a programmatic approach to I/I reduction, it may be possible to defer identified capacity increases to a later time.

9.3.1 DESIGN CRITERIA FOR GRAVITY LINES

When determining the size of proposed wastewater lines, TCEQ provides specific design criteria. TCEQ 217.53 (l)(1) dictates that collection systems must be designed to maintain a minimum velocity of 2 fps. Maintaining these velocities discourages the settling of solids. In accordance with this, TCEQ has established minimum slope guidelines in 217.53 (l)(2)(A). The size and spacing of manholes are also governed by TCEQ guidelines. These requirements are shown in **Table 9-1**: Minimum Slope, Manhole Size, and Spacing . Additionally, TCEQ 217.53 (j)(3) states, "an owner must ensure that the collection system has capacity to prevent a surcharge."

Table 9-1: Minimum Slope, Manhole Size, and Spacing by Pipe Diameter

Gravity Main Size (inches)	Minimum Slope (feet/100 ft)	Manhole Size (inches)	Manhole Spacing (feet)	Gravity Main Size (inches)	Minimum Slope (feet/100 ft)	Manhole Size (inches)	Manhole Spacing (feet)
6	0.50	48	500	24	0.08	60	800
8	0.33	48	500	27	0.06	72	800
10	0.25	48	500	30	0.055	72	800
12	0.20	48	500	36	0.045	72	1,000
15	0.15	60	500	42	0.045	72	1,000
18	0.11	60	800	48	0.045	72	1,000
21	0.09	60	800	54	0.045	72	2,000

9.3.2 DESIGN CRITERIA FOR LIFT STATIONS AND FORCE MAINS

TCEQ design criteria 217.61 (c) states "The firm pumping capacity of a lift station must handle the peak flow." Firm pumping capacity is defined as the maximum pumping capacity with the largest pumping unit out of service. TCEQ 217.67 (a) also states that force mains shall be sized to convey the lift station pumping capacity at a minimum velocity of 3 feet/second for duplex lift stations and 2 feet/second with one pump operating at a lift station with three or more pumps. Recommended lift station firm pumping capacities and force main sizes are based on these TCEQ criteria.

TCEQ slope requirements, manhole spacing, and manhole sizing were utilized for new lines in undeveloped areas. If proposed lines are constructed at a different slope than the modeled lines, the proposed line size should be evaluated based on the updated capacity. Any new lift stations or lift station expansions are sized to convey approximately 125% of the projected peak hourly wastewater flow.

9.4 WASTEWATER SYSTEM IMPROVEMENTS

Steady state hydraulic analyses were performed on the wastewater collection system under future peak wet weather loadings to identify capacity limitations and recommend improvements. With the 2045 loadings, the model indicates additional capacity deficiencies in the existing system, including the upper reaches of Deep Branch, Keller Branch, Halls Branch, and Mill Branch. The model results indicate the following areas require improvements to address capacity deficiencies:

- Address the bottleneck between two large pipes (21-inch and 18-inch) in the upper portion of the Deep Branch basin.
- Address the capacity deficiencies in the Deep Branch trunk sewer upstream of the TRA interceptor. The Deep Branch basin has the highest overall wastewater flow contribution in the City and the model indicates the highest surcharging conditions and capacity limitations with both the parallel mains along Deep Branch under peak wet weather flow.
- Install a relief line to the TRA interceptor within the Mill Branch basin to increase capacity for this basin and reduce surcharging conditions in the existing 12-inch main to the TRA interceptor.
- Improve capacity from Crescent Medical Center to the TRA interceptor in the Chesier Basin and reduce surcharging in existing mains.

- Upsize the conveyance mains in the Keller Basin between Lift Station #1 and the TRA interceptor to reduce loadings and flows, preventing surcharge conditions.
- Increase the firm pumping capacity of Lift Station #1 and Wheatland Lift Station to 2 MGD.
- Increase capacity upstream of the TRA interceptor for the Halls Branch basin to reduce surcharging.

Future model results are presented with improvements in **Figures 9-2** and **9-3**. New gravity sewer mains are presented to extend sewer service to the eastern and southern portions of the City by 2045. With the recommended improvements in place, capacity issues are reduced and mitigated by 2045.

FIGURE 9-2

CITY OF LANCASTER

2028 WASTEWATER SYSTEM WITH IMPROVEMENTS MODELED CAPACITY DEFICIENCIES AT PEAK WET WEATHER FLOW = 42.64 MGD

LEGEND

Modeled Gravity Sewer Capacity Results (q/Q)

- Less than 0.6
- 0.6-0.8
- 0.8-1.0
- Greater than 1.0 (Surcharging)

Existing Wastewater System

- Lift Station
- Force Main

- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- TRA Wastewater Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Wheatland Rd Lift Station
Firm Capacity = 0.6 MGD

Lift Station #2
Firm Capacity = 0.6 MGD

Lift Station #2
Firm Capacity = 0.5 MGD

FLOYD BRANCH
MILL BRANCH
DEEP BRANCH
KELLER BRANCH
HALLS BRANCH
TEN MILE 1
TEN MILE 2
TEN MILE 3
TEN MILE 4
TEN MILE 5
TEN MILE 6
TEN MILE 7
CREEKWOOD BRANCH
ENCHANTED FOREST
RED OAK

0 4,000
SCALE IN FEET

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Updated: Tuesday, February 16, 2021 5:17:01 PM
User Name: 03898

FIGURE 9-3

CITY OF LANCASTER

2045 WASTEWATER SYSTEM WITH IMPROVEMENTS MODELED CAPACITY DEFICIENCIES AT PEAK WET WEATHER FLOW = 56.16 MGD

LEGEND

Modeled Gravity Sewer Capacity Results (q/Q)

- Less than 0.6
- 0.6-0.8
- 0.8-1.0
- Greater than 1.0 (Surcharging)

Existing Wastewater System

- Lift Station
- Force Main
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- TRA Wastewater Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Wheatland Rd Lift Station
Firm Capacity = 0.6 MGD

Lift Station #1
Firm Capacity = 0.6 MGD

Lift Station #2
Firm Capacity = 0.5 MGD

FLOYD BRANCH
MILL BRANCH
CHESIER BRANCH
DEEP BRANCH
KELLER BRANCH
HALLS BRANCH
TEN MILE 1
TEN MILE 2
TEN MILE 3
TEN MILE 4
TEN MILE 5
TEN MILE 6
TEN MILE 7
CREEKWOOD BRANCH
ENCHANTED FOREST
RED OAK

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
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10.0 WASTEWATER SYSTEM CAPITAL IMPROVEMENT PLAN

A wastewater system capital improvements plan was developed for the City of Lancaster to improve the collection system's ability to convey flow to the TRA interceptor and mitigate capacity deficiencies under existing and projected wastewater loads. The recommended improvements increase the system's capacity and reliability to meet projected wastewater flows through 2045. When compared to the 2012 CIP, the project list is similar. The most significant differences are the capacity deficiencies identified in the Deep Branch basin, which now is the highest priority for improvements.

To improve the wastewater collection system, the City of Lancaster needs a multi-faceted plan that includes the following prioritized items:

1. Identify and reduce inflow and infiltration (I/I) through a focused Sanitary Sewer Evaluation Survey (SSES).
2. Refine the wastewater model:
    a. Update GIS attribute data with surveyed pipe invert elevations and confirmed connectivity.
    b. Collect flow data by installing temporary flow monitors.
    c. Validate the wastewater model using the flow monitoring data.
    d. Evaluate the wastewater system with the validated model and update the recommended projects and prioritized capital improvements plan.
3. Implement recommended improvements to the existing collection system to increase capacity.
4. Extend sewer service to new developments as downstream capacity constraints are improved.

Transitioning to a field-verified and validated wastewater model provides Lancaster with a tool that reliably identifies the location and severity of capacity issues and allows refinement of recommended improvements.

With Lancaster's high peak wet weather flows, a focused SSES program to identify and reduce I/I in the collection system is recommended. Removing rainwater from the collection system and reducing peak wet weather flows has the potential to defer recommended improvements, reduce pipe sizes, or

eliminate the need for the project. The result would also be reduced flows and associated costs for treatment capacity with TRA.

The prioritized CIP projects are summarized in **Table 10-1**. The CIP project list seeks to balance existing system capacity issues with desired growth and system extensions. The order of the CIP projects reflects the recommended construction timing; however, development or renewal patterns may make it necessary to construct some projects sooner than anticipated.

A planning level, conceptual estimate of costs that includes both engineering and construction for each project was developed for each project. Costs are presented in 2020 dollars. The detailed cost estimates are included in **Appendix C** for reference. Estimated costs do not include survey, easements, or land acquisition. Projects are grouped by planning horizon: short-term (by 2023), intermediate-term (by 2028), and longer-term (by 2045).

The recommended projects are presented on **Figure 10-1**. Locations shown for new piping and other improvements are generalized for hydraulic analysis; specific alignments and facility sites will be determined as part of the design process.

Table 10-1 Wastewater System Capital Improvements Plan Summary

ID#	Project Name	Cost
Short Term Projects (by 2023)		
1	21-inch line along Deep Branch Creek from Nancy Lane to W. Pleasant Run Road to remove 8- and 12-inch bottleneck	$938,700
2	42-inch and 36-inch line along Deep Branch Creek from TRA Interceptor to W. Main Street, 21-inch along W. Main Street	$8,851,700
3	36-inch and 30-inch lines along Deep Branch Creek from W. Main Street crossing at Belt Line Road and north to near Maplecrest Drive	$6,385,200
4	21-inch line from TRA Interceptor to W. Redbud Lane; 15-inch and 12-inch from north to W. Pleasant Run	$6,172,300
5	36-inch Relief Sewer along W. Main Street from W. Belt Line to TRA Interceptor	$9,008,200
	Short Term Total	**$31,356,100**
Intermediate Projects (2024-2028)		
6	30-inch along Houston School Road from W. Pleasant Run to W. Belt Line Road	$4,101,500
7	24-inch and 21-inch line along Houston School Road from W. Wintergreen Road to W. Pleasant Run	$5,094,000
8	21-inch line from W. Wintergreen Road to West Drive	$2,345,700
9	Expand Wheatland Road LS Firm Capacity to 2.0 MGD; 21-inch and 15-inch line at W. Danieldale Road towards West Drive	$3,237,500
10	18-inch and 15-inch line along Halls Branch from TRA Interceptor to E. Main St	$5,913,800
11	24-inch Line along Keller Branch from TRA Interceptor to E. Pleasant Run	$11,325,900
12	24-inch line along Keller Branch from E. Pleasant Run Road to E Wintergreen Road	$5,180,200
13	21-inch and 18-inch line along N. Dallas Avenue from E. Wintergreen Road to Balmorhea Drive; Expand LS #2 firm capacity from 0.5 MGD to 1.0 MGD	$4,443,200
14	Expand Lift Station #1 Capacity to 2 MGD; Increase pipe capacity upstream of the Lift Station #1	$1,961,100
15	18-inch line along I-35 Access Road from Gateway Drive to TRA interceptor	$3,068,400
16	18-inch line from Crescent Medical Center to Rolling Hills Place	$846,700
17	New 15-inch line Extending SE from the Wheatland Road LS toward I-20	$2,201,800
18	New 8-inch line Extending South along Ten Mile Road	$1,264,700
	Intermediate Total	**$50,984,500**
Long Term Projects (2029-2045)		
19	Upsize existing 8- and 15-inch to 21-inch line in the Ten Mile 3 Sub-basin from TRA Interceptor to Ferris Road at Lancaster Airport	$2,484,700
20	New 15-inch line along Ferris Road from Lancaster Airport to E. Belt Line Road to parallel the 2021-planned 15-inch main	$1,504,800
21	New 12-inch line along S. Alba Road from E. Beltline Road to Green Road	$1,730,700
22	New 8-inch line in the Ten Mile 3 Basin along E Belt Line Road	$745,400
23	New 12-inch lines in the Ten Mile 3 Basin along Greene Road, extending to Ten Mile 7 basin.	$1,005,500

ID#	Project Name	Cost
24	New 12-inch and 8-inch lines along Greene Road from N. Alba Road, extending beyond Cornell Road	$1,697,700
25	New 8-inch lines along Cornell Road from Greene Road to Wintergreen Road	$1,486,900
26	New 10- and 8-inch Lines along N. Alba Road from Greene Road to north of E. Pleasant Run Road	$1,613,200
27	New 12 -inch line along W Belt Line Road to N Houston School Road	$695,200
28	New 12-inch lines in the Ten Mile 5 Basin along Nokomis Road to Nokomis Cir	$844,700
29	New 12-inch lines in the Ten Mile 5 Basin along Nokomis Road from Nokomis Cir, along E. Reindeer Road to Dasher Street	$4,949,300
30	New 8-inch line Extending South along S. Bluegrove Road	$934,400
31	8-inch line in Creekwood Branch	$1,143,700
32	8-inch lines along Houston School Road and Parkerville Road	$1,668,500
33	12-inch line along Moreland Road from S. Dallas Avenue in Ten Mile 6 Basin	$1,738,000
34	12-inch line along Water Mill Road and Nokomis Road in Ten Mile 4 Basin	$4,047,800
35	12-inch line along S. Dallas Avenue to E. Reindeer Road in Red Oak Basin	$3,774,900
36	8-inch line in the Red Oak Basin	$1,995,900
37	Upsize existing 8-inch along Deep Branch from Bayport Drive to Ames Road with 15-inch line	$2,603,100
38	12-inch line along Floyd Branch from Connecticut Ave to Interurban Rd	$807,300
39	21-inch line upstream of the Wheatland PS to convey flow from Upper Mill Branch	$522,600
40	New 12-inch line in Deep Branch basin from TRA to W. Main Street	$657,800
	Long Term Total	**$38,346,500**
	CIP Total	**$120,687,100**

FIGURE 10-1

CITY OF LANCASTER

WASTEWATER SYSTEM
CAPITAL IMPROVEMENTS PLAN

LEGEND

2021 Planned Improvements
- Wastewater Line

2023 Proposed Improvements
- Wastewater Line

2028 Proposed Improvements
- Wastewater Line

2045 Proposed Improvements
- Wastewater Line

Existing Wastewater System
- LS — Lift Station; LS #2 Wet Well
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Force Main
- TRA Wastewater Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

Wheatland Rd Lift Station
Firm Capacity = 0.6 MGD
Expand Firm Capacity to 2.0 MGD

Lift Station #1
Firm Capacity = 0.6 MGD
Expand Firm Capacity to 2.0 MGD

Lift Station #2
Firm Capacity = 0.5 MGD
Expand Firm Capacity to 1.0 MGD

FLOYD BRANCH
MILL BRANCH
CHESIER BRANCH
CREEKWOOD BRANCH
DEEP BRANCH
ENCHANTED FOREST
HALLS BRANCH
KELLER BRANCH
RED OAK
TEN MILE 1
TEN MILE 2
TEN MILE 3
TEN MILE 4
TEN MILE 5
TEN MILE 6
TEN MILE 7

0 4,000
SCALE IN FEET

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APPENDIX A:
Water Model Calibration Data

DRAFT FIGURE A-1

CITY OF LANCASTER

PRESSURE RECORDER LOCATIONS

LEGEND

- Pressure Recorder
- Dividing Valve
- Transfer Valve
- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line

Dallas Water Utilities

- Meter
- Dallas Water Utilties Supply Line
- Road
- Railroad
- Stream
- Lake
- Parcel
- Upper Pressure Plane (792')
- Lower Pressure Plane (705')
- City Limit
- ETJ Boundary
- Other City Limit

FREESE AND NICHOLS

Lancaster

DWU Meter

PR #1
ID: 206052
3230 Springfield Ave

0.5 MG Ames Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 792'

Ames Rd
Pump Station

3.0 MG Ames Rd
Ground Storage Tank

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

PR #2
ID: 203271
2654 Rutgers Dr

6.0 MG James R. Williams
Ground Storage Tank

James R. Williams
Pump Station
(OFFLINE)

PR #7
ID: 205935
Cornell Rd & Lancaster Hutchins Rd

Dallas
Transfer Valve

Pleasant Run
Transfer Valve

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

PR #3
ID: 203435
500 Rolling Hills Pl #28

PR #6
ID: 205933
110 W Belt Line Rd

1.5 MG Beltline Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 705'

PR #8
ID:205932
Ferris Rd & Belt Line Rd

PR #4
ID: 205931
222 S Houston School Rd

PR #5
ID: 205543
Bear Creek & Blue Grove

Dallas
Hutchins
DeSoto
Glenn Heights
Red Oak
Wilmer
Ferris

0 2,000 4,000
SCALE IN FEET

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Updated: Friday, April 3, 2020 11:50:36 AM
User Name: GMI12

City of Lancaster
Pressure and Level Calibration Summary
January 30, 2018

Pressure Recorder	Pressure Plane	Within 10 PSI (%)	Within 5 PSI (%)	Within 3 PSI (%)
PR #1	Upper (792')	100%	100%	80%
PR #2	Upper (792')	100%	100%	88%
PR #3	Upper (792')	100%	100%	84%
PR #4	Upper (792')	100%	100%	88%
PR #5	Upper (792')	100%	92%	84%
PR #6	Upper (792')	100%	100%	84%
PR #7	Lower (705')	100%	100%	100%
PR #8	Lower (705')	100%	100%	100%
Total Average		**100%**	**99%**	**89%**
Upper Pressure Plane Average		**100%**	**99%**	**85%**
Lower Pressure Plane Average		**100%**	**100%**	**100%**

Table B-2

Storage Tank Level Calibration Summary

Elevated Storage Tank	Pressure Plane	Within 5 Feet (%)	Within 3 Feet (%)	Within 1 Feet (%)
Wintergreen EST	Upper (792')	100%	100%	64%
Pleasant Run EST	Lower (705')	100%	100%	100%
Average		**100%**	**100%**	**82%**

Figure B-2
Pressure Recorder #1 (792')
3230 Springfield Avenue
January 30, 2018

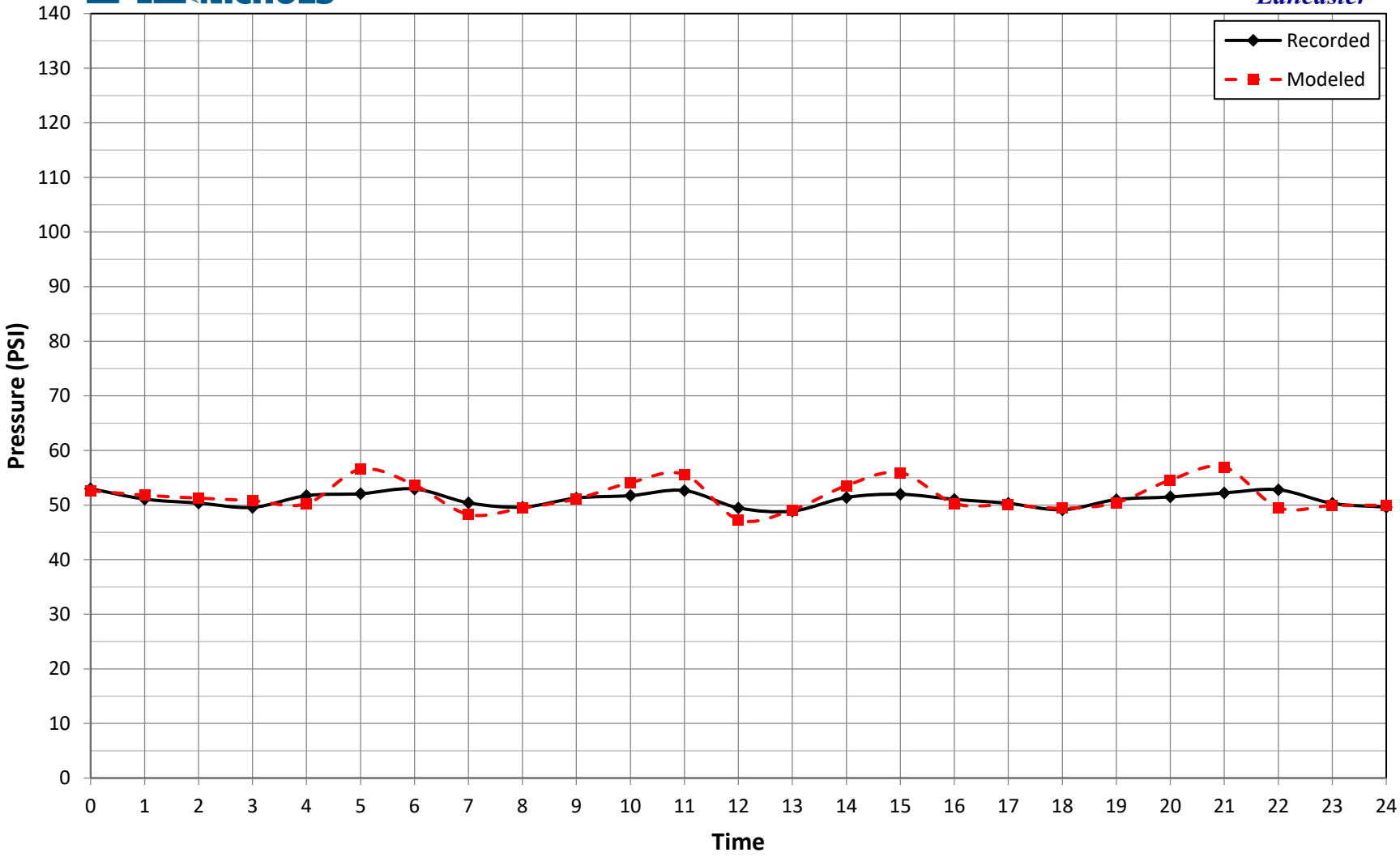


Figure B-3
Pressure Recorder #2 (792')
2654 Rutgers Drive
January 30, 2018

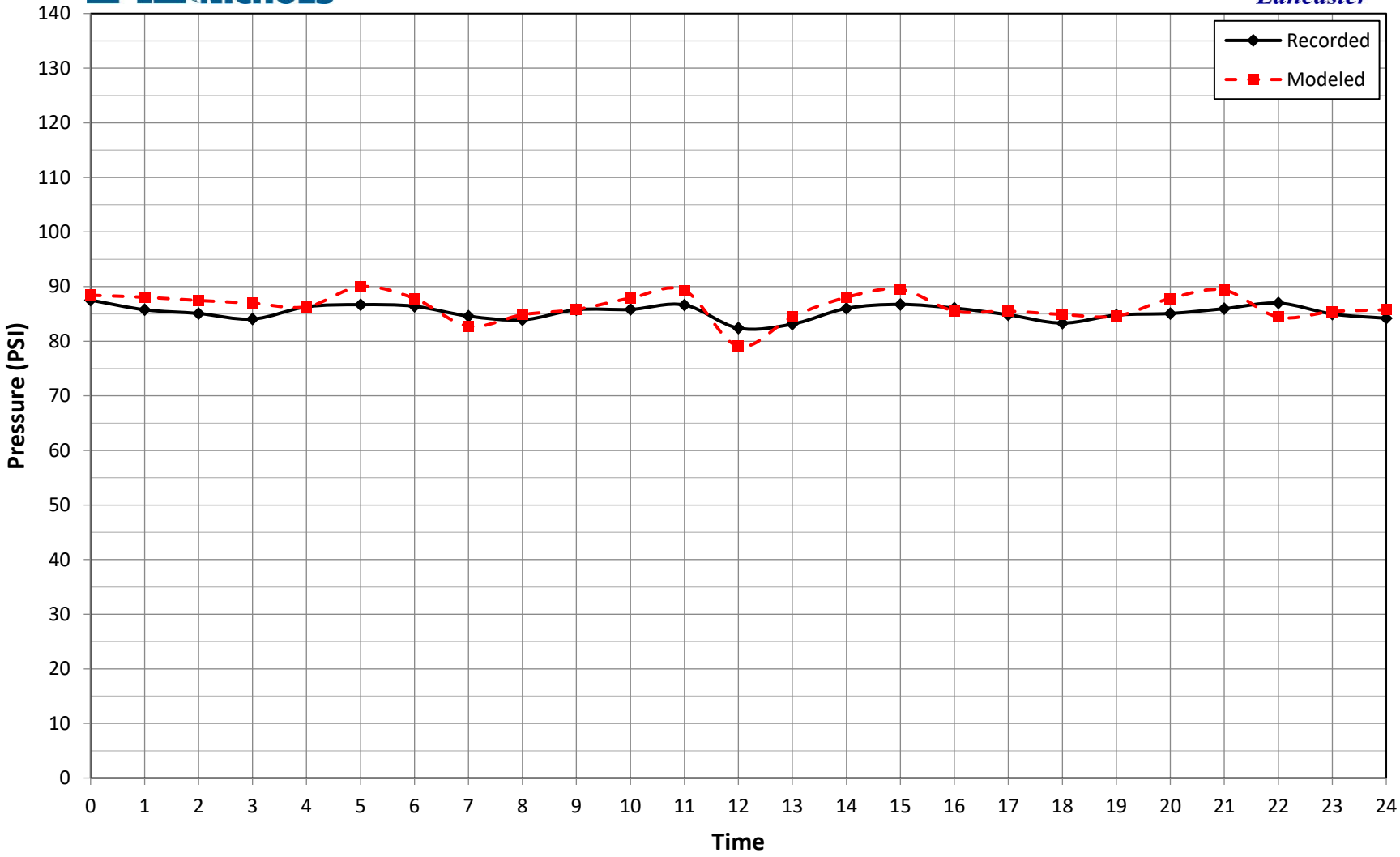


Figure B-4
Pressure Recorder #3 (792')
500 Rolling Hills Place
January 30, 2018

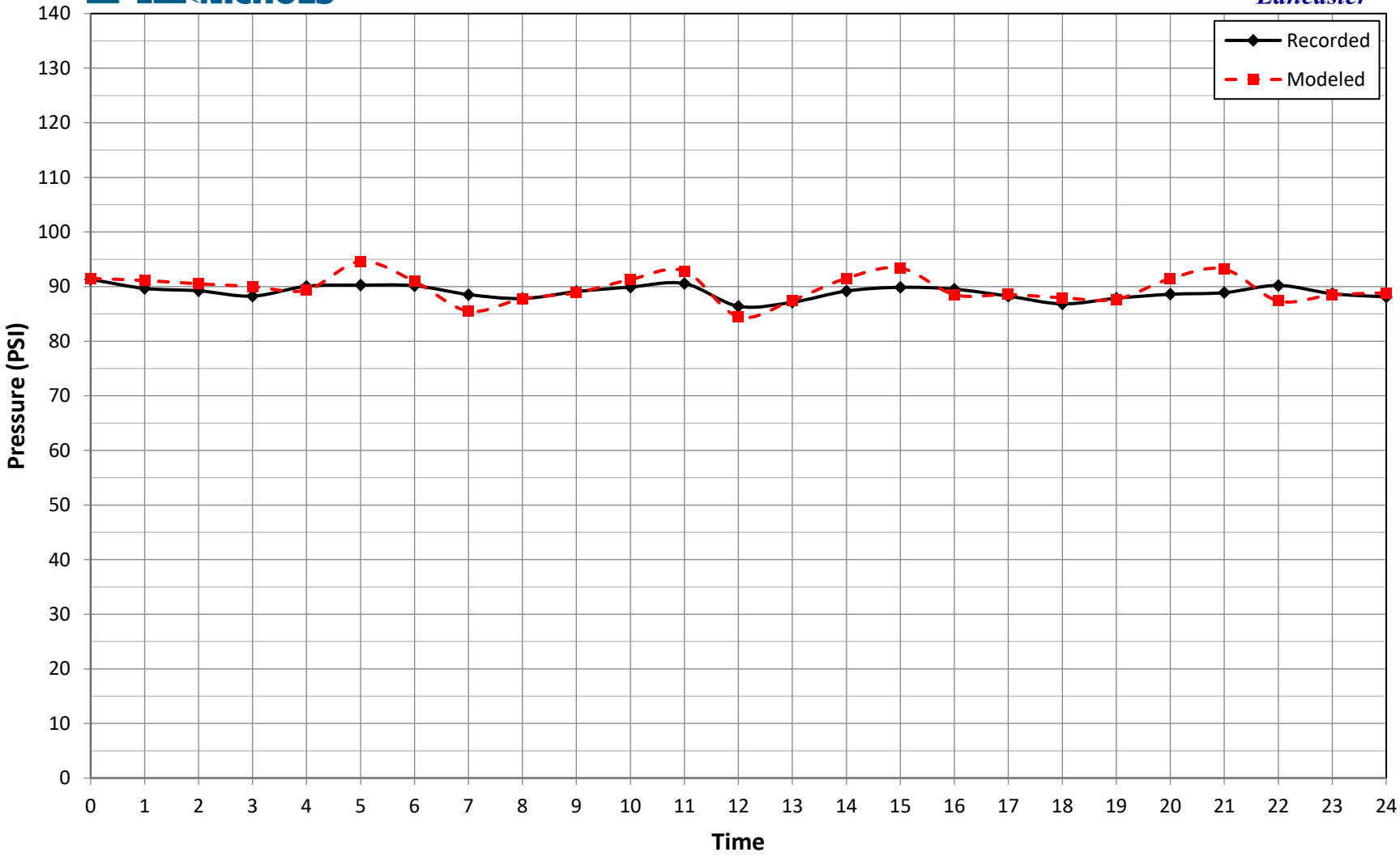


Figure B-5
Pressure Recorder #4 (792')
222 South Houston School Road
January 30, 2018

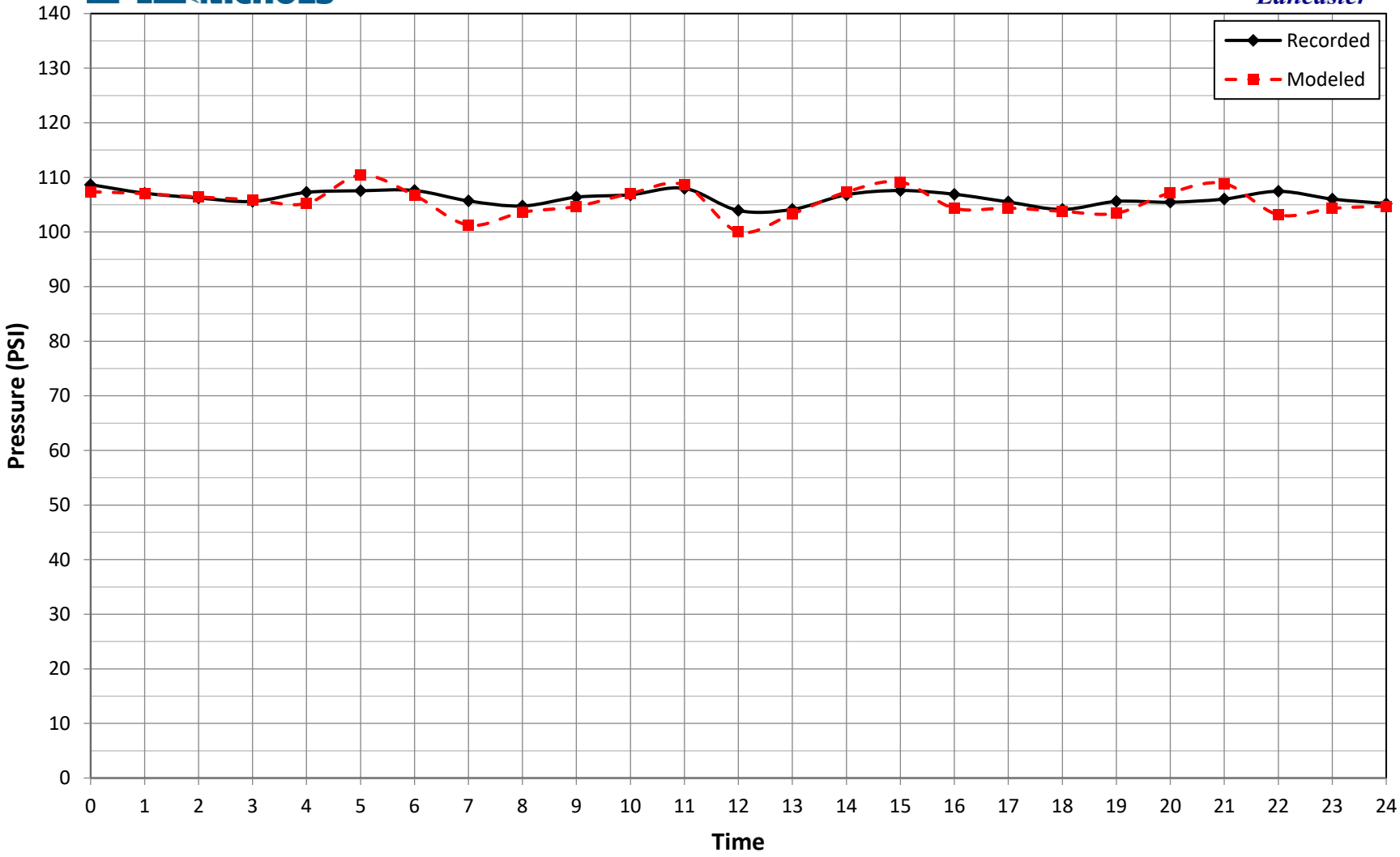


Figure B-6
Pressure Recorder #5 (792')
Bear Creek Road at South Bluegrove Road
January 30, 2018

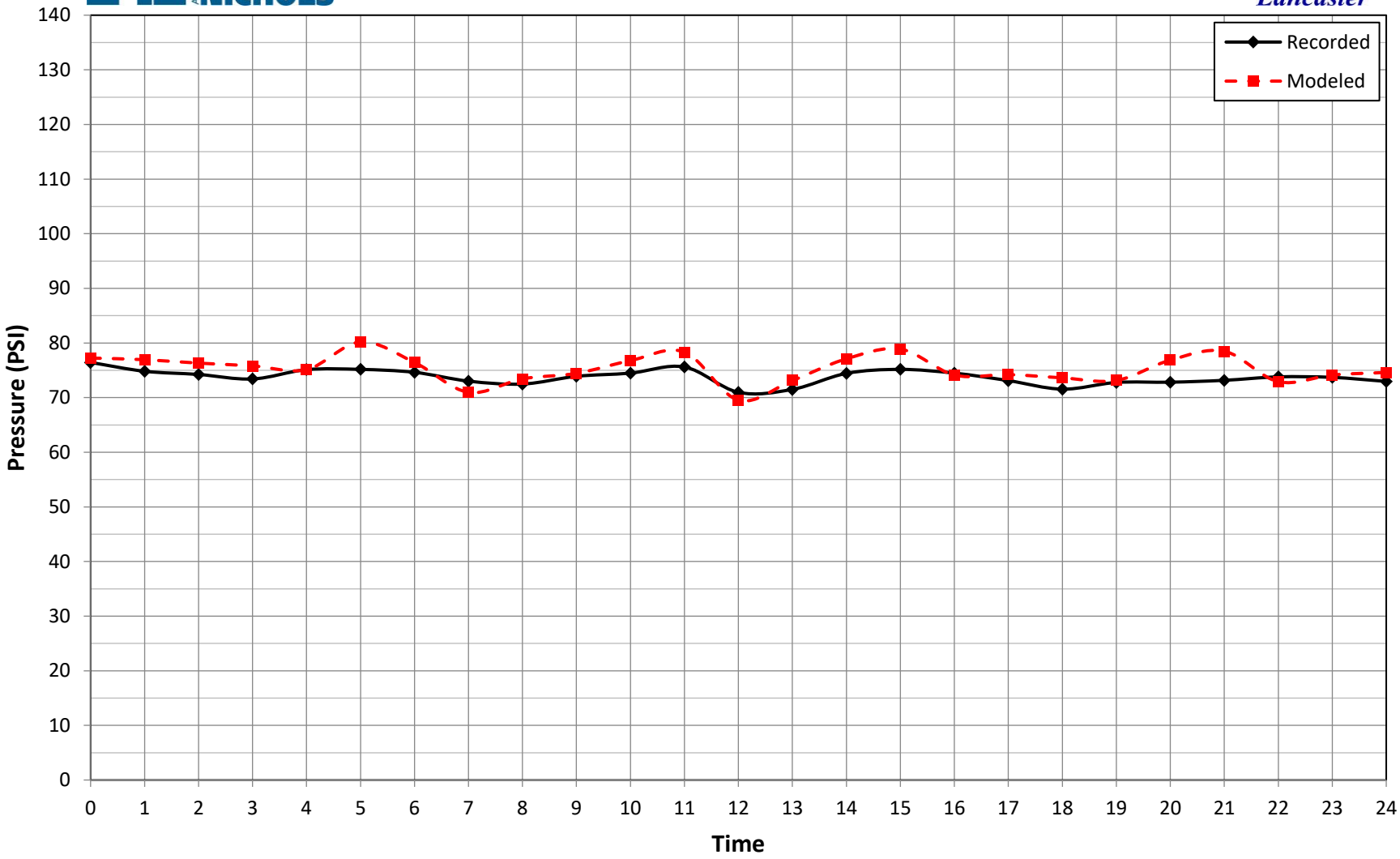


Figure B-7
Pressure Recorder #6 (792')
Open Field on Belt Line Road
January 30, 2018

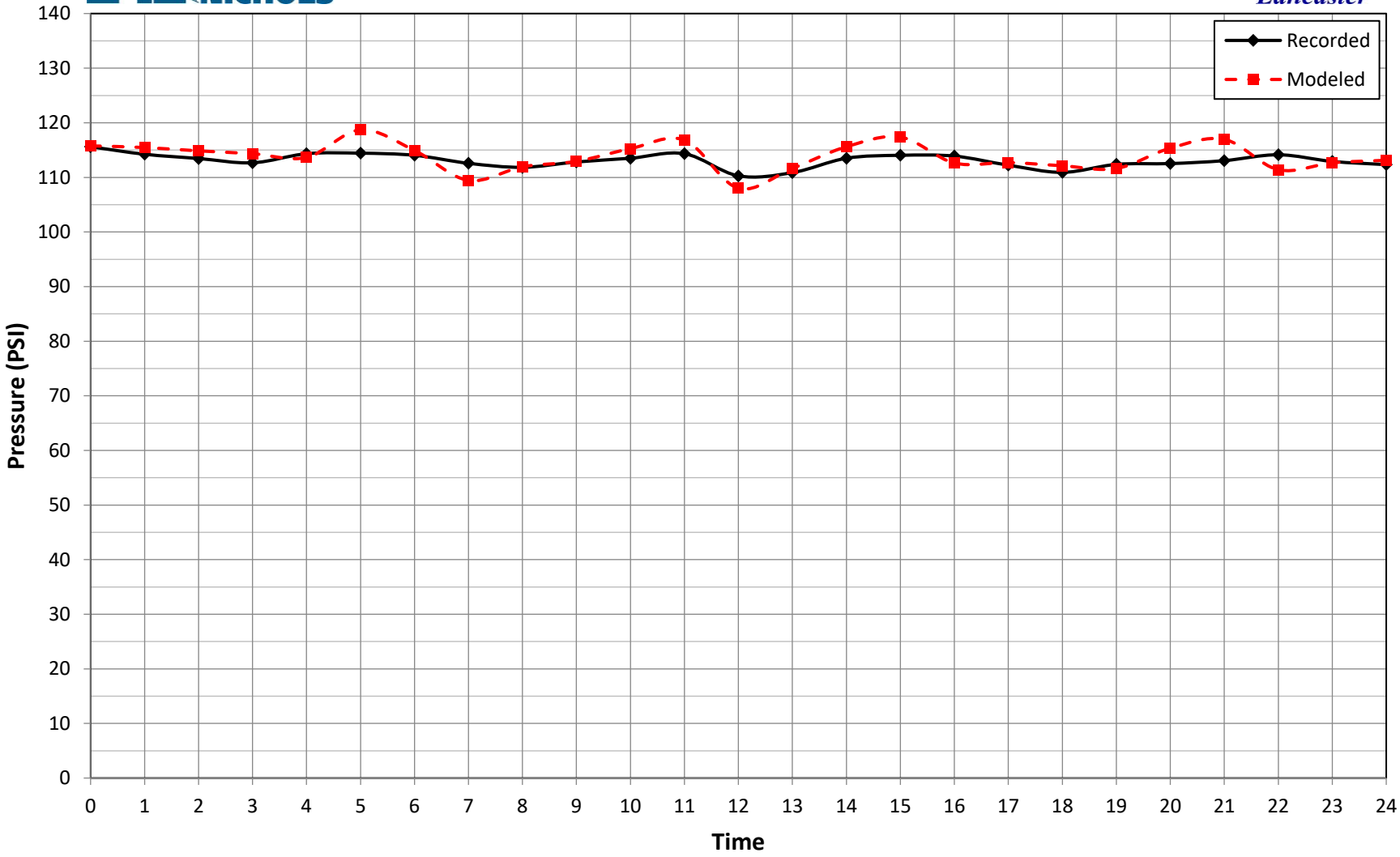


Figure B-8
Pressure Recorder #7 (702')
North Lancaster Hutchins Road at Cornell Road
January 30, 2018

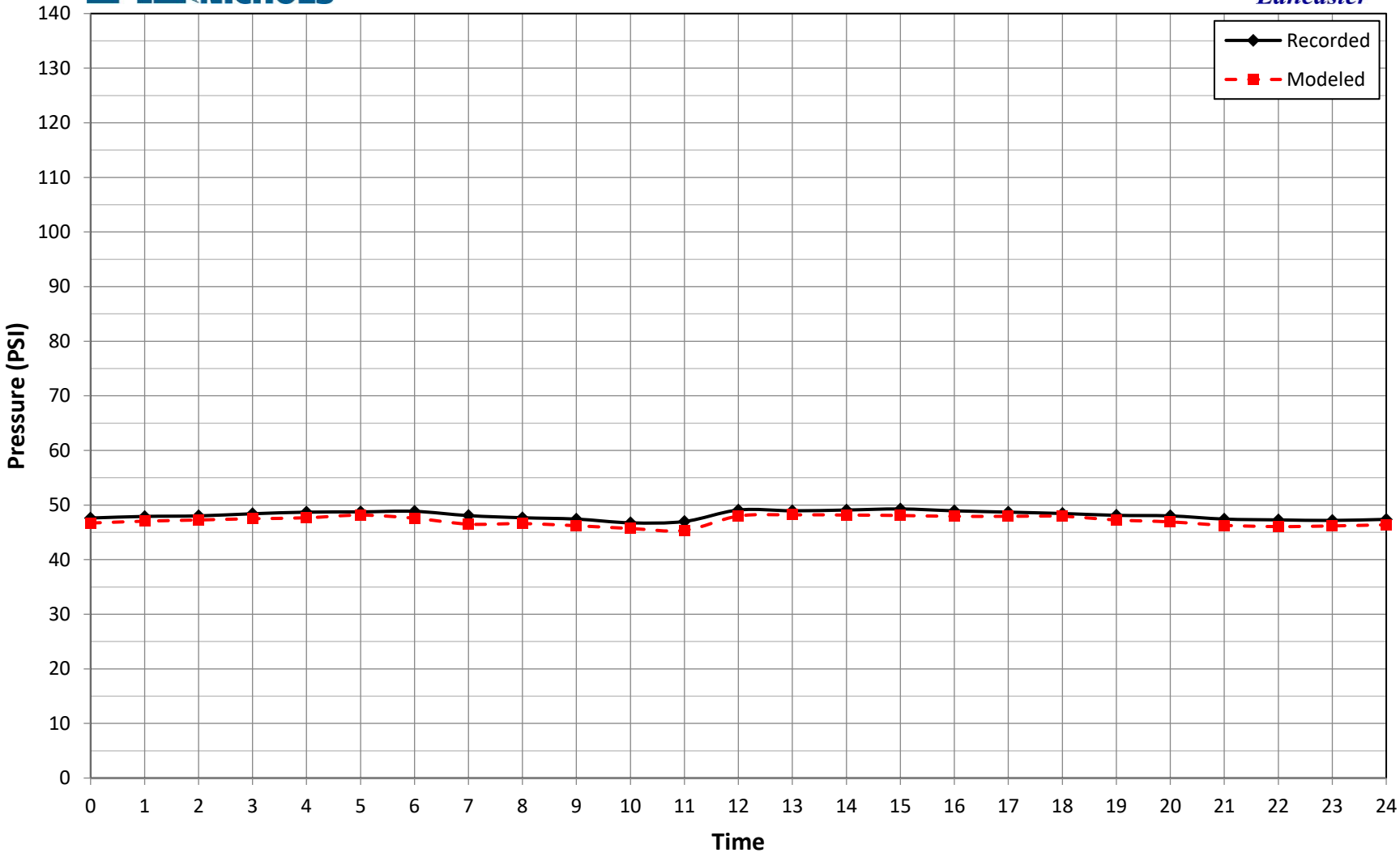


Figure B-9
Pressure Recorder #8 (702')
East Belt Line Road at Ferris Road
January 30, 2018

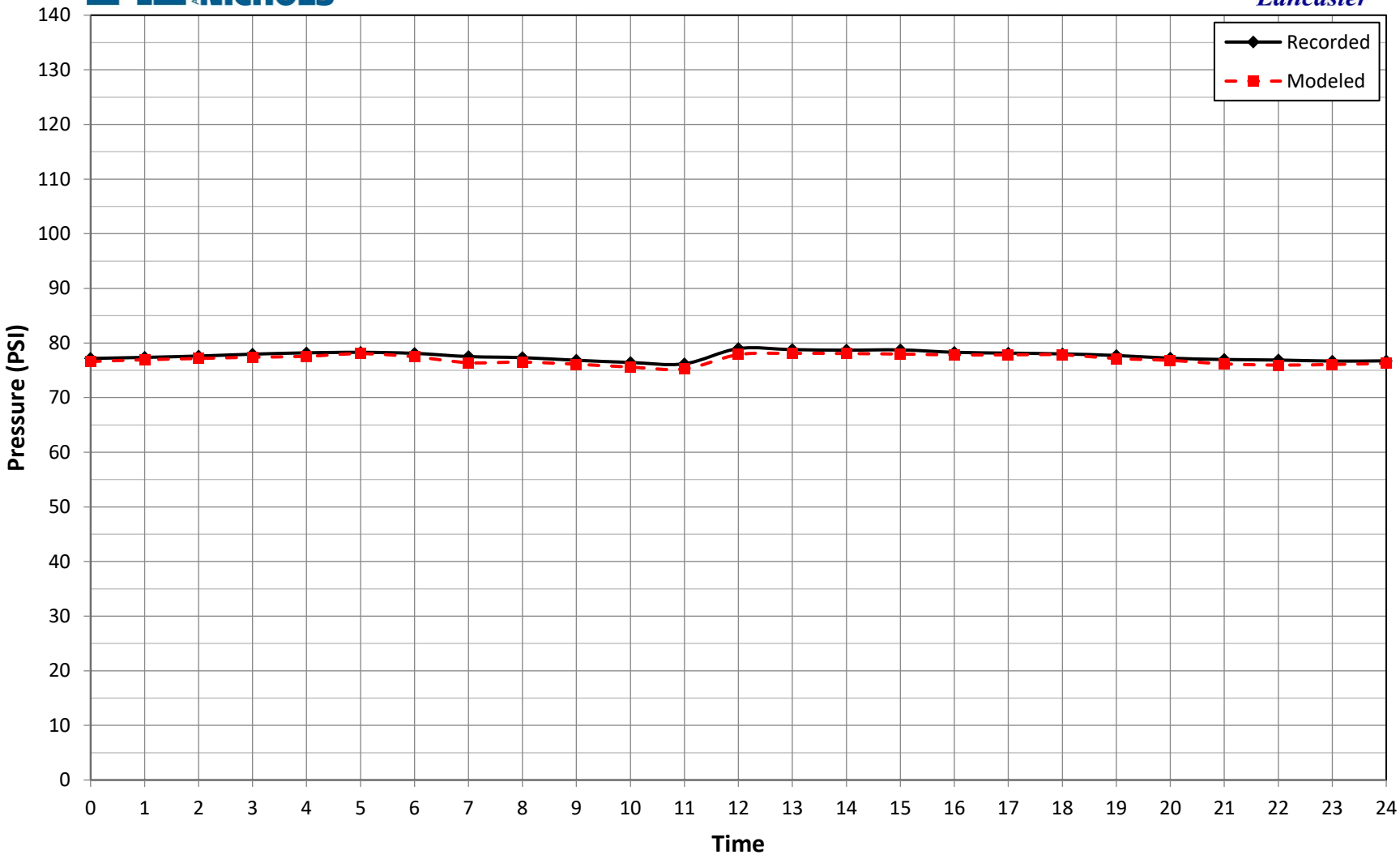


Figure B-10
2.0 MG Wintergreen EST Level (792')
January 30, 2018

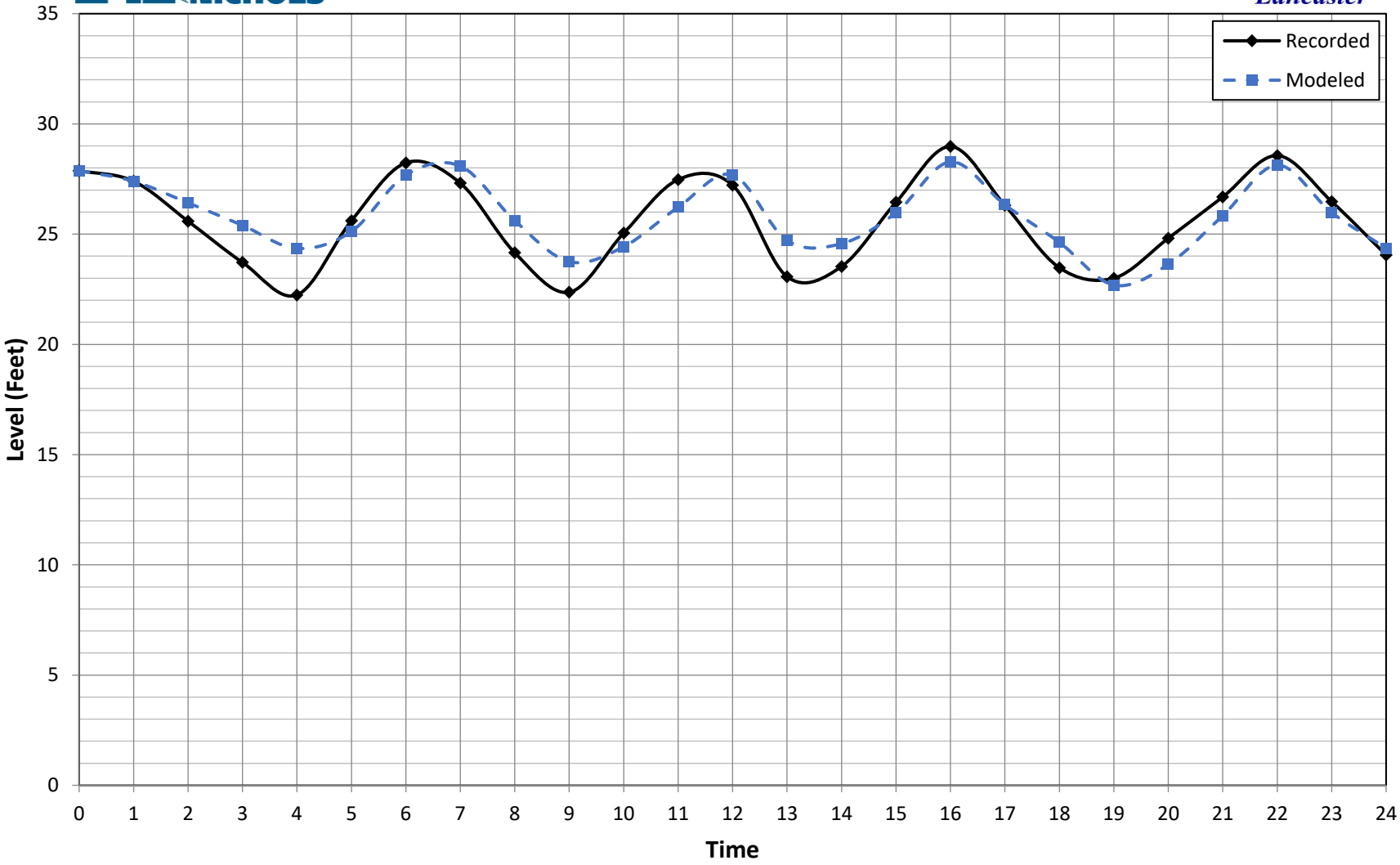


Figure B-11
0.5 MG Pleasant Run EST Level (702')
January 30, 2018

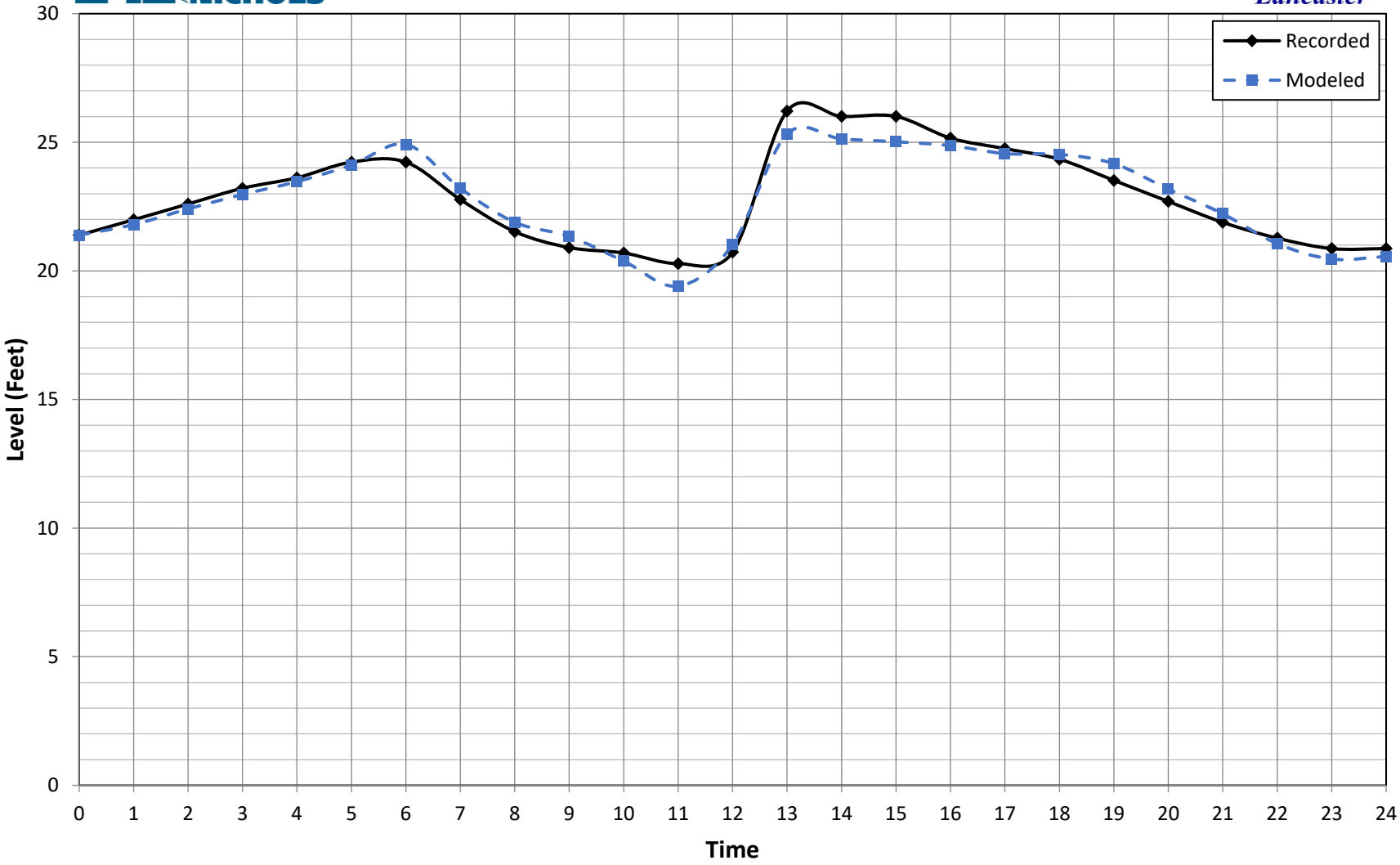


FIGURE A2

CITY OF LANCASTER

EXISTING WATER SYSTEM GEOCODED METERS

LEGEND

Existing Water System

- Water Meter
- Pump Station (PS)
- Ground Storage Tank
- Elevated Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line

Dallas Water Utilities

- Meter (M)

- Water Supply Line
- Road
- Railroad
- Lake/Pond
- Stream
- Parcel
- Upper Pressure Plane (792)
- Lower Pressure Plane (705)
- City Limit
- ETJ Boundary

Lancaster

FREESE AND NICHOLS

DWU Meter

26.4 MGD Ames Rd
Pump Station
Firm Capacity = 18.5 MGD

0.5 MG Ames Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 792'

3.0 MG Ames Rd
Ground Storage Tank (buried)

2.0 MG Wintergreen Rd
Elevated Storage Tank
Overflow Elev.: 792'

6.0 MG James R. Williams
Ground Storage Tank

DWU Meter

5.3 MGD James R. Williams
Pump Station
Firm Capacity = 3.5 MGD
(OFFLINE)

Dallas
Transfer Valve

Pleasant Run
Transfer Valve

0.5 MG Pleasant Run Rd
Elevated Storage Tank
Overflow Elev.: 705'

1.5 MG Beltline Rd
Elevated Storage Tank
(OFFLINE)
Overflow Elev.: 705'

0 4,000
SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: LCS18127
Location: H:\W_WW_PLANNING\01_DELIVERABLES\08_DRAFT_REPORT\(Figure_X)-Ex_Wa_Geocoded_Meters.mxd
Updated: Tuesday, February 16, 2021 6:33:29 PM
User Name: 03898

APPENDIX B:
Water System
Capital Improvements Plan

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 1 — **Phase: SHORT**

Project Name:	**12-inch water lines to complete loops in the Upper Pressure Plane; decommission Ames Road 1.0 MG EST**

Project Description:

12-inch water lines to complete loops in the Upper Pressure Plane

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,000	LF	$ 174	$ 348,000
2	Water Pavement Repair	2,000	LF	$ 80	$ 160,000
3	Demolition of Existing Elevated Tank	1	LS	$ 200,000	$ 200,000
				SUBTOTAL:	**$ 708,000**
		CONTINGENCY		30%	$ 212,400
				SUBTOTAL:	**$ 920,400**
		ENG/SURVEY		15%	$ 138,100
				SUBTOTAL:	**$ 1,058,500**
				Estimated Project Total:	**$ 1,058,500**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**
Construction Project Number: 2 — **Phase: SHORT**

Project Name: **12-inch water line along Sunnymeadow Road**

Project Description:

12-inch water line along Sunnymeadow Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	4,220	LF	$ 174	$ 734,280
2	20" Boring and Casing	800	LF	$ 440	$ 352,000
3	Water Pavement Repair	4,220	LF	$ 80	$ 337,600
				SUBTOTAL:	**$ 1,423,900**
		CONTINGENCY		30%	$ 427,200
				SUBTOTAL:	**$ 1,851,100**
		ENG/SURVEY		15%	$ 277,700
				SUBTOTAL:	**$ 2,128,800**
				Estimated Project Total:	**$ 2,128,800**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 3 — **Phase: SHORT**

Project Name: **12-inch water line along North Elm Street; Pleasant Run EST site improvements**

Project Description:

12-inch water line along N. Elm Street from Pleasant Run to Main Street, Along Main Street to Dallas Avenue, Along Dallas Avenue to Beltline Road; Pleasant Run EST site improvements

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	3,700	LF	$ 174	$ 643,800
2	Water Pavement Repair	3,700	LF	$ 80	$ 296,000
3	Misc. Tank Site Work	1	LS	$ 500,000	$ 500,000
				SUBTOTAL:	**$ 1,439,800**
		CONTINGENCY		30%	$ 432,000
				SUBTOTAL:	**$ 1,871,800**
		ENG/SURVEY		15%	$ 280,800
				SUBTOTAL:	**$ 2,152,600**
				Estimated Project Total:	**$ 2,152,600**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 4 — **Phase: SHORT**

Project Name:	**12-inch water line along Beltline from Rolling Hills to I-35E; replace 2-inch water line along Idlewild Ln**

Project Description:

12-inch water line to complete loop between Rolling Hills and I-35E along Beltline; replace 2-inch pipe along Idlewild from Green to Gateway Road with 8 inch line

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,060	LF	$ 174	$ 358,440
2	Water Pavement Repair	2,060	LF	$ 80	$ 164,800
				SUBTOTAL:	**$ 523,300**
		CONTINGENCY		30%	$ 157,000
				SUBTOTAL:	**$ 680,300**
		ENG/SURVEY		15%	$ 102,100
				SUBTOTAL:	**$ 782,400**
				Estimated Project Total:	**$ 782,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**
Construction Project Number: 5 — **Phase: MEDIUM**

Project Name: **12-inch water line along Beltline Road and Transfer Valve**

Project Description:

12-inch water line along Beltline Road to connect pressure planes at Annette Road; and Transfer Valve

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	310	LF	$ 174	$ 53,940
2	Water Pavement Repair	310	LF	$ 80	$ 24,800
3	Pressure Reducing Valve Station	1	LS	$ 100,000	$ 100,000
				SUBTOTAL:	**$ 178,800**
		CONTINGENCY		30%	$ 53,700
				SUBTOTAL:	**$ 232,500**
		ENG/SURVEY		15%	$ 34,900
				SUBTOTAL:	**$ 267,400**
				Estimated Project Total:	**$ 267,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 6 — **Phase: MEDIUM**

Project Name: **12-inch water line along Ten Mile Road west of Lancaster Hutchins**

Project Description:

12-inch water line along Ten Mile Road west of Lancaster Hutchins

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,270	LF	$ 174	$ 1,090,980
2	20" Boring and Casing	1,000	LF	$ 440	$ 440,000
3	Water Pavement Repair	6,270	LF	$ 80	$ 501,600
				SUBTOTAL:	**$ 2,032,600**
		CONTINGENCY		30%	$ 609,800
				SUBTOTAL:	**$ 2,642,400**
		ENG/SURVEY		15%	$ 396,400
				SUBTOTAL:	**$ 3,038,800**
				Estimated Project Total:	**$ 3,038,800**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**
Construction Project Number: 7 — **Phase: MEDIUM**

Project Name: **12-inch along Lancaster-Hutchins Road and Transfer Valve**

Project Description:

12-inch along Lancaster-Hutchins Road from Pleasant Run to Beltline Road to replaces existing 6 inch; transfer valve on southside of Beltline Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	8,180	LF	$ 174	$ 1,423,320
2	20" Boring and Casing	200	LF	$ 440	$ 88,000
3	Water Pavement Repair	8,180	LF	$ 80	$ 654,400
4	Pressure Reducing Valve Station	1	LS	$ 100,000	$ 100,000
				SUBTOTAL:	**$ 2,265,800**
		CONTINGENCY		30%	$ 679,800
				SUBTOTAL:	**$ 2,945,600**
		ENG/SURVEY		15%	$ 441,900
				SUBTOTAL:	**$ 3,387,500**
				Estimated Project Total:	**$ 3,387,500**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 8 — **Phase: MEDIUM**

Project Name: **20- and 24-inch water line along Houston School Road**

Project Description:

20- and 24-inch water line along Houston School Road from Pleasant Run to Main Street

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" WL & Appurtenances	3,850	LF	$ 348	$ 1,339,800
2	20" WL & Appurtenances	2,212	LF	$ 290	$ 641,480
3	Water Pavement Repair	3,850	LF	$ 80	$ 308,000
4	36" Boring and Casing	300	LF	$ 792	$ 237,600
				SUBTOTAL:	**$ 2,526,900**
		CONTINGENCY		30%	$ 758,100
				SUBTOTAL:	**$ 3,285,000**
		ENG/SURVEY		15%	$ 492,800
				SUBTOTAL:	**$ 3,777,800**
				Estimated Project Total:	**$ 3,777,800**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 9 — **Phase: MEDIUM**

Project Name: **12-inch water lines north of Interstate 20 to Campus District**

Project Description:

12-inch water lines north of Interstate 20 to Campus District

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	11,070	LF	$ 174	$ 1,926,180
2	20" Boring and Casing	1,000	LF	$ 440	$ 440,000
3	Water Pavement Repair	300	LF	$ 80	$ 24,000
				SUBTOTAL:	**$ 2,390,200**
		CONTINGENCY		30%	$ 717,100
				SUBTOTAL:	**$ 3,107,300**
		ENG/SURVEY		15%	$ 466,100
				SUBTOTAL:	**$ 3,573,400**
				Estimated Project Total:	**$ 3,573,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 10 — **Phase: MEDIUM**

Project Name: **12-inch water lines along Telephone Road**

Project Description:

12-inch water lines along Telephone Road from Connecticut to Pepperidge and along Hwy 342 from Telephone Road to Wintergreen

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,000	LF	$ 174	$ 1,044,000
2	Water Pavement Repair	6,000	LF	$ 80	$ 480,000
				SUBTOTAL:	**$ 1,524,000**
		CONTINGENCY		30%	$ 457,200
				SUBTOTAL:	**$ 1,981,200**
		ENG/SURVEY		15%	$ 297,200
				SUBTOTAL:	**$ 2,278,400**
				Estimated Project Total:	**$ 2,278,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 11 — **Phase: MEDIUM**

Project Name: **12-inch water line along Nokomis Road from Belt Line Road to Ferris Road**

Project Description:

12-inch water line along Nokomis Road from Belt Line Road to Ferris Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	14,240	LF	$ 174	$ 2,477,760
2	Water Pavement Repair	14,240	LF	$ 80	$ 1,139,200
3	20" Boring and Casing	250	LF	$ 440	$ 110,000
				SUBTOTAL:	**$ 3,727,000**
		CONTINGENCY		30%	$ 1,118,100
				SUBTOTAL:	**$ 4,845,100**
		ENG/SURVEY		15%	$ 726,800
				SUBTOTAL:	**$ 5,571,900**
				Estimated Project Total:	**$ 5,571,900**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 12 — **Phase: LONG**

Project Name: **12-inch water line along Parkerville Road from I35E to W Main Street**

Project Description:

12-inch water line along Parkerville Road from I35E to W Main Street

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,340	LF	$ 174	$ 1,103,160
2	Water Pavement Repair	6,340	LF	$ 80	$ 507,200
				SUBTOTAL:	**$ 1,610,400**
		CONTINGENCY		30%	$ 483,200
				SUBTOTAL:	**$ 2,093,600**
		ENG/SURVEY		15%	$ 314,100
				SUBTOTAL:	**$ 2,407,700**
				Estimated Project Total:	**$ 2,407,700**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 13 — **Phase: LONG**

Project Name: **12-inch water line along East Third Street from Lancaster Hutchins to Cornell Road**

Project Description:

12-inch water line along East Third Street from Lancaster Hutchins to Cornell Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	3,600	LF	$ 174	$ 626,400
2	Water Pavement Repair	3,600	LF	$ 80	$ 288,000
				SUBTOTAL:	**$ 914,400**
		CONTINGENCY		30%	$ 274,400
				SUBTOTAL:	**$ 1,188,800**
		ENG/SURVEY		15%	$ 178,400
				SUBTOTAL:	**$ 1,367,200**
				Estimated Project Total:	**$ 1,367,200**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 14 — **Phase:** LONG

Project Name: 12-inch water line along Alba Road from Pleasant Run to Third Street

Project Description:

12-inch water line along Alba Road from Pleasant Run to Third Street

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	3,510	LF	$ 174	$ 610,740
2	Water Pavement Repair	3,510	LF	$ 80	$ 280,800
				SUBTOTAL:	**$ 891,600**
		CONTINGENCY		30%	$ 267,500
				SUBTOTAL:	**$ 1,159,100**
		ENG/SURVEY		15%	$ 173,900
				SUBTOTAL:	**$ 1,333,000**
				Estimated Project Total:	**$ 1,333,000**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 15 — **Phase:** LONG

Project Name: 12-inch water line east of Beltline Road EST along Belt Line Road

Project Description:

12-inch water line east of Beltline Road EST along Belt Line Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,660	LF	$ 174	$ 1,158,840
2	Water Pavement Repair	6,660	LF	$ 80	$ 532,800
				SUBTOTAL:	**$ 1,691,700**
		CONTINGENCY		30%	$ 507,600
				SUBTOTAL:	**$ 2,199,300**
		ENG/SURVEY		15%	$ 329,900
				SUBTOTAL:	**$ 2,529,200**
				Estimated Project Total:	**$ 2,529,200**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 16 — **Phase: LONG**

Project Name: **12-inch water line along Pinto Road from Pleasant Run Road to Greene Road**

Project Description:

12-inch water line along Pinto Road from Pleasant Run Road to Greene Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	4,250	LF	$ 174	$ 739,500
2	Water Pavement Repair	4,250	LF	$ 80	$ 340,000
				SUBTOTAL:	**$ 1,079,500**
		CONTINGENCY		30%	$ 323,900
				SUBTOTAL:	**$ 1,403,400**
		ENG/SURVEY		15%	$ 210,600
				SUBTOTAL:	**$ 1,614,000**
				Estimated Project Total:	**$ 1,614,000**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 17 — **Phase: LONG**

Project Name: **12-inch water line along Greene Road**

Project Description:

12-inch water line along Greene Road from Alba Road to Sunrise Road, along Sunrise Road to Beltline Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	10,590	LF	$ 174	$ 1,842,660
2	Water Pavement Repair	10,590	LF	$ 80	$ 847,200
				SUBTOTAL:	**$ 2,689,900**
		CONTINGENCY		30%	$ 807,000
				SUBTOTAL:	**$ 3,496,900**
		ENG/SURVEY		15%	$ 524,600
				SUBTOTAL:	**$ 4,021,500**
				Estimated Project Total:	**$ 4,021,500**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**
Construction Project Number: 18 — **Phase: LONG**

Project Name: **12-inch water line along Sunrise Road from Belt Line Road to Van Road**

Project Description:

12-inch water line along Sunrise Road from Belt Line Road to Van Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	7,040	LF	$ 174	$ 1,224,960
2	Water Pavement Repair	7,040	LF	$ 80	$ 563,200
				SUBTOTAL:	**$ 1,788,200**
		CONTINGENCY		30%	$ 536,500
				SUBTOTAL:	**$ 2,324,700**
		ENG/SURVEY		15%	$ 348,800
				SUBTOTAL:	**$ 2,673,500**
				Estimated Project Total:	**$ 2,673,500**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 19 — **Phase: LONG**

Project Name: **12-inch water line along Van Road from Sunrise to Ferris Road**

Project Description:

12-inch water line along Van Road from Sunrise to Ferris Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	3,520	LF	$ 174	$ 612,480
2	Water Pavement Repair	3,520	LF	$ 80	$ 281,600
				SUBTOTAL:	**$ 894,100**
		CONTINGENCY		30%	$ 268,300
				SUBTOTAL:	**$ 1,162,400**
		ENG/SURVEY		15%	$ 174,400
				SUBTOTAL:	**$ 1,336,800**
				Estimated Project Total:	**$ 1,336,800**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 20 — **Phase: LONG**

Project Name: **12-inch water line along Ferris Road from Nokomis to Watermill then to Van Road**

Project Description:

12-inch water line along Ferris Road from Nokomis to Watermill then to Van Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	7,510	LF	$ 174	$ 1,306,740
2	Water Pavement Repair	7,510	LF	$ 80	$ 600,800
				SUBTOTAL:	**$ 1,907,600**
		CONTINGENCY		30%	$ 572,300
				SUBTOTAL:	**$ 2,479,900**
		ENG/SURVEY		15%	$ 372,000
				SUBTOTAL:	**$ 2,851,900**
				Estimated Project Total:	**$ 2,851,900**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 21 — **Phase: LONG**

Project Name: **12-inch water line along Watermill Road**

Project Description:

12-inch water line along Watermill Road from Ferris Road to Wilson Road, continuing to Nokomis Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	8,250	LF	$ 174	$ 1,435,500
2	Water Pavement Repair	8,250	LF	$ 80	$ 660,000
				SUBTOTAL:	**$ 2,095,500**
		CONTINGENCY		30%	$ 628,700
				SUBTOTAL:	**$ 2,724,200**
		ENG/SURVEY		15%	$ 408,700
				SUBTOTAL:	**$ 3,132,900**
				Estimated Project Total:	**$ 3,132,900**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 22 — **Phase: LONG**

Project Name: **12-inch water line along Wilson Road**

Project Description:

12-inch water line along Wilson Road from Nokomis to Water Mill Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	8,670	LF	$ 174	$ 1,508,580
2	Water Pavement Repair	8,670	LF	$ 80	$ 693,600
				SUBTOTAL:	**$ 2,202,200**
		CONTINGENCY		30%	$ 660,700
				SUBTOTAL:	**$ 2,862,900**
		ENG/SURVEY		15%	$ 429,500
				SUBTOTAL:	**$ 3,292,400**
				Estimated Project Total:	**$ 3,292,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**
Construction Project Number: 23 — **Phase: LONG**

Project Name: **12-inch water line along Moreland Road and New Transfer Valve**

Project Description:

12-inch water line along Moreland Road from S. Dallas Avenue to Reindeer/Nokomis intersection, includes new transfer valve

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	11,410	LF	$ 174	$ 1,985,340
2	Water Pavement Repair	11,410	LF	$ 80	$ 912,800
3	Pressure Reducing Valve Station	1	LS	$ 100,000	$ 100,000
				SUBTOTAL:	**$ 2,998,200**
		CONTINGENCY		30%	$ 899,500
				SUBTOTAL:	**$ 3,897,700**
		ENG/SURVEY		15%	$ 584,700
				SUBTOTAL:	**$ 4,482,400**
				Estimated Project Total:	**$ 4,482,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 24 — **Phase: LONG**

Project Name: **12-inch water line along Dallas Avenue and Reindeer Road and New Transfer Valve**

Project Description:

12-inch water line Along Dallas Avenue from Bear Creek Road to East Reindeer Road , then along E. Reindeer Road to new transfer valve

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	8,490	LF	$ 174	$ 1,477,260
2	Water Pavement Repair	8,490	LF	$ 80	$ 679,200
3	Pressure Reducing Valve Station	1	LS	$ 100,000	$ 100,000
				SUBTOTAL:	**$ 2,256,500**
		CONTINGENCY		30%	$ 677,000
				SUBTOTAL:	**$ 2,933,500**
		ENG/SURVEY		15%	$ 440,100
				SUBTOTAL:	**$ 3,373,600**
				Estimated Project Total:	**$ 3,373,600**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 25 — **Phase: LONG**

Project Name: **12-inch water line along E. Reindeer Road**

Project Description:

12-inch water line along E. Reindeer Road from new transfer valve to Nokomis

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	9,910	LF	$ 174	$ 1,724,340
2	Water Pavement Repair	9,910	LF	$ 80	$ 792,800
3	Pressure Reducing Valve Station	1	LS	$ 100,000	$ 100,000
				SUBTOTAL:	**$ 2,617,200**
		CONTINGENCY		30%	$ 785,200
				SUBTOTAL:	**$ 3,402,400**
		ENG/SURVEY		15%	$ 510,400
				SUBTOTAL:	**$ 3,912,800**
				Estimated Project Total:	**$ 3,912,800**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 26 — **Phase: LONG**

Project Name: **12-inch water line along Nokomis from Watermill Road to Stainback Road**

Project Description:

12-inch water line along Nokomis from Watermill Road to Stainback Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	8,860	LF	$ 174	$ 1,541,640
2	Water Pavement Repair	8,860	LF	$ 80	$ 708,800
				SUBTOTAL:	**$ 2,250,500**
		CONTINGENCY		30%	$ 675,200
				SUBTOTAL:	**$ 2,925,700**
		ENG/SURVEY		15%	$ 438,900
				SUBTOTAL:	**$ 3,364,600**
				Estimated Project Total:	**$ 3,364,600**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**

Construction Project Number: 27 — **Phase: LONG**

Project Name: **12-inch water line along Stainback from Nokomis to Ferris Road**

Project Description:

12-inch water line along Stainback from Nokomis to Ferris Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	4,620	LF	$ 174	$ 803,880
2	Water Pavement Repair	4,620	LF	$ 80	$ 369,600
				SUBTOTAL:	**$ 1,173,500**
		CONTINGENCY		30%	$ 352,100
				SUBTOTAL:	**$ 1,525,600**
		ENG/SURVEY		15%	$ 228,900
				SUBTOTAL:	**$ 1,754,500**
				Estimated Project Total:	**$ 1,754,500**

City of Lancaster

DRAFT Capital Improvement Cost Estimate — **JANUARY 2021**
Construction Project Number: 28 — **Phase: LONG**

Project Name: **12-inch water line along Ferris Road from WaterMill/Van Road to Stainback Road**

Project Description:

12-inch water line along Ferris Road from WaterMill/Van Road to Stainback Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,210	LF	$ 174	$ 1,080,540
2	Water Pavement Repair	6,210	LF	$ 80	$ 496,800
				SUBTOTAL:	**$ 1,577,400**
		CONTINGENCY		30%	$ 473,300
				SUBTOTAL:	**$ 2,050,700**
		ENG/SURVEY		15%	$ 307,700
				SUBTOTAL:	**$ 2,358,400**
				Estimated Project Total:	**$ 2,358,400**

City of Lancaster

DRAFT Capital Improvement Cost Estimate					**JANUARY 2021**
Construction Project Number:	**29**				**Phase: LONG**
Project Name:	**12-inch water line along Bear Creek Road**				
Project Description:					
12-inch water line along Bear Creek from Houston School Road to Blue Grove Road					
1	12" WL & Appurtenances	5,570	LF	$ 174	$ 969,180
2	Water Pavement Repair	5,055	LF	$ 80	$ 404,400
				SUBTOTAL:	**$ 1,373,600**
		CONTINGENCY		30%	$ 412,100
				SUBTOTAL:	**$ 1,785,700**
		ENG/SURVEY		15%	$ 267,900
				SUBTOTAL:	**$ 2,053,600**
				Estimated Project Total:	**$ 2,053,600**

City of Lancaster

DRAFT Capital Improvement Cost Estimate					**JANUARY 2021**
Construction Project Number:	**30**				**Phase: LONG**
Project Name:	**Ames Pump Rd - New 1.0 MG Ground Storage Tank**				

Project Description:

Ames Road - New 1.0 MG Ground Storage Tank

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1.0 MG Ground Storage Tank	1	LS	$ 1,000,000	$ 1,000,000
2	Pump Station Site Work & Yard Piping	1	LS	$ 306,000	$ 306,000
				SUBTOTAL:	**$ 1,306,000**
		CONTINGENCY		30%	$ 391,800
				SUBTOTAL:	**$ 1,697,800**
		ENG/SURVEY		15%	$ 254,700
				SUBTOTAL:	**$ 1,952,500**
				Estimated Project Total:	**$ 1,952,500**

City of Lancaster

DRAFT Capital Improvement Cost Estimate		**JANUARY 2021**
Construction Project Number:	**31**	**Phase: LONG**
Project Name:	**James R. Williams PS Capacity Expansion (0.5 MGD)**	
Project Description:		**Vicinity Map**

James R. Williams PS Capacity Expansion (0.5 MGD) Assumes replacing one pump with higher capacity pump

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	0.5 MGD Pumps	1	LS	$ 250,000	$ 250,000
2	Pump Station Piping & Appurtenances	1	LS	$ 267,000	$ 267,000
				SUBTOTAL:	**$ 517,000**
		CONTINGENCY		30%	$ 155,100
				SUBTOTAL:	**$ 672,100**
		ENG/SURVEY		15%	$ 100,900
				SUBTOTAL:	**$ 773,000**
				Estimated Project Total:	**$ 773,000**

Appendix C
Wastewater System
Capital Improvements Plan

City of Lancaster, TX

Capital Improvement Cost Estimate	**FEBRUARY 2021**
Construction Project Number: 1	**Phase: SHORT**
Project Name:	**21-inch along Deep Branch Creek from Nancy Lane to W. Pleasant Run Road to remove 8- and 12-inch bottleneck**

Project Description:

Upsize 8-inch-12-inch bottleneck to 21 inch from Nancy Ln to W Pleasant Run Rd to improve capacity and reduce surgcharing conditions, and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe < 8 feet deep	1,900	LF	$ 315	$ 598,500
2	60" Diameter Manhole	2	EA	$ 6,000	$ 14,250
3	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
				SUBTOTAL:	**$ 627,800**
		CONTINGENCY		30%	$ 188,400
				SUBTOTAL:	**$ 816,200**
		ENG/SURVEY		15%	$ 122,500
				SUBTOTAL:	**$ 938,700**
				Estimated Project Total:	**$ 938,700**

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 2 — **Phase: SHORT**

Project Name: **42-inch and 36-inch Line along Deep Branch Creek from TRA Interceptor to W. Main Street, 21-inch along W. Main Street**

Project Description:

Upsize 24 inch pipe to 42- and 36 inch from TRA interceptor to W. Main St ; 21-inch along W. Main Street to relieve the parallel 10-15-inch main on the east side of Deep Branch. Project improves capacity in this sub-basin, which sees the highest loadings in Lancaster, and reduces surcharged conditions under peak wet weather flows, and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	36" Pipe > 16 feet deep	2,400	LF	$ 900	$ 2,160,000
2	72" Diameter Manhole	6	EA	$ 7,500	$ 48,000
3	Sewer Pavement Repair	600	LF	$ 75	$ 45,000
4	42" Pipe 8- 16 feet deep	4,000	LF	$ 840	$ 3,360,000
5	21" Pipe 8- 16 feet deep	720	LF	$ 420	$ 302,400
6	60" Diameter Manhole	1	EA	$ 6,000	$ 5,400
				SUBTOTAL:	**$ 5,920,800**
		CONTINGENCY		30%	$ 1,776,300
				SUBTOTAL:	**$ 7,697,100**
		ENG/SURVEY		15%	$ 1,154,600
				SUBTOTAL:	**$ 8,851,700**
				Estimated Project Total:	**$ 8,851,700**

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 3 — **Phase: SHORT**

Project Name:	**36-inch and 30-inch Lines along Deep Branch Creek from W. Main Street crossing Belt Line Road and north to near Maplecrest Drive**

Project Description:

Upsize 24 inch pipe to 30 inch and 36 inch from W. Main Street to Belt Line Road to improve capacity

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	36" Pipe 8- 16 feet deep	4,200	LF	$ 720	$ 3,024,000
2	72" Diameter Manhole	7	EA	$ 7,500	$ 50,297
3	Sewer Pavement Repair	400	LF	$ 75	$ 30,000
4	30" Pipe 8- 16 feet deep	1,400	LF	$ 600	$ 840,000
5	27" Pipe 8- 16 feet deep	605	LF	$ 540	$ 326,700
				SUBTOTAL:	**$ 4,271,000**
		CONTINGENCY		30%	$ 1,281,300
				SUBTOTAL:	**$ 5,552,300**
		ENG/SURVEY		15%	$ 832,900
				SUBTOTAL:	**$ 6,385,200**
				Estimated Project Total:	**$ 6,385,200**

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 4 — **Phase: SHORT**

Project Name:	**21-inch Line from TRA Interceptor to W. Redbud Lane; 15-inch and 12-inch from north to W. Pleasant Run**

Project Description:

Upsize existing 12-inch line to 21-inch Line from TRA Interceptor to W. Redbud Lane; 15-inch and 12-inch from north to W. Pleasant Run to improve capacity and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	5,100	LF	$ 420	$ 2,142,000
2	60" Diameter Manhole	13	EA	$ 6,000	$ 79,050
3	Sewer Pavement Repair	1,100	LF	$ 75	$ 82,500
4	15" Pipe 8- 16 feet deep	2,700	LF	$ 300	$ 810,000
5	12" Pipe 8- 16 feet deep	2,800	LF	$ 240	$ 672,000
6	48" Diameter Manhole	6	EA	$ 5,000	$ 28,000
7	18" Pipe > 16 feet deep	700	LF	$ 450	$ 315,000
				SUBTOTAL:	**$ 4,128,600**
		CONTINGENCY		30%	$ 1,238,600
				SUBTOTAL:	**$ 5,367,200**
		ENG/SURVEY		15%	$ 805,100
				SUBTOTAL:	**$ 6,172,300**
				Estimated Project Total:	**$ 6,172,300**

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 5 — **Phase: SHORT**

Project Name: **36-inch Relief Sewer along W. Main Street from W. Belt Line to TRA Interceptor**

Project Description:

New relief sewer to reduce flows and improve capacity constraints and surgcharging on the existing 21-inch sewer along Mill Branch south of W. Beltline Road to the TRA interceptor.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	36" Pipe 8- 16 feet deep	8,200	LF	$ 720	$ 5,904,000
2	72" Diameter Manhole	8	EA	$ 7,500	$ 61,500
3	Sewer Pavement Repair	800	LF	$ 75	$ 60,000
				SUBTOTAL:	**$ 6,025,500**
		CONTINGENCY		30%	$ 1,807,700
				SUBTOTAL:	**$ 7,833,200**
		ENG/SURVEY		15%	$ 1,175,000
				SUBTOTAL:	**$ 9,008,200**
				Estimated Project Total:	**$ 9,008,200**

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 6 — **Phase: MEDIUM**

Project Name: **30-inch along Houston School Road from W. Pleasant Run to W. Belt Line Road**

Project Description:

Upsize 18-inch pipe to 30-inch along Houston School Road from south of W Belt Line Road to W. Pleasant Run Road to improve capacity and accommodate future growth. Remove bottleneck on Atteberry Lane, just to the east of South Houston Road by replacing 8-inch with 15-inch to improve capacity.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	30" Pipe 8- 16 feet deep	4,300	LF	$ 600	$ 2,580,000
2	60" Diameter Manhole	6	EA	$ 6,000	$ 35,850
3	Sewer Pavement Repair	500	LF	$ 75	$ 37,500
4	15" Pipe 8- 16 feet deep	300	LF	$ 300	$ 90,000
				SUBTOTAL:	**$ 2,743,400**
		CONTINGENCY		30%	$ 823,100
				SUBTOTAL:	**$ 3,566,500**
		ENG/SURVEY		15%	$ 535,000
				SUBTOTAL:	**$ 4,101,500**
				Estimated Project Total:	**$ 4,101,500**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**
Construction Project Number: 7 — **Phase: MEDIUM**

Project Name:	**24-inch and 21-inch Line along Houston School Road from W. Wintergreen Road to W. Pleasant Run**

Project Description:

Upsize 15-inch line to 24-inch and 21-inch from W. Wintergreen Road to W. Pleasant Run Road to improve capacity and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" Pipe 8- 16 feet deep	3,900	LF	$ 480	$ 1,872,000
2	60" Diameter Manhole	9	EA	$ 6,000	$ 54,750
3	Sewer Pavement Repair	700	LF	$ 75	$ 52,500
4	21" Pipe 8- 16 feet deep	3,400	LF	$ 420	$ 1,428,000
				SUBTOTAL:	**$ 3,407,300**
		CONTINGENCY		30%	$ 1,022,200
				SUBTOTAL:	**$ 4,429,500**
		ENG/SURVEY		15%	$ 664,500
				SUBTOTAL:	**$ 5,094,000**
				Estimated Project Total:	**$ 5,094,000**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**
Construction Project Number: 8 — **Phase: MEDIUM**

Project Name: **21-inch Line from W. Wintergreen Road to West Drive**

Project Description:

Upsize 10 inch pipe to 21-inch between W. Wintergreen Road and West Drive to improve capacity and accommodate future growth

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	3,600	LF	$ 420	$ 1,512,000
2	60" Diameter Manhole	5	EA	$ 6,000	$ 27,000
3	Sewer Pavement Repair	400	LF	$ 75	$ 30,000
				SUBTOTAL:	**$ 1,569,000**
		CONTINGENCY		30%	$ 470,700
				SUBTOTAL:	**$ 2,039,700**
		ENG/SURVEY		15%	$ 306,000
				SUBTOTAL:	**$ 2,345,700**
				Estimated Project Total:	**$ 2,345,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 9 — **Phase: MEDIUM**

Project Name:	**Expand Wheatland Road LS Firm Capacity to 2.0 MGD; 21-inch and 15-inch line at W. Danieldale Road towards West Drive**

Project Description:

Expand Wheatland Road LS firm capacity from 0.6 MGD to 2.0 MGD to improve capacity and accommodate future growth. Upsize 8-inch bottleneck south of forcemain to 21-inch and 15-inch at W. Danieldale Road.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	3,300	LF	$ 420	$ 1,386,000
2	60" Diameter Manhole	5	EA	$ 6,000	$ 31,950
3	Sewer Pavement Repair	100	LF	$ 75	$ 7,500
4	1.4 MGD Lift Station Expansion	1	EA	$ 560,000	$ 560,000
5	15" Pipe 8- 16 feet deep	600	LF	$ 300	$ 180,000
				SUBTOTAL:	**$ 2,165,500**
		CONTINGENCY		30%	$ 649,700
				SUBTOTAL:	**$ 2,815,200**
		ENG/SURVEY		15%	$ 422,300
				SUBTOTAL:	**$ 3,237,500**
				Estimated Project Total:	**$ 3,237,500**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 10 — **Phase: MEDIUM**

Project Name: **18-inch and 15-inch line along Halls Branch from TRA Interceptor to E. Main St**

Project Description:

Upsize 12-inch and 15-inch pipes to 18-inch from TRA interceptor to E. 5th Street, and 15-inch from E. 5th Street to E. Pleasant Run to improve capacity and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	15" Pipe 8- 16 feet deep	5,700	LF	$ 300	$ 1,710,000
2	60" Diameter Manhole	19	EA	$ 6,000	$ 111,150
3	Sewer Pavement Repair	1,100	LF	$ 75	$ 82,500
4	18" Pipe 8- 16 feet deep	5,700	LF	$ 360	$ 2,052,000
				SUBTOTAL:	**$ 3,955,700**
		CONTINGENCY		30%	$ 1,186,800
				SUBTOTAL:	**$ 5,142,500**
		ENG/SURVEY		15%	$ 771,400
				SUBTOTAL:	**$ 5,913,900**
				Estimated Project Total:	**$ 5,913,900**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 11 — **Phase: MEDIUM**

Project Name: **24-inch Line along Keller Branch from TRA Interceptor to E. Pleasant Run**

Project Description:

Upsize 12-inch and 15-inch pipes to 24-inch from interceptor to E Belt Line Road to improve capacity and reduce surcharging conditions, and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" Pipe 8- 16 feet deep	13,700	LF	$ 480	$ 6,576,000
2	60" Diameter Manhole	17	EA	$ 6,000	$ 102,750
3	Sewer Pavement Repair	1,400	LF	$ 75	$ 105,000
4	18" Pipe 8- 16 feet deep	2,200	LF	$ 360	$ 792,000
				SUBTOTAL:	**$ 7,575,800**
		CONTINGENCY		30%	$ 2,272,800
				SUBTOTAL:	**$ 9,848,600**
		ENG/SURVEY		15%	$ 1,477,300
				SUBTOTAL:	**$ 11,325,900**
				Estimated Project Total:	**$ 11,325,900**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 12 — **Phase: MEDIUM**

Project Name: **24-inch Line along Keller Branch from E. Pleasant Run Road to E Wintergreen Road**

Project Description:

Upsize 15-inch line to 24- inch line between E. Peasant Run Road and E. Wintergreen Road to improve capacity and reduce surcharging conditions, and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" Pipe 8- 16 feet deep	7,000	LF	$ 480	$ 3,360,000
2	60" Diameter Manhole	9	EA	$ 6,000	$ 52,500
3	Sewer Pavement Repair	700	LF	$ 75	$ 52,500
				SUBTOTAL:	**$ 3,465,000**
		CONTINGENCY		30%	$ 1,039,500
				SUBTOTAL:	**$ 4,504,500**
		ENG/SURVEY		15%	$ 675,700
				SUBTOTAL:	**$ 5,180,200**
				Estimated Project Total:	**$ 5,180,200**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 13 — **Phase: MEDIUM**

Project Name:	**21-inch and 18-inch Line along N. Dallas Avenue from E. Wintergreen Road to Balmorhea Drive; Expand LS #2 firm capacity from 0.5 MGD to 1.0 MGD**

Project Description:

Upsize 12-inch to 18-inch pipe along N. Dallas Avenue from E. Wintergreen Road to Balmorhea Drive to remove existing bottleneck created by smaller diameter pipe; and upsize the existing 18-inch to 21-inch along South Lancaster Road, just north of E. Wintergreen Road to improve capacity and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	600	LF	$ 420	$ 252,000
2	60" Diameter Manhole	8	EA	$ 6,000	$ 45,000
3	Sewer Pavement Repair	600	LF	$ 75	$ 45,000
4	18" Pipe > 16 feet deep	5,400	LF	$ 450	$ 2,430,000
5	0.5 MGD Lift Station Expansion	1	EA	$ 200,000	$ 200,000
				SUBTOTAL:	**$ 2,972,000**
		CONTINGENCY		30%	$ 891,600
				SUBTOTAL:	**$ 3,863,600**
		ENG/SURVEY		15%	$ 579,600
				SUBTOTAL:	**$ 4,443,200**
				Estimated Project Total:	**$ 4,443,200**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 14 — **Phase: MEDIUM**

Project Name:	**Expand Lift Station #1 Capacity to 2 MGD; Increase pipe capacity upstream of the Lift Station #1**

Project Description:

Expand capacity at LS #1 firm capacity from 0.6 MGD to 2 MGD to accommodate existing and future flows; Upsize 8 inch -10 inch pipe to 18-inch, 15-inch and 12-inch from Interurban Road to LS #1 to improve capacity and reduce surcharing conditions.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	1.4 MGD Lift Station Expansion	1	EA	$ 560,000	$ 560,000
2	15" Pipe 8- 16 feet deep	1,600	LF	$ 300	$ 480,000
3	60" Diameter Manhole	4	EA	$ 6,000	$ 21,881
4	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
5	18" Pipe 8- 16 feet deep	358	LF	$ 360	$ 128,700
6	12" Pipe 8- 16 feet deep	420	LF	$ 240	$ 100,848
7	48" Diameter Manhole	1	EA	$ 5,000	$ 5,253
				SUBTOTAL:	**$ 1,311,700**
		CONTINGENCY		30%	$ 393,600
				SUBTOTAL:	**$ 1,705,300**
		ENG/SURVEY		15%	$ 255,800
				SUBTOTAL:	**$ 1,961,100**
				Estimated Project Total:	**$ 1,961,100**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate	**FEBRUARY 2021**
Construction Project Number: 15	**Phase: MEDIUM**
Project Name:	**18-inch line along I-35 Access Road from Gateway Drive to TRA interceptor**

Project Description:

Upsize 6-inch and 8-inch pipes to 18-inch along I-35 Access Road to TRA Interceptor to improve capacity and relieve the existing 12-inch main along Chesier Branch to the TRA Interceptor.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	18" Pipe 8- 16 feet deep	6,300	LF	$ 360	$ 2,268,000
2	60" Diameter Manhole	8	EA	$ 6,000	$ 47,250
3	Sewer Pavement Repair	600	LF	$ 75	$ 45,000
				SUBTOTAL:	**$ 2,360,300**
		CONTINGENCY		30%	$ 708,100
				SUBTOTAL:	**$ 3,068,400**
		ENG/SURVEY		0%	$ -
				SUBTOTAL:	**$ 3,068,400**
				Estimated Project Total:	**$ 3,068,400**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 16 — **Phase: MEDIUM**

Project Name: **18-inch from Crescent Medical Center to Rolling Hills Place**

Project Description:

Replaces 6-inch and 8-inch pipes to improve capacity, and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	18" Pipe 8- 16 feet deep	1,500	LF	$ 360	$ 540,000
2	60" Diameter Manhole	2	EA	$ 6,000	$ 11,250
3	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
				SUBTOTAL:	**$ 566,300**
		CONTINGENCY		30%	$ 169,900
				SUBTOTAL:	**$ 736,200**
		ENG/SURVEY		15%	$ 110,500
				SUBTOTAL:	**$ 846,700**
				Estimated Project Total:	**$ 846,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 17 — **Phase: MEDIUM**

Project Name: New 15-inch Line Extending SE from the Wheatland Road LS toward I-20

Project Description:

New 15-inch gravity line extending to into Floyd Branch Basin towards I-20 and continuing east along I-20, discharges to the Wheatland Road Lift Station.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	15" Pipe 8- 16 feet deep	4,600	LF	$ 300	$ 1,380,000
2	60" Diameter Manhole	9	EA	$ 6,000	$ 55,200
3	Sewer Pavement Repair	500	LF	$ 75	$ 37,500
				SUBTOTAL:	**$ 1,472,700**
		CONTINGENCY		30%	$ 441,900
				SUBTOTAL:	**$ 1,914,600**
		ENG/SURVEY		15%	$ 287,200
				SUBTOTAL:	**$ 2,201,800**
				Estimated Project Total:	**$ 2,201,800**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 18 — **Phase: MEDIUM**

Project Name: **New 8-inch Line Extending South along Ten Mile Road**

Project Description:

New 8-inch line extending south from interceptor along Ten Mile Road to accommodate future growth

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	4,700	LF	$ 160	$ 752,000
2	60" Diameter Manhole	9	EA	$ 6,000	$ 56,400
3	Sewer Pavement Repair	500	LF	$ 75	$ 37,500
				SUBTOTAL:	**$ 845,900**
		CONTINGENCY		30%	$ 253,800
				SUBTOTAL:	**$ 1,099,700**
		ENG/SURVEY		15%	$ 165,000
				SUBTOTAL:	**$ 1,264,700**
				Estimated Project Total:	**$ 1,264,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 19 — **Phase: LONG**

Project Name:	**Upsize existing 8- and 15-inch to 21-inch line in the Ten Mile 3 Sub-basin from TRA Interceptor to Ferris Road at Lancaster Airport**

Project Description:

Upsize and extend existing 15-inch and 8-inch pipes to an 18-inch pipe from the TRA Interceptor to Ferris Road at Lancaster Airport to accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	2,800	LF	$ 420	$ 1,176,000
2	60" Diameter Manhole	4	EA	$ 6,000	$ 21,000
3	Sewer Pavement Repair	300	LF	$ 75	$ 22,500
				SUBTOTAL:	**$ 1,219,500**
		CONTINGENCY		30%	$ 365,900
				SUBTOTAL:	**$ 1,585,400**
		ENG/SURVEY		15%	$ 237,900
				SUBTOTAL:	**$ 1,823,300**
				Estimated Project Total:	**$ 1,823,300**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 20 — **Phase: LONG**

Project Name:	**New 15-inch Line along Ferris Road from Lancaster Airport to E. Belt Line Road to parallel the 2021-planned 15-inch main**

Project Description:

New 15-inch pipe to parallel the planned (2021 by developers) 15-inch main along Ferris Road towards E. Belt Line Road to accommodate growth in Ten Mile 3 and Ten Mile 7 Basins.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	15" Pipe 8- 16 feet deep	3,200	LF	$ 300	$ 960,000
2	60" Diameter Manhole	4	EA	$ 6,000	$ 24,000
3	Sewer Pavement Repair	300	LF	$ 75	$ 22,500
				SUBTOTAL:	**$ 1,006,500**
		CONTINGENCY		30%	$ 302,000
				SUBTOTAL:	**$ 1,308,500**
		ENG/SURVEY		15%	$ 196,300
				SUBTOTAL:	**$ 1,504,800**
				Estimated Project Total:	**$ 1,504,800**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 21 — **Phase: LONG**

Project Name: New 12-inch along S. Alba Road from E. Beltline Road to Green Road

Project Description:

New 12-inch along S. Alba Road from E. Belt Line Road to Green Road to extend service in the Ten Mile 3 Basin.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	3,300	LF	$ 240	$ 792,000
2	48" Diameter Manhole	8	EA	$ 5,000	$ 38,000
3	Sewer Pavement Repair	400	LF	$ 75	$ 30,000
4	18" Pipe 8- 16 feet deep	800	LF	$ 360	$ 288,000
5	60" Diameter Manhole	2	EA	$ 6,000	$ 9,600
				SUBTOTAL:	**$ 1,157,600**
		CONTINGENCY		30%	$ 347,300
				SUBTOTAL:	**$ 1,504,900**
		ENG/SURVEY		15%	$ 225,800
				SUBTOTAL:	**$ 1,730,700**
				Estimated Project Total:	**$ 1,730,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 22 — **Phase: LONG**

Project Name: New 8-inch Line in the Ten Mile 3 Basin along E Belt Line Road

Project Description:

New 8-inch gravity line in Ten Mile-3 extending west from Ferris Road along E. Belt Line Road, extends service to accommodate future growth

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	2,800	LF	$ 160	$ 448,000
2	48" Diameter Manhole	6	EA	$ 5,000	$ 28,000
3	Sewer Pavement Repair	300	LF	$ 75	$ 22,500
				SUBTOTAL:	**$ 498,500**
		CONTINGENCY		30%	$ 149,600
				SUBTOTAL:	**$ 648,100**
		ENG/SURVEY		15%	$ 97,300
				SUBTOTAL:	**$ 745,400**
				Estimated Project Total:	**$ 745,400**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 23 — **Phase: LONG**

Project Name:	**New 12-inch Lines in the Ten Mile 3 Basin along Greene Road, extending to Ten Mile 7 basin.**

Project Description:

New 12-inch gravity line in the Ten Mile-3 Basin along Green Road from N. Alba Road to Pinto Road, extending service to the Ten Mile 3 and Ten Mile 7 basins to accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	2,600	LF	$ 240	$ 624,000
2	48" Diameter Manhole	5	EA	$ 5,000	$ 26,000
3	Sewer Pavement Repair	300	LF	$ 75	$ 22,500
				SUBTOTAL:	**$ 672,500**
		CONTINGENCY		30%	$ 201,800
				SUBTOTAL:	**$ 874,300**
		ENG/SURVEY		15%	$ 131,200
				SUBTOTAL:	**$ 1,005,500**
				Estimated Project Total:	**$ 1,005,500**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 24 — **Phase: LONG**

Project Name: **New 12-inch and 8-inch Lines along Greene Road from N. Alba Road, extending beyond Cornell Road**

Project Description:

New 12-inch and 8-inch pipe along Greene Road from N. Alba Road, extending west beyond Cornell Road to the basin boundary to accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	3,300	LF	$ 240	$ 792,000
2	48" Diameter Manhole	7	EA	$ 5,000	$ 33,000
3	Sewer Pavement Repair	300	LF	$ 75	$ 22,500
4	8" Pipe 8- 16 feet deep	1,800	LF	$ 160	$ 288,000
				SUBTOTAL:	**$ 1,135,500**
		CONTINGENCY		30%	$ 340,700
				SUBTOTAL:	**$ 1,476,200**
		ENG/SURVEY		15%	$ 221,500
				SUBTOTAL:	**$ 1,697,700**
				Estimated Project Total:	**$ 1,697,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 25 — **Phase: LONG**

Project Name: **New 8-inch Gravity Lines along Cornell Road from Greene Road to Wintergreen Road**

Project Description:

8-inch gravity lines in Ten Mile-3 along Cornell Road from Greene Road to Wintergreen Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	6,900	LF	$ 160	$ 1,104,000
2	48" Diameter Manhole	15	EA	$ 5,000	$ 76,000
3	Sewer Pavement Repair	700	LF	$ 75	$ 52,500
				SUBTOTAL:	**$ 1,232,500**
		CONTINGENCY		30%	$ 369,800
				SUBTOTAL:	**$ 1,602,300**
		ENG/SURVEY		15%	$ 240,400
				SUBTOTAL:	**$ 1,842,700**
				Estimated Project Total:	**$ 1,842,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 26 — **Phase: LONG**

Project Name: New 10- and 8-inch Gravity Lines along N. Alba Road from Greene Road to north of E. Pleasant Run Road

Project Description:

10- and 8-inch gravity lines along Alba Road from Greene Road to north of E. Pleasant Run Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	10" Pipe 8- 16 feet deep	3,500	LF	$ 200	$ 700,000
2	48" Diameter Manhole	12	EA	$ 5,000	$ 58,000
3	8" Pipe < 8 feet deep	2,300	LF	$ 120	$ 276,000
4	Sewer Pavement Repair	600	LF	$ 75	$ 45,000
				SUBTOTAL:	**$ 1,079,000**
		CONTINGENCY		30%	$ 323,700
				SUBTOTAL:	**$ 1,402,700**
		ENG/SURVEY		15%	$ 210,500
				SUBTOTAL:	**$ 1,613,200**
				Estimated Project Total:	**$ 1,613,200**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 27 — **Phase:** LONG

Project Name: New 12 -inch Line along W Belt Line Road to N Houston School Road

Project Description:

12-inch gravity line in Mills Branch Basin extending east along W Belt Line Road to North Houston School Road to accommadate growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	1,800	LF	$ 240	$ 432,000
2	48" Diameter Manhole	4	EA	$ 5,000	$ 18,000
3	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
				SUBTOTAL:	**$ 465,000**
		CONTINGENCY		30%	$ 139,500
				SUBTOTAL:	**$ 604,500**
		ENG/SURVEY		15%	$ 90,700
				SUBTOTAL:	**$ 695,200**
				Estimated Project Total:	**$ 695,200**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 28 — **Phase:** LONG

Project Name: New 12-inch Lines in the Ten Mile 5 Basin along Nokomis Road to Nokomis Cir

Project Description:

12-inch lines in Ten Mile-5 extending south from the TRA interceptor along Nokomis Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	2,200	LF	$ 240	$ 528,000
2	48" Diameter Manhole	4	EA	$ 5,000	$ 22,000
3	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
				SUBTOTAL:	**$ 565,000**
		CONTINGENCY		30%	$ 169,500
				SUBTOTAL:	**$ 734,500**
		ENG/SURVEY		15%	$ 110,200
				SUBTOTAL:	**$ 844,700**
				Estimated Project Total:	**$ 844,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 29 — **Phase: LONG**

Project Name:	**New 12-inch Lines in the Ten Mile 5 Basin along Nokomis Road from Nokomis Cir, along E Reindeer Road to Dasher Street**

Project Description:

12-inch lines in Ten Mile-5 extending south from the TRA interceptor along Nokomis Road and E Reindeer Road to Dasher Street to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	12,800	LF	$ 240	$ 3,072,000
2	48" Diameter Manhole	28	EA	$ 5,000	$ 141,000
3	Sewer Pavement Repair	1,300	LF	$ 75	$ 97,500
				SUBTOTAL:	**$ 3,310,500**
		CONTINGENCY		30%	$ 993,200
				SUBTOTAL:	**$ 4,303,700**
		ENG/SURVEY		15%	$ 645,600
				SUBTOTAL:	**$ 4,949,300**
				Estimated Project Total:	**$ 4,949,300**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate		**FEBRUARY 2021**
Construction Project Number:	**30**	**Phase: LONG**
Project Name:	**New 8-inch Line Extending South along S. Bluegrove Road**	

Project Description:

New 8” line extending south from TRA interceptor along S. Bluegrove Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	3,500	LF	$ 160	$ 560,000
2	48" Diameter Manhole	7	EA	$ 5,000	$ 35,000
3	Sewer Pavement Repair	400	LF	$ 75	$ 30,000
				SUBTOTAL:	**$ 625,000**
		CONTINGENCY		30%	$ 187,500
				SUBTOTAL:	**$ 812,500**
		ENG/SURVEY		15%	$ 121,900
				SUBTOTAL:	**$ 934,400**
				Estimated Project Total:	**$ 934,400**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 31 — **Phase: LONG**

Project Name: **8-inch Line in Creekwood Branch**

Project Description:

8-inch lines from TRA Interceptor south along Houston School Road and Parkerville Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	4,300	LF	$ 160	$ 688,000
2	48" Diameter Manhole	9	EA	$ 5,000	$ 47,000
3	Sewer Pavement Repair	400	LF	$ 75	$ 30,000
				SUBTOTAL:	**$ 765,000**
		CONTINGENCY		30%	$ 229,500
				SUBTOTAL:	**$ 994,500**
		ENG/SURVEY		15%	$ 149,200
				SUBTOTAL:	**$ 1,143,700**
				Estimated Project Total:	**$ 1,143,700**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 32 — **Phase: LONG**

Project Name: **8-inch Lines along Houston School Road and Parkerville Road**

Project Description:

8-inch lines along Houston School Road, south of Parkerville Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	6,300	LF	$ 160	$ 1,008,000
2	48" Diameter Manhole	13	EA	$ 5,000	$ 63,000
3	Sewer Pavement Repair	600	LF	$ 75	$ 45,000
				SUBTOTAL:	**$ 1,116,000**
		CONTINGENCY		30%	$ 334,800
				SUBTOTAL:	**$ 1,450,800**
		ENG/SURVEY		15%	$ 217,700
				SUBTOTAL:	**$ 1,668,500**
				Estimated Project Total:	**$ 1,668,500**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 33 — **Phase: LONG**

Project Name: **12-inch gravity line along Moreland Road from S. Dallas Avenue in Ten Mile 6 Basin**

Project Description:

12-inch gravity line in Ten Mile 6 extending southeast from South Dallas Avenue along Moreland Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	4,500	LF	$ 240	$ 1,080,000
2	48" Diameter Manhole	9	EA	$ 5,000	$ 45,000
3	Sewer Pavement Repair	500	LF	$ 75	$ 37,500
				SUBTOTAL:	**$ 1,162,500**
		CONTINGENCY		30%	$ 348,800
				SUBTOTAL:	**$ 1,511,300**
		ENG/SURVEY		15%	$ 226,700
				SUBTOTAL:	**$ 1,738,000**
				Estimated Project Total:	**$ 1,738,000**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 34 — **Phase: LONG**

Project Name: **12-inch gravity line along Water Mill Road and Nokomis Road in Ten Mile 4 Basin**

Project Description:

12-inch gravity line in Ten Mile 4 Basin extending southwest of the TRA interceptor along Watermill Road and southeast along Nokomis Road to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	10,500	LF	$ 240	$ 2,520,000
2	48" Diameter Manhole	21	EA	$ 5,000	$ 105,000
3	Sewer Pavement Repair	1,100	LF	$ 75	$ 82,500
				SUBTOTAL:	**$ 2,707,500**
		CONTINGENCY		30%	$ 812,300
				SUBTOTAL:	**$ 3,519,800**
		ENG/SURVEY		15%	$ 528,000
				SUBTOTAL:	**$ 4,047,800**
				Estimated Project Total:	**$ 4,047,800**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 35 — **Phase: LONG**

Project Name: **12-inch gravity line along S. Dallas Avenue to E. Reindeer Road in Red Oak Basin**

Project Description:

12-inch gravity line along East Reindeer Road and South Dallas Avenue in Red Oak Basin flowing southwest towards the Red Oak interceptor to extend service and accommodate future growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	9,800	LF	$ 240	$ 2,352,000
2	48" Diameter Manhole	20	EA	$ 5,000	$ 98,000
3	Sewer Pavement Repair	1,000	LF	$ 75	$ 75,000
				SUBTOTAL:	**$ 2,525,000**
		CONTINGENCY		30%	$ 757,500
				SUBTOTAL:	**$ 3,282,500**
		ENG/SURVEY		15%	$ 492,400
				SUBTOTAL:	**$ 3,774,900**
				Estimated Project Total:	**$ 3,774,900**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 36 — **Phase: LONG**

Project Name: **8-inch gravity line in the Red Oak Basin**

Project Description:

8-inch gravity line in the Red Oak Basin that extends north from the Red Oak interceptor along Meadow Lane and continues east and west along Bear Creek Road

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	7,500	LF	$ 160	$ 1,200,000
2	48" Diameter Manhole	15	EA	$ 5,000	$ 75,000
3	Sewer Pavement Repair	800	LF	$ 75	$ 60,000
				SUBTOTAL:	**$ 1,335,000**
		CONTINGENCY		30%	$ 400,500
				SUBTOTAL:	**$ 1,735,500**
		ENG/SURVEY		15%	$ 260,400
				SUBTOTAL:	**$ 1,995,900**
				Estimated Project Total:	**$ 1,995,900**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 37 — **Phase: LONG**

Project Name:	**Upsize existing 8-inch along Deep Branch from Bayport Drive to Ames Road with 15-inch line**

Project Description:

Upsize existing 8-inch along Deep Branch from Bayport Drive to Ames Road with a 15-inch line to improve capacity and accommodate growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	15" Pipe 8- 16 feet deep	4,400	LF	$ 300	$ 1,320,000
2	18" Pipe 8- 16 feet deep	900	LF	$ 360	$ 324,000
3	60" Diameter Manhole	10	EA	$ 6,000	$ 59,550
4	Sewer Pavement Repair	500	LF	$ 75	$ 37,500
				SUBTOTAL:	**$ 1,741,100**
		CONTINGENCY		30%	$ 522,400
				SUBTOTAL:	**$ 2,263,500**
		ENG/SURVEY		15%	$ 339,600
				SUBTOTAL:	**$ 2,603,100**
				Estimated Project Total:	**$ 2,603,100**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 38 — **Phase: LONG**

Project Name: **12-inch line along Floyd Branch from Connecticut Ave to Interurban Rd**

Project Description:

Replace 6-inch and 8-inch pipes with 12-inch along Floyd Branch to improve capacity.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	2,100	LF	$ 240	$ 504,000
2	48" Diameter Manhole	4	EA	$ 5,000	$ 21,000
3	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
				SUBTOTAL:	**$ 540,000**
		CONTINGENCY		30%	$ 162,000
				SUBTOTAL:	**$ 702,000**
		ENG/SURVEY		15%	$ 105,300
				SUBTOTAL:	**$ 807,300**
				Estimated Project Total:	**$ 807,300**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 39 — **Phase: LONG**

Project Name:	**Replace 15-inch pipe with 21-inch upstream of the Wheatland PS to improve capacity and accommodate growth.**

Project Description:

Replace 15-inch pipe with 21-inch upstream of the Wheatland PS to improve capacity and accommodate growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	21" Pipe 8- 16 feet deep	800	LF	$ 420	$ 336,000
2	60" Diameter Manhole	1	EA	$ 6,000	$ 6,000
3	Sewer Pavement Repair	100	LF	$ 75	$ 7,500
				SUBTOTAL:	**$ 349,500**
		CONTINGENCY		30%	$ 104,900
				SUBTOTAL:	**$ 454,400**
		ENG/SURVEY		15%	$ 68,200
				SUBTOTAL:	**$ 522,600**
				Estimated Project Total:	**$ 522,600**

Comments:

City of Lancaster, TX

Capital Improvement Cost Estimate — **FEBRUARY 2021**

Construction Project Number: 40 — **Phase:** LONG

Project Name: New 12-inch pipe in Deep Branch basin from TRA to W. Main Street

Project Description:

New 12-inch gravity line from TRA Interceptor to W. Main Street to accommodate growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	1,700	LF	$ 240	$ 408,000
2	48" Diameter Manhole	3	EA	$ 5,000	$ 17,000
3	Sewer Pavement Repair	200	LF	$ 75	$ 15,000
				SUBTOTAL:	**$ 440,000**
		CONTINGENCY		30%	$ 132,000
				SUBTOTAL:	**$ 572,000**
		ENG/SURVEY		15%	$ 85,800
				SUBTOTAL:	**$ 657,800**
				Estimated Project Total:	**$ 657,800**

Comments:

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **7.**

Meeting Date: 06/28/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-17 Discuss and consider a resolution accepting two (2) water line easements (a 450 square feet or 0.010 acre) water easement, and a 225 square feet or 0.005 acre water easement from DSV Real Estate Dallas Inc., (Grantor), to the City of Lancaster (City) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.

Background:

This is a request for two (2) water line easements to serve Lots 1 and 2, Block B for Midpoint Logistics Center 2. The properties to be served by these lines consists of 62.500 acres and are located at the north east corner of Dizzy Dean Drive and Telephone Road.

The Public Works staff has verified that the location of the proposed public water easements are acceptable. Having identified the location of these facilities, an easement must be granted by the property owner which must be considered and approved by City Council.

Operational Considerations:

The City Council must determine if the easement serves a public purpose and is of a use to the City.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution

Location Map
Easement Exhibit 1
Easement Exhibit 2
Plat Indicating Easement Location

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, ACCEPTING TWO (2) WATER LINE EASEMENTS, A TWO HUNDRED AND TWENTY FIVE (225) SQUARE FEET OR 0.005 ACRE WATERLINE EASEMENT AND A FOUR HUNDRED AND FIFTY (450) SQUARE FEET OR 0.010 ACRE WATER EASEMENT FROM DSV REAL ESTATE DALLAS INC., GRANTOR, TO THE CITY OF LANCASTER FOR THE REPLACEMENT, REPAIR, UPGRADE AND REMOVAL OF A WATERLINE AND ALL NECESSARY OR DESIRABLE STRUCTURES, FACILITIES AND APPURTENANCES NECESSARY TO PROVIDE A CONNECTION TO THE CITY WATER SYSTEM; ESTABLISHING CONDITIONS, PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS RESOLUTION FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS AS A DEED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, DSV Real Estate Dallas Inc., ("Grantor") is the owner of the property located within the City of Lancaster; and,

WHEREAS, the City of Lancaster ("City") requires easements for the replacement, repair, upgrade and removal of a waterline and all incidental improvements and for making of connections therewith to the city's water system; and

WHEREAS, the Grantor desires to dedicate to the City such Public Water Easements ("Easements") as provided in Exhibit "1" and Exhibit "2" and the attachments thereto; and

WHEREAS, the City finds that such easements, as depicted on the attached Exhibit "1" and Exhibit "2" and the attachments thereto are for a public purpose and hereby accepts the Easements from the Grantor under the terms and condition provided in Exhibit "1" and Exhibit "2";

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That the City of Lancaster hereby finds and determines that it is in the best interest of the public health, safety and welfare to accept the public utility easement from DSV Real Estate Dallas Inc., Grantor, which is described in Exhibit "1" and Exhibit "2" attached hereto and incorporated herein.

SECTION 2. That the City Secretary is directed to file said easement for recording in the real property records of Dallas County, Texas, as a deed.

SECTION 3. That this Resolution shall take effect immediately from and after its adoption and execution.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of June, 2021.

ATTEST:

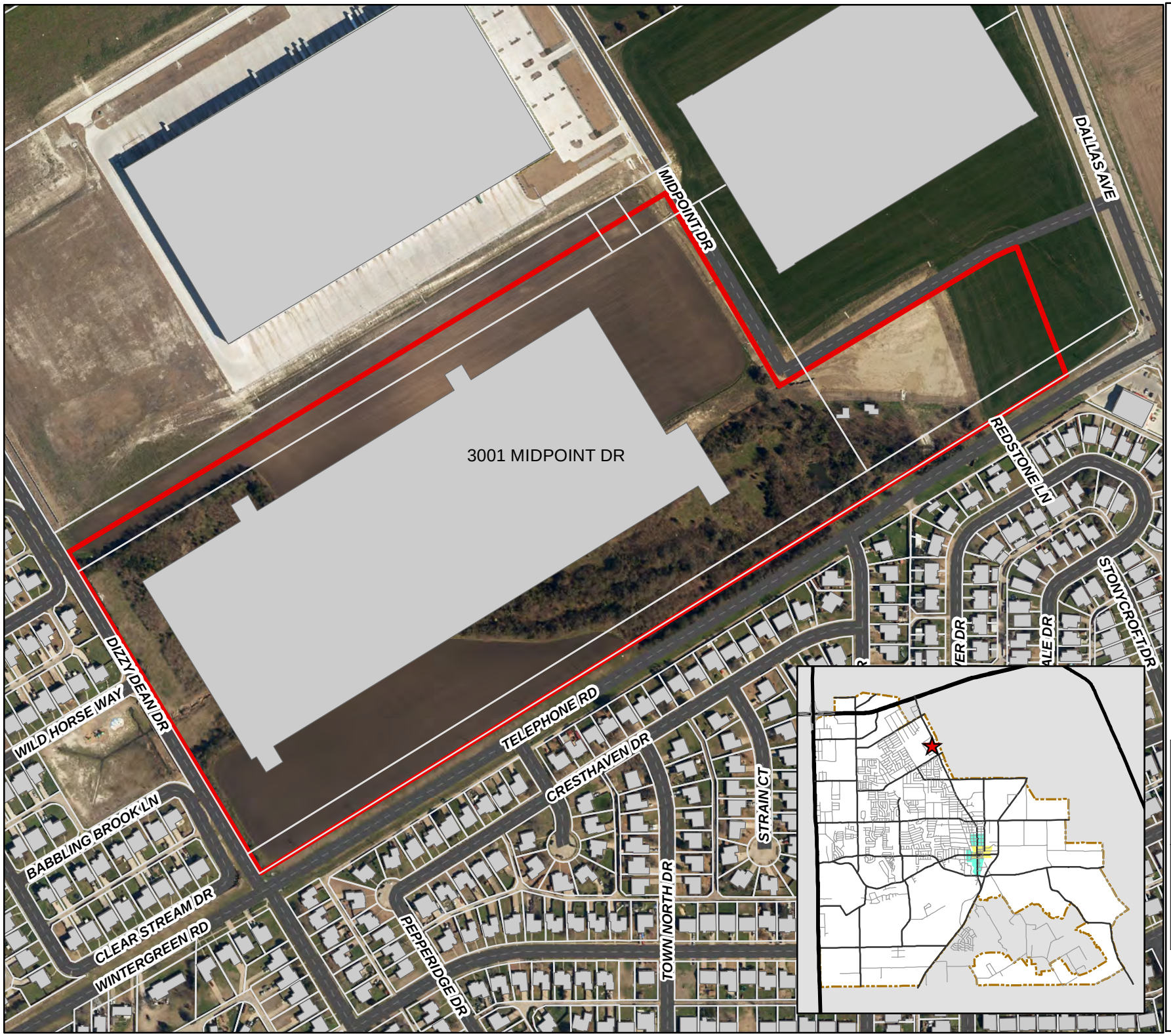
Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney



City of Lancaster

3001 MIDPOINT DR

Zoned: PD - LI

Lancaster
The Shining Star of Texas

Legend

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

Feet
0 87.5 175 350

date: 06/07/2021

WATER EASEMENT

Smith Elkins Survey, Abstract No. 430
City of Lancaster, Dallas County, Texas

DESCRIPTION, of a 225 square foot (0.005 acre) tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to DSV Real Estate Dallas Inc. recorded in Instrument Number 220150167 of the Official Public Records of Dallas County, Texas; said 225 square foot (0.005 acre) tract being more particularly described as follows (Bearing basis 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.):

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found in the northeast right-of-way line of Dizzy Dean Drive (a 43-foot wide right-of-way); said point being the southernmost corner of Lot 2, Block 1, Midpoint Logistics Center, an addition to the City of Lancaster, Texas according to the plat recorded in Instrument Number 202000260967, in said Official Public Records; said point also being the west corner of the said DSV Real Estate Dallas Inc. tract;

THENCE, South 31 degrees, 02 minutes, 16 seconds East, along the said northeast line of Dizzy Dean Drive and the said southwest line of said DSV Real Estate Dallas Inc. tract, a distance of 1,029.82 feet to the **POINT OF BEGINNING**;

THENCE, departing the said northeast line of Dizzy Dean Drive and the said southwest line of said DSV Real Estate Dallas Inc. tract, and into, over and across said DSV Real Estate Dallas Inc. tract, the following (3) three calls:

North 58 degrees, 57 minutes, 44 seconds East, a distance of 15.00 feet to a point for corner;

South 31 degrees, 02 minutes, 16 seconds East, a distance of 15.00 feet to a point for corner;

South 58 degrees, 57 minutes, 44 seconds West, a distance of 15.00 feet to a point for corner in the said northeast line of Dizzy Dean Drive and the said southwest line said DSV Real Estate Dallas Inc. tract;

THENCE, North 31 degrees, 02 minutes, 16 seconds West, along the said northeast line of Dizzy Dean Drive and the said southwest line of said DSV Real Estate Dallas Inc. tract, a distance of 15.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 225 square feet or 0.005 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

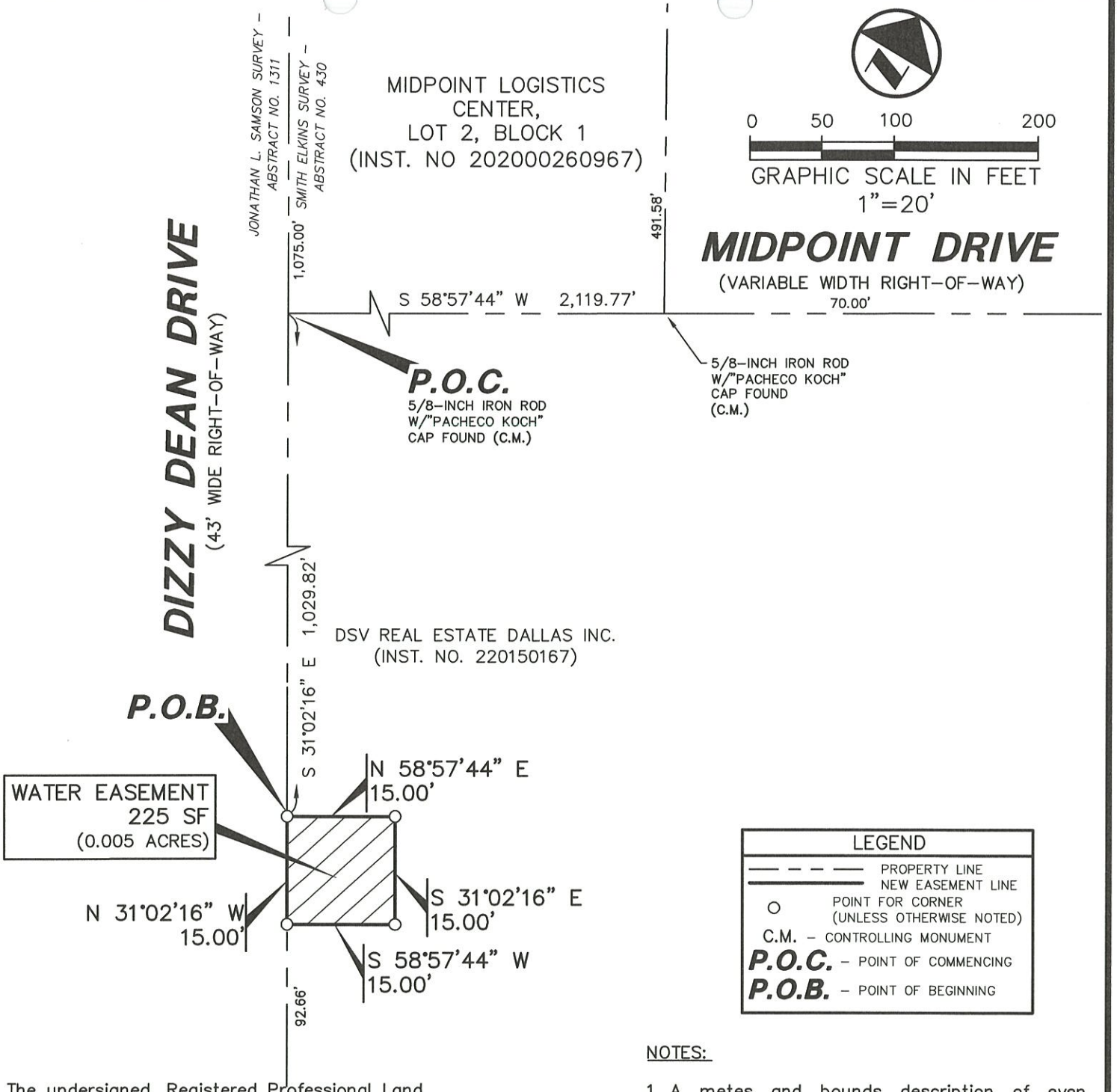
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

Luis M. Gonzalez 5/28/2021

Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



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LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
C.M.	CONTROLLING MONUMENT
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Luis M. Gonzalez 5/27/2021
Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793

STATE OF TEXAS REGISTERED LUIS M. GONZALEZ 6793 PROFESSIONAL LAND SURVEYOR

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. 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.

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
VTS	LMG	1"=20'	MAY 2021	3560-20.420

WATER EASEMENT

SITUATED IN THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

LGONZALEZ 5/24/2021 11:17 AM M:\DWG-35\3560-20.420\DWG\SURVEY C3D 2018\3560-20.420_EX4.DWG

3560-20.420_EX4 WATER EASEMENT

North: 6914401.26' East: 2496875.63'

Segment #1 : Line

Course: N58°57'44"E Length: 15.00'
North: 6914409.00' East: 2496888.48'

Segment #2 : Line

Course: S31°02'16"E Length: 15.00'
North: 6914396.14' East: 2496896.22'

Segment #3 : Line

Course: S58°57'44"W Length: 15.00'
North: 6914388.41' East: 2496883.36'

Segment #4 : Line

Course: N31°02'16"W Length: 15.00'
North: 6914401.26' East: 2496875.63'

Perimeter: 60.00' Area: 225 Sq. Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North: 0.000 East: 0.000

Precision 1: 60000000.00

After recording return to:

WATER EASEMENT

This Water Easement (this "Easement") is made as of February 2021, by and between DSV Real Estate Dallas Inc. ("Grantor"), and the City of Lancaster, Texas ("Grantee").

RECITALS:

Whereas, Grantor is the fee simple owner of that certain tract of land of a 0.005 acre tract (225 square feet) being more particularly described by metes and bounds and outlined on **Exhibit "A"** attached hereto (the "Easement Property"); and

Whereas, Grantee has requested Grantor to grant to Grantee a specific-use easement over and across the Easement Property and Grantor has agreed to grant to Grantee such easement.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. **Easement.** Grantor hereby grants and conveys to Grantee, its successors and assigns, a non-exclusive easement in, over and across the Easement Property for the sole purposes of construction, maintenance and operation of water line and any appurtenances related thereto. The Easement granted herein shall include the right to access the Easement Property. Grantee covenants and agrees to repair, replace and reinstall any vegetation, landscaping and/or improvements damaged by Grantee. Grantee further covenants and agrees to protect, indemnify, and hold harmless Grantor from any claims, demands, expenses, losses, damages or injuries (including death) to persons or property to the extent caused by Grantee's negligence or willful misconduct in the construction, operation and maintenance or use of the Easement.

2. **Grantor's Use of Easement Property.** Grantor hereby reserves the right to use and enjoy the Easement Property for any and all purposes Grantor desires, subject only to the limitation that such use and enjoyment will not damage or unreasonably interfere with Grantee's permitted uses.

3. **Attorneys' Fees and Costs.** If any legal or other proceeding is instituted to enforce any term of this Easement, the party prevailing in any such proceeding shall be paid all of the legal costs, expenses and fees including attorneys' fees by the other

party, and if any judgment is secured by such prevailing party all such legal costs, expenses and fees shall be included in any such judgment.

4. **Title and Authority.** The Grantor hereby represents that it has the legal authority to enter into and execute this Easement and to perform all of the obligations and duties herein.

5. **Governing Law**. This Easement shall be governed and interpreted in accordance with the laws of the State of Texas.

6. **Headings**. The headings contained in this Easement are for reference purposes only and will not in any way affect the meaning or interpretation hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTOR:

DSV Real Estate Dallas Inc.,
a Delaware limited liability company

By:

By:_____
Name:
Its: Authorized Signatory and Managing Director

Date:

STATE OF §
§
COUNTY OF §

This instrument was acknowledged before me on February , 2021, by _____ _____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTEE:

City of Lancaster, Texas

By:_____
Name:_____
Its:_____

Date:_____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on February , 2021, by _____ _____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____

WATER EASEMENT

Smith Elkins Survey, Abstract No. 430
City of Lancaster, Dallas County, Texas

DESCRIPTION, of a 450 square foot (0.010 acre) tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to DSV Real Estate Dallas Inc. recorded in Instrument Number 220150167 of the Official Public Records of Dallas County, Texas; said 450 square foot (0.010 acre) tract being more particularly described as follows (bearing basis 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.):

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner (controlling monument); said point being the easternmost corner of Lot 2, Block 1 of Midpoint Logistics Center, Lot 2, Block 1, an addition to the City of Lancaster, Texas according to a plat recorded in Instrument Number 202000260967, in said Official Public Records and at the southernmost end of the southeast terminus of Midpoint Drive (a variable width right-of-way, 70 feet wide at this point); said point also being the north corner of the said DSV Real Estate Dallas Inc. tract;

THENCE, departing the said southeast terminus of Midpoint Drive along a northeast line, into, over and through said DSV Real Estate Dallas Inc. tract, the following three (3) calls:

South 30 degrees 35 minutes, 57 seconds East, a distance of 30.00 feet to a point for corner;

South 58 degrees, 57 minutes, 44 seconds West, a distance of 15.00 feet to a point for corner;

North 30 degrees, 35 minutes, 57 seconds West, a distance of 30.00 feet to a point for corner in the southeast line of said Lot 2, Block 1, Midpoint Logistics Center, and the northwest line of the said DSV Real Estate Dallas Inc. tract;

THENCE, North 58 degrees, 57 minutes 44 seconds East, along the said southeast line of Lot 2, Block 1, Midpoint Logistics Center and the said northwest line of DSV Real Estate Dallas Inc. tract, a distance of 15.00 feet to the POINT OF BEGINNING;

CONTAINING, 450 square feet or 0.010 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

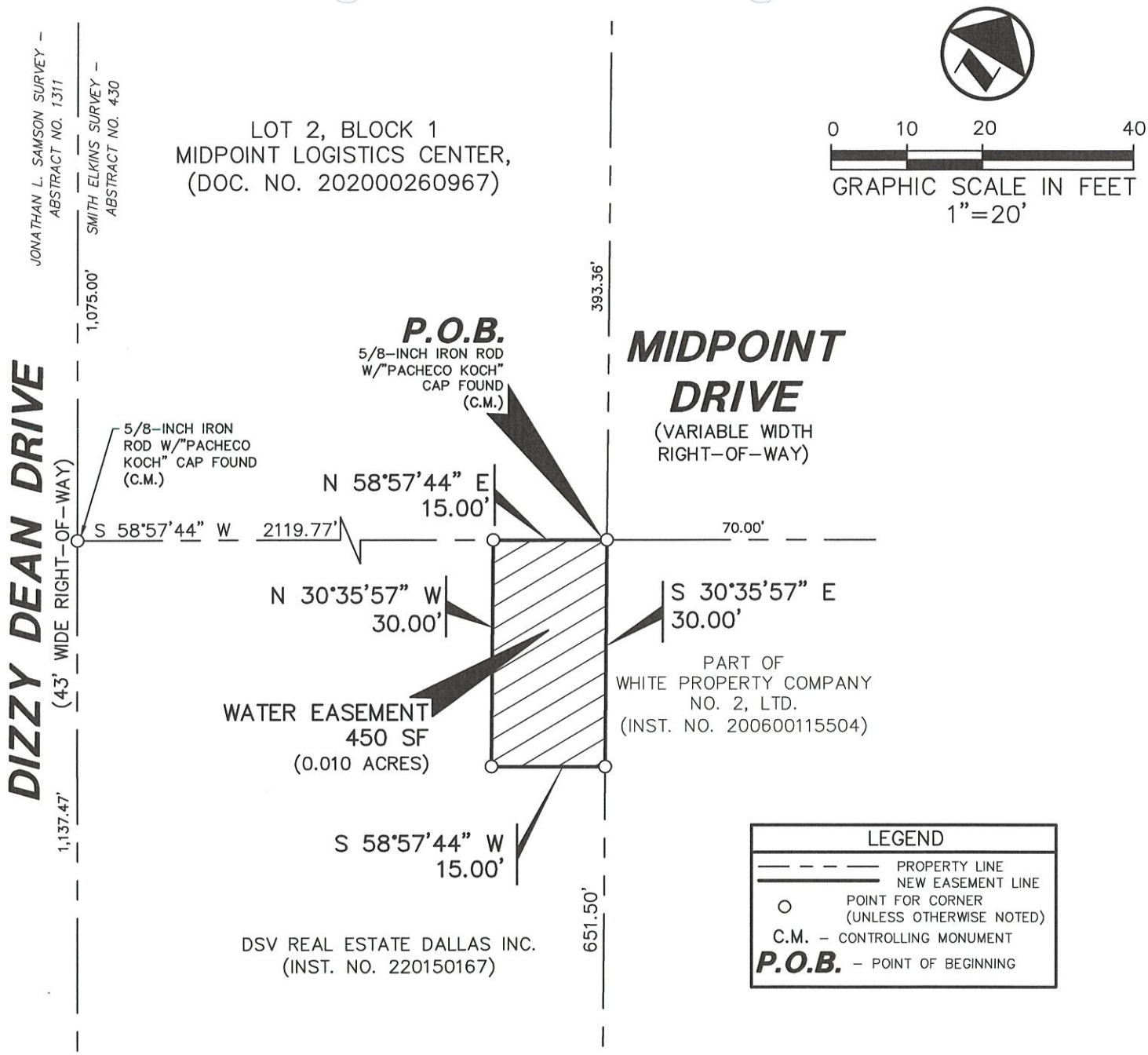
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

Luis M. Gonzalez 5/27/2021

Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



3560-20.420_EX1.doc
3560-20.420_EX1.dwg VTS



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

STATE OF TEXAS
REGISTERED
LUIS M. GONZALEZ
6793
PROFESSIONAL
LAND SURVEYOR

Luis M. Gonzalez 5/27/2021

Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. 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.

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

WATER EASEMENT

SITUATED IN THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
PAGE 2 OF 2

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=20'	MAY 2021	3560-20.420

M:\DWG-35\3560-20.420\DWG\SURVEY C3D 2018\3560-20.420_EX1.DWG 5/24/2021 11:15 AM LGONZALEZ

3560-20.420_EX1 WATER EASEMENT

North: 6914458.17' East: 2496851.83'

Segment #1 : Line

Course: S30°35'57"E Length: 30.00'
North: 6914432.35' East: 2496867.10'

Segment #2 : Line

Course: S58°57'44"W Length: 15.00'
North: 6914424.62' East: 2496854.25'

Segment #3 : Line

Course: N30°35'57"W Length: 30.00'
North: 6914450.44' East: 2496838.97'

Segment #4 : Line

Course: N58°57'44"E Length: 15.00'
North: 6914458.17' East: 2496851.83'

Perimeter: 90.00' Area: 450 Sq. Ft.
Error Closure: 0.00 Course: N0°00'00"E
Error North: 0.000 East: 0.000

Precision 1: 90000000.00

After recording return to:

WATER EASEMENT

This Water Easement (this "Easement") is made as of January 2021, by and between DSV Real Estate Dallas Inc. ("Grantor"), and the City of Lancaster, Texas ("Grantee").

RECITALS:

Whereas, Grantor is the fee simple owner of that certain tract of land of a 0.010 acre tract (450 square feet) being more particularly described by metes and bounds and outlined on **Exhibit "A"** attached hereto (the "Easement Property"); and

Whereas, Grantee has requested Grantor to grant to Grantee a specific-use easement over and across the Easement Property and Grantor has agreed to grant to Grantee such easement.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. **Easement.** Grantor hereby grants and conveys to Grantee, its successors and assigns, a non-exclusive easement in, over and across the Easement Property for the sole purposes of construction, maintenance and operation of water line and any appurtenances related thereto. The Easement granted herein shall include the right to access the Easement Property. Grantee covenants and agrees to repair, replace and reinstall any vegetation, landscaping and/or improvements damaged by Grantee. Grantee further covenants and agrees to protect, indemnify, and hold harmless Grantor from any claims, demands, expenses, losses, damages or injuries (including death) to persons or property to the extent caused by Grantee's negligence or willful misconduct in the construction, operation and maintenance or use of the Easement.

2. **Grantor's Use of Easement Property.** Grantor hereby reserves the right to use and enjoy the Easement Property for any and all purposes Grantor desires, subject only to the limitation that such use and enjoyment will not damage or unreasonably interfere with Grantee's permitted uses.

3. **Attorneys' Fees and Costs.** If any legal or other proceeding is instituted to enforce any term of this Easement, the party prevailing in any such proceeding shall be paid all of the legal costs, expenses and fees including attorneys' fees by the other

party, and if any judgment is secured by such prevailing party all such legal costs, expenses and fees shall be included in any such judgment.

4. **Title and Authority.** The Grantor hereby represents that it has the legal authority to enter into and execute this Easement and to perform all of the obligations and duties herein.

5. **Governing Law**. This Easement shall be governed and interpreted in accordance with the laws of the State of Texas.

6. **Headings**. The headings contained in this Easement are for reference purposes only and will not in any way affect the meaning or interpretation hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTOR:

DSV Real Estate Dallas Inc,
a Delaware limited liability company

By:_____
Name:
Its: Authorized Signatory and Managing Director

Date:

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on February , 2021, by _____ _____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTEE:

City of Lancaster, Texas

By:_____
Name:_____
Its:_____

Date:_____

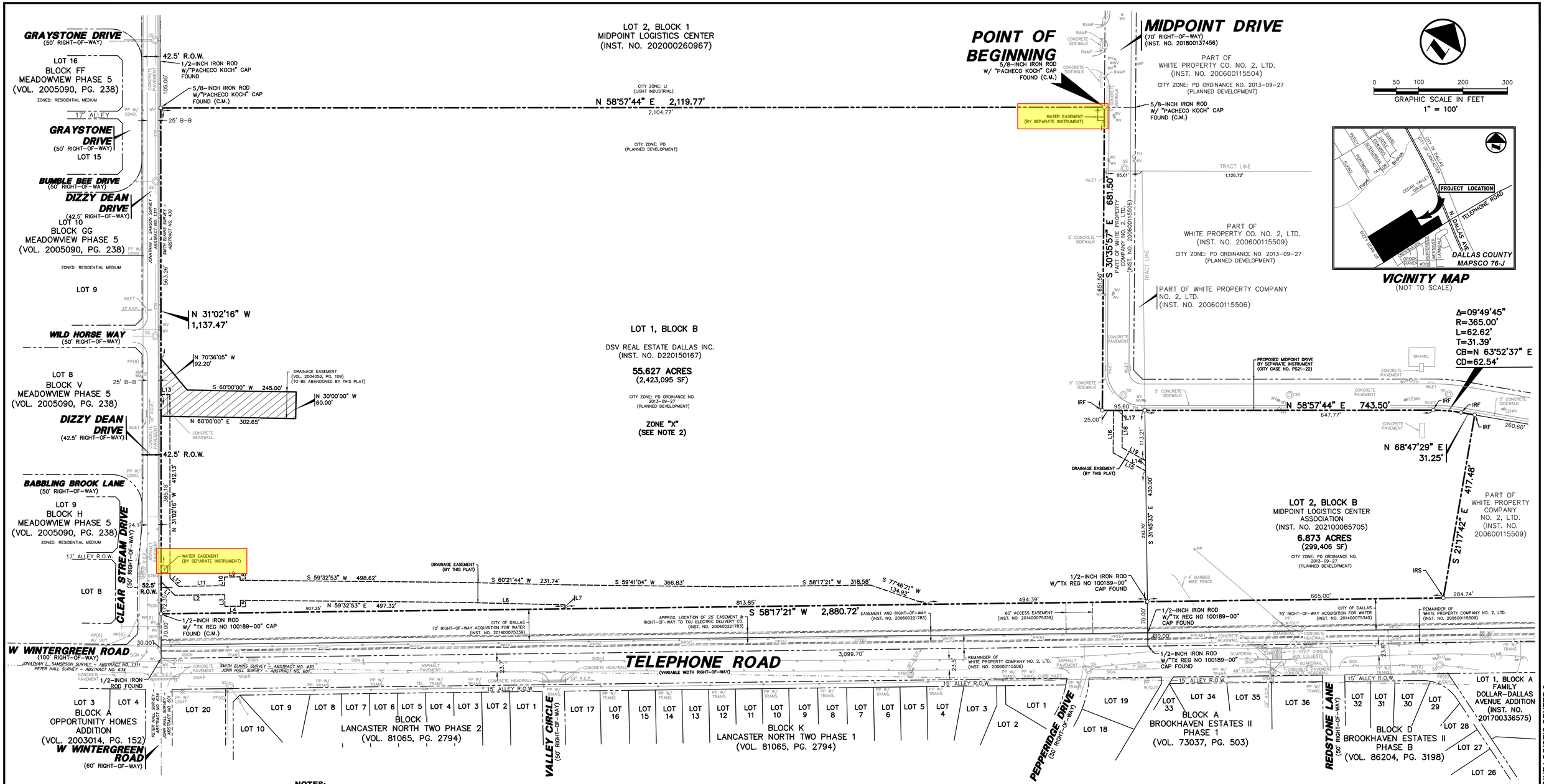
STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on February , 2021, by _____ _____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____



LEGEND

- FH ◇ FIRE HYDRANT
- ⟵ GUY ANCHOR
- PP ● POWER POLE
- PP ☼ PP W/ LIGHT
- PP ⟵● PP W/ GUY ANCHOR
- PP(10) PP W/ CROSS ARM (LENGTH IN FEET)
- SIGN TRAFFIC SIGN
- SS SAN. SEWER MANHOLE
- TEL TELEPHONE PEDISTAL
- STM STORM SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- WP WOOD POST
- MB MAILBOX
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- X FENCE
- OHL OVERHEAD UTILITY LINE
- GUARDRAIL
- TELEPHONE LINE

- IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- IRF 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- NO. NUMBER
- SF SQUARE FEET
- TRANS. TRANSFORMER
- R.C.P. REINFORCED CONCRETE PIPE
- COND. CONDUIT
- R.O.W. RIGHT-OF-WAY

DRAINAGE EASEMENT (TO BE ABANDONED BY THIS PLAT)

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 purpose of this plat is to create two lots from undeveloped land..
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.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 76°22'27" E	43.50'	L11	S 58°17'21" W	103.74'
L2	N 58°17'21" E	112.09'	L12	N 76°22'27" W	26.79'
L3	S 31°42'39" E	26.41'	L13	S 58°57'44" W	20.00'
L4	N 58°17'21" E	35.00'	L14	S 31°45'33" E	23.09'
L5	N 31°42'39" W	13.26'	L15	S 88°14'27" W	83.74'
L6	N 60°21'44" E	231.69'	L16	N 30°35'57" W	95.34'
L7	S 31°42'39" E	8.95'	L17	N 58°57'44" E	20.00'
L8	N 31°42'39" W	7.73'	L18	S 30°35'57" E	83.68'
L9	S 58°17'21" W	35.00'	L19	N 88°14'27" E	60.37'
L10	S 31°42'39" E	19.59'			

AREA TABLE		
LOT	SF	ACRES
1	2,423,095	55.627
2	299,406	6.873
TOTAL	2,722,501	62.500

OWNER:
DSV REAL ESTATE DALLAS INC.
200 SOUTH WOOD AVE.
ISELIN, NEW JERSEY, 08830
PHONE: (908) 286-7833
CONTACT: KENNETH D. ANDERSEN

OWNER:
MIDPOINT LOGISTICS CENTER ASSOCIATION
621 S. BRYAN-BELTLINE ROAD,
MESQUITE, TEXAS 75149
CONTACT: K. DAVID BELT

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

SHEET 1 OF 2

FINAL PLAT

MIDPOINT LOGISTIC CENTER 2
LOTS 1 AND 2, BLOCK B

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

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
VTS	LMG	1"=100'	JUNE 2021	3560-20.420

FINAL PLAT - LOTS 1 AND 2, BLOCK B, MIDPOINT LOGISTIC CENTER 2

VSOLOMON
6/7/2021 10:37 AM
M:\DWG-35\3560-20.420\DWG\SURVEY C3D 2018\3560-20.420FP_MIDPOINT LOGISTICS CENTER 2-LOTS 1-2.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DSV REAL ESTATE DALLAS INC. and MIDPOINT LOGISTICS CENTER ASSOCIATION are the Owners of a 62.500 acre tract of land situated in the Smith Elkins Survey, Abstract No. 430, Dallas County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to DSV REAL ESTATE DALLAS INC. recorded in Instrument Number D220150167; said tract also being all of that certain tract of land described in Special Warranty Deed to MIDPOINT LOGISTICS CENTER ASSOCIATION recorded in Instrument Number 202100085705, both of the Official Public Records of Dallas County, Texas; said 62.500 acre tract being more particularly described as follows:

BEGINNING, at a 5/8–inch iron rod with "PACHECO KOCH" cap found in the southmost corner of Midpoint Drive (a 70–foot wide right–of–way), Midpoint Logistics Center, Midpoint Drive, an addition to the City of Lancaster, Texas according to the plat recorded in Instrument Number 201800137456 of said Official Public Records, said point also being a southeast corner of Lot 2, Block 1, Midpoint Logistic Center, an addition to the City of Lancaster, Texas according to the plat recorded in Instrument Number 202000260967 of said Official Public Records; said point also being the northernmost northeast corner of the said DSV tract;

THENCE, South 30 degrees, 35 minutes, 57 seconds East, along the northeast line of the said DSV tract and along a proposed southwest line of Midpoint Drive according to City Case No. PS21–22, a distance of 681.50 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found;

THENCE, North 58 degrees, 57 minutes, 44 seconds East, along a northwest line of the said DSV tract, the northwest line of said MIDPOINT LOGISTICS tract, and along the proposed southeast line of said Midpoint Drive (PS21–22), at a distance of 95.60 feet passing a 5/8–inch iron rod with "PACHECO KOCH" cap found; said point being the north corner of the said DSV tract and the northwest corner of the said MIDPOINT LOGISTICS tract; continuing in all a total distance of 743.50 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found at the beginning of a curve to the right;

THENCE, along the northwest line of the said MIDPOINT LOGISTICS tract and along the said proposed southeast line of Midpoint Drive (PS21–22) the following two (2) calls:

In a northeasterly direction, along said curve to the right, having a central angle of 09 degrees, 49 minutes, 45 seconds, a radius of 365.00 feet, a chord bearing and distance of North 63 degrees, 52 minutes, 37 seconds East, 62.54 feet, an arc distance of 62.62 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found at the end of said curve;

North 68 degrees, 47 minutes, 29 seconds East, a distance of 31.25 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found at the northeast corner of said MIDPOINT LOGISTICS tract;

THENCE, South 21 degrees, 17 minutes, 42 seconds East, departing the said proposed southeast ine of Midpoint Drive (PS21–22) and along the northeast line of said MIDPOINT LOGISTICS tract, a distance of 417.48 feet, to a 5/8–inch iron rod with "PACHECO KOCH" cap set on the northwest line of that certain tract of land described in a Warranty Deed to the City of Dallas as a 70' Right–of–Way Acquisition for Water recorded in Instrument Number 20140075340 of said Official Public Records; said point also being the southeast corner of said MIDPOINT LOGISTICS tract;

THENCE, South 58 degrees, 17 minutes, 21 seconds West, along the southeast lines of the said DSV and MIDPOINT LOGISTICS tracts and along the said northwest line of said City of Dallas tract, at a distance of 665.00 feet passing a 1/2–inch iron rod with "TX REG NO 100189–00" cap found, at the southeast corner of DSV tract and the southwest corner of said MIDPOINT LOGISTICS tract; said point also being the northwest corner of said City of Dallas tract (20140075340) and the northeast corner of that certain tract of land described in a Warranty Deed to the City of Dallas as a 70' Right–of–Way Acquisition for Water recorded in Instrument Number 201400075339 of said Official Public Records; continuing in all a total distance of 2,880.72 feet to a 1/2–inch iron rod with "TX REG NO 100189–00" cap found for the southernmost southeast corner of said DSV tract; said point also being in the northeast right–of–way line of Dizzy Dean Drive (a variable width right–of–way) (52.5 feet wide at this point);

THENCE, North 31 degrees, 02 minutes, 16 seconds West, along the said northeast line of Dizzy Dean Drive and the southwest line of the said DSV tract, a distance of 1,137.47 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap found for the northwest corner of said DSV and the said Lot 2, Block 1;

THENCE, North 58 degrees, 57 minutes, 44 seconds East, departing the said northeast line of Dizzy Dean Drive and along the northwest line of the said DSV tract and the southeast line of said Lot 2, Block 1, a distance of 2,119.77 feet to the POINT OF BEGINNING;

CONTAINING: 2,722,501 square feet or 62.500 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Luis M. Gonzalez, 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 6/7/21.

_____
Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793

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 Luis M. Gonzalez, 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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, DSV REAL ESTATE DALLAS INC. and MIDPOINT LOGISTICS CENTER ASSOCIATION, owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as **Lot 1 and Lot 2, Block B, Midpoint Logistic 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.

DSV REAL ESTATE DALLAS INC.;
a Delaware corporation

By: _____
NAME/ TITLE

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 Brice Hafner, 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

MIDPOINT LOGISTIC CENTER ASSOCIATION;
a Texas non–profit corporation

By: _____
NAME/ TITLE

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 Brice Hafner, 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

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

SHEET 2 OF 2

FINAL PLAT
MIDPOINT LOGISTICS CENTER 2
LOTS 1 AND 2, BLOCK B
62.500 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS
CASE NUMBER: _____

OWNER:
DSV REAL ESTATE DALLAS INC.
200 SOUTH WOOD AVE.
ISELIN, NEW JERSEY, 08830
PHONE: (908)266–7833
CONTACT: KENNETH D. ANDERSEN

OWNER:
MIDPOINT LOGISTICS CENTER ASSOCIATION
621 S. BRYAN–BELTLINE ROAD,
MESQUITE, TEXAS 75149
CONTACT: K. DAVID BELT

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

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
VTS	LMG	NONE	JUNE 2021	3560–20.420

FINAL PLAT - LOTS 1 AND 2, BLOCK B, MIDPOINT LOGISTICS CENTER 2

VSOLOMON
6/7/2021 10:37 AM
M:\DWG–35\3560–20.420\DWG\SURVEY C3D 2018\3560–20.420FP_MIDPOINT LOGISTICS CENTER 2–LOTS 1–2.DWG

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **8.**

Meeting Date: 06/28/2021

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

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M21-19 Discuss and consider a resolution accepting two (2) water line easements (a 384 square feet or 0.009 acre) water easement and a 638 square feet or 0.015 acre) water easement from RW Dallas Midpoint I Owner, LLC, (Grantor), to the City of Lancaster (City) for the installation, construction, operation, maintenance, replacement, repair, upgrade and/or removal of a waterline and all necessary or desirable structures, facilities and appurtenances necessary to provide a secondary and separate connection to the City water system; establishing conditions, providing for the furnishing of certified copy of this resolution for recording in the property records of Dallas County, Texas as a deed.

Background:

This is a request for two (2) water line easements to serve Lot 3, Block B for Midpoint Logistics Center 2. The property to be served by this line consists of 26.650 acres and is located approximately 1,000 feet north of Telephone Road and west of North Dallas Avenue.

The Public Works staff has verified that the location of the proposed public water easements are acceptable. Having identified the location of these facilities, an easement must be granted by the property owner which must be considered and approved by City Council.

Operational Considerations:

The City Council must consider accepting the water easements as they have been determined to serve a public purpose and is of use to the City.

Legal Considerations:

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution
Location Map
Easement Exhibit 1
Easement Exhibit 2
Plat Indicating Easement Location

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, ACCEPTING TWO (2) WATER LINE EASEMENTS, A THREE HUNDRED AND EIGHTY FOUR (384) SQUARE FEET OR 0.009 ACRE WATERLINE EASEMENT AND A SIX HUNDRED AND THIRTY EIGHT (638) SQUARE FEET OR 0.015 ACRE WATER EASEMENT FROM RW DALLAS MIDPOINT I OWNER, LLC., GRANTOR, TO THE CITY OF LANCASTER FOR THE REPLACEMENT, REPAIR, UPGRADE AND REMOVAL OF A WATERLINE AND ALL NECESSARY OR DESIRABLE STRUCTURES, FACILITIES AND APPURTENANCES NECESSARY TO PROVIDE A CONNECTION TO THE CITY WATER SYSTEM; ESTABLISHING CONDITIONS, PROVIDING FOR THE FURNISHING OF A CERTIFIED COPY OF THIS RESOLUTION FOR RECORDING IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS AS A DEED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, RW Dallas Midpoint I Owner, LLC, ("Grantor") is the owner of the property located within the City of Lancaster; and,

WHEREAS, the City of Lancaster ("City") requires easements for the replacement, repair, upgrade and removal of a waterline and all incidental improvements and for making of connections therewith to the city's water system; and

WHEREAS, the Grantor desires to dedicate to the City such Public Water Easements ("Easements") as provided in Exhibit "1" and Exhibit "2" and the attachments thereto; and

WHEREAS, the City finds that such easements, as depicted on the attached Exhibit "1" and Exhibit "2" and the attachments thereto are for a public purpose and hereby accepts the Easements from the Grantor under the terms and condition provided in Exhibit "1" and Exhibit "2";

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. That the City of Lancaster hereby finds and determines that it is in the best interest of the public health, safety and welfare to accept the public utility easement from RW Dallas Midpoint I Owner, LLC, Grantor, which is described in Exhibit "1" and Exhibit "2" attached hereto and incorporated herein.

SECTION 2. That the City Secretary is directed to file said easement for recording in the real property records of Dallas County, Texas, as a deed.

SECTION 3. That this Resolution shall take effect immediately from and after its adoption and execution.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of June, 2021.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Clyde C. Hairston, Mayor

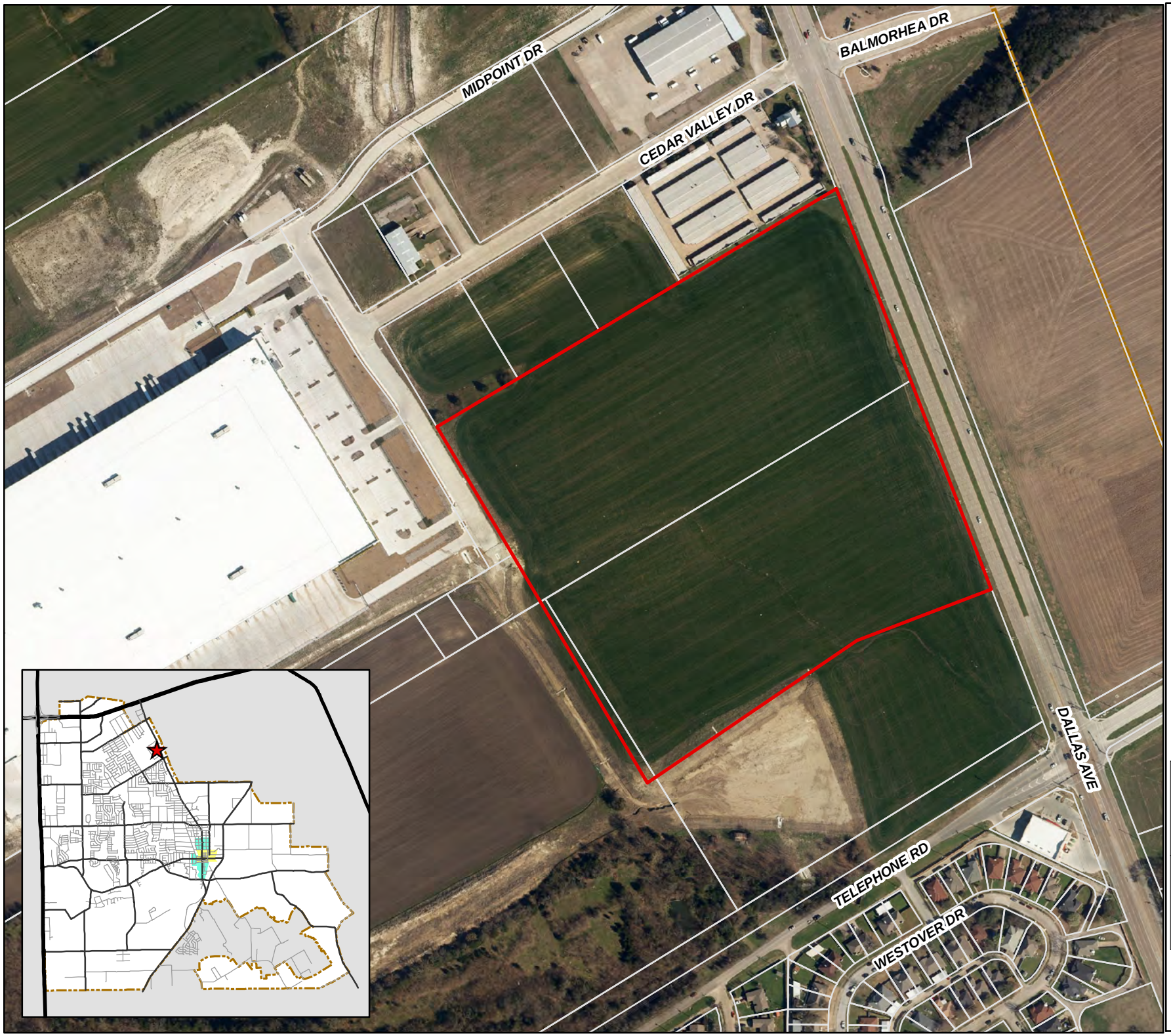
APPROVED AS TO FORM:

David T. Ritter, City Attorney

City of Lancaster

3301 N Dallas Ave

Zoned: PD - LI



Lancaster
The Shining Star of Texas

Legend

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

N W E S

Feet
0 75 150 300

date: 05/21/2021

WATER EASEMENT

Part of White Property Company No. 2, LTD.
Smith Elkins Survey, Abstract No. 430
City of Lancaster, Dallas County, Texas

DESCRIPTION, of a 638 square foot (0.015 acre) tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, 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 Number 200600115504 in the Official Public Records of Dallas County, Texas; said 638 square foot (0.015 acre) tract being more particularly described as follows (Bearing basis 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):

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found (controlling monument) at the southeasternmost corner of Midpoint Drive, an addition to the City of Lancaster, Texas according to the plat recorded in Instrument Number 201800137456, in said Official Public Records; said point also being a northwest corner of said WHITE PROPERTY COMPANY NO. 2, LTD., tract;

THENCE, South 30 degrees, 35 minutes, 57 seconds East, departing the said southeasternmost corner of Midpoint Drive and continuing along the northeast line of a proposed Midpoint Drive right-of-way, a distance of 111.52 feet to the **POINT OF BEGINNING**;

THENCE, departing the said northeast line of a proposed Midpoint Drive and into and across said WHITE PROPERTY COMPANY NO. 2, LTD., tract the following three (3) calls:

North 59 degrees, 24 minutes, 05 seconds East, a distance of 31.89 feet to a point for corner;

South 30 degrees, 35 minutes, 55 seconds East, a distance of 20.00 feet to a point for corner;

South 59 degrees, 24 minutes, 05 seconds West, a distance of 31.89 feet to a point for corner in the said northeast line of a proposed Midpoint Drive;

THENCE, North 30 degrees, 35 minutes, 55 seconds West, along the said northeast line of a proposed Midpoint Drive a distance of 20.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 638 square feet or 0.015 acres of land, more or less.

(A survey plat of an even date herewith accompanies this description.)

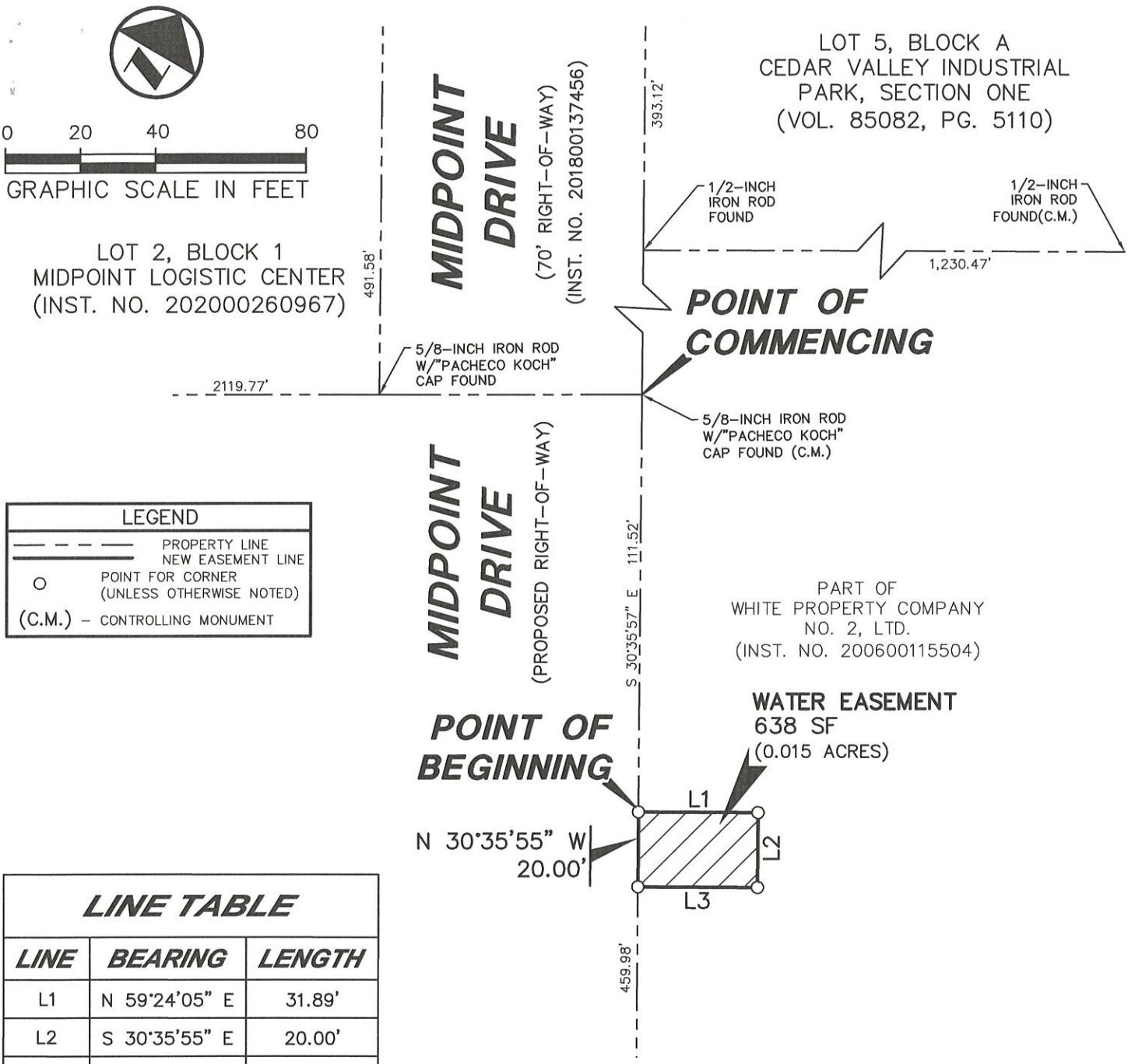
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

5/3/21

Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



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3560-20.003EX2.dwg jm



LINE TABLE

LINE	BEARING	LENGTH
L1	N 59°24'05" E	31.89'
L2	S 30°35'55" E	20.00'
L3	S 59°24'05" W	31.89'

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

5/3/21

Kyle Coleman Harris — Date
Registered Professional
Land Surveyor No. 6266

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. 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.

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

WATER EASEMENT

PART OF
WHITE PROPERTY COMPANY NO. 2, LTD.
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
PAGE 2 OF 2

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=40'	MAY 2021	3560-20.003

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North: 6916656.47' East: 2499082.83'

Segment #1 : Line

Course: N59°24'05"E Length: 31.89'

North: 6916672.70' East: 2499110.28'

Segment #2 : Line

Course: S30°35'55"E Length: 20.00'

North: 6916655.49' East: 2499120.46'

Segment #3 : Line

Course: S59°24'05"W Length: 31.89'

North: 6916639.26' East: 2499093.01'

Segment #4 : Line

Course: N30°35'55"W Length: 20.00'

North: 6916656.47' East: 2499082.83'

Perimeter: 103.78' Area: 638 Sq. Ft./ 0.015 Acres

Error Closure: 0.00 Course: N0°00'00"E

Error North: 0.000 East: 0.000

Precision 1: 103780000.00

After recording return to:

WATER EASEMENT

This Water Easement (this "Easement") is made as of April 2021, by and between RW Dallas Midpoint I Owner, LLC ("Grantor"), and the City of Lancaster, Texas ("Grantee").

RECITALS:

Whereas, Grantor is the fee simple owner of that certain tract of land of a 0.015 acre tract (638 square feet) being more particularly described by metes and bounds and outlined on **Exhibit "A"** attached hereto (the "Easement Property"); and

Whereas, Grantee has requested Grantor to grant to Grantee a specific-use easement over and across the Easement Property and Grantor has agreed to grant to Grantee such easement.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. **Easement.** Grantor hereby grants and conveys to Grantee, its successors and assigns, a non-exclusive easement in, over and across the Easement Property for the sole purposes of construction, maintenance and operation of water line and any appurtenances related thereto. The Easement granted herein shall include the right to access the Easement Property. Grantee covenants and agrees to repair, replace and reinstall any vegetation, landscaping and/or improvements damaged by Grantee. Grantee further covenants and agrees to protect, indemnify, and hold harmless Grantor from any claims, demands, expenses, losses, damages or injuries (including death) to persons or property to the extent caused by Grantee's negligence or willful misconduct in the construction, operation and maintenance or use of the Easement.

2. **Grantor's Use of Easement Property.** Grantor hereby reserves the right to use and enjoy the Easement Property for any and all purposes Grantor desires, subject only to the limitation that such use and enjoyment will not damage or unreasonably interfere with Grantee's permitted uses.

3. **Attorneys' Fees and Costs.** If any legal or other proceeding is instituted to enforce any term of this Easement, the party prevailing in any such proceeding shall be paid all of the legal costs, expenses and fees including attorneys' fees by the other

party, and if any judgment is secured by such prevailing party all such legal costs, expenses and fees shall be included in any such judgment.

4. **Title and Authority.** The Grantor hereby represents that it has the legal authority to enter into and execute this Easement and to perform all of the obligations and duties herein.

5. **Governing Law**. This Easement shall be governed and interpreted in accordance with the laws of the State of Texas.

6. **Headings**. The headings contained in this Easement are for reference purposes only and will not in any way affect the meaning or interpretation hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTOR:

RW Dallas Midpoint I Owner, LLC,
a Delaware limited liability company

By: _____
_____
_____

By: _____
_____
_____

By:_____
Name: David L. Welch
Its: Representative

Date:

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on April , 2021, by _____
_____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTEE:

City of Lancaster, Texas

By:_____ Name:____ Its:___

Date:_____

STATE OF TEXAS §
§
COUNTY OF DALLAS

§

This instrument was acknowledged before me on April , 2021, by _____ _____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____

WATER EASEMENT

Part of White Property Company No. 2, LTD.
Smith Elkins Survey, Abstract No. 430
City of Lancaster, Dallas County, Texas

DESCRIPTION, of a 384 square foot (0.009 acre) tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, 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 Number 200600115509 in the Official Public Records of Dallas County, Texas; said 384 square foot (0.009 acre) tract being more particularly described as follows (Bearing basis 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):

COMMENCING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found (controlling monument) at the southeasternmost corner of Midpoint Drive, an addition to the City of Lancaster, Texas according to the plat recorded in Instrument Number 201800137456, in said Official Public Records; said point also being along the southwest line of General Warranty Deed with Vendor's Lien to WHITE PROPERTY COMPANY NO. 2, LTD., recorded in Instrument Number 200600115504 of said Official Public Records;

THENCE, departing the said southeasternmost corner of Midpoint Drive, continuing along the northeast line of proposed Midpoint Drive right-of-way the following five (5) calls:

South 30 degrees, 35 minutes, 57 seconds East, a distance of 591.50 feet to a point for corner;

South 75 degrees, 49 minutes, 06 seconds East, a distance of 28.18 feet to a point for corner.

North 58 degrees, 57 minutes, 44 seconds East, a distance of 652.97 feet to a point for corner; said point also being at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 9 degrees, 49 minutes, 45 seconds, a radius of 435.00 feet, a chord bearing and distance of North 63 degrees, 52 minutes, 37 seconds East, 74.53 feet, an arc distance of 74.62 feet to a point for corner;

South 68 degrees, 47 minutes, 29 seconds West, a distance of 84.54 feet to the **POINT OF BEGINNING**;

THENCE, departing the northwest line of said proposed Midpoint Drive and into and across WHITE PROPERTY COMPANY NO. 2, LTD. (200600115509), tract the following three (3) calls;

North 21 degrees, 12 minutes, 31 seconds East, a distance of 19.22 feet to a point for corner;

North 68 degrees, 47 minutes, 29 seconds East, a distance of 20.00 feet to a point for corner;

South 21 degrees, 12 minutes, 31 seconds East, a distance of 19.22 feet to a point for corner in the said northwest line of proposed Midpoint Drive;

THENCE, North 68 degrees 47 minutes 29 seconds East, along the northwest line of said proposed Midpoint Drive a distance of 20 feet to the **POINT OF BEGINNING**;

CONTAINING, 384 square feet or 0.009 acres of land, more or less.

(A survey plat of an even date herewith accompanies this description.)

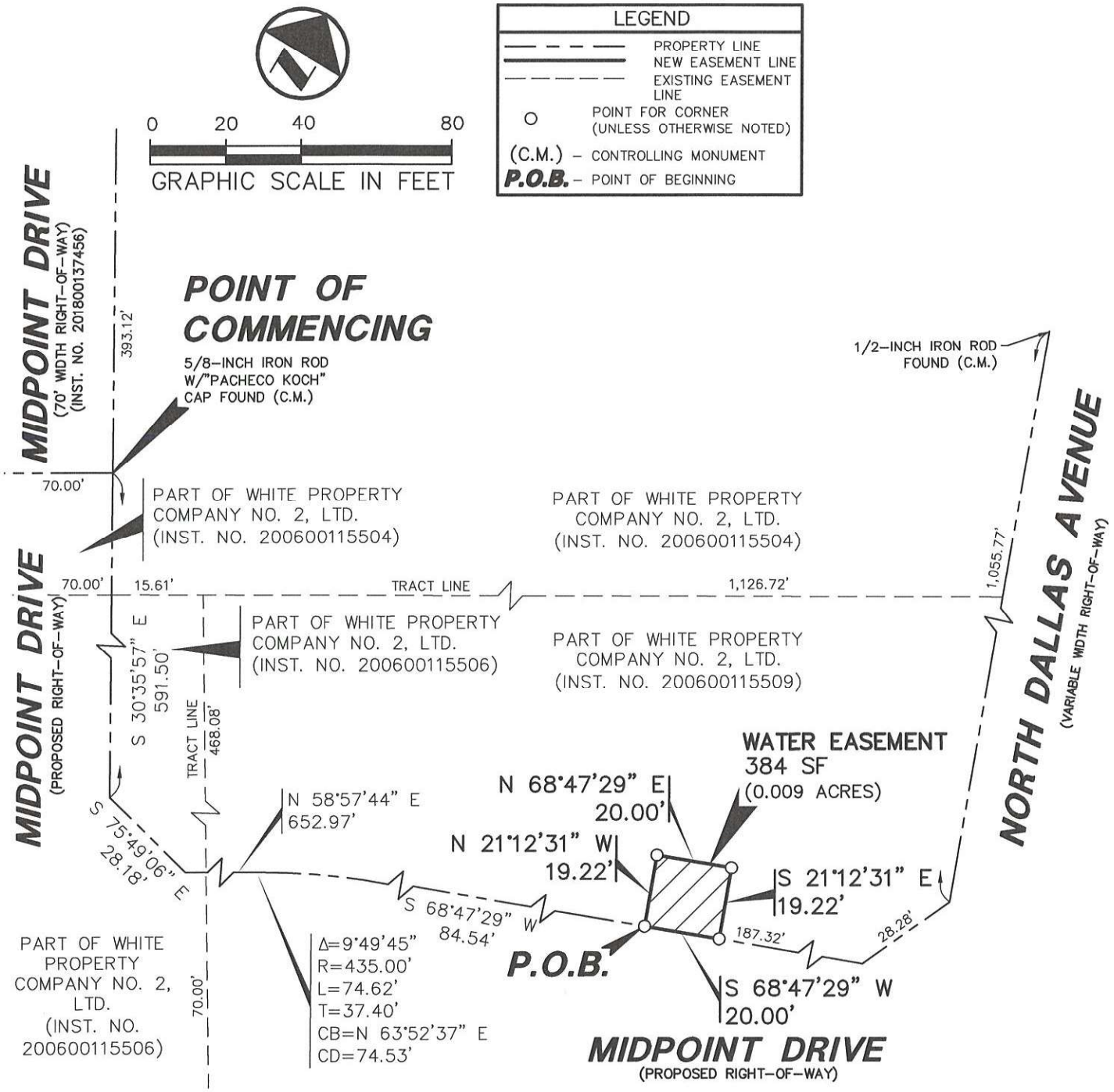
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

5/3/21

Kyle Coleman Harris Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



3560-20.003EX3.doc
3560-20.003_EX3.dwg jm



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

STATE OF TEXAS
REGISTERED
KYLE COLEMAN HARRIS
6266
PROFESSIONAL
LAND SURVEYOR

5/3/21

Kyle Coleman Harris Date
Registered Professional
Land Surveyor No. 6266

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. 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.

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
JM	KCH	1"=40'	APRIL 2021	3560-20.003

WATER EASEMENT

PART OF
WHITE PROPERTY COMPANY NO. 2, LTD.
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
PAGE 2 OF 2

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North: 6916882.88' East: 2500502.28'

Segment #1 : Line

Course: N21°12'31"W Length: 19.22'
North: 6916900.80' East: 2500495.33'

Segment #2 : Line

Course: N68°47'29"E Length: 20.00'
North: 6916908.04' East: 2500513.97'

Segment #3 : Line

Course: S21°12'31"E Length: 19.22'
North: 6916890.12' East: 2500520.93'

Segment #4 : Line

Course: S68°47'29"W Length: 20.00'
North: 6916882.88' East: 2500502.28'

Perimeter: 78.44' Area: 384 Sq. Ft./ 0.009 Acres
Error Closure: 0.00 Course: N0°00'00"E
Error North: 0.000 East: 0.000

Precision 1: 78440000.00

After recording return to:

WATER EASEMENT

This Water Easement (this "Easement") is made as of April 2021, by and between RW Dallas Midpoint I Owner, LLC ("Grantor"), and the City of Lancaster, Texas ("Grantee").

RECITALS:

Whereas, Grantor is the fee simple owner of that certain tract of land of a 0.015 acre tract (638 square feet) being more particularly described by metes and bounds and outlined on **Exhibit "A"** attached hereto (the "Easement Property"); and

Whereas, Grantee has requested Grantor to grant to Grantee a specific-use easement over and across the Easement Property and Grantor has agreed to grant to Grantee such easement.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. **Easement.** Grantor hereby grants and conveys to Grantee, its successors and assigns, a non-exclusive easement in, over and across the Easement Property for the sole purposes of construction, maintenance and operation of water line and any appurtenances related thereto. The Easement granted herein shall include the right to access the Easement Property. Grantee covenants and agrees to repair, replace and reinstall any vegetation, landscaping and/or improvements damaged by Grantee. Grantee further covenants and agrees to protect, indemnify, and hold harmless Grantor from any claims, demands, expenses, losses, damages or injuries (including death) to persons or property to the extent caused by Grantee's negligence or willful misconduct in the construction, operation and maintenance or use of the Easement.

2. **Grantor's Use of Easement Property.** Grantor hereby reserves the right to use and enjoy the Easement Property for any and all purposes Grantor desires, subject only to the limitation that such use and enjoyment will not damage or unreasonably interfere with Grantee's permitted uses.

3. **Attorneys' Fees and Costs.** If any legal or other proceeding is instituted to enforce any term of this Easement, the party prevailing in any such proceeding shall be paid all of the legal costs, expenses and fees including attorneys' fees by the other

party, and if any judgment is secured by such prevailing party all such legal costs, expenses and fees shall be included in any such judgment.

4. **Title and Authority.** The Grantor hereby represents that it has the legal authority to enter into and execute this Easement and to perform all of the obligations and duties herein.

5. **Governing Law**. This Easement shall be governed and interpreted in accordance with the laws of the State of Texas.

6. **Headings**. The headings contained in this Easement are for reference purposes only and will not in any way affect the meaning or interpretation hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTOR:

RW Dallas Midpoint I Owner, LLC,
a Delaware limited liability company

By: _____
_____
_____

By: _____
_____
_____

By:_____
Name: David L. Welch
Its: Representative

Date:

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on April , 2021, by _____
_____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____

IN WITNESS WHEREOF, the parties have executed this Easement on the respective dates set forth in the respective acknowledgments below, to be effective as of the date appearing in the acknowledgment below of the last party to sign this Easement.

GRANTEE:

City of Lancaster, Texas

By:_____ Name:____ Its:___

Date:_____

STATE OF TEXAS §
§
COUNTY OF DALLAS

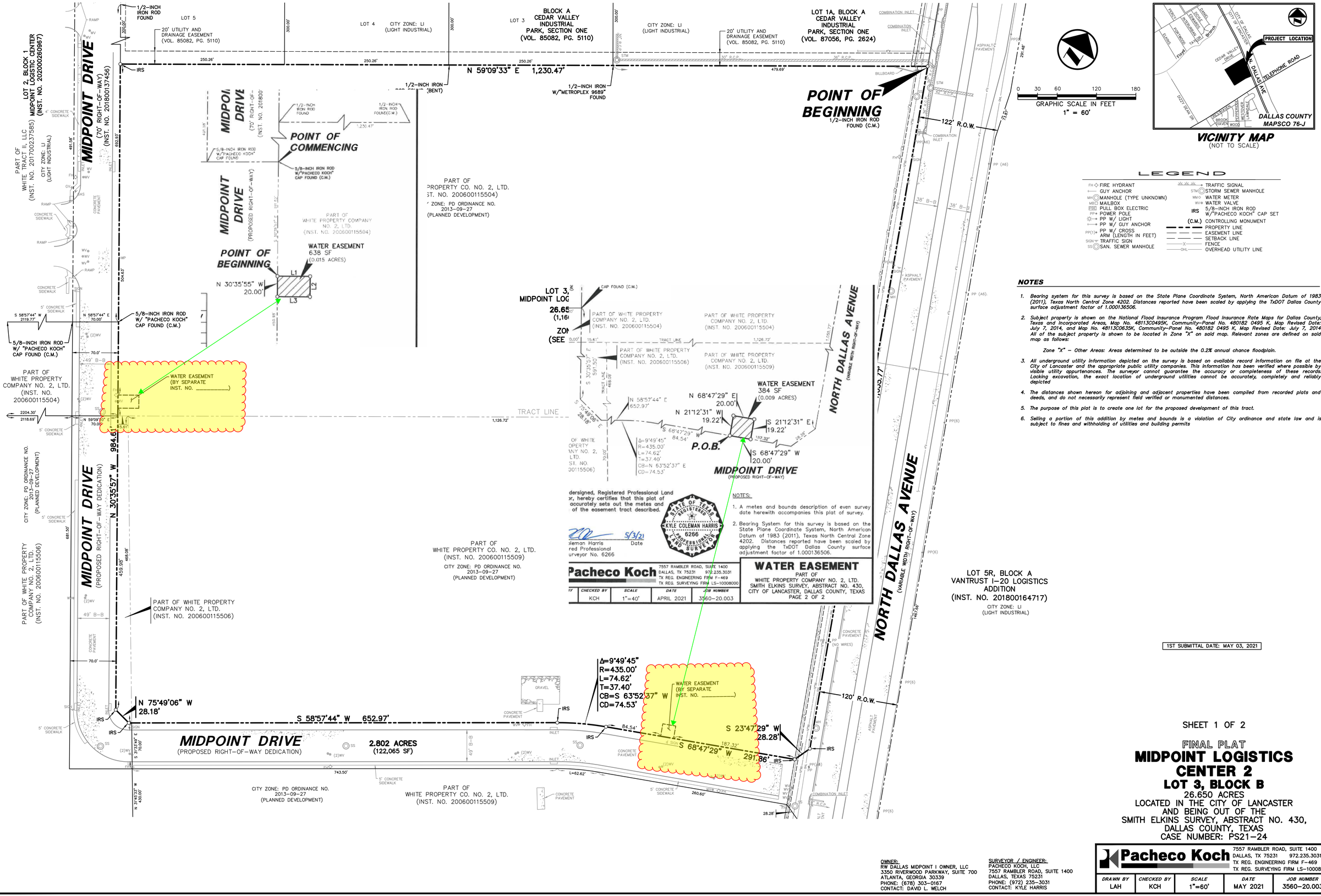
§

This instrument was acknowledged before me on April , 2021, by _____ _____(personally known to me or proved to me through as identification), of the City of Lancaster, Texas, a municipality in the State of Texas, in the capacity therein stated, for and on behalf of said municipality.

_____
Notary Public, State of Texas

_____
Printed/Typed Name

My Commission Expires:_____



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. 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.

I, the undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

STATE OF TEXAS REGISTERED KYLE COLEMAN HARRIS 6266 PROFESSIONAL LAND SURVEYOR

5/3/21
Kyle Coleman Harris, Registered Professional Land Surveyor No. 6266 — Date

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

CHECKED BY	SCALE	DATE	JOB NUMBER
KCH	1"=40'	APRIL 2021	3560-20.003

WATER EASEMENT
PART OF
WHITE PROPERTY COMPANY NO. 2, LTD.
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
PAGE 2 OF 2

1ST SUBMITTAL DATE: MAY 03, 2021

SHEET 1 OF 2

FINAL 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: PS21-24

OWNER:
RW DALLAS MIDPOINT I OWNER, LLC
3350 RIVERWOOD PARKWAY, SUITE 700
ATLANTA, GEORGIA 30339
PHONE: (678) 303-0167
CONTACT: DAVID L. WELCH

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'	MAY 2021	3560-20.003

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

HERNANDEZ
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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 5/8-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 5/8-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 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being 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.

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 5/19/21.

_____
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

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.

White Tract II, LLC
a Delaware limited liability company

By: Metropolitan Life Insurance Company
a New York Corporation,
its sole member

By: MetLife Investment Management, LLC
a Delaware limited liability company
its investment manager

By: _____
Kurt Day
Its: Authorized Signatory and Managing Director

_____
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

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: MAY 03, 2021

SHEET 2 OF 2

FINAL 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: PS21-24

OWNER:
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PHONE: (678) 303-0167
CONTACT: DAVID L. WELCH

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	NONE	MAY 2021	3560-20.003

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

LHERNANDEZ
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CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **9.**

Meeting Date: 06/28/2021

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

Goal(s): Civic Engagement

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Discuss and consider declaring a certain board, commission or committee position(s) vacant due to excessive absences.

Background:

City Council adopted Ordinance 2018-12-53 for all City Boards, Commissions and Committees, Section 5.01.001 Board and Commission appointments, terms, removal and meetings, Subsection (g) states "Three (3) consecutive absences, or a total of five (5) absences within a twelve-month period shall cause the City Council to consider removal of the board or commission member..."

Attached is the Historic Landmark Preservation Committee attendance record, updated through March 2021.

Operational Considerations:

A review of the attendance records indicates the following members did not meet attendance standards:

Historic Landmark Preservation Committee:

Amy Glover - regular member (term expires 2021)

The City Council deemed it necessary to establish guidelines for attendance by members of the City's boards and commissions in order to provide for the orderly and effective conduct of meetings and hearings.

Options/Alternatives:

1. City Council may declare a vacancy in a position where attendance standards have not been met.
2. City Council may deny declaring a vacancy.

Recommendation:

This matter is solely at Council's pleasure.

Attachments

Attendance Report

Amy Glover-Letter

HISTORIC LANDMARK PRESERVATION COMMITTEE

Meeting Attendance													
Term Expires	***Board Members***	***Apr-20***	***May-20***	***Jun-20***	***Jul- 20***	***Aug- 20***	***Sep- 20***	***Oct-20***	***Nov-20***	***Dec-20***	***Jan-21***	***Feb-21***	***Mar-21***
2021	*Amy Glover*	*NM*	*NM*	*P*	*A*	*P*	*A*	*P*	*P*	*A*	*A*	*A*	*P*
2021	*Glenn Hooper*	*Appt*	*NM*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
2021	*Paul Wiseman*	*NM*	*NM*	*P*	*P*	*A*	*P*	*P*	*P*	*A*	*P*	*P*	*P*
2022	*Dee Hinkle*	*NM*	*NM*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
2022	*Patricia Siegfried-Giles*	*NM*	*NM*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
	Alternate												
2021	*Russell Webb*												*Appt*

A = Absent
P = Present
NM = No Meeting
LQ = Lack of Quorum
MC = Meeting Cancelled

Staff Contact - Bester Munyaradzi
Council Liaison - Councilmember Carol Strain-Burk

May 9, 2021

Reference – HLPC – Amy Glover

Dear Mayor & Council,

I am writing in reference to my absenteeism of the Historic Land & Preservation Committee (HLPC) Meetings in the first quarter of 2021. I received all HLPC email correspondence through my work email and during the period I have been a member of the HLPC my attendance left me in good standing. The second week of January 2021 I was terminated from my position with Dallas Area Habitat for Humanity due to Covid related issues. I was the Director of Volunteer Services and due to the pandemic and lack of volunteer opportunities my duties halted. I found myself at that time overwhelmed with stress that comes with losing my job at the age of 62 years old. As the fog lifted, I realized that I had not notified the city with an alternative email address in order to

receive meeting communication. I immediately contacted Bester to explain my absence and update my contact information. Since that date I have attended all HLPC meetings.

I ask that you consider the circumstances that caused my absences and allow me to retain my committee position. If you need to discuss the issue, please contact me by email glover37@hotmail.com or call me directly 469.964.5883.

Thank you for your consideration.

Sincerely,

Amy Glover

CITY OF LANCASTER CITY COUNCIL

Special Work Session and Regular Meeting **10.**

Meeting Date: 06/28/2021

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

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

Submitted by: Opal Mauldin-Jones, City Manager,
David T. Ritter, City Attorney

Agenda Caption:

Discuss and take action on issuance of RFQ/RFP standards for professional consulting services regarding amending, repealing, or updating the Downtown Design District overlay.

Background:

As prescribed in the City Council Rules and Procedures as amended November 2020, Section D. City Council Agenda Process, Subsection 1.b, Councilmember Carol Strain-Burk requested that an item be included on a City Council work session for the purpose of discussing the Downtown Design District.

The City Council approved an ordinance adopting the Downtown Design District on February 25, 2008 (Ordinance 2008-02-11). The City's master plan for downtown was prepared with the assistance of a consultant, 5G Studios. The plan was developed using a series of four community design workshops and meetings collaborating with the community, city staff and City Council members.

Operational Considerations:

The Downtown Design District is a master plan for downtown district development. The Downtown Design District has five sub-districts which include: Hall's Branch, Downtown, Town Square, East Side Strand, and Keller Branch. An overlay design district seeks to address standards such as, but not limited to, land use, density, and street appearance. The overlay district establishes standards that take priority over any underlying zoning district's standards. Specifically, the overlay district prohibits certain land uses despite an underlying zoning district permitting that allowable use.

The Comprehensive Plan is also a policy document guiding development within the City's downtown. The Future Land Use Map and policies of the Comprehensive Plan also establish the long term vision for the downtown district related to density and land use. The Comprehensive Plan has multiple designations for areas within the overlay district as follows: 1) Town Center, 2) Mixed Use, and 3) Suburban Neighborhood. The Comprehensive Plan, along with the Downtown Overlay, provide the vision for the long term growth and development of the district. The vision of the Comprehensive Plan and Downtown Overlay both seek to encourage residential development, supportive commercial and office uses; while the overlay includes a design aesthetic that maintains the historical context of the area. The residential standards within the Downtown Design District promote higher densities of residential development such as townhomes and condominiums while seeking to prohibit single family uses. Despite the prohibition of single family detached homes within the Downtown Design District, the Comprehensive Plan supports the long term development of single family uses within downtown.

The Downtown Design District prohibits and the Comprehensive Plan does not support industrial uses

within the downtown. Attached is a copy of the Downtown Design District Plan. City Council discussed this item at the June 21, 2021, work session and this item is a result of that discussion.

Options/Alternatives:

1. City Council may take direct staff to issue a RFQ/RFP.
2. City Council may take no action.

Recommendation:

This item is solely at City Council discretion.