



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

**Tuesday, July 6, 2021 - 7:00 PM**



While the Chair and other Commission members may be physically present at the Municipal Center City Council Chambers, there may be Commission members 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/joining/register/tZUqd-GtqD4jHd0QaW1P7lhVmVuSTITlj5tN>

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

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

**PUBLIC TESTIMONY:**

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. PS21-27 Consider approval of preliminary plat for Longhorn Business Center Lots 2 & 3 Block 2 and Lot 2R and 11, Block 1 being 50.472 acres located at the southwest corner of West Wintergreen Road and East Longhorn Drive addressed as 2700 and 2950 west Wintergreen Road and 2900 East Longhorn Drive situated in the M. Parks Survey Abstract No. 1120, City of Lancaster, Dallas, County, Texas.
2. PS21-29 Consider approval of a preliminary plat for Country View Estates Lot 1 Block A located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acres tract of land situated in the Engelbert Bader Survey, Abstract No. 172, Tract 29, in the City of Lancaster, Dallas County, Texas.

3. PS21-30 Consider approval of preliminary plat for Midpoint Logistics Center Lot 1 Block 1 located on the east side of Dizzy Dean Drive and 2,335 feet north of Telephone Road. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

#### **PUBLIC HEARING:**

4. Z21-12 Conduct a public hearing and consider an amendment to Ordinance 2002-05-16 Planned Development-Retail (PD-R) to certain uses in Area "C" Tract 2 of the PD. The property is addressed as 2715 West Belt Line Road and is located approximately 1,700 feet west of North Houston School Road and north of West Belt Line Road. The property is more particularly described as a tract of land situated in the George K. Sneed Survey Abstract No. 1278, City of Lancaster, Dallas County, Texas.
5. Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is approximately 0.59 acres located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue. The property is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

#### **ACTION:**

6. HLPC21-12 Consider an amendment to the Certificate of Appropriateness (COA) to a.) change the siding material to vinyl and direction to horizontal, b.) reduce window count, and c.) address window size and placement on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.
7. M21-20 Discuss and consider an exception to Section 14.605 Off-Street Parking Requirements, Subsection (a) Off-Street Parking of the Lancaster Development Code (LDC) for the proposed warehouse facility on the west side of Dizzy Dean Drive and approximately 2,335 feet north of Telephone Road for Lot 1 Block A of Midpoint Logistics Center Addition. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.
8. M21-25 Discuss and consider a landscape buffer special exception request from Planned Development Ordinance 2013-11-35 requirement for a property located on the northeast corner of N. Dallas Avenue and Telephone Road addressed as 3500 N. Dallas Avenue. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

#### **ADJOURNMENT**

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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.

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ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions 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.

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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.

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#### **Certificate**

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on July 2, 2021, @ 6:30 p.m., and copies thereof were provided to the Planning & Zoning Commission members.**



Carey D. Neal, Jr.

Assistant City Manager

## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

1.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

PS21-27 Consider approval of preliminary plat for Longhorn Business Center Lots 2 & 3 Block 2 and Lot 2R and 11, Block 1 being 50.472 acres located at the southwest corner of West Wintergreen Road and East Longhorn Drive addressed as 2700 and 2950 west Wintergreen Road and 2900 East Longhorn Drive situated in the M. Parks Survey Abstract No. 1120, City of Lancaster, Dallas, County, Texas.

#### **Background:**

1. **Location and Size:** The properties are located at the southwest corner of West Wintergreen Road and East Longhorn Drive and totaling 50.472 acres.
2. **Current Zoning:** The properties are currently zoned Light Industrial (LI).
3. **Adjacent Properties:**  
North: Light Industrial (LI) - Vacant  
South: Light Industrial (LI) - Warehouse and Office  
East: Agricultural Open (AO) - Vacant  
West: Light Industrial (LI) - Warehouse and Office
4. **Comprehensive Plan Compatibility:**  
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution. The proposed warehouse use is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**

Date	Body	Action
10/07/08	P&Z	PS08-13 Approved Replat
01/14/14	P&Z	PS13-12 Approved Preliminary Plat
05/04/21	P&Z	M21-21 Recommended Approval of E Longhorn Drive relocation
05/04/21	P&Z	M21-18 Recommended Approval of Future Land Use Plan Amendment
05/24/21	CC	M21-13 Approved landscape, building height, building articulations and driveway spacing exceptions
05/24/21	CC	M21-21 Approved E. Longhorn Relocation
05/24/21	CC	M21-18 Approved Future Land Use Amendment

**Operational Considerations:**

This is a request for approval of a preliminary plat to create three (3) lots for the purpose of developing warehouses. Access to these properties will be from W. Wintergreen Road, E. Longhorn, Fabrication Drive and S. Longhorn Drive. The 2020 Master Thoroughfare Plan (MTP) shows W. Wintergreen Road as a 100 feet Major Arterial Type B and the applicant will be dedicating 30 feet rights-of-way for W. Wintergreen Road.

The applicant will be responsible for all utilities and infrastructure necessary for development. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of all final plats. The plat is in substantial conformance with the subdivision regulations and the plat was reviewed by the Engineering Division and there are no comments at this time.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the preliminary plat as presented.

**Attachments**

Location Map








Preliminary Plat

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**2700 W Wintergreen Rd**  
**Zoned: LI**

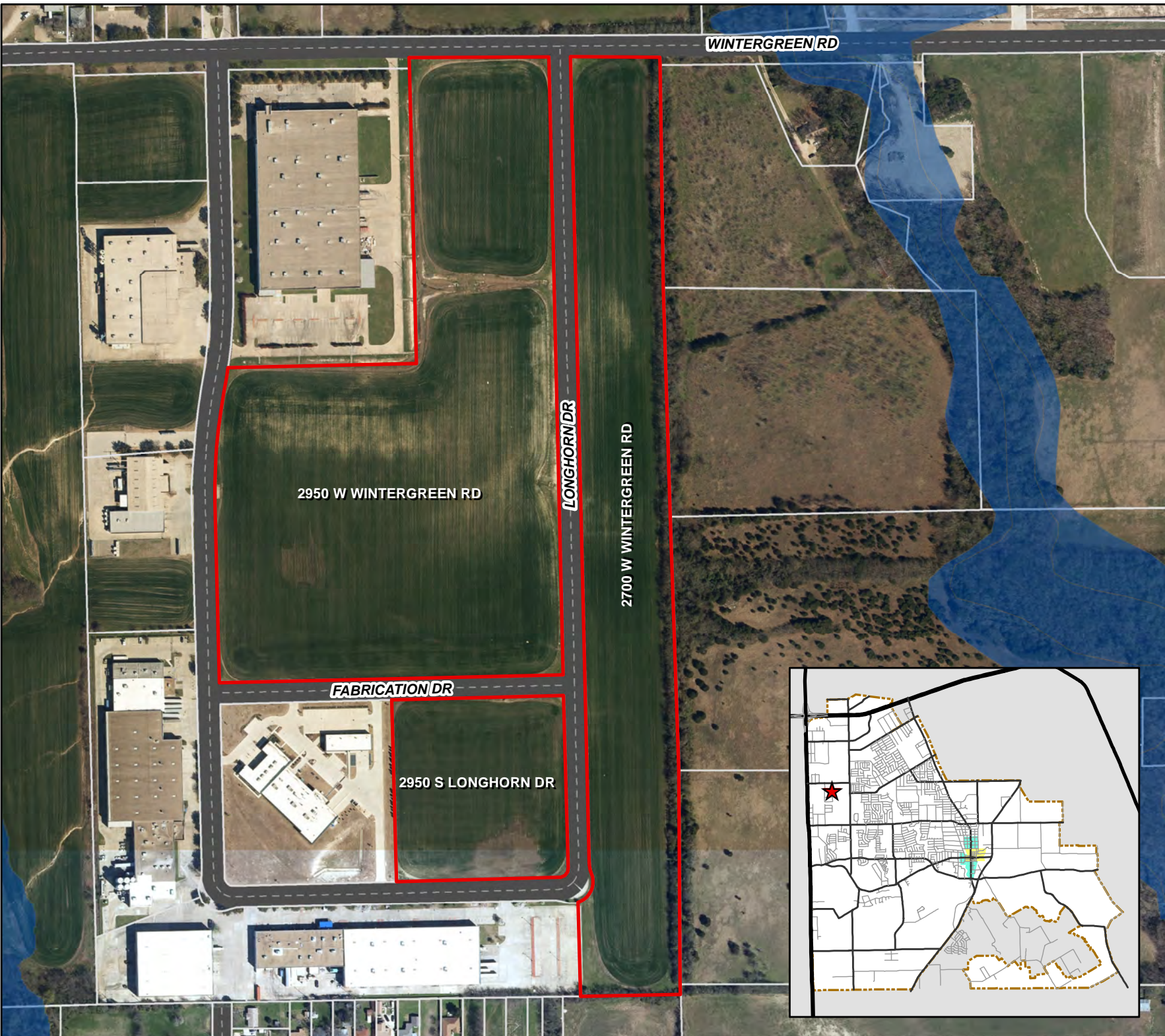


**Legend**

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



0 87.5 175 350 Feet





PROPERTY DESCRIPTION

STATE OF TEXAS:  
COUNT OF DALLAS:

WHEREAS, Longhorn Industrial Properties, LLC is the Owner of a tract of land situated in the M. Parks Survey, Abstract No. 1120, Dallas County, Texas and being more particularly described as follows:

BEING a tract of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas, being Tracts 2, 3 & 4 described in deed to Longhorn Industrial Properties, LLC, recorded in 202100160597, Official Public Records, Dallas County, Texas (OPRDCT), being all of Lot 2, in Block 1, of Longhorn Business Park, Section 6, Lots 1 & 2, Block 1, an addition to the City of Lancaster, Dallas County, Texas as recorded in 201700034385, OPDCT, being all of East Longhorn Drive and a portion of South Longhorn Drive per Street Dedication Plat recorded in Volume 87205, Page 2752, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) in the south line of Wintergreen Road (variable width R.O.W.) at the northeast corner of the final plat of Lot 1, Block 2, Longhorn Business Park, Sixth Section, an addition to the City of Lancaster, Dallas County, Texas as recorded in Volume 2003011, Page 11, OPDCT and the most northerly northwest corner of said Longhorn Tract 3;

THENCE North 89 degrees 33 minutes 22 seconds East, along the south line of said Wintergreen Road, at a distance of 386.76 feet passing the intersection with the west line of said East Longhorn Drive (60' R.O.W., Volume 87205, Page 2752, DRDCT), at a distance of 446.77 feet passing the intersection with the east line of said East Longhorn Drive, continuing a total distance of 699.19 feet to a 1/2" rebar found at the northeast corner of said Longhorn Tract 4 and an angle point in said Wintergreen Road;

THENCE South 01 degree 12 minutes 23 seconds East, along an offset line in the south line of said Wintergreen Road, along the east line of said Longhorn Tract 4, at a distance of 22.16 feet passing a 1/2" rebar capped found at an angle point in the south line of said Wintergreen Road and the northwest corner of a tract of land as described in deed to 2620 Wintergreen Investors, LLC, recorded in 201700000164, OPDCT, departing said Wintergreen Road, along the east line of said Longhorn Tract 4, the west line of said 2620 Wintergreen Investors tract, the west line of a tract of land as described in deed to Margaret Sue vonRosenberg and Charles W. Chapman, recorded in Volume 99057, Page 1272, DRDCT, the west line of a tract of land as described in deed to Nancy Jane Moffett, recorded in Volume 99057, Page 1088, DRDCT, continuing a total distance of 2608.35 feet (deed 2608.84 feet) to a 5/8" rebar found at the southeast corner of said Longhorn Tract 4, the southwest corner of said Moffett tract, the northeast corner of a tract of land as described in deed to Rosie M. Johnson, Toni L. Ramos, and Charlotte R. Westmoreland, recorded in Volume 2003010, Page 4713, DRDCT, and the northeast corner of a tract of land as described in deed to SLJ Company, recorded in Volume 98149, Page 1370, DRDCT, from which a 1/2" steel pipe found bears South 01 degree 19 minutes 54 seconds East, 586.22 feet (deed 586.37 feet);

THENCE South 88 degrees 59 minute 54 seconds West, along the south line of said Longhorn Tract 4 and the north line of said SLJ Company tract, a distance of 279.50 feet (plat 279.34 feet) to a 1/2" rebar capped set at the southeast corner of Lot 10R, Block 1 of the Replat of Longhorn Business Park, Section Five, Lot 10, Block 1, recorded in 20080366506, OPDCT and the southwest corner of said Longhorn Tract 4, from which a 1/2" rebar found bears South 88 degrees 59 minute 54 seconds West, 1342.84 feet;

THENCE North 01 degree 35 minutes 03 seconds West, departing the north line of said SLJ Company tract, along the east line of said Lot 10R, Block 1 and the west line of said Longhorn Tract 4, a distance of 261.00 feet (plat 260.98 feet) to a 1/2" rebar capped set in the south line of said South Longhorn Drive (Volume 87205, Page 2752, DRDCT) at the northeast corner of said Lot 10R, Block 1;

THENCE North 38 degrees 43 minutes 32 seconds West, across said South Longhorn Drive, a distance of 85.15 feet to a 1/2" rebar capped RPLS 4701 found at a point of curve in the north line of said South Longhorn Drive and the south line of said Lot 2, Block 1 of Longhorn Business Park, Section 6;

THENCE South 88 degrees 42 minutes 34 seconds West, along the north line of said South Longhorn Drive and the south line of said Lot 2, Block 1, a distance of 452.51 feet (plat 452.50 feet) to a 1/2" rebar capped RPLS 4701 found at the southwest corner of said Lot 2, Block 1 and the southeast corner of Lot 1, Block 1 of said Longhorn Business Park, Section 6;

THENCE North 01 degree 17 minutes 39 seconds West, departing the north line of said South Longhorn Drive, along the line common to said Lot 2, Block 1 and said Lot 1, Block 1, a distance of 505.00 feet to a 1/2" rebar capped RPLS 4701 found in the south line of Fabrication Drive (60' R.O.W., Volume 87205, Page 2752, DRDCT) at the common north corner of said Lots;

THENCE North 88 degrees 42 minutes 34 seconds East, along the south line of said Fabrication Drive and the north line of said Lot 2, Block 1, a distance of 471.47 feet (plat 471.50 feet) to a 1/2" rebar capped RPLS 4701 found at intersection with the west line of said East Longhorn Drive, being the northeast corner of said Lot 2, Block 1;

THENCE North 01 degree 18 minutes 53 seconds West, across said Fabrication Drive, a distance of 60.00 feet to a 1/2" rebar capped set at the intersection of the west line of said East Longhorn Drive and the north line of said Fabrication Drive;

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

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

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

Northeasterly, along said curve, having a central angle of 11 degrees 38 minutes 14 seconds, an arc distance of 305.99 feet, and a chord that bears North 04 degrees 40 minutes 14 seconds East, 305.44 feet to a 1/2" rebar capped set at the beginning of a reverse curve to the left, having a radius of 1,524.60 feet;

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

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

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

North 01 degree 18 minutes 53 seconds West, at a distance of 820.36 feet passing a 1/2" rebar capped Dallas County found at the northeast corner of said Lot 1, Block 1 and an angle point in the south line of said Wintergreen Road, continuing a total distance of 850.36 feet to the POINT OF BEGINNING and containing 2,198.561 square feet or 50.472 acres of land.

NOTE:  
Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Longhorn Industrial Properties, LLC [Owner], acting by and through its duly authorized officer, do hereby bind themselves and their heirs, assigns and successors to file this plat designating the hereinabove described property as Longhorn Business Center, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND at \_\_\_\_\_, this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Longhorn Industrial Properties, LLC  
By: \_\_\_\_\_  
Name:  
Title:

STATE OF \_\_\_\_\_:  
COUNTY OF \_\_\_\_\_:

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 person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel S. Barton, 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...

Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, Texas 76051  
metro (817) 329 - 4373

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Joel S. Barton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MAY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

NOTARY PUBLIC, TARRANT COUNTY, TEXAS

SURVEYORS CERTIFICATION

**PRELIMINARY**, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.  
Issued for review 6/25/2021 5:25 PM

OWNER / DEVELOPER:



**JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**

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

PREPARED BY:

**GOODWIN AND  
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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

Approval:

Chairman, Planning & zoning Commission

ATTEST:

Signature

Name & Title

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

Senior Planner

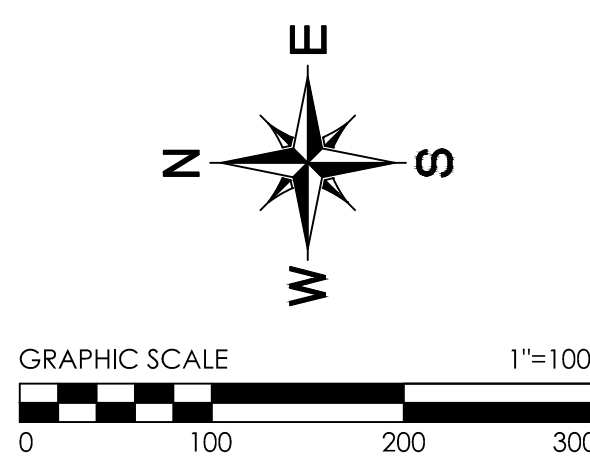
Preliminary Plat - For Inspection Purposes Only  
Approved for Preparation of Final Plat  
City Certification

Date

Date

Date

Date



GRAPHIC SCALE

1"=100'

SUBMITTAL SCHEDULE	
1st SUBMITTAL	6/7/2021
2nd SUBMITTAL	6/25/2021

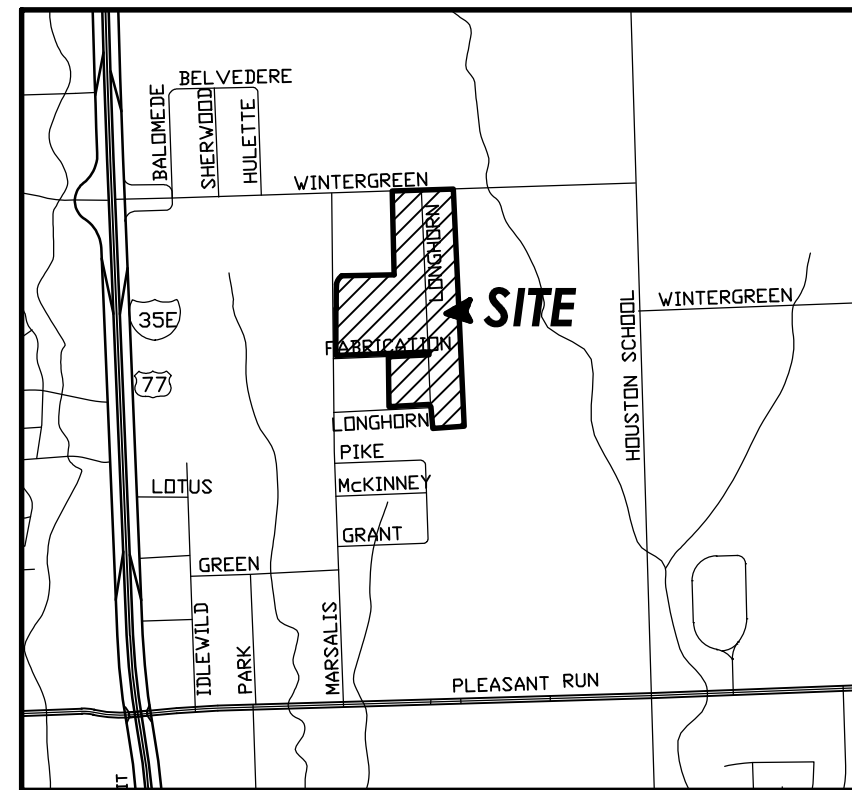
NOTES:

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

1. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48113C0630K, map revised July 7, 2014 and Map No. 48113C0635K, map revised July 7, 2014 the property platted hereon appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2% annual chance floodplain).

2. 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.

3. The purpose of this plat is to abandon existing right-of-way, dedicate right-of-way, re-plat an existing lot, and create three new lots for the purposes of development.



**VICINITY MAP**

**PRELIMINARY PLAT  
LONGHORN BUSINESS CENTER**  
**LOT 2R & 11 BLOCK 1, LOT 2 & 3, BLOCK 2**  
**BEING 50.472 ACRES**  
**SITUATED IN THE**  
**LONGHORN BUSINESS PARK ADDITION**  
**M. PARKS SURVEY ABSTRACT No. 1120**  
**REPLAT OF LOT 2, BLOCK 1**  
**LONGHORN BUSINESS PARK, SECTION 6**  
**CITY OF LANCASTER, DALLAS COUNTY, TEXAS**  
**CASE NUMBER PS21-27**  
**Date: June 25, 2021**



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

2.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

PS21-29 Consider approval of a preliminary plat for Country View Estates Lot 1 Block A located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue. The property is addressed as 660 West Belt Line Road and is described as being a 19.839 acres tract of land situated in the Engelbert Bader Survey, Abstract No. 172, Tract 29, in the City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is located approximately 3,250 feet west of the intersection of West Belt Line Road and South Dallas Avenue and is 19.839 acres in size.
2. **Current Zoning:** The subject property is currently zoned Single Family-Estates (SF-E)
3. **Adjacent Properties:**  
North: Mills Branch Overlay District - (Vacant Land)  
South: Agricultural Open (AO) - (Vacant Land)  
East: Light Industrial (LI) - (Industrial Building & Vacant Land)  
West: Agricultural Open (AO) - (Single Family Home)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living uses. The request for single family estates is consistent with the Comprehensive Plan.

#### 5. **Case History/Background:**

Date	Body	Action
2/14/11	CC	Z11-01 Approved Ordinance 2011-02-04 granting a change in zoning from Light Industrial to Light industrial -Specific Use Permit to allow an aerial park commercial amusement facility.
11/06/18	P&Z	PS18-26 Approved preliminary plat for Lancaster Adventure Park
12/01/20	P&Z	Z21-01 Recommended approval of zoning change from LI with an SUP for an aerial park commercial amusement facility to SF-E
12/01/20	P&Z	M21-06 Recommended approval to rescind SUP for adventure park

01/11/21	CC	Z21-01 Approved zoning change from LI with an SUP for an aerial park commercial amusement facility to SF-E
01/11/21	CC	M21-06 Rescinded SUP for adventure park

**Operational Considerations:**

This is a request for approval of a preliminary plat to create one (1) single family estate lot for the purpose of developing a single family home. Access to this property will be from Belt Line Road. The 2020 Master Thoroughfare Plan (MTP) shows Belt Line Road as a 100 feet Major Arterial Type B and the applicant will be dedicating 6 feet of rights-of-way for Belt Line Road.

The applicant will be responsible for all utilities and infrastructure necessary for development. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of the final plat. The plat is in substantial conformance with the subdivision regulations and the plat was reviewed by the Engineering Division and there are no comments at this time.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the preliminary plat as presented.

**Attachments**

Location Map

Preliminary Plat


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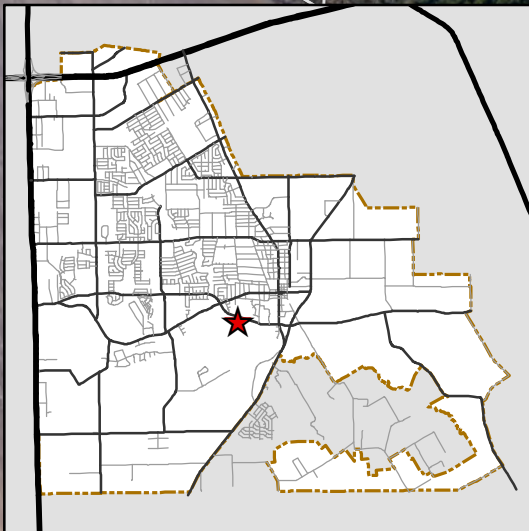
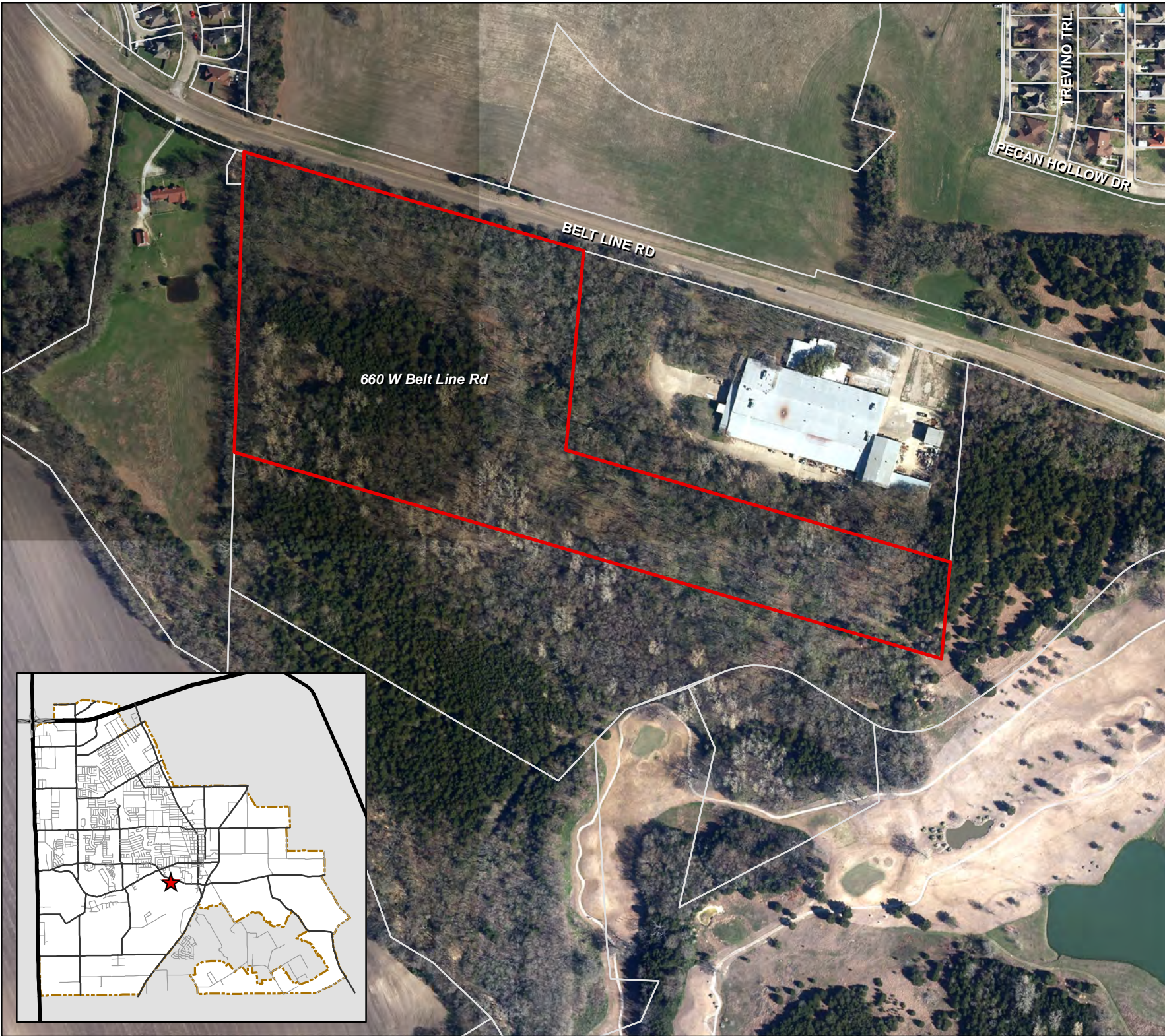
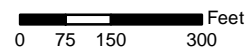


660 W Belt Line Rd  
Zoned: SF-E



Legend

-  Property Boundary
-  City Limits
-  Parcels





City Certification

PRELIMINARY PLAT -- FOR INSPECTION PURPOSES ONLY

Chairman, City of Lancaster  
Planning and Zoning Commission

Attest:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name and Title

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

Senior Planner \_\_\_\_\_ Date \_\_\_\_\_

Owner's Certification

WHEREAS, Brazos River Land LP is the owner of a tract of land situated in the Engelbert Bader Survey, Abstract Number 172, Dallas County, Texas and being a 19.839 acre tract conveyed to them by Life in the Trinity Ministry, and being more particularly described as follows:

WHEREAS Brazos River Land L.P. is the Owner of a 19.839 acre tract of land situated in the E. Bader Survey, Abstract No. 172, in the City of Lancaster, Dallas County, Texas, and being all of a tract of land conveyed to Brazos River Land L.P. by deed recorded in Volume 2004144, Page 12715, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "SGI" set for corner at the northwest corner of said Brazos River Land L.P. tract and the northeast corner of a tract of land conveyed to Moore Estates by plat recorded in Volume 94203, Page 1594, Plat Records, Dallas County, Texas in the south Right-of-Way line of West Belt Line Road (100' Right-of-Way);

THENCE South 73°37'22" East, along the south Right-of-Way line of said West Belt Line Road, a distance of 858.95 feet to a 1/2" capped iron rod stamped "SGI" set for corner, being the northwest corner of a tract of land conveyed to Bailey Shelter L.P. by deed recorded in Volume 2003088, Page 15937, Deed Records, Dallas County, Texas;

THENCE South 03°17'37" West, along the west line of said Bailey Shelter L.P. tract, a distance of 500.00 feet to a 1/2" iron rod found for corner, being the southwest corner of said Bailey Shelter L.P. tract;

THENCE South 73°37'22" East, along the south line of said Bailey Shelter L.P. tract, a distance of 1,000.00 feet to a 1/2" iron rod found for corner, being the southeast corner of said Bailey Shelter tract;

THENCE South 03°17'38" West, along the most easterly line of said Brazos River Land L.P. tract, a distance of 250.00 feet to a 1/2" capped iron rod stamped "SGI" set for corner, being the southeast corner of said Brazos River Land L.P. tract;

THENCE North 73°37'22" West, along the south line of said Brazos River Land L.P. tract, a distance of 1840.25 feet to a 1/2" capped iron rod stamped "SGI" set for corner in the east line of a tract of land conveyed to J.T. Ellis Sr. by deed recorded in Volume 380, Page 295, Deed Records, Dallas County, Texas;

THENCE North 01°54'39" East, along the east line of said J.T. Ellis Sr. tract, a distance of 754.45 feet to the POINT OF BEGINNING at the Right-of-Way line of said West Belt Line Road and containing 864,713 square feet or 19.839 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Brazos River Land LP, owners, do hereby bind themselves and their heirs, assigns and successors of title to this plat designating the hereinabove described property as COUNTRY VIEW ESTATES, an addition o the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement 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 construction, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

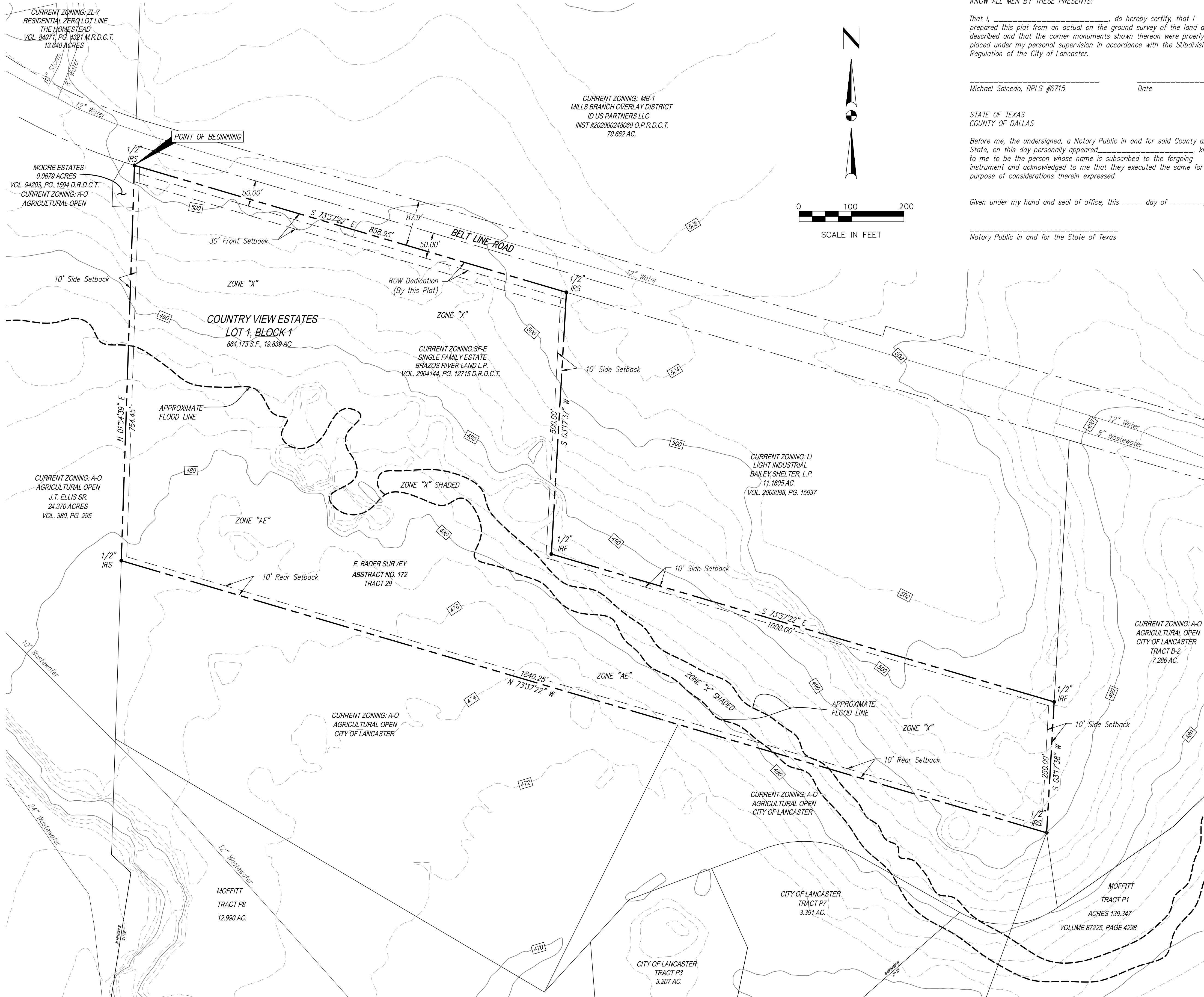
Witness our hands at this \_\_\_\_ day of \_\_\_\_\_, 2021

Owner

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 that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public in and for the State of Texas



Legend of Symbols

---	EXISTING RIGHT-OF-WAY	---	MINOR CONTOUR
---	ADJOINING PROPERTY	---	MAJOR CONTOUR
---	PROPERTY BOUNDARY	---	FLOODPLAIN
---	RIGHT-OF-WAY DEDICATION	---	CENTERLINE

OWNER  
BRAZOS RIVER LAND L.P.  
ATTN: STEVE SMITH  
100 CRESCENT CT., STE 1150  
DALLAS, TX 75201  
(214)880-4601

ENGINEER  
SALCEDO GROUP INC.  
ATTN: MICHAEL SALCEDO  
401 COLLEGE STREET  
GRAND PRAIRIE, TX 75050  
(214)412-3122

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, 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 Regulation of the City of Lancaster.

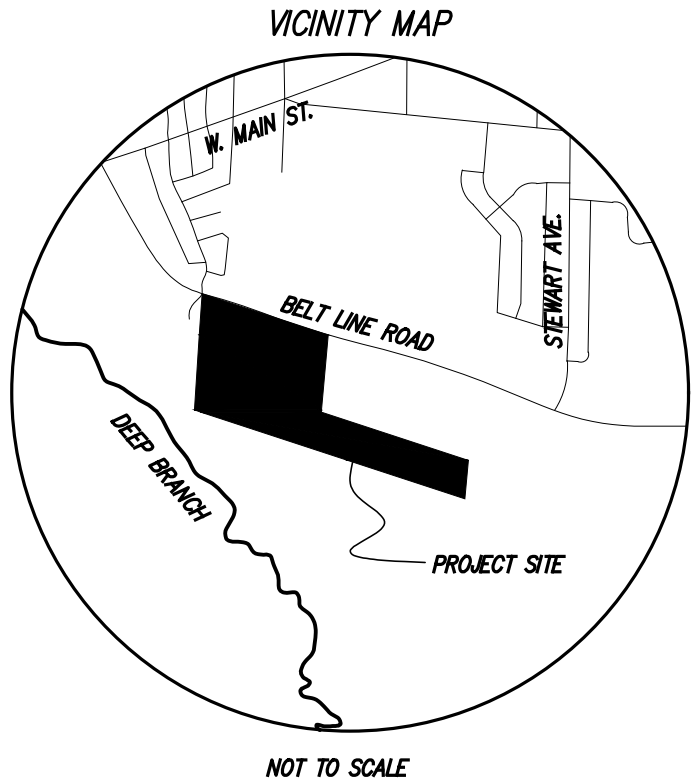
Michael Salcedo, RPLS #6715 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose of considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2021

Notary Public in and for the State of Texas



PURPOSE STATEMENT:

The purpose of this plat is to create one single-family estate lot from an unplatted tract of land.

LEGAL DESCRIPTION

WHEREAS Brazos River Land L.P. is the Owner of a 19.839 acre tract of land situated in the E. Bader Survey, Abstract No. 172, in the City of Lancaster, Dallas County, Texas, and being all of a tract of land conveyed to Brazos River Land L.P. by deed recorded in Volume 2004144, Page 12715, Deed Records, Dallas County, Texas, and being more particularly described as follows:

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PS21-29

PRELIMINARY PLAT

LOT 1, BLOCK 1

OF THE COUNTRY VIEW ESTATES

ALL OF  
VOL. 2004144, PG. 12715, D.R.D.C.T.  
ENGELBERT BADER SURVEY, ABSTRACT 172,  
864,173 S.F., 19.839 ACRE UNPLATTED TRACT  
IN THE  
CITY OF LANCASTER, DALLAS COUNTY, TEXAS



**SALCEDO GROUP, INC.**  
401 College Street  
Grand Prairie, TX 75050  
Phone: (214)-412-3122

## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

3.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

PS21-30 Consider approval of preliminary plat for Midpoint Logistics Center Lot 1 Block 1 located on the east side of Dizzy Dean Drive and 2,335 feet north of Telephone Road. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is located on the west side of Dizzy Dean Drive and approximately 2,335 feet north of Telephone Road and is approximately 60.006 acres in size.
2. **Current Zoning:** The subject property is currently zoned Planned Development - Light Industrial District (PD-LI).
3. **Adjacent Properties:**  
North: Single Family Residential (SF-6) - Lancaster Gardens Addition  
South: Planned Development - Light Industrial (PD-LI) - Midpoint Logistics Center Lot 2, Block 1  
East: Light Industrial (LI) - VanTrust I-20 Logistics Addition  
West: Single Family Residential (SF-6) - Meadowview Subdivision Phase 5
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed warehouse use is consistent with the Comprehensive Plan.

#### **5. Case History/Background:**

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

08/06/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD favorable recommendation
08/26/13	CC	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken
09/09/13	CC	Z13-01 Lancaster Logistics Industrial Center PD approved

**Operational Considerations:**

This is a request for approval of a preliminary plat to create one (1) lot for the purpose of developing a warehouse. Access to this property will be from Dizzy Dean Drive (emergency and employee only), Telephone Road and Midpoint Road.

The applicant will be responsible for all utilities and infrastructure necessary for development. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of the final plat. The plat is in substantial conformance with the subdivision regulations and the plat was reviewed by the Engineering Division and there are no comments at this time.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the preliminary plat as presented.

**Attachments**

Location Map

Preliminary Plat

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**3701, 3801 & 3861 N Dallas Ave  
Zoned: PD/LI**

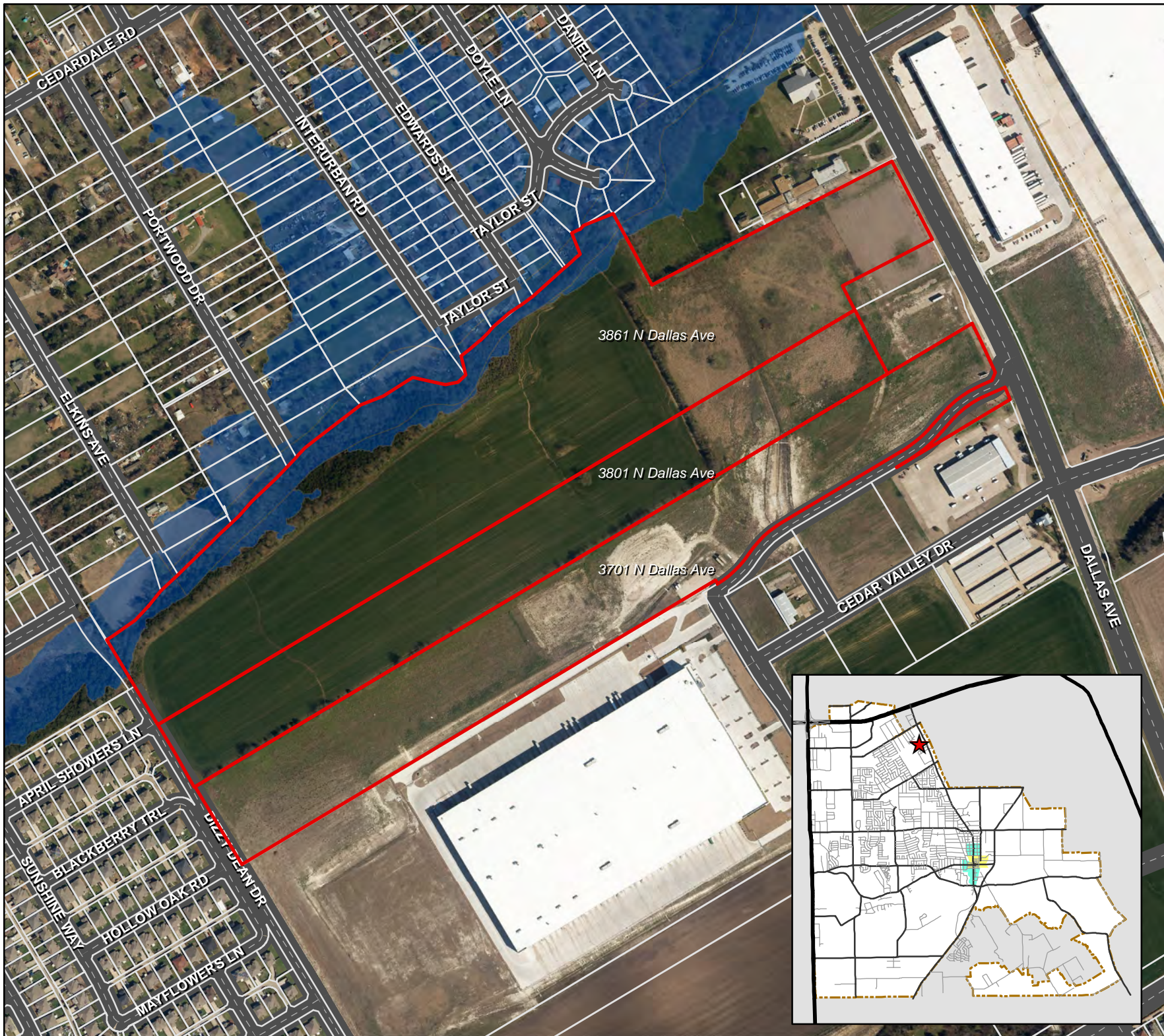


**Legend**

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

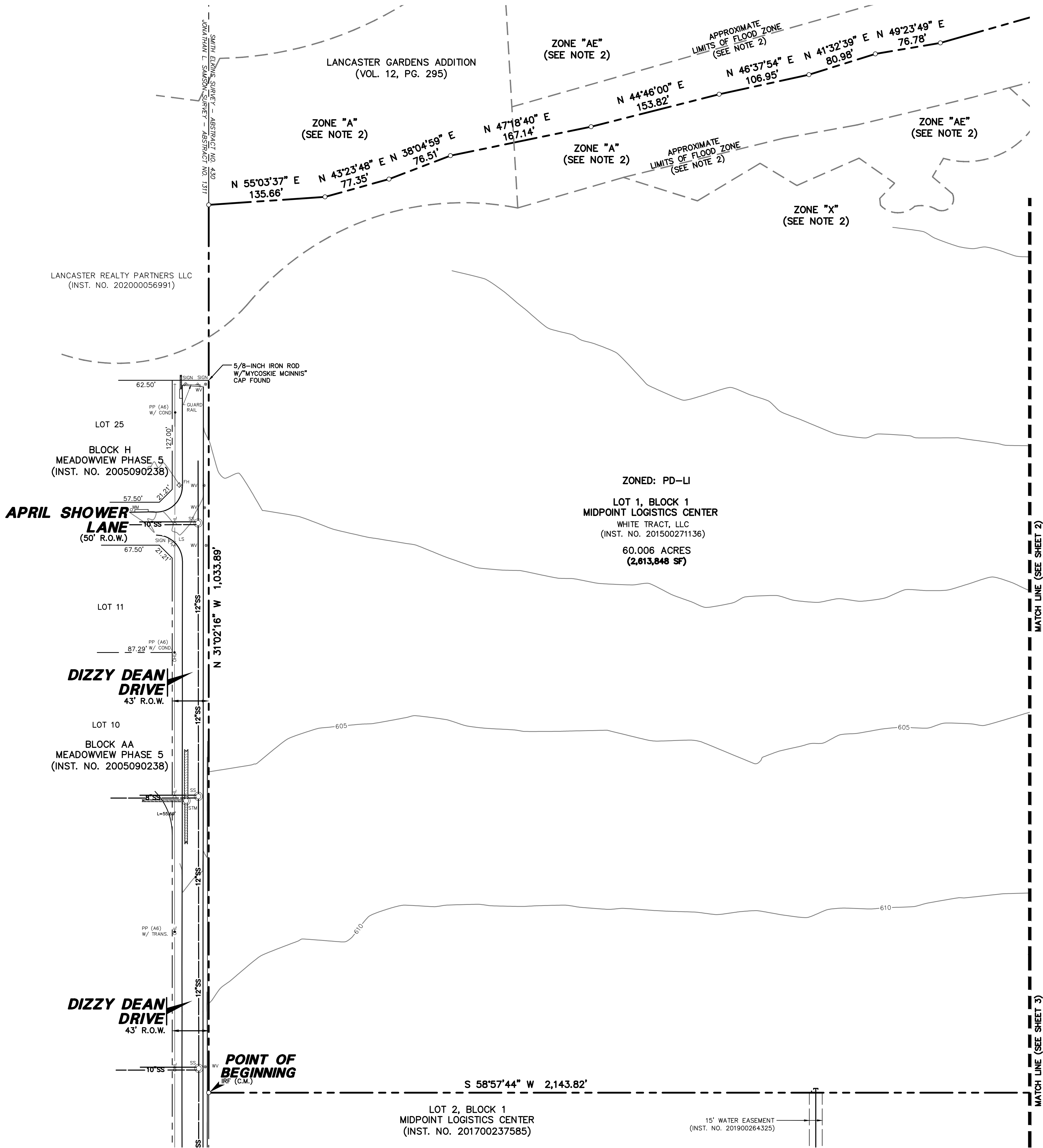


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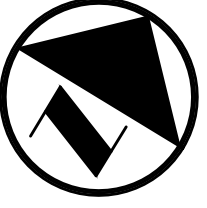


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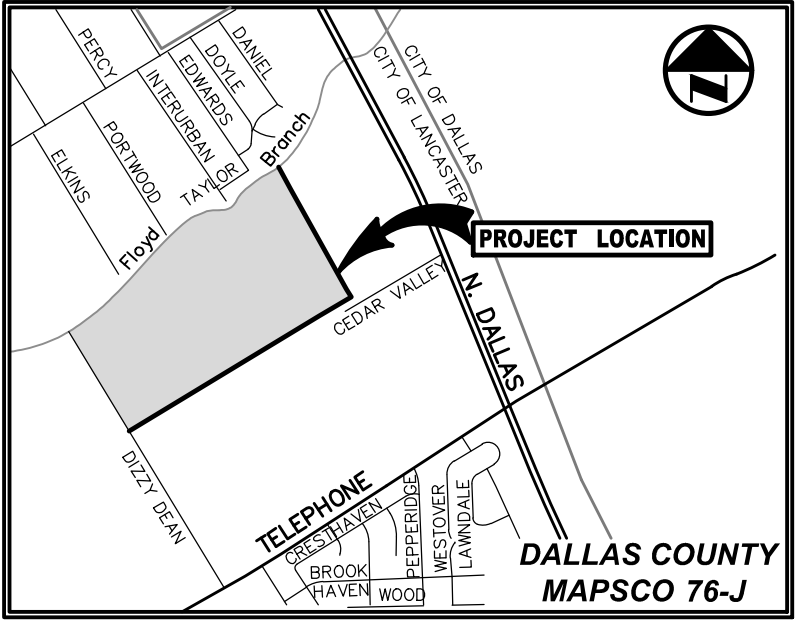


#### LEGEND

- B• BOLLARD
- CO• CLEANOUT
- FD• FIRE DEPT. CONN.
- PH• FIRE HYDRANT
- GAS• UG GAS MARKER
- GAS• GAS MANHOLE
- GM• GAS METER
- GS• GAS TEST STATION
- GA• GUY ANCHOR
- LS• LIGHT STANDARD
- MB• MAILBOX
- PP• POWER POLE
- PP• PP W/ LIGHT
- PP• PP W/ GUY ANCHOR
- PP• PP W/ CROSS
- ARM (LENGTH IN FEET)
- TRAFFIC SIGN
- SS• SAN. SEWER MANHOLE
- TEL• TELEPHONE BOX
- STM• STORM SEWER MANHOLE
- TEL• TELEPHONE MANHOLE
- WM• WATER METER
- WTR• WATER MANHOLE
- WV• WATER VAULT
- WV• WATER VALVE
- 1/2-INCH IRON ROD
- W/PACHICO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE
- OHL• OVERHEAD UTILITY LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- 6"SS• SANITARY SEWER LINE



0 30 60 120 180  
GRAPHIC SCALE IN FEET  
1" = 60'



**VICINITY MAP**  
(NOT TO SCALE)

#### NOTES

- 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.
- 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. A portion 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.  
  
Zone "AE" - Special Flood Hazard Areas: Base Flood Elevations determined.  
  
Zone "A" - Special Flood Hazard Areas: Without Base Flood Elevations.
- 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.
- 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.
- The purpose of this plat is to create a lot out of an unplatted tract of land for an industrial development.

#### 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 6/22/21.

#### OWNER:

PANATTONI DEVELOPMENT COMPANY  
10440 N. CENTRAL EXPWY., SUITE 710  
DALLAS, TEXAS 75231  
PHONE: (214) 367-3001

#### SURVEYOR / ENGINEER:

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

SHEET 1 OF 3  
PRELIMINARY PLAT  
**MIDPOINT LOGISTICS CENTER**  
**LOT 1, BLOCK 1**  
60.006 ACRES  
LOCATED IN THE CITY OF LANCASTER, TEXAS  
AND BEING OUT OF THE  
SMITH ELKINS SURVEY, ABSTRACT NO. 430,  
DALLAS COUNTY, TEXAS  
CASE NUMBER: PS21-30

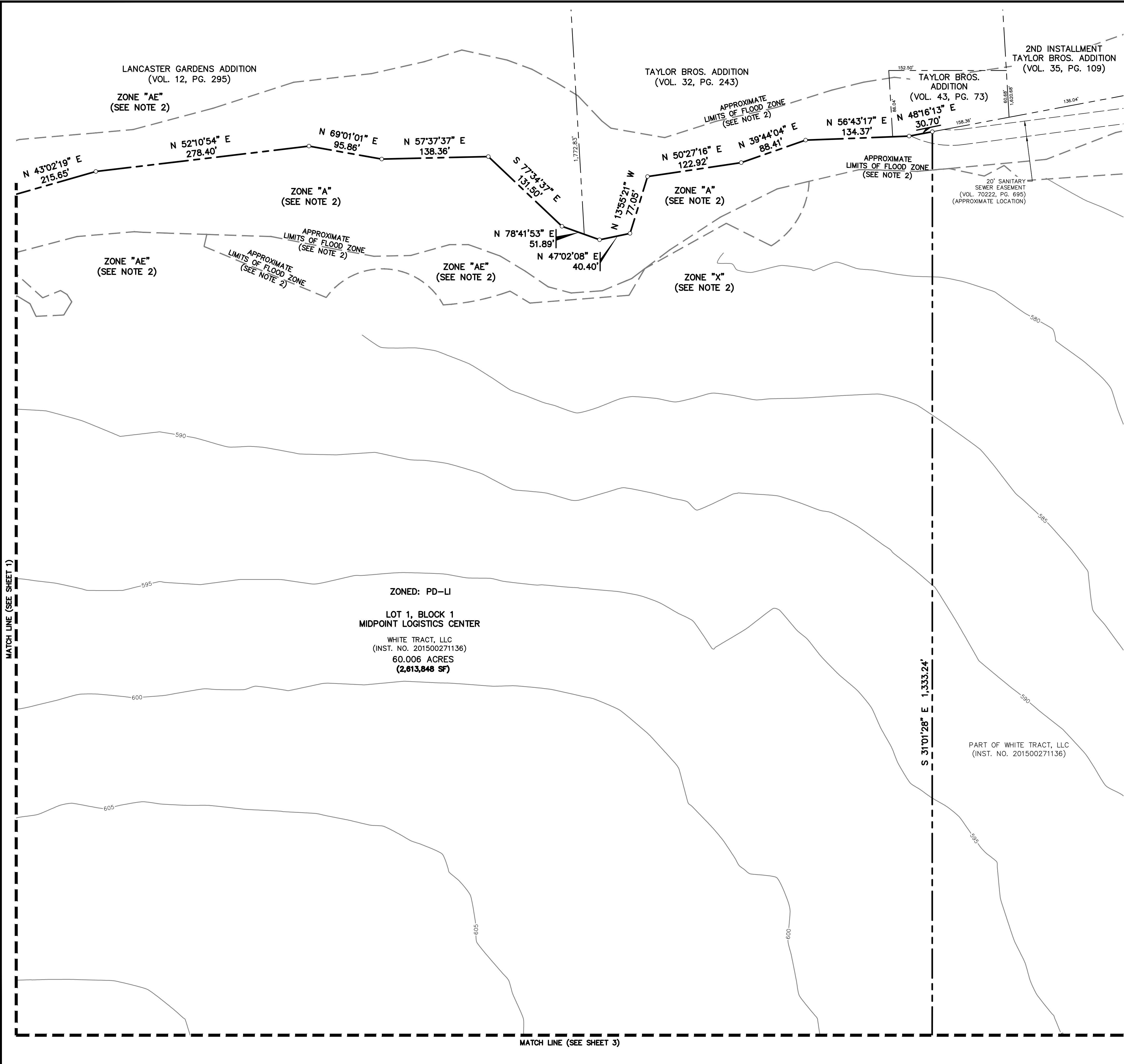


7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=60'	JUNE 2021	3560-21.154

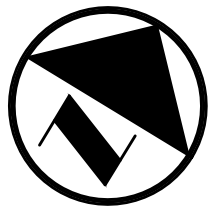
PRELIMINARY PLAT - LOT 1, BLOCK 1, MIDPOINT LOGISTICS CENTER

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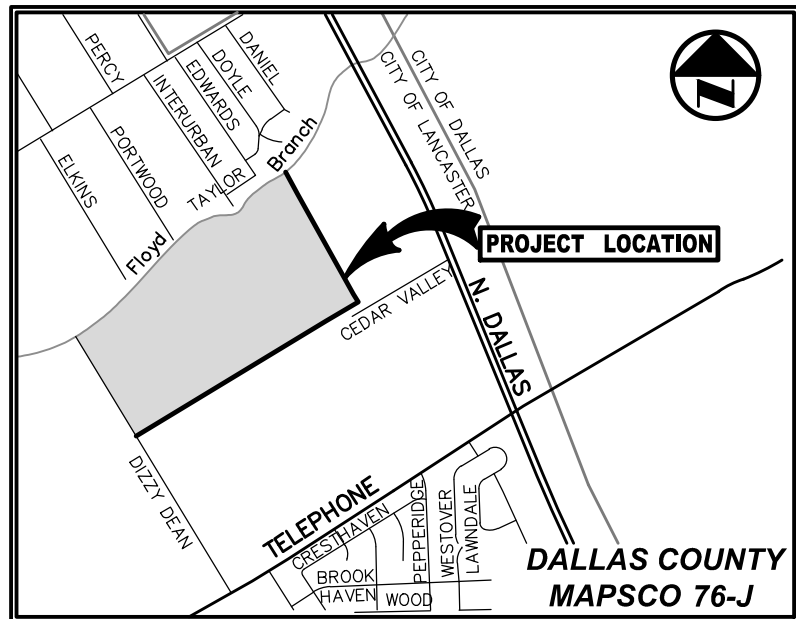


## LEGEND

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- CO\* CLEANOUT
- FD\* FIRE DEPT. CONN.
- FH\* FIRE HYDRANT
- GAS\* UG GAS MARKER
- GAS\* GAS MANHOLE
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- (C.M.) CONTROLLING MONUMENT
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- EASEMENT LINE
- SETBACK LINE
- FENCE
- CHL OVERHEAD UTILITY LINE
- C UNDERGROUND CABLE LINE
- G UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- 6" W WATER LINE
- 6" SS SANITARY SEWER LINE



0 30 60 120 180  
GRAPHIC SCALE IN FEET  
1" = 60'



## NOTES

- 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.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 481300495K, Community-Panel No. 480182 0405 K, Map Revised Date: July 7, 2014. A portion of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
  
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Zone "AE" - Special Flood Hazard Areas: Base Flood Elevations determined.  
  
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- The purpose of this plat is to create a lot out of an unplatted tract of land for an industrial development.

## PRELIMINARY

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RELEASED 6/22/21.

SHEET 2 OF 3  
PRELIMINARY PLAT  
**MIDPOINT LOGISTICS CENTER**  
**LOT 1, BLOCK 1**  
60.006 ACRES  
LOCATED IN THE CITY OF LANCASTER, TEXAS  
AND BEING OUT OF THE  
SMITH ELKINS SURVEY, ABSTRACT NO. 430,  
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CASE NUMBER: PS21-30

OWNER:  
PANATTONI DEVELOPMENT COMPANY  
10440 N. CENTRAL EXPWY., SUITE 710  
DALLAS, TEXAS 75231  
PHONE: (214) 367-3001

SURVEYOR / ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
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CONTACT: KYLE HARRIS

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
TX REG. ENGINEERING FIRM F-14439		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY KCH	CHECKED BY KCH	SCALE 1"=60'	JOB NUMBER 3560-21.154



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

4.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

Z21-12 Conduct a public hearing and consider an amendment to Ordinance 2002-05-16 Planned Development-Retail (PD-R) to certain uses in Area "C" Tract 2 of the PD. The property is addressed as 2715 West Belt Line Road and is located approximately 1,700 feet west of North Houston School Road and north of West Belt Line Road. The property is more particularly described as a tract of land situated in the George K. Sneed Survey Abstract No. 1278, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The property is located approximately 1,700 feet west of North Houston School Road and north of West Belt Line Road and is one (1) acre in size.
2. **Current Zoning:** The subject property is currently zoned Planned Development - Retail (PD-R)
3. **Adjacent Properties:**
  - North: Planned Development - Retail (PD-R) - (Vacant)
  - South: Agricultural Open (A-O) - (Vacant)
  - East: Planned Development - Retail (PD-R) - (Vacant)
  - West: Planned Development - Single Family (PD-SF) - (Vacant)
4. **Comprehensive Plan Compatibility:**

The Future Land Use Map of the Comprehensive Plan identifies this site as suitable for residential uses and the proposed retail uses are not consistent with the Future Land Use Plan of the 2016 Comprehensive Plan.

#### 5. **Case History:**

Date	Body	Action
04/15/02	P&Z	Z02-06 Recommended rezoning approval from AO to PD-R
05/13/02	CC	Z02-06 Approved rezoning from AO to PD-R

#### **Operational Considerations:**

This is a request to amend to Ordinance 2002-05-16 Planned Development - Retail (PD-R) to allow financial services, restaurants, florist, barber or beauty shop, grocery store, personal service, dry cleaning and laundry, electronics store, shopping center and pharmacy uses in Area "C" Tract 2 of the PD. Currently, Area "C" of the PD does not allow retail uses; uses that are allowed in Area "C" presently are as follows;



**Permitted Uses for Area “C”**

- A. All uses permitted for Area “A”
- B. Religious Institutions
- C. Day Care Centers
- D. Business or Trade School
- E. Veterinarian (with or without outside kennels)
- F. Assisted Living, Nursing Home Facility, or Retirement Community
- G. Uses that are allowed in Area "A" are as follows:

**Permitted Uses for Area “A”**

- 1. Professional and Administrative Offices including but not limited to doctors, lawyers, architects, surveyors, real estate, banks and similar offices
- 2. Accessory Buildings and Uses

Pursuant to Section 14.1101 of the Lancaster Development Code (LDC), when reviewing zoning change application, there are five (5) considerations that must be made when deciding on a zoning change application. The following is an analysis of these considerations:

**Consistency with the Comprehensive Plan:** The City's 2016 Comprehensive Plan identifies this site as suitable for rural living. Rural living is focused on areas of the community that have the ability to preserve a rural character. This includes estate residential type areas. The high-end character of this housing is primarily focused on serving the needs of executives with densities less than 2 dwelling units per acre. Primary land uses are single-family detached homes with secondary land uses such as civic & institutional uses, parks and open space. The requested PD-R amendment for retail uses is therefore not consistent with Future Land Use Plan of the 2016 Comprehensive Plan.

**Potential Impact on Adjacent Development:** The subject property is currently undeveloped. All the surrounding properties to the north, south, east and west are also undeveloped. This prospective development does not meet the vision as set forth by City Council when the 2016 Comprehensive Plan was adopted.

**Availability of utilities and access:** The subject property is served by City of Lancaster sewer and water; the applicant will be responsible for connecting to those utilities. Access to the property is via W. Belt Line Road.

**Site conditions such as vegetation, topography, and flood plain:** The site is currently undeveloped. Upon construction of this site, factors such as vegetation, topography and flood plain issues will be addressed as part of the site plan approval process and more specifically during the civil review before construction.

**Timing of Development as it relates to Lancaster's Capital Improvement Plan:** The City of Lancaster Capital Improvement Plan does have improvement plans for W. Belt Line Road which is envisioned to be a Major Arterial Type A (6 Lanes). Rights-of-way dedication if any will be required at the time of platting.

Based upon an analysis of the five (5) considerations that must be taken into consideration when reviewing a change in zoning application, the proposed application will adversely affect the potential development of adjacent properties as envisioned by the 2016 Comprehensive Plan. The proposed zoning is also not consistent with the Future Land Use Plan of the 2016 Comprehensive Plan.

**Public Information Considerations:**

On June 20, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to property owners within 200 feet of the subject site and zoning signs were placed on the property. There were no letters in opposition or support for this zoning change request received.

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends denial of the zoning change request, as presented.

**Attachments**

Location Map

Site Plan Exhibit

Elevation Plan Exhibit

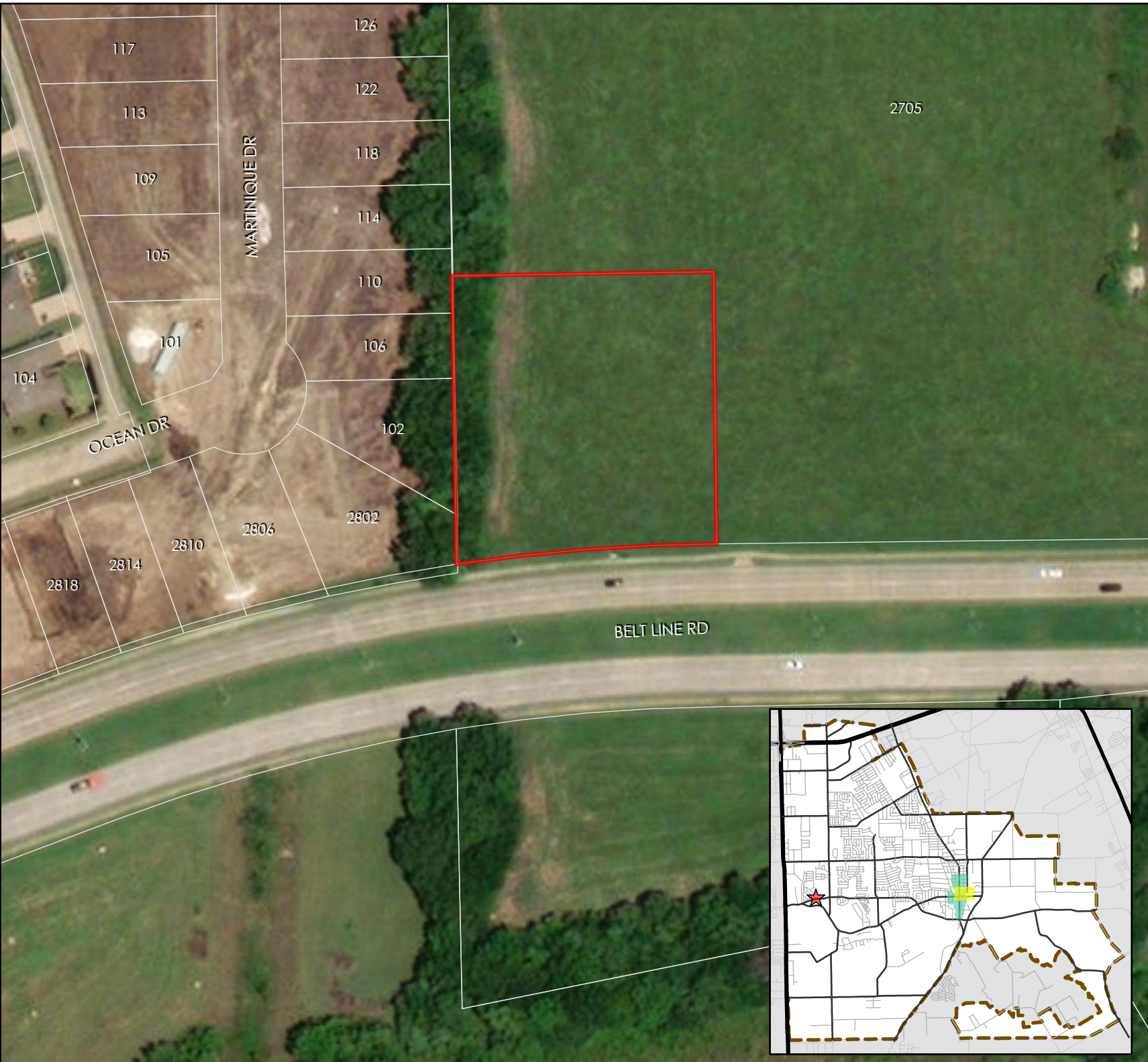
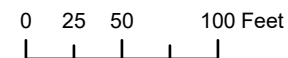
PD-R Ordinance 2002-05-16

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# 2715 W Belt Line Rd Zoned: PD/R

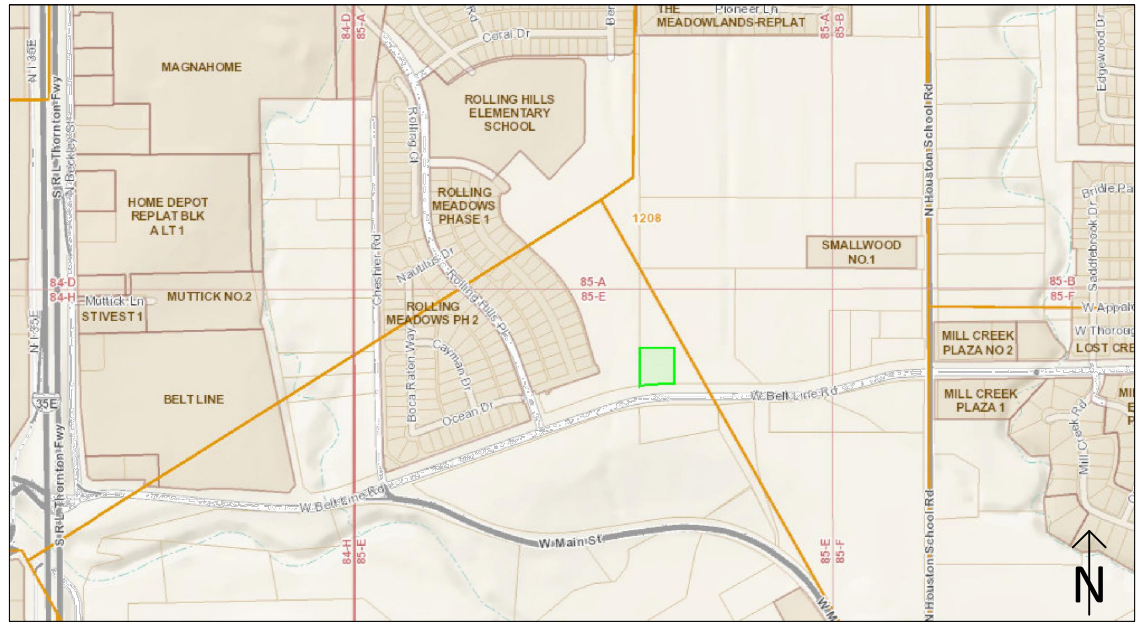


- Subject Property
- Parcels
- City Limits
- Floodplain
- Historic Landmark Design District
- Downtown Design District

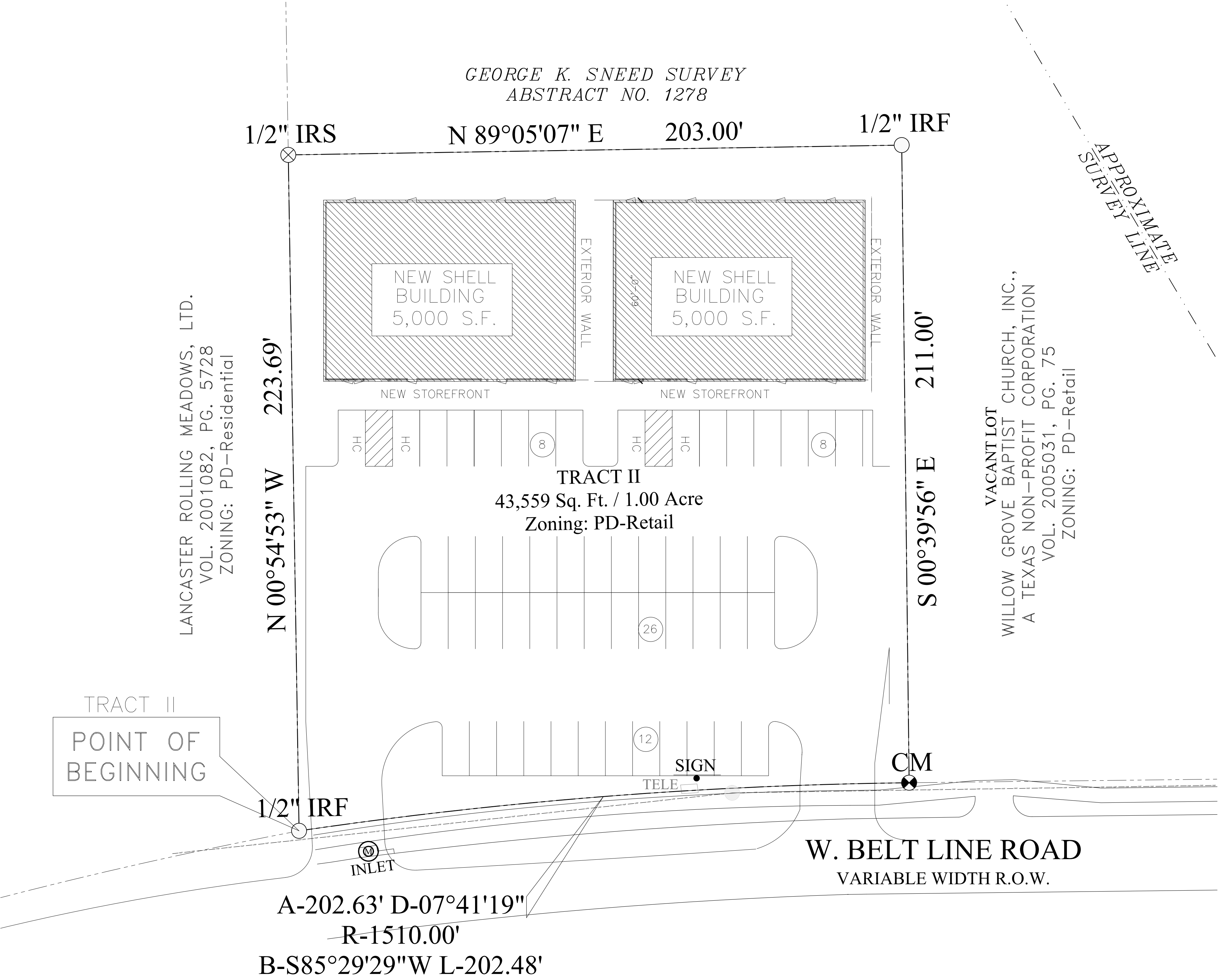




VICINITY MAP



Not To Scale



**LEGAL DESCRIPTION:**  
Being a tract of land situated in the George K. Sneed Survey, Abstract No. 1278, Dallas County, Texas, same being that tract of land conveyed to Willow Grace Baptist Church, Inc., a Texas non-profit corporation, by deed recorded in Volume 2005031, Page 70, Deed Records, Dallas County, and being more particularly described my metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Southeast line of that tract of land conveyed to Lancaster Rolling Meadows, Ltd., by deed recorded in Volume 2001082, Page 5728, Deed Records, Dallas County, Texas, same being along the North line of W. Belt Line Road (variable width right-of-way);

THENCE North 00 degrees 54 minutes 53 seconds West, along said East line of Lancaster Rolling Meadows tract, a distance of 223.69 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being a Southwest corner of that tract of land conveyed to Willow Grove Baptist Church, Inc., a Texas based non-profit corporation, by deed recorded in Volume 2005031, Page 75, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 05 minutes 07 seconds East along a South line of said Willow Grove tract (2005031/75), a distance of 203.00 feet to a 1/2 inch iron rod found for corner;

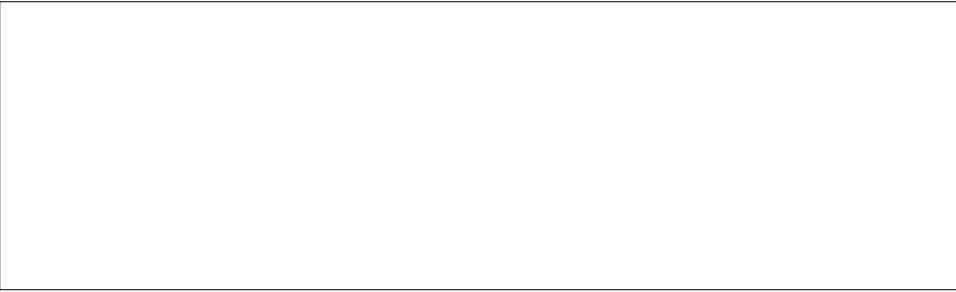
THENCE South 00 degrees 39 minutes 56 seconds East, along a West line of said Willow Grove tract (2005031/75), a distance of 211.00 feet to a concrete monument found for corner, said corner being along said W. Belt Line Road, and being the beginning of a curve to the left, having a radius of 1,510.00 feet, a delta angle of 07 degrees 41 minutes 19 seconds, and a chord bearing and distance of South 85 degrees 29 minutes 29 seconds West, 202.48 feet;

THENCE along said curve to the left, along said North line of W. Belt Line Road, an arc length of 202.63 feet to the POINT OF BEGINNING and containing 43,559 square feet or 1.00 acre of land.

- NOTES:**
1. ACCORDING TO MAP NO. 48113C0635K, THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
  2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  3. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

SUMMARY TABLE		
	ALLOW/REQD	PROVIDED
ZONING	PD-R (Area C)	PD-R (Area B)
USE	Vacant	Commercial
LOT AREA	43,559 sq.ft. / 1.00 acres	
BUILDING AREA TOTAL	17,424sf max	10,000sf
LOT COVERAGE	40%	22.96%
BUILDING HEIGHT	2.5 stories / 35 ft	1 stories / 22 ft
PARKING TOTAL	40 spaces*	54 spaces
Accessible	2 spaces	4 spaces
* Final required parking will depend on future tenants.		

City Signature Block for Tract II, George K. Sneed Survey  
Abstract No. 1278 - 1.00acres / 43,559sf



Case #Z21-12  
CONCEPTUAL PLANS of  
H. A. Shopping Center  
Tract II, George K. Sneed Survey,  
Abstract No. 1278  
2715 West Beltline Road  
Lancaster, Dallas County, TX 75007

Conceptual Site Plan

① SITE PLAN

Prj. #21082 ISSUE RECORD		
DATE:	ISSUED FOR:	COMMENTS:

STAMP:

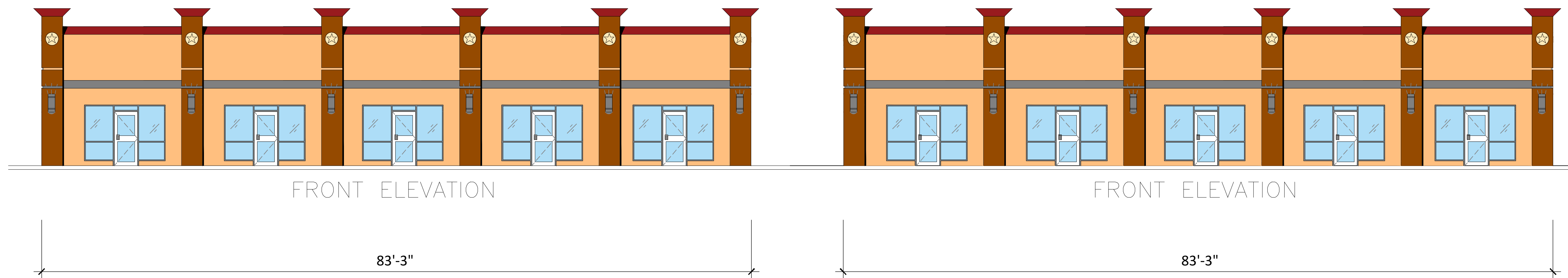
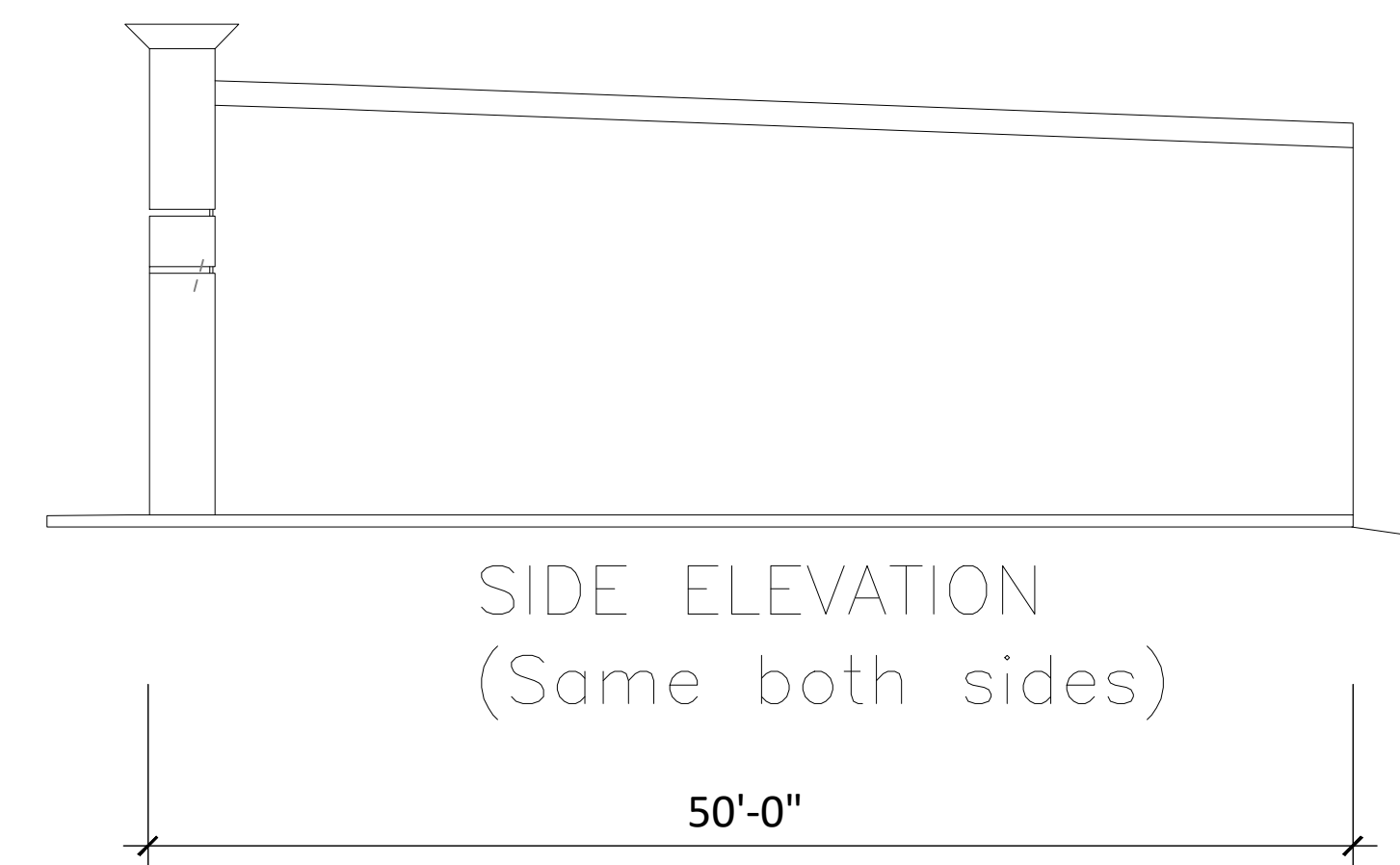
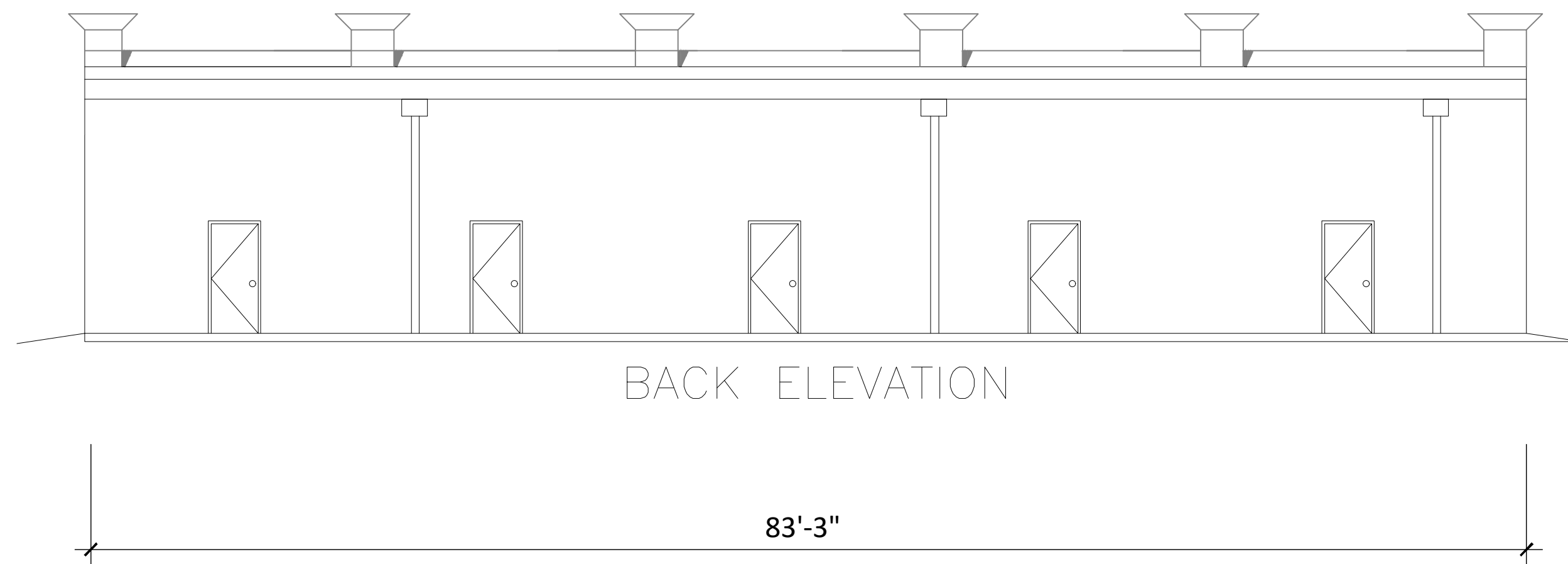
LEGEND:  
I.R.S.  
I.R.F.  
P.O.B.  
R.O.W.  
C.M.  
W.E.  
Basis of Bearings  
Drain. & Det.

Iron Rod Set  
Iron Rod Found  
Point Of Beginning  
Right-Of-Way  
Controlling Monument  
Water Easement  
NAD 83  
Drainage and Detention

CONTACTS:  
**OWNER OF RECORD:**  
Haseeb Enterprises Inc.  
8300 Preston Trace Blvd.  
Frisco, TX 75033

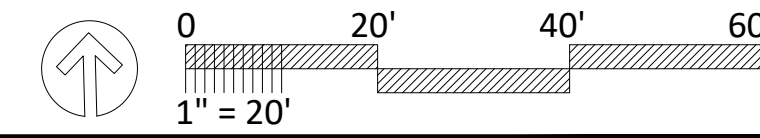
**APPLICANT:**  
Ashfaq Ahmed  
P: 972-341-7247  
E: 1957am@gmail.com

Date: 04-23-2021  
Scale: 1" = 20'  
Drawn By: N. P. K.  
Page: Z1  
1 of 2



City Signature Block for Tract II, George K. Sneed Survey  
Abstract No. 1278 - 1.00acres / 43,559sf

① ELEVATIONS: Preliminary



Prj. #21082 ISSUE RECORD		
DATE:	ISSUED FOR:	COMMENTS:

STAMP:

LEGEND:  
I.R.S.  
I.R.F.  
P.O.B.  
R.O.W.  
C.M.  
W.E.  
Basis of Bearings  
Drain. & Det.

Iron Rod Set  
Iron Rod Found  
Point Of Beginning  
Right-Of-Way  
Controlling Monument  
Water Easement  
NAD 83  
Drainage and Detention

CONTACTS:  
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Frisco, TX 75033

**APPLICANT:**  
Ashfaq Ahmed  
P: 972-341-7247  
E: 1957am@gmail.com

Date: 04-23-2021  
Scale: 1" = 20'  
Drawn By: N. P. K.  
Page: **Z2**  
2 of 2

Case #Z21-12  
CONCEPTUAL PLANS of  
H. A. Shopping Center  
Tract II, George K. Sneed Survey,  
Abstract No. 1278  
2715 West Beltline Road  
Lancaster, Dallas County, TX 75007  
Conceptual Elevations



ORDINANCE NO. 2002-05-16  
PD-R

**AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING ORDINANCE NUMBER 13-84, THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LANCASTER, AS AMENDED, BY GRANTING A ZONING CHANGE FROM A-O, AGRICULTURAL-OPEN DISTRICT TO PD-R, PLANNED DEVELOPMENT-RETAIL DISTRICT FOR THE THREE (30 TRACTS OF PROPERTY, BEING A TOTAL OF 31.568 ACRES LOCATED ON THE NORTHWEST AND SOUTHWEST CORNERS OF BELTLINE ROAD AND HOUSTON SCHOOL ROAD AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBITS "A", "B" AND "C", RESPECTIVELY, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN; PROVIDING FOR DEVELOPMENT REQUIREMENTS; PROVIDING FOR GENERAL CONDITIONS; PROVIDING FOR THE APPROVAL OF THE DISTRICT STANDARDS AND CONCEPT SITE PLAN, WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBITS "D" AND "E"; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City of Lancaster has received a request for a zoning change; and

**WHEREAS,** the Planning and Zoning Commission and the City Council of the City of Lancaster, in compliance with the laws of the State of Texas with references to the granting of zoning classification changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and

**WHEREAS,** the City Council finds that the land use assumptions for the property subject hereto have changed since the adoption of the Comprehensive Land Use Plan and the same should be amended;

**WHEREAS,** the City Council of the City of Lancaster is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance No. 13-84, and official zoning map be hereby amended and a zoning change is hereby authorized from A-O, Agricultural-Open District to PD-R, Planned Development-Retail District, subject to the requirements set forth herein, on three (3) tracts of land totaling approximately 31.568 acres located on the northwest

and southwest corners of Beltline Road and Houston School Road and being more particularly described in Exhibits "A", "B", and "C", respectively, attached hereto and incorporated herein by reference.

**SECTION 2.** That Ordinance No. 2002-02-10, the 2002 Comprehensive Land Use Plan shall be, and is hereby, amended by amending the designated use in this area from Single Family Residential to Retail.

**SECTION 3.** That the Houston School Crossing Planned Development District Standards Conceptual Plan and Conceptual Site Plan, attached hereto and incorporated herein as Exhibits "D" and "E", respectively, are hereby approved.

**SECTION 4. SAVINGS CLAUSE** Ordinance Number 13-84, the Zoning Ordinance of the City of Lancaster, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

**SECTION 5. SEVERABILITY CLAUSE** If any article, paragraph, subdivision, clause or provision of this ordinance or the Comprehensive Zoning Ordinance, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, or of the Comprehensive Zoning Ordinance, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 6. PENALTY CLAUSE** Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance 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 7. EFFECTIVE DATE** This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Lancaster, Texas, on this 13<sup>th</sup> day of May, 2002.

**APPROVED:**

  
MAYOR

**ATTEST:**

  
ASHLEY MITCHELL, CITY SECRETARY

**APPROVED AS TO FORM:**

  
ROBERT E. HAGER, CITY ATTORNEY  
(REH/cdb 05/09/02)





# ***Houston School Crossing***

## **Planned Development District Standards Conceptual Plan**

### **Applicant:**

**Mitchell Planning Group, L.L.C.  
7823 Nine Mile Bridge Road  
Fort Worth, Texas 76135  
(817) 237-4467  
Fax: 817-238-7754**

### **Owner:**

**Estate of Mary Susan Chambers  
Richard Chambers, Trustee  
119 DeBoarde Circle  
Red Oak, Texas 75154**

### **Developer:**

**Lee Schmitt, President  
Schmitt Partners, Inc.  
2122 Boll Street  
Dallas, Texas 75204**

### **Architect:**

**Norman Patten, AIA  
102 S. Broad Street, Suite 2C  
Cedar Hill, Texas 75104**

**Submitted March 13, 2002  
For Review by the City of Lancaster  
Planning and Zoning Commission and City Council**

## **Houston School Crossing**

### **PLANNED DEVELOPMENT DISTRICT STANDARDS**

#### **1.0 Planned Development District - Non-Residential Establishments**

**1.01 General Description:** This development is intended to be designed as an integral part of the neighborhood. The development regulations contained herein are intended to ensure that uses will be compatible and complementary in scale and appearance with a residential environment. This development is also intended to provide neighborhood shopping facilities and professional offices predominantly for the convenience of the residents of the community. This Planned Development District shall be divided into specific areas with development standards that apply to each of these areas. Requirements for each type of land use development shall be governed by the standards as described below:

#### **1.02 Permitted Uses for Area "A"**

- A. Professional and Administrative Offices including but not limited to doctors, lawyers, architects, surveyors, real estates, banks and similar offices**
- B. Accessory Buildings and Uses**

#### **1.03 Permitted Uses for Areas "B"**

- A. All uses permitted for Area "A"**
- B. Business or trade school**
- C. Business support services**
- D. Financial services**
- E. Personal improvement services**
- F. Restaurants**
- G. Day Care Center**
- H. Florist**
- I. Barber or Beauty shop**
- J. Drugstore or Pharmacy**
- K. Religious Institutions**
- L. Grocery store**
- M. Personal Service**
- N. Dry Cleaning and Laundry**
- O. Furniture store**
- P. Hardware or Home Improvement store**
- Q. Printing or Copying shop (retail only)**
- R. Indoor movie theatre**
- S. Veterinarian (no outside kennels)**
- T. Auto parts sales (new)**
- U. Gasoline service stations (no major repairs, storage of vehicles, dismantling of vehicles, or sale of vehicles)**
- V. Shopping Center**
- W. Community Centers**

**X. Plant Nursery (retail only)****1.04 Permitted Uses for Area "C"**

- A. All uses permitted for Area "A"
- B. Religious Institutions
- C. Day Care Centers
- D. Business or Trade School
- E. Veterinarian (with or without outside kennels)
- F. Assisted Living, Nursing Home Facility, or Retirement Community

**1.05 Height Regulations:** No Building shall exceed 35 feet or two and one-half (2 ½) stories in height.

**1.06 Area Regulations:****Area "A"**

- Front Yard:** Minimum: 30 feet  
**Side/Rear Yard:** Minimum: 30 feet if adjacent to a street; 25 feet if adjacent to a residential district; otherwise, no side /rear yard is required  
**Lot Size:** Minimum: None  
**Lot Width:** Minimum: None  
**Lot Depth:** None  
**Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

**Areas "B" and "C"**

- Front Yard:** Minimum: 30 feet  
**Side /Rear Yard:** Minimum: 30 feet if adjacent to a street; 25 feet if adjacent to a residential district, otherwise no side/rear yard is required  
**Rear Yard:** Minimum: otherwise  
**Lot Size:** Minimum: None  
**Lot Width:** Minimum: None  
**Lot Depth:** Minimum: None  
**Lot Coverage:** In no case shall more than forty (40) percent of the lot area be covered by buildings

**1.07 Required Parking for Areas "A", "B", and "C":**

Required parking shall be based upon the use and shall be in accordance with the provisions of the Parking Requirements as set forth in the "Zoning Ordinance" of the City of Lancaster.

**1.08 Building Materials:** Exterior wall construction shall be of such material that is required to conform to the City of Lancaster Building Code for the particular nonresidential use or occupancy involved. All sides of nonresidential structures shall be 100% masonry exterior, exclusive of door and windows. Glass may be counted in place of masonry. Stucco

and wood exterior elevations may be permitted by specific use permit only.

**1.09 Screening Requirements along property lines:** All properties adjacent to single family residential districts shall be required to erect a minimum six (6) foot high split-faced block or similar type masonry wall. The owner of this property shall be responsible for and shall build the required wall on his property dividing his use from the residential use.

**Additional Screening Requirements:** All outside storage and solid waste receptacles shall be screened from view provided that no screening device required for screening outside storage may be build closer than 30 feet from the front building line.

**1.10 Landscaping Requirements:**

**Area "A"**

**A.** All properties located adjacent to a single family residential district shall provide a minimum 15 foot landscaped buffer to be located adjacent to the required screening wall.

**B. Minimum Landscaping :** 25 % with a minimum of 10 % being located within the front yard of the site.

**Areas "B" and "C"**

**A.** All properties located adjacent to a single family residential district shall provide a minimum 15 foot landscaped buffer to be located adjacent to the required screening wall.

**B. Minimum Landscaping:** 25 % of the site with a minimum of 10 % being located within the front yard of the site.

**1.11 Signs and external lighting:** All signs shall be in accordance with the City of Lancaster regulations.

**1.12 Site Access:** Houston School Road and Beltline Road

**1.13 Maximum Square Footages:**

Area "A":	34,200	Square Feet
Area "B":	135,550	Square Feet
Area "C":	30,000	Square Feet

**2.0 PLANNED DEVELOPMENT DISTRICT - General Conditions:**

**2.01 Procedure to be followed throughout the development of the Planned Development District:**

**A.** This plan shall set forth the development standards all proposed uses within this Planned Development District. These standards shall be approved as part of the Conceptual Plan. A Development Plan or Detail Site Plan must be approved either in whole or in part, by the

Planning and Zoning Commission and City Council of the City of Lancaster, but no public hearing is required. Architectural elevations showing there to be a uniform and coordinated design of the Planned Development District, signs, and locations and types of exterior lighting shall be reviewed and approved as part of the detail site plan approval.

2.02 Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height or coverage of the site, or which do not decrease the off-street parking ratio or reduce the yards provided at the boundary of the site or which do not significantly alter the landscape plans as indicated on the approved conceptual plan, may be authorized by the City Manager or his designated representative. If an agreement can not be reached regarding whether or not a detail site plan conforms to the original concept plan, the Planning and Zoning Commission shall review the request and render judgment as to the conformity.

ORDINANCE NO. 2002-10-43

**AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING ORDINANCE NO. 13-84, THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LANCASTER, AS AMENDED, BY GRANTING AN AMENDMENT TO A PORTION OF THE PLANNED DEVELOPMENT STANDARDS AT THE NW CORNER OF THE INTERSECTION OF HOUSTON SCHOOL ROAD AND BELT LINE ROAD TO ALLOW FOR A 20' SIDE YARD SETBACK, VERSUS A 25' SIDE YARD SETBACK AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", HEREIN; PROVIDING FOR A SPECIAL CONDITION; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lancaster has received a request for an amendment to a Planned Development; and

**WHEREAS**, the Planning and Zoning Commission and the City Council of the City of Lancaster, in compliance with the laws of the State of Texas with references to the granting of zoning classification changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

**WHEREAS**, the City Council of the City of Lancaster is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended; **NOW, THEREFORE**,

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

**SECTION 1.** That the Comprehensive Zoning Ordinance No. 13-84 and official Zoning Map, be hereby amended and that a portion of a Planned Development District Standards adopted as Exhibit "D" of Ordinance No. 2002-05-16 for property as described in Exhibit "A" attached hereto shall be amended as follows:

Planned Development District Standards.

- 1.06 Area Regulations  
Areas "B" and "C"

Side/Rear Yard: Minimum: 30 feet if adjacent to a street: 25 feet if adjacent to a residential district, otherwise, no side/rear yard is required. (Exception: From the NW corner of Beltline Road and Houston School Road north along Houston School Road 124.22' to the east to west property line bearing N89°33'56"E with a length of 317.12'. The side/rear yard along this property line shall be 20 feet.)

**SECTION 2. SAVINGS CLAUSE.** Ordinance Number 13-84, the Zoning Ordinance of the City of Lancaster, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

**SECTION 3. SEVERABILITY CLAUSE.** If any article, paragraph, subdivision, clause or provision of this ordinance or the Comprehensive Zoning Ordinance, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, or of the Comprehensive Zoning Ordinance, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 4. PENALTY CLAUSE.** Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance 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. EFFECTIVE DATE.** This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Lancaster, Texas, on the 28<sup>th</sup> day of October, 2002.

**APPROVED:**

  
\_\_\_\_\_  
**JOE TILLOTSON, MAYOR**

**ATTEST:**

  
\_\_\_\_\_  
**ASHLEY MITCHELL, CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**ROBERT E. HAGER, CITY ATTORNEY**  
(REH/cdb 10/30/02)



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

5.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is approximately 0.59 acres located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue. The property is specifically addressed as 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The property is located on the south side of Pleasant Run Road and 251 feet west of Westridge Avenue and is 0.59 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R).
3. **Adjacent Properties:**
  - North: Retail (R) - (Fruit and Vegetable Market Shop)
  - South: Neighborhood Service (NS) - (Rehabilitation Center)
  - East: Commercial Service (CS) - (Auto Service Shop)
  - West: Neighborhood Service (NS) - (Miracle Temple Church)
4. **Comprehensive Plan Compatibility:**

The Future Land Use Map of the Comprehensive Plan identifies this site as Commercial Node. The requested zoning change is not consistent with the Future Land Use Map of the 2016 Comprehensive Plan.

#### **Operational Considerations:**

The applicant has requested that this item be tabled to the August 3, 2021 Planning and Zoning Commission meeting to allow additional time to address comments.

#### **Recommendation:**

Staff recommends that the Planning and Zoning Commission accept the applicant's request to table the zoning request to the August 3, 2021 Planning and Zoning Commission meeting.

#### **Attachments**

Location Map

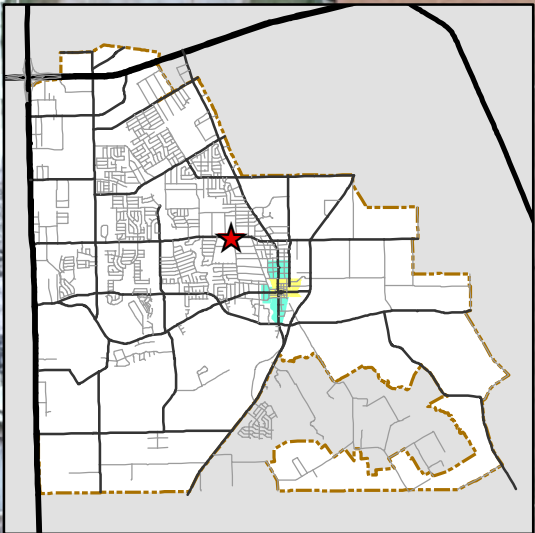
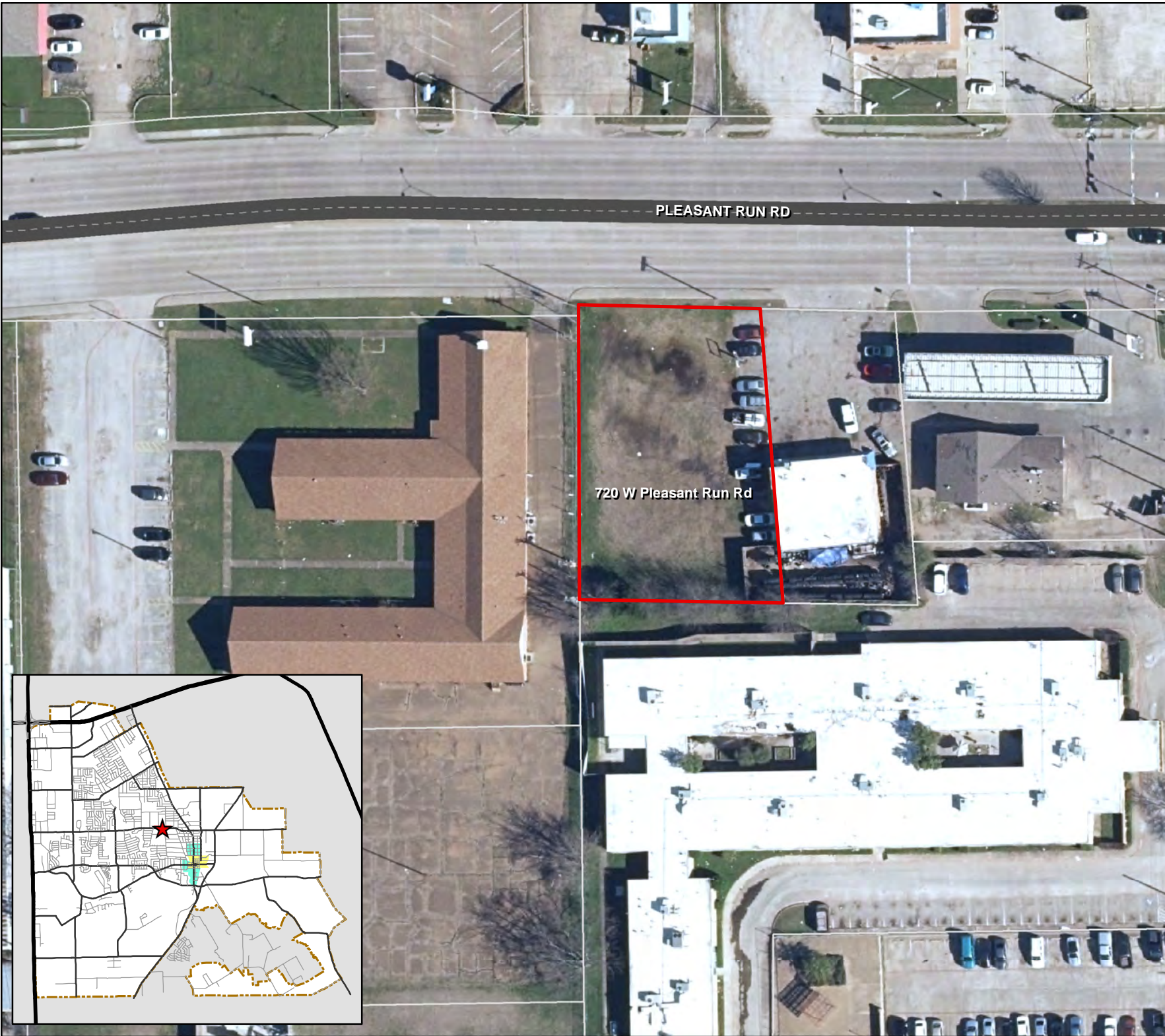
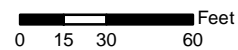
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720 W Pleasant Run Rd  
Zoned: Retail



Legend

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



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

6.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

---

#### **Agenda Caption:**

HLPC21-12 Consider an amendment to the Certificate of Appropriateness (COA) to a.) change the siding material to vinyl and direction to horizontal, b.) reduce window count, and c.) address window size and placement on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The subject property is addressed as 427 South Centre Street and is approximately .38 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: HP-SF-5, Historic Overlay District (Occupied Residence)

#### 4. **Case History/Background:**

The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as pier and beam foundation and frame house.

Date	Body	Action
08/25/20	HLPC	HLPC20-09 Recommended approval of the requests to rebuild a portion of the home.
10/06/20	P&Z	HLPC20-09 Approved the request to rebuild a portion of the home.
04/27/21	HLPC	HLPC21-12 Tabled
05/25/21	HLPC	HLPC21-12 Recommended approval with the stipulations: 1) The window on the first floor northern elevation remain; and 2) The original door will be used and chimney caps replaced.

### **Operational Considerations:**

This item was tabled at the April 27, 2021 meeting at the HLPC's request in order for the applicant to prepare a complete set of plan elevations with proposed changes that the committee could review comprehensively. The Committee recommended the following changes:

#### **a.) Change Siding Material and Direction**

Section 3.5.2 New Wood Siding and Trim of the Lancaster Historic Residential Design Regulations (LHRDR) requires that, "Wood siding and trim shall be used on historic structures where it is necessary to replace severely deteriorated existing siding and trim and where the historic siding has been previously removed." Section 3.5.1 Types of Siding of the LHRDR states that, "Wood siding typically used in Lancaster houses is horizontal siding with either a top front rabbet and a bottom rear rabbet that lap the board below or tongue-and-groove edges; this siding is installed directly against the (exterior studs) of the house, and is commonly referred to as "drop" or lapped siding".

##### **Previously Approved Plans**

A COA and construction plans were permitted with vertical wood siding on the second floor of the home. The applicant installed horizontal vinyl siding on the home and was placed on notice that their construction deviated from the approved COA.

##### **New/Updated Plans**

The applicant is seeking approval to modify the approved COA and construction plans to allow horizontal wood siding and use horizontal wood siding which is in conformance with the LHRDR.

#### **b.) Reduce Window Count**

Section 3.3.2 Existing Windows states, "Preserve original historic windows including opening size, lights (panes of glass), configuration, and trim (window frame, sills and heads)".

##### **Previously Approved Plans**

A COA was approved with seven (7) wood windows on the second floor of both the south and north sides of the home.

##### **New/Update Plans**

The applicant is requesting to install six (6) wood windows on the south side of the home on the second floor instead of seven (7) wood windows. This is one (1) window less than what was approved per the COA. They are also requesting to install five (5) windows on the north side of the home, this is two (2) less windows than what was approved. Furthermore, the applicant is requesting a minor change in placement of windows on both sides of the home on the second floor as shown on the attached *Proposed Changes* exhibit.

All new wood windows will have built-in depth and will not be flushed with the exterior wall. The second floor windows will have a matching grid design (6/1) as the first floor. Since the home originally had six (6) windows on the north and south sides of the second floor prior to the fire, the proposed changes are substantially in conformance with the original design of the home. The applicant is also requesting to remove a window on the north elevation of the first floor and fill it in with brick due to the internal layout of the kitchen. It is recommended this original window opening remain on the home as it is historically present.

#### **c.) Address Window Size and Placement**

Section R310.2.1 of the IRC states that, "Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2)."

##### **Previously Approved Plans**

The COA was approved with the same size but its placements vary from what was approved as shown on the *Proposed Changes* exhibit.

### **New/Updated Plans**

The windows closest to the gables on the north and south sides on the second floor do not meet minimum International Residential Code (IRC) size requirements. The applicant is proposing a slight shift in placement and modification in size to meet the egress size requirements. In addition the applicant is also proposing the new window sizes be 35 3/8" x 60 1/2" double hung. This request is in compliance with the IRC. The LHRDR or the Lancaster Development Code (LDC) does not make mention of egress window requirements. This request is coming before the Historic Landmark Preservation Committee because the change in sizes of the windows are visible from the street.

### **Window Materials**

A COA was previously approved for wood windows. This was the original material of the windows before the home was burned. The applicant was placed on Notice for installing vinyl windows that did not comply with the previously approved COA.

### **New/Updated Plans**

The applicant will comply with the COA by replacing the vinyl windows and installing the wood windows in accordance with the regulations. Section 3.3.3 New Windows of the LHRDR states that, "New windows shall be wood unless there is documentation that other materials were historically utilized." This request is in compliance with the LHRDR.

### **Public Information Considerations:**

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

### **Options/Alternatives:**

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

### **Recommendation:**

Staff recommends approval of the requests with the following stipulation; the window on the first floor of the north elevation remain. At their May 25, 2021, the HLPC recommended approval subject to the assurance that the original door will be used and the chimney caps will be replaced.

### **Attachments**

Location Map

Proposed Changes

Staff Pictures

May 25, 2021 HLPC Staff Report

May 25, 2021 HLPC Minutes

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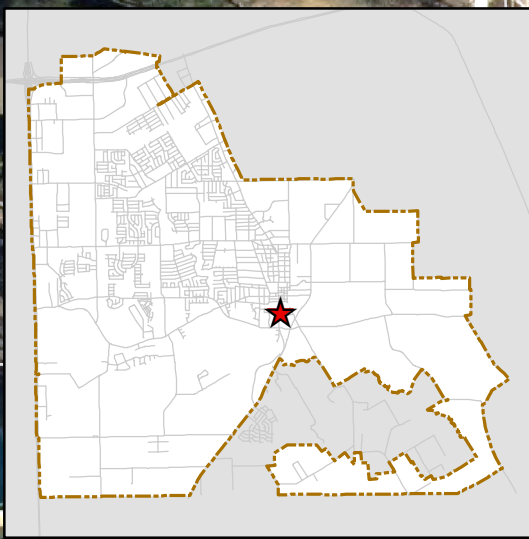
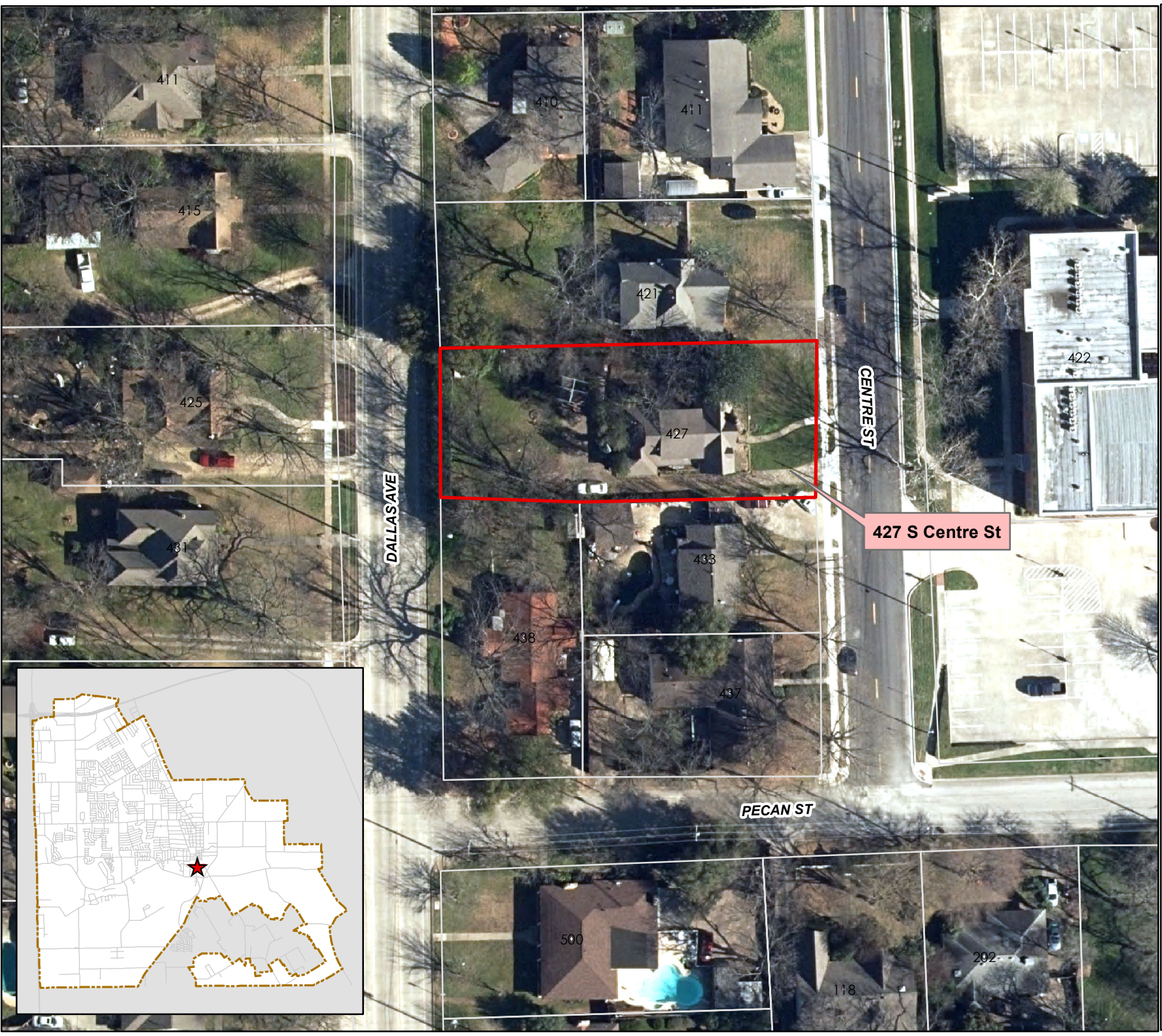
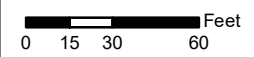


# 427 S Centre St Zoned: Historic Overlay District SF-5



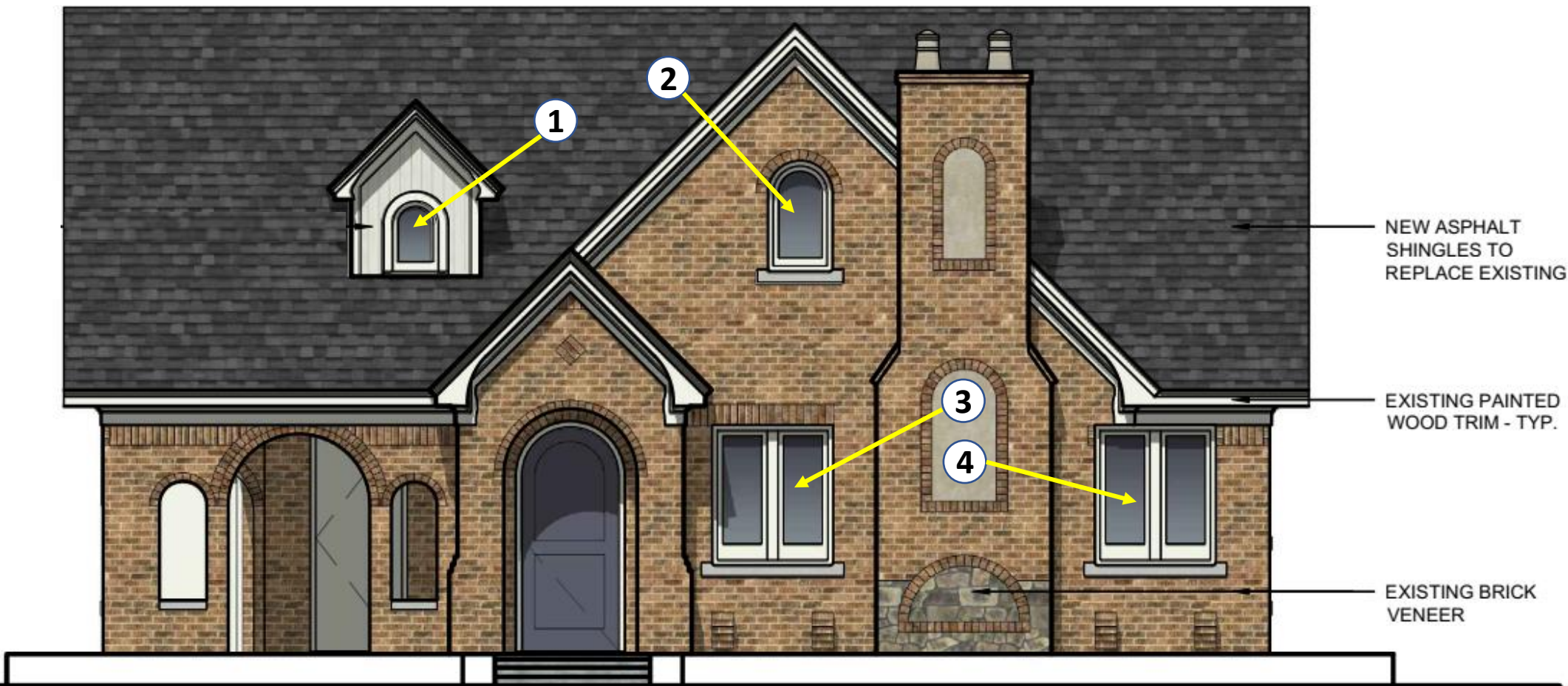
## Legend

- City Limits
- Parcels





**Proposed  
Design**



**PROPOSED EAST EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"

Window Schedule										
Label	Quantity	Description	Type	Material	Glass Type	Grid	Width	Height	R/O	SILL Height
1	1	arch window @ pop-out	fixed	wood	clear glass	no grid	18"	27"	19"x 28"	Fixed
2	1	arch window @ front gable	fixed	wood	clear glass	no grid	24"	42"	25"x 43"	Fixed
3	1	side by side window	casement	wood	clear glass	no grid	43 1/2"	51 1/2"	44" x 52"	Fixed
4	1	side by side window	casement	wood	clear glass	no grid	43 1/2"	51 1/2"	44" x 52"	Fixed

# Proposed Design

EXISTING LOUVER

NEW SHED ROOF

(5) NEW WOOD 36X60 WOOD DOUBLE HUNG WINDOWS W/ PAINTED 1X4 WOOD TRIM

NEW WOOD 1X8 HORIZONTAL SIDING

CLOSE EXISTING WINDOW & FILL WITH BRICK

## PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

Window Schedule											
Label	Quantity	Description	Type	Material	Glass Type	Grid	Trim	Width	Height	R/O	SILL Height
5	1	Egress window	Double Hung	wood	clear glass	6x1	1" x 4"	35 3/8"	60 1/2"	36 1/8" x 61 1/4"	27"
6	4	window @ 2nd floor hall	Double Hung	wood	clear glass	6x1	1" x 4"	35 3/8"	60 1/2"	36 1/8" x 61 1/4"	27"

7

Wood siding installed horizontally, 1x8 inch.

8

Window removed due to internal kitchen layout, wall filled with same brick.

- All 2<sup>nd</sup> floor windows are same size, same height as 1<sup>st</sup> floor windows, same sill height ( in line horizontally).
- 2nd floor 2 windows removed, others slightly shifted in horizontal position as compared to the previously approved design.



## Proposed Design

(6) NEW WOOD 36X60 WOOD DOUBLE HUNG WINDOWS W/ PAINTED 1X4 WOOD TRIM

NEW WOOD 1X8 HORIZONTAL SIDING

EXISTING LOUVER

10

9

### PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

Window Schedule											
Label	Quantity	Description	Type	Material	Glass Type	Grid	Trim	Width	Height	R/O	SILL Height
9	2	Egress window	Double Hung	wood	clear glass	6x1	1" x 4"	35 3/8"	60 1/2"	36 1/8" x 61 1/4"	27"
10	4	window @ 2nd floor hall	Double Hung	wood	clear glass	6x1	1" x 4"	35 3/8"	60 1/2"	36 1/8" x 61 1/4"	27"

- 2<sup>nd</sup> floor one window removed, others slightly shifted in horizontal position as compared to the previously approved design.
- All new wooden windows will have build-in depth, not flushed with exterior wall.
- 2<sup>nd</sup> floor window with matching grid (6x1) same as 1<sup>st</sup> floor.



- 206 Pecan St. example. Remodeling/Restoration currently going on.
- Same window and siding will be used in our project.
- Wooden window showing depth.



**Reference Material**



PRE-FIRE



EXISTING EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

PRE-FIRE

EXISTING  
LOUVER



EXISTING NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

EXISTING SHED ROOF



EXISTING  
LOUVER

EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"





East





Northeast





South



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

### Item 4.

**Meeting Date:** 05/25/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

HLPC21-12 Discuss and consider an amendment to the Certificate of Appropriateness (COA) to a.) change the siding material to vinyl and direction to horizontal, b.) reduce window count, and c.) address window size and placement on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The subject property is addressed as 427 South Centre Street and is approximately .38 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: HP-SF-5, Historic Overlay District (Occupied Residence)

#### 4. **Case History/Background:**

The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as pier and beam foundation and frame house.

Date	Body	Action
08/25/20	HLPC	HLPC20-09 Recommended approval of the requests to rebuild a portion of the home.
10/06/20	P&Z	HLPC20-09 Approved the request to rebuild a portion of the home.
04/27/21	HLPC	HLPC21-12 Tabled

#### **Operational Considerations:**

This item was tabled from the April 27, 2021 meeting at the HLPC's request in order for the applicant to prepare a complete set of plan elevations with proposed changes that the committee could review comprehensively.

#### **a.) Change Siding Material and Direction**

Section 3.5.2 New Wood Siding and Trim of the LHRDR requires that, "Wood siding and trim shall be

used on historic structures where it is necessary to replace severely deteriorated existing siding and trim and where the historic siding has been previously removed." Section 3.5.1 Types of Siding of the LHRDR states that, "Wood siding typically used in Lancaster houses is horizontal siding".

#### **Previously Approved Plans**

A COA and construction plans were permitted with vertical wood siding on the second floor of the home. The applicant installed horizontal vinyl siding on the home and was placed on notice that their construction deviated from the approved COA.

#### **New/Updated Plans**

The applicant is seeking approval to modify the approved COA and construction plans to allow horizontal wood siding and use horizontal wood siding is in conformance with the LHRDR.

### **b.) Reduce Window Count**

Section 3.3.2 Existing Windows states, "Preserve original historic windows including opening size, lights (panes of glass), configuration, and trim (window frame, sills and heads)".

#### **Previously Approved Plans**

A COA was approved with seven (7) wood windows on the second floor of both the south and north sides of the home.

#### **New/Update Plans**

The applicant is requesting to install six (6) wood windows on the south side of the home on the second floor instead of seven (7) wood windows. This is one (1) window less than what was approved per the COA. They are also requesting to install five (5) windows on the north side of the home, this is two (2) less windows than what was approved. Furthermore, the applicant is requesting a minor change in placement of windows on both sides of the home on the second floor as shown on the attached *Proposed Changes* exhibit.

All new wood windows will have built-in depth and will not be flushed with the exterior wall. The second floor windows will have a matching grid design (6/1) as the first floor. Since the home originally had six (6) windows on the north and south sides of the second floor prior to the fire, the proposed changes are substantially in conformance with the original design of the home. The applicant is also requesting to remove a window on the north elevation of the first floor and fill it in with brick due to the internal layout of the kitchen. It is recommended this original window opening remain on the home as it is historically present.

### **c.) Address Window Size and Placement**

Section R310.2.1 of the IRC states that, "Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2)."

#### **Previously Approved Plans**

The COA was approved with the same size but its placements vary from what was approved as shown on the *Proposed Changes* exhibit.

#### **New/Updated Plans**

The windows closest to the gables on the north and south sides on the second floor do not meet minimum International Residential Code (IRC) size requirements. The applicant is proposing a slight shift in placement and modification in size to meet the egress size requirements. In addition the applicant is also proposing the new window sizes be 35 3/8" x 60 1/2" double hung. This request is in compliance with the IRC. The LHRDR or the Lancaster Development Code (LDC) does not make mention of egress window requirements. This request is coming before the Historic Landmark Preservation Committee because the change in sizes of the windows are visible from the street.

**Window Materials**

A COA was previously approved for wood windows. This was the original material of the windows before the home was burned. The applicant was placed on Notice for installing vinyl windows that did not comply with the previously approved COA.

**New/Updated Plans**

The applicant will comply with the COA by replacing the vinyl windows and installing the wood windows in accordance with the regulations. Section 3.3.3 New Windows of the LHRDR states that, "New windows shall be wood unless there is documentation that other materials were historically utilized." This request is in compliance with the LHRDR.

**Public Information Considerations:**

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

**Options/Alternatives:**

1. The Historic Landmark Preservation Committee may recommend approval of the requests, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of the requests with conditions, and state those conditions.
3. The Historic Landmark Preservation Committee may recommend denial the requests.

**Recommendation:**

Staff recommends approval of the requests with the following stipulation; the window on the first floor of the north elevation remain.

**Attachments**

Location Map

Proposed Changes

Staff Photos

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## **MINUTES**

### **HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF MAY 25, 2021**

**The Historic Landmark Preservation Committee of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on May 25, 2021 at 7:00 p.m. with a quorum present to-wit:**

**Members Present:** (City Hall and Virtual)

Glenn Hooper, Chair  
Patricia Siegfroid-Giles, Vice Chair  
Dee Hinkle  
Paul Laurens Wiseman  
Russell Webb  
Amy Glover

**City Staff:**

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

**Call to order:**

Chair Hooper called the meeting to order at 7:01 p.m. on May 25, 2021.

**Public Testimony:**

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

**CONSENT AGENDA:**

Chair Hooper read the consent agenda.

- 1. Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on April 27, 2021 and the Joint Special Meeting on April 29, 2021.**

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfroid-Giles to approve the April 27, 2021 minutes. The vote was cast 6 for, 0 against.

**MOTION:** Vice Chair Siegfroid-Giles made a motion, seconded by Committee Member Wiseman to approve the April 29, 2021 minutes. The vote was cast 6 for, 0 against.

**ACTION:**

Chair Hooper altered the agenda to move items 2 and 3 after item 4.

- 4. HLPC21-12 Discuss and consider an amendment to the Certificate of Appropriateness (COA) to a.) change the siding material to wood and direction to horizontal, b.) reduce**

**window count, and c.) address window size and placement on the property addressed as 427 South Centre, City of Lancaster, Dallas County, Texas.**

Senior Planner Munyaradzi gave the staff report and stated that this item was tabled from the April 27, 2021 meeting in order for the applicant to prepare a complete set of elevations with proposed changes. The first proposed change is the siding material and direction which was originally approved for vertical wood siding. The applicant is proposing to install horizontal wood siding which is in compliance with the LHRDR.

The second proposed change is the amount of windows. Seven wood windows were approved for the south and north sides of the home, and the applicant is requesting to install 6 windows on the south side and 5 windows on the north side. The applicant is also requesting to make minor changes to the placement of the windows on the second floor on both sides of the home. All new windows will have a built-in depth. The second floor windows will have a grid design of 6-over-1 to match the first floor. The proposed changes are in substantial conformance with the original design of the home. The applicant is requesting to remove a window on the north elevation of the first floor and fill it with brick due to the internal layout of the kitchen.

The third request is the window size and placement. The applicant is proposing a slight shift in the placement and modification of the window size to meet the International Residential Code requirements. The applicant will be installing wood windows.

Staff recommends approval of the requests with the following stipulation: the window on the first floor of the north elevation remain.

Chair Hooper asked if the original door will be used. Muhammad Samad, 427 S Centre, applicant and contractor, confirmed. Committee Member Hinkle asked if the chimney caps would be replaced. Mr. Samad confirmed.

Committee Member Hinkle asked about the window to be bricked in. Mr. Samad stated that removing the window was to provide additional cabinet space in the kitchen. Committee Member Wiseman asked if the brick used to close the window will match the rest of the house. Mr. Samad confirmed and stated the brick would be placed to look as seamless as possible.

**MOTION:** Committee Member Hinkle made a motion, seconded by Committee Member Wiseman to approve the item as presented with the assurance that the original door will be used and the chimney caps will be replaced. The vote was cast 5 for, 1 abstention (Siegfreid-Giles).

**2. Discuss and consider election of a Chair to the Historic Landmark Preservation Committee.**

Senior Planner Munyaradzi clarified that City Council reappointed Patricia Siegfreid-Giles and Dee Hinkle, appointed Paul Laurens Wiseman as a regular member, and appointed Russell Webb as an alternate.

**MOTION:** Committee Member Hinkle nominated Patricia Siegfreid-Giles as Chair, Committee Member Wiseman seconded. The vote was cast 6 for, 0 against.

**3. Discuss and consider the election of a Vice Chair to the Historic Landmark Preservation Committee.**

**MOTION:** Vice Chair Siegfried-Giles nominated Paul Laurens Wiseman as Vice Chair, Committee Member Glover seconded. The vote was cast 6 for, 0 against.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Wiseman to adjourn. The vote was cast 6 for, 0 against.

The meeting was adjourned at 7:44 PM.

**ATTEST:**

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Bester Munyaradzi, Senior Planner

**APPROVED:**

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Glenn Hooper, Chair



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

7.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

M21-20 Discuss and consider an exception to Section 14.605 Off-Street Parking Requirements, Subsection (a) Off-Street Parking of the Lancaster Development Code (LDC) for the proposed warehouse facility on the west side of Dizzy Dean Drive and approximately 2,335 feet north of Telephone Road for Lot 1 Block A of Midpoint Logistics Center Addition. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is located on the west side of Dizzy Dean Drive and approximately 2,335 feet north of Telephone Road and is approximately 60.006 acres in size.
2. **Current Zoning:** The subject property is currently zoned Planned Development - Light Industrial District (PD-LI).
3. **Adjacent Properties:**  
North: Single Family Residential (SF-6) - Lancaster Gardens Addition  
South: Planned Development - Light Industrial District (PD-LI) - Midpoint Logistics Center Lot 2, Block 1  
East: Light Industrial (LI) - Vantrust I-20 Logistics Addition  
West: Single Family Residential (SF-6) - Meadowview Subdivision Phase 5
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed warehouse use is consistent with the Comprehensive Plan.
5. **Case History:**

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

07/23/13	P&Z	Meeting Cancelled
08/06/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD favorable recommendation
08/26/13	CC	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken
09/09/13	CC	Z13-01 Lancaster Logistics Industrial Center PD approved

### **Operational Considerations:**

This item is a companion item to PS21-30 Midpoint Logistics Center Lot 1, Block 1, and it is a request for an exception to Section 14.605 Off-Street Parking Requirements, Subsection (a) Off-Street Parking Requirements (2) which states that".... the maximum allowed parking on a non-single-family or duplex lot may not exceed the minimum parking requirement plus an additional 10%, without approval of an Exception by the Planning and Zoning Commission."

The PD for this property requires one (1) parking space per 5,000 square feet of warehouse space for buildings equal to or greater than 100,000 square feet. Parking for the office portion is one (1) parking space per 300 square feet of office area. The proposed building will have 1,016,550 square feet of warehouse space and 20,250 square feet of office space. The building's minimum required parking spaces for the proposed facility is 272. The maximum allowed number of parking spaces for the proposed facility is 300 parking spaces. The applicant is proposing to install 382 parking spaces which is 82 parking spaces over the maximum number of parking spaces allowed.

According to the applicant, the proposed building's tenant will have as many as 450 employees on site at any one time. They will operate at least two (2) to three (3) shifts per day with 250 to 300 employees per shift. The additional parking spaces will allow the traffic during the shift changes to operate smoothly.

### **Site Analysis and Assessment:**

The LDC requires a minimum of 20% of the site to be permanently landscaped and the applicant is exceeding this requirement by providing 28% permanent landscaping throughout the site. In addition, the Planned Development regulations for this site requires that a 6-8 feet masonry screening wall with masonry accent columns along with a three (3) feet berm and two (2) rows of staggered trees every 30 feet be installed along Dizzy Dean Drive to ensure sufficient screening from adjacent residential properties to the west of the subject property and the applicant has fulfilled this requirement. These site enhancements meet and exceed the intention of the LDC; the enriched landscaping will provide sufficient maintained green field while the screening along Dizzy Dean Drive will warrant sufficient screening from adjacent residential properties to the west.

As noted above, the request for the parking exception is based upon the number of employees that will be working on site at any given time and to ensure a smooth transition of changes between shifts. Staff recommends approval of the parking exception request based the need to avoid traffic congestion during shift changes, smooth traffic movement, the boosted landscaping, and screening noted above; and subject to a requirement upon the property owner, and any successors-in-interest maintaining landscape shown on the landscape plan as a condition of approval of this exception.

### **Public Information Considerations:**

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

### **Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval subject to a requirement upon the property owner, and any successors-in-interest maintaining landscape shown on the landscape plan as a condition of approval of this exception.

**Attachments**

Location Map

Site Plan Exhibit

Landscape Plan Showing Screening to the South

Letter of Intent

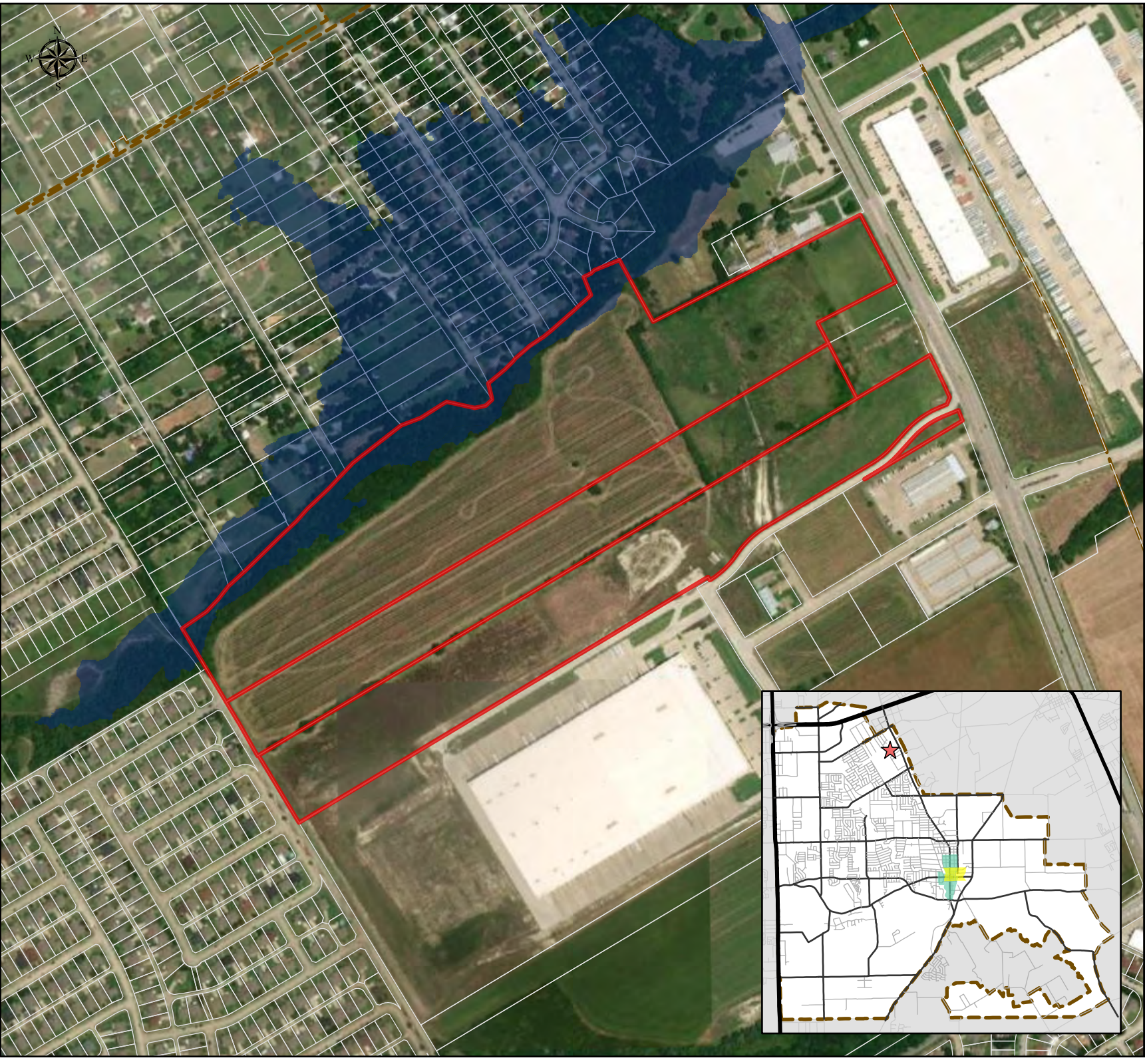
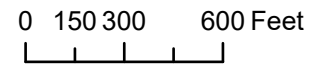
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3701, 3801 & 3861 N Dallas Ave  
Zoned: PD/LI



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





## NOTES

1. Bearing system for this survey is based on the North American Datum of 1983, Texas State Plane Coordinate System, North Central Texas, Zone 4202. The distances shown have been modified by using the TxDOT combined surface scale factor of 1.000136506.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 4813C0495K, Community-Panel No. 480182 0495 K, Effective Date: July 7 2014. All of the subject property is shown to be located in Zone "A", Zone "AE", and Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "A" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance Flood. No Base Flood Elevations Determined.

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance Flood. Base Flood Elevations Determined.

FLU1"

ZONE "A"

ZONE "AE"

ZONE "AE"

ZONE "X"

ZONE "AE"

ZONE "AE"

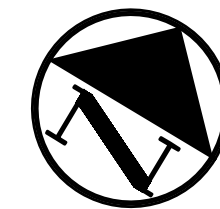
ZONE "A"

ZONE "AE"

ZONE "A"

## VICINITY MAP

(NOT TO SCALE)



0 50 100 200 300

GRAPHIC SCALE IN FEET

## LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIG	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECH KOCH" CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
	FENCE
	PARKING COUNT NUMBER
	PROP. FIRE LANE
	EXIST CONTOUR
	PROPOSED CONTOUR

## PRELIMINARY

## NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES. PLANS PREPARED UNDER THE DIRECT SUPERVISION OF TATE B. BRAUN, P.E. TEXAS REGISTRATION NO. 131167 DATE: 05/03/2021

## DRAWING RECORD

Date	Description
05/03/21	INITIAL SUBMISSION

## SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	LOT 1, BLOCK 1 MIDPOINT LOGISTICS CENTER	
CURRENT ZONING	PD-2013-09-07 "LI" LIGHT INDUSTRIAL	
GROSS SITE AREA	60.006 AC / 2,613,848 SF	
BUILDING COVERAGE	39.67% / 1,036,800 SF	
BUILDING HEIGHT	52' MAX, 1-STORY	
IMPERVIOUS AREA	75.75% / 1,980,000 SF / 45.455 AC	
PERVIOUS AREA	24.25% / 633,848 SF / 14.551 AC	
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE PARKING*	1/300 = 68	-
WAREHOUSE PARKING*	1/5000 = 203	-
TOTAL	271 SPACES	382 SPACES
ADA PARKING	6 SPACES (2 VAN)	7 SPACES (4 VAN)

\*ASSUMES 20,250 SF OFFICE & 1,016,550 SF WAREHOUSE

NOTE: THE PLAN SHOWN HERE IS INTENDED FOR THE CITY OF LANCASTER SITE PLAN REVIEW AND IS NOT INTENDED FOR CONSTRUCTION.

## GENERAL NOTES:

1. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED PAVEMENT SHALL BE CONCRETE.
3. THE UNDERGROUND FIRE LINE SHALL BE A LOOPED SYSTEM.
4. IT SHALL BE REQUIRED TO PRESSURE WASH THE RETAINING WALL ALONG DIZZY DEAN DRIVE DURING THE CONSTRUCTION OF MIDPOINT BUILDING 1.

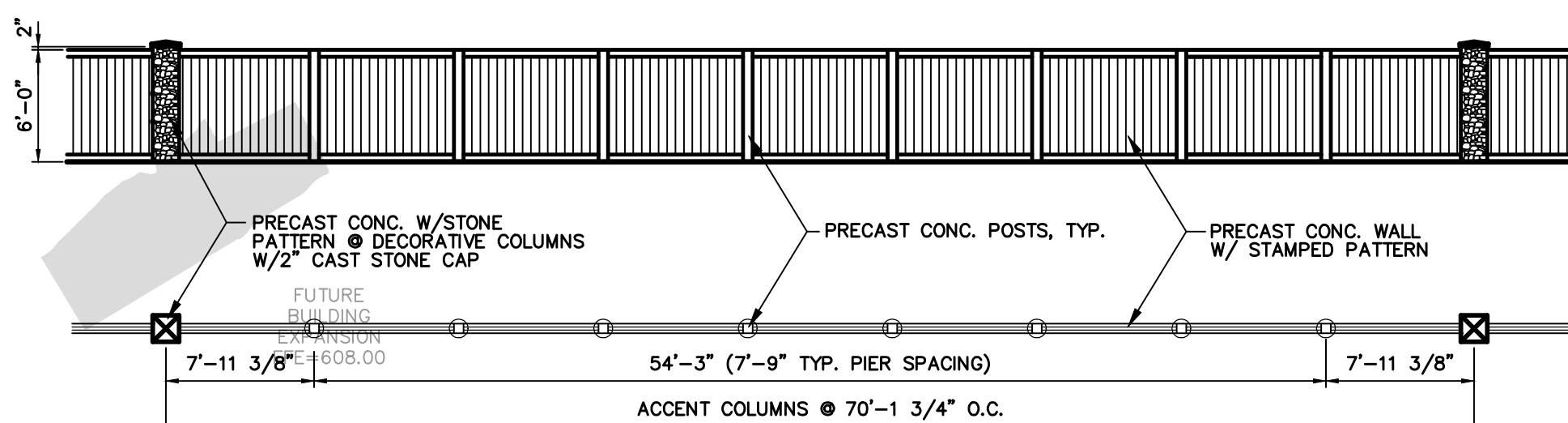
ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY  
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION BY ANY USE OF THESE DOCUMENTS. THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

1

## SCREENING WALL INSET DETAIL

NOT TO SCALE

SITE PLAN  
SP1.1

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX

May 03, 2021

PK-3560-21.154SP.DWG

Midpoint  
Logistics Park -  
Site 1A Spec

Lancaster, TX

PK Project No.: 3560-21.154

OWNER/DEVELOPER:

PANATTONI

Michael Goss

White Tract, LLC

10440 N. Central Expy.

Suite 710

Dallas, TX 75231

214.367.3043

ELECTRICAL CONTRACTOR:

HURST  
ELECTRIC CO.  
Since 1951

Hurst Electric

229 W. Hurst Blvd

Hurst, TX 76053

817.268.3000

ARCHITECT:

ALLIANCE  
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Scott A. Meyer, AIA

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Richardson, TX 75080

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CIVIL ENGINEER:

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Engineers, Inc.

7557 Rambler Rd.

Suite 1400

Dallas, TX 75251

972.235.3031

LANDSCAPE ARCHITECT:

Pacheco Koch

Anne Harman, PLA

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7557 Rambler Road

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PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

MAINTENANCE NOTES

1. MAINTENANCE OF LANDSCAPING:

A. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE OWNER, TENANT AND/OR THEIR AGENT IS RESPONSIBLE FOR REGULAR MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.

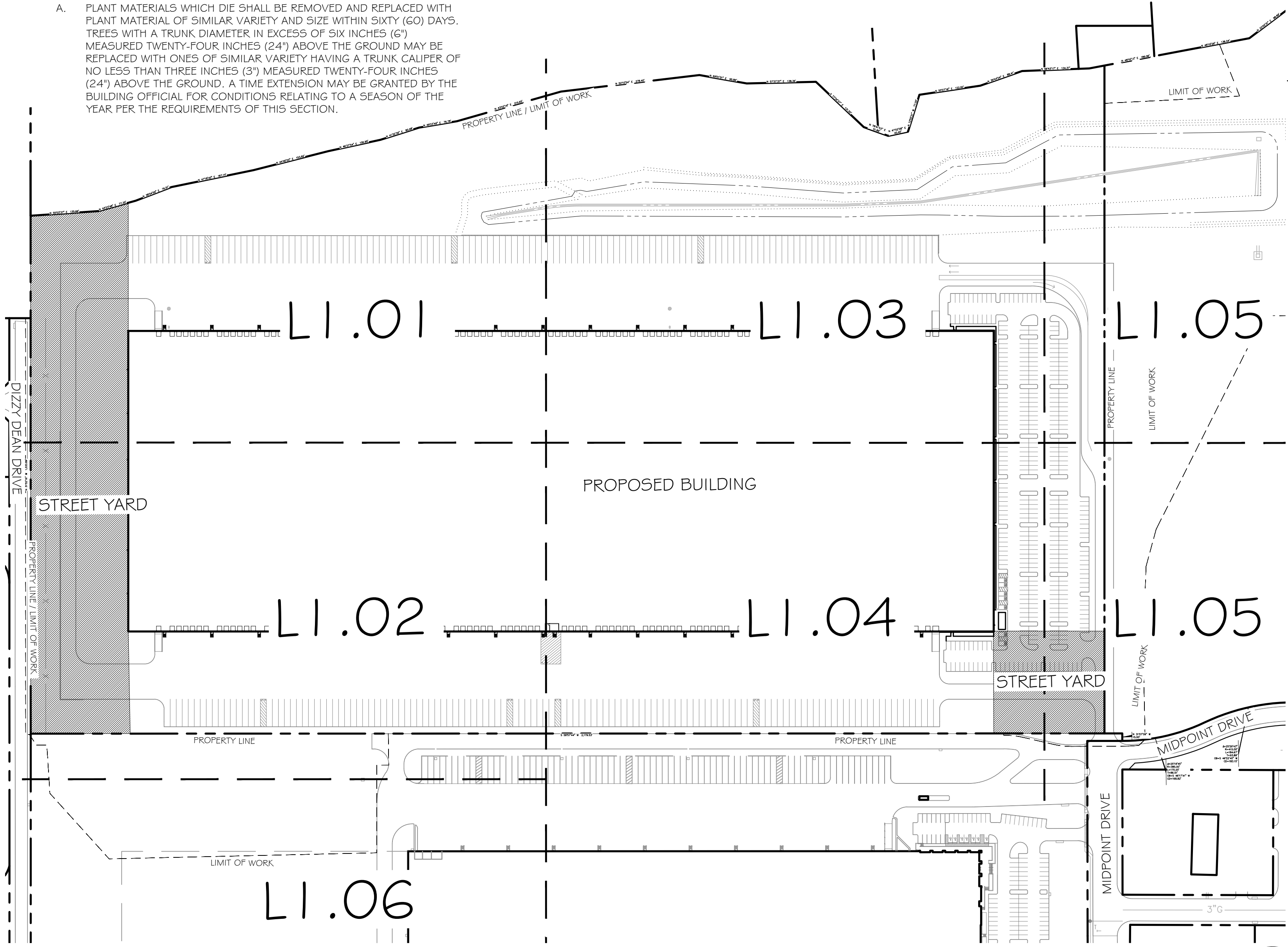
B. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. REPLACEMENT OF DEAD PLANT MATERIALS:

A. PLANT MATERIALS WHICH DIE SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN SIXTY (60) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES (6") MEASURED TWENTY-FOUR INCHES (24") ABOVE THE GROUND MAY BE REPLACED WITH ONES OF SIMILAR VARIETY HAVING A TRUNK CALIPER OF NO LESS THAN THREE INCHES (3") MEASURED TWENTY-FOUR INCHES (24") ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY THE BUILDING OFFICIAL FOR CONDITIONS RELATING TO A SEASON OF THE YEAR PER THE REQUIREMENTS OF THIS SECTION.

CITY OF LANCASTER - LANDSCAPE TABULATIONS		
SITE AREA: APPROX. 2,613,848 SF (60 ACRES±)		
RIGHT-OF-WAY LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES SHALL BE PROVIDED AT 1 TREE PER 50 LF:		
DIZZY DRIVE (WEST SIDE) - 1,033 LF	21 TREES	21 TREES
MIDPOINT DR (SOUTH SIDE) - 20 LF	1 TREE	1 TREE
MINIMUM LANDSCAPE AREA REQUIREMENTS	REQUIRED	PROVIDED
REQUIRED MIN. PERMANENT LANDSCAPE AREA: 20% OF TOTAL SITE AREA (2,613,848 SF X .2) =	522,770	-
20% REDUCTION DUE TO XERISCAPE CREDIT (522,770 x .2) =	418,217 SF	450,000 SF
TREES: 1 LARGE TREE PER 2,000 SF FOR REMAINDER OF STREET YARD (203,600 SF - 10,000 SF = 193,600/ 2,000 SF) = 97 TREES + 10 TREES = 107 TREES	107 TREES	196 LARGE TREES 41 ORNAMENTAL TREES
SHRUBS: (1) SHRUB FOR EVERY 50 SF OF REQUIRED LANDSCAPE AREA (418,217 SF / 50) =	8,365 SHRUBS	8,365 SHRUBS
REQUIRED MIN. 10% GROUND COVER AREA (418,217 SF x 10%) =	41,822 SF	42,700 SF
PARKING LOT SCREENING & PARKING LOT PERIMETER	REQUIRED	PROVIDED
PARKING, LOADING OR OTHER PAVED AREA LOCATED FORWARD OF BUILDING SHALL BE SCREENED FROM THE STREET, THROUGH THE USE OF GRASS BERMS AND/OR SHRUBBERY, TO AN AVERAGE HEIGHT OF 8 FT	YES	YES
INTERNAL PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
TREES PROVIDED	-	44
SHRUBS PROVIDED	-	1,120
PARKING STALLS 25-75% = 20 SF PER PARKING STALL (388 TOTAL STALLS x 20 SF) =	7,760 SF	16,000 SF
DETENTION BASINS	REQUIRED	PROVIDED
DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER IN ALL DRY LAND AREAS. MIN. OF 1 TREE PER 750 SQUARE FEET OF DRY LAND AREA. (80,457 SF OF DRY AREA X 750 SF) = 107.27	108 TREES	92 LARGE TREES 32 ORNAMENTAL TREES
ADDITIONAL REQUIREMENTS		
ONLY A MAXIMUM OF 35% OF THE REQUIRED TREES PROVIDED MAY BE OF A SINGLE SPECIES.		
NO PARKING SPACE MAY BE LOCATED MORE THAN 80' FROM THE TRUNK OF A LARGE CANOPY TREE.		
2 ORNAMENTAL TREES MAY BE SUBSTITUTED FOR 1 LARGE TREE, NO MORE THAN 50% OF REQ. LARGE TREES MAY BE BE SUBSTITUTED.		

\*Tabulations per requirements of Ordinance Z15-05 AO and L1 to PD, Exhibit B, Section 8

NOTE:  
AS OF 05-03-2021 NO TREES 6" IN CALIPER  
SIZE OR GREATER ARE PRESENT ONSITE





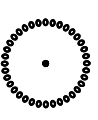








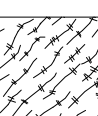
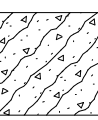
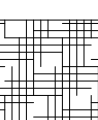
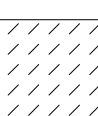
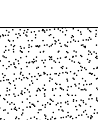


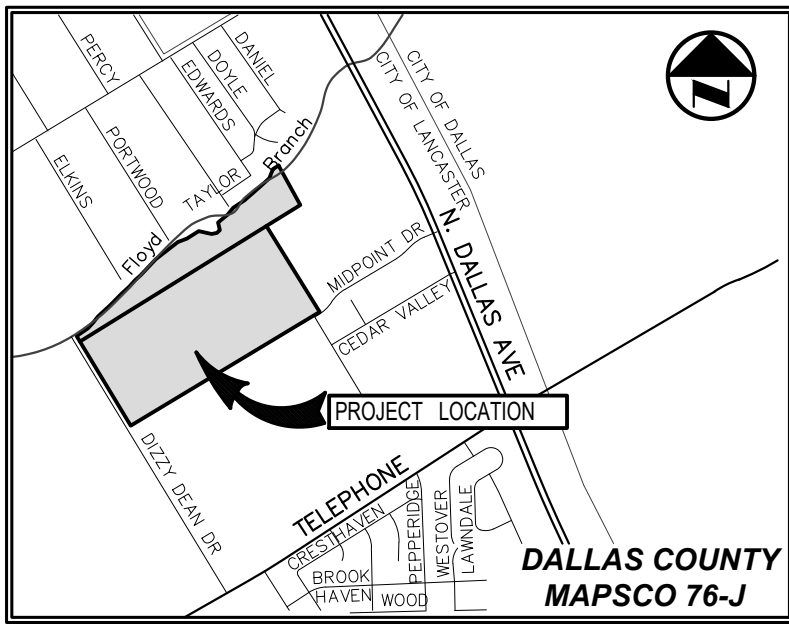
1 OVERALL LANDSCAPE PLAN  
1" = 150'-0"

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
①	CONCRETE APRON	6/L1.07
②	COBBLE, SIZE 2-4". COLORADO RIVER ROCK, DFW STONE SUPPLY OR APPROVED EQUAL	4/L1.07
③	STEEL EDGING	3/L1.07

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	CD2	39	CEDRUS DEODARA DEODAR CEDAR	65 GAL	3" CAL, SINGLE, STRAIGHT LEADER, MATCHING, 7' HT MIN @ PLANTING, XERISCAPE CREDIT, 40'-50' HT. @ MATURITY	
	QM	72	QUERCUS MUEHLENBERGII CHINKAPIN OAK	65 GAL	3" CAL, SINGLE, STRAIGHT LEADER, MATCHING, 7' HT MIN @ PLANTING, XERISCAPE CREDIT, 40'-50' HT. @ MATURITY	
	QTR	49	QUERCUS TEXANA TEXAS RED OAK	65 GAL	3" CAL, SINGLE, STRAIGHT LEADER, MATCHING, 7' HT MIN @ PLANTING, XERISCAPE CREDIT, 80' HT. @ MATURITY	
	UP	36	ULMUS PARVIFOLIA LACEBARK ELM	65 GAL	3" CAL, SINGLE, STRAIGHT LEADER, MATCHING, 7' HT MIN @ PLANTING, XERISCAPE CREDIT, 40'-50' HT. @ MATURITY	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	CT	41	CERCIS CANADENSIS `TEXENSIS` TEXAS REDBUD	30 GAL	MULTI-TRUNK, FULL, MATCHING, 6' MIN HT @ PLANTING, XERISCAPE CREDIT, 30'-40' HT. @ MATURITY	
	PE	41	PINUS ELADICA ELADICA PINE	30 GAL	SINGLE, STRAIGHT LEADER, MATCHING, 6' MIN. HT @ PLANTING, XERISCAPE CREDIT, 30-60' HT. @ MATURITY	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	BA	1,649	BERBERIS THUNBERGII `ATROPURPUREA` RED LEAF JAPANESE BARBERRY	5 GAL	36" o.c.	FULL, MATCHING, 2' HT @ PLANTING, XERISCAPE CREDIT, 3-6' HT @ MATURITY
	FG	1,062	FORSYTHIA X `GOLD TIDES` GOLDEN TIDE FORSYTHIA	5 GAL	36" o.c.	FULL, MATCHING, 2' HT @ PLANTING, XERISCAPE CREDIT, 2-3' HT @ MATURITY
	HP	243	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	36" o.c.	FULL, MATCHING, XERISCAPE CREDIT, 3-5' HT @ MATURITY
	ID	3,201	ILEX CORNUTA `DWARF BURFORD` DWARF BURFORD HOLLY	5 GAL	36" o.c.	FULL, MATCHING, 2' HT @ PLANTING, XERISCAPE CREDIT, 3-6' HT @ MATURITY
	PC2	703	JUNIPERUS VIRGINIANA BRODIE BRODIE JUNIPER	30 GAL	72" o.c.	FULL, MATCHING, 8' HT MIN. @ PLANTING, XERISCAPE CREDIT, 20-30' HT @ MATURITY
	RI	1,426	RHAPHIOLEPS INDICA `SNOW WHITE` SNOW WHITE INDIAN HAWTHORNE	5 GAL	36" o.c.	FULL, MATCHING, 2' HT @ PLANTING, XERISCAPE CREDIT, 2-5' HT @ MATURITY
	SH	81	SALVIA GREGGII `HEATWAVE BLAZE` HEATWAVE BLAZE SALVIA	3 GAL	24" o.c.	FULL, MATCHING, XERISCAPE CREDIT, 2-3' HT @ MATURITY
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	NT	6,854	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	18" o.c.	FULL, MATCHING, XERISCAPE CREDIT
	TA2	12,028	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL	18" o.c.	FULL, MATCHING, XERISCAPE CREDIT
	VC3	845	VINCA MINOR `BOWLES` BOWLES COMMON PERIWINKLE	1 GAL	18" o.c.	FULL, MATCHING, XERISCAPE CREDIT
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD5	591,725 SF	CYNODON DACTYLON BERMUDA GRASS	SEED		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	CD	101,432 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE, XERISCAPE CREDIT



VICINITY MAP  
(NOT TO SCALE)

INTERIM REVIEW  
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REGISTERED LANDSCAPE ARCHITECT  
ANNE M. HARMAN  
TEXAS REGISTRATION NUMBER 3146

DRAWING RECORD	
Date	Description
05/03/21	INITIAL SUBMISSION

OVERALL LANDSCAPE PLAN  
L1.00

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021

Midpoint  
Logistics Park -  
Site 1A Spec

Lancaster, TX  
PK Project No.: 3560-21.154

OWNER/DEVELOPER:

PANATTONI

Michael Goss  
White Tract, LLC  
10440 N. Central Expy.  
Suite 710  
Dallas, TX 75231  
214.367.3043

ELECTRICAL CONTRACTOR:

Hurst Electric  
229 W. Hurst Blvd  
Hurst, TX 76053  
817.268.3000

ARCHITECT:

ALLIANCE  
ARCHITECTS

Scott A. Meyer, AIA  
Alliance Architects, Inc.  
1600 N. Collins Blvd.  
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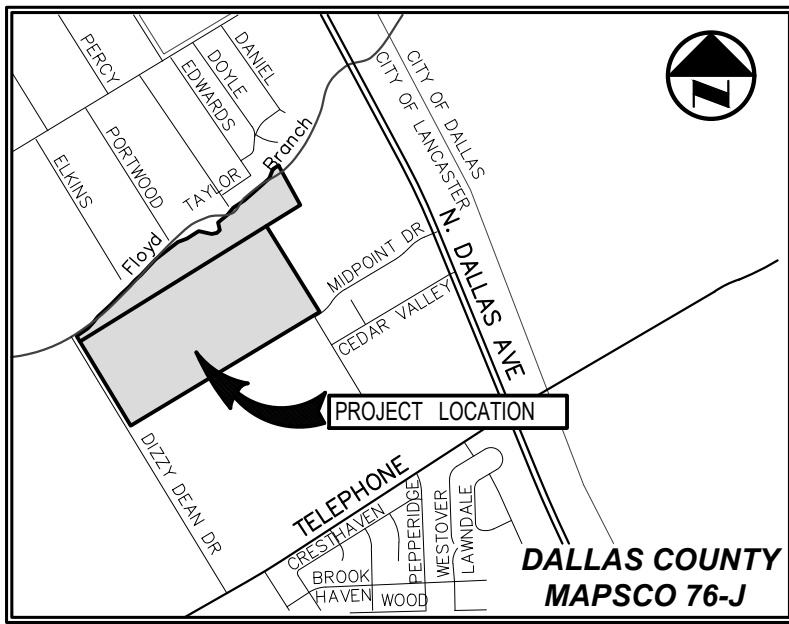
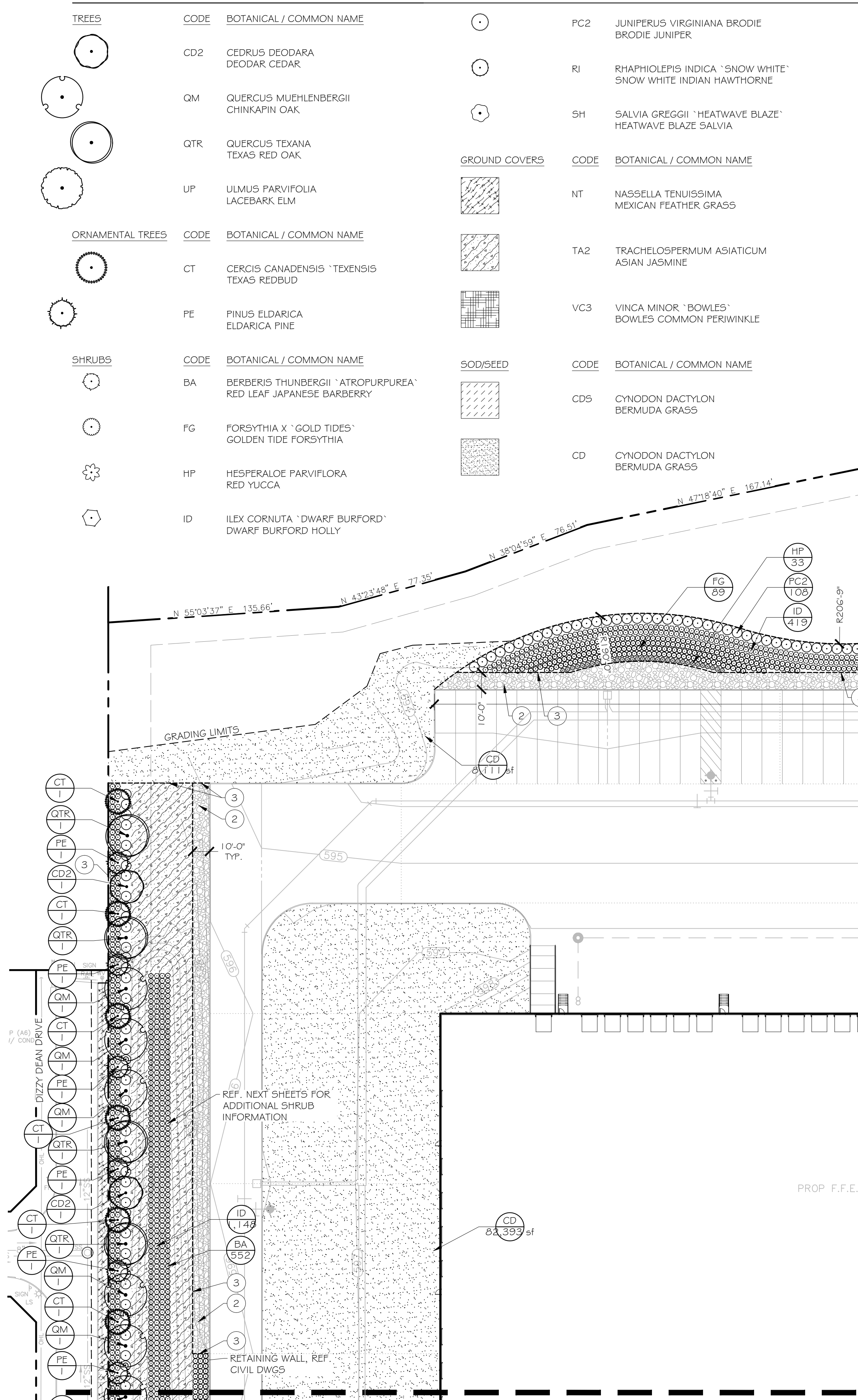
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PLANT SCHEDULE

REFERENCE NOTES SCHEDULE



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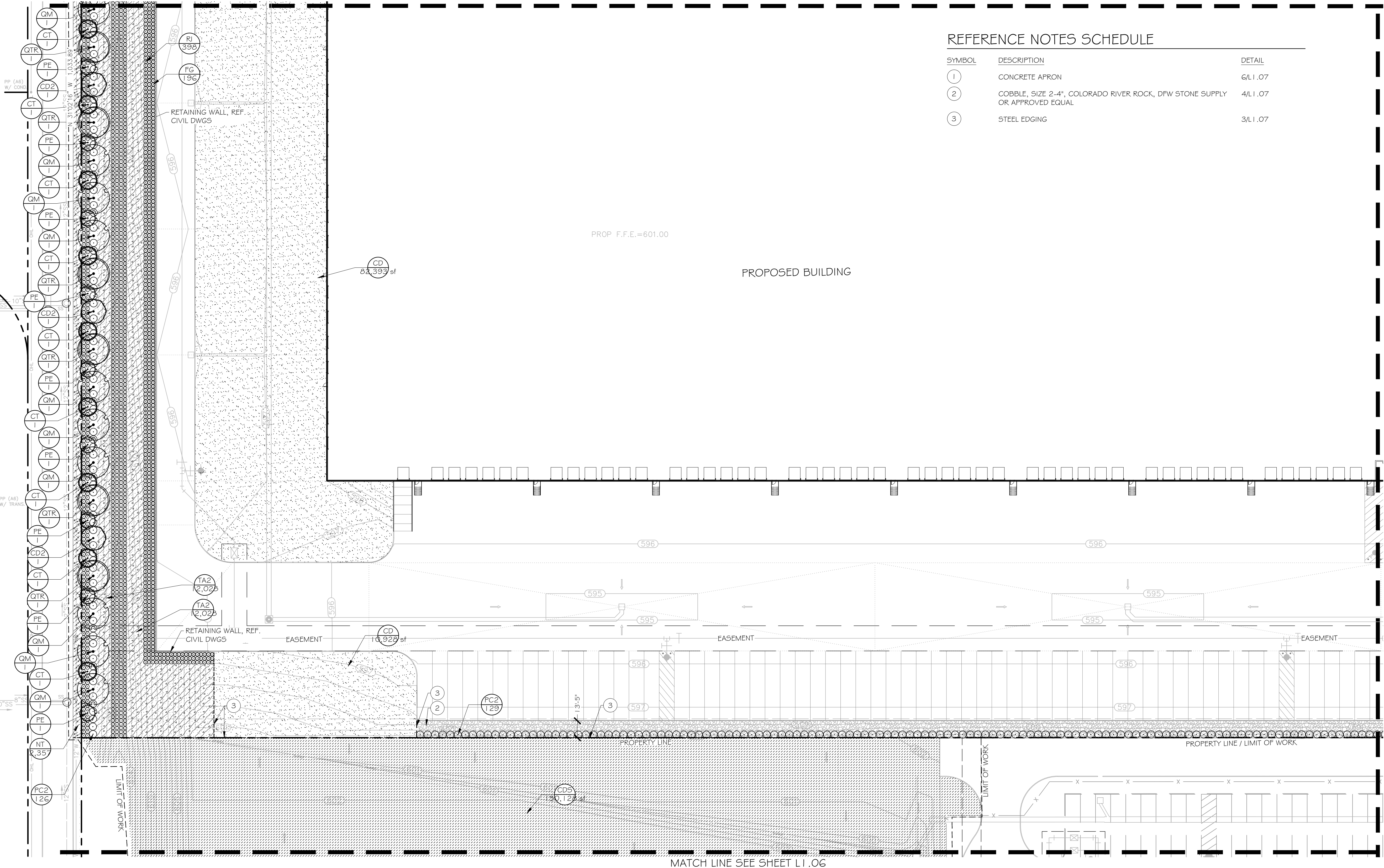
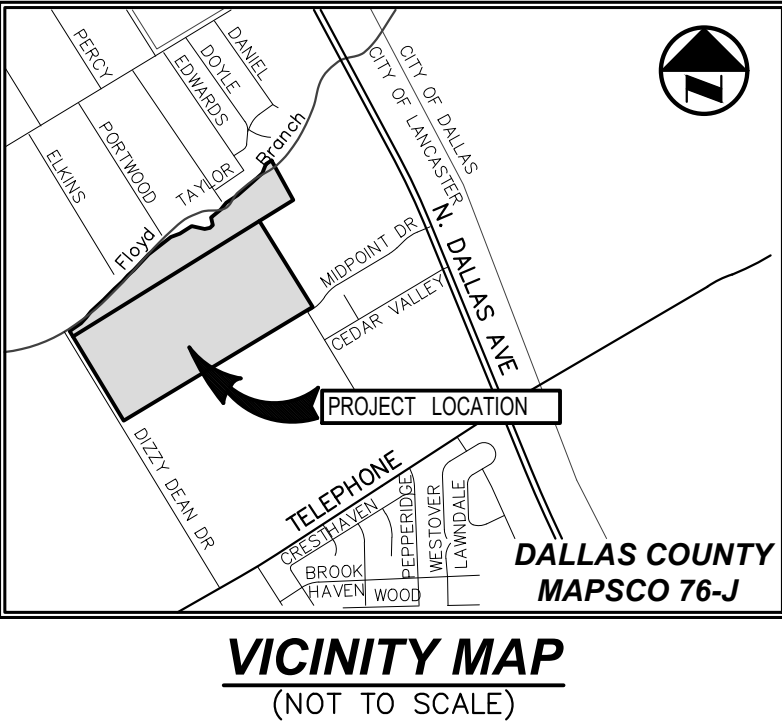
LANDSCAPE PLAN  
L1.01

Midpoint  
Logistics Center Addition  
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60.006 Acres  
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Lancaster, Dallas County, TX  
May 03, 2021



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD2	CEDRUS DEODARA DEODAR CEDAR		CT	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD		NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		CD5	CYNODON DACTYLON BERMUDA GRASS
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK		PE	PINUS ELDARICA ELДАРICA PINE		TA2	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		CD	CYNODON DACTYLON BERMUDA GRASS
	QTR	QUERCUS TEXANA TEXAS RED OAK	SHRUBS	CODE	BOTANICAL / COMMON NAME		VC3	VINCA MINOR 'BOWLES' BOWLES COMMON PERIWINKLE			
	UP	ULMUS PARVIFOLIA LACEBARK ELM		BA	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY						
				FG	FORSYTHIA X 'GOLD TIDES' GOLDEN TIDE FORSYTHIA		SH	SALVIA GREGGII 'HEATWAVE BLAZE' HEATWAVE BLAZE SALVIA			



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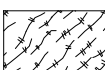
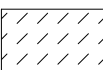


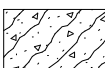
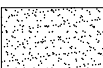





LANDSCAPE ARCHITECT:  
**Pacheco Koch**  
Anne Harman, PLA  
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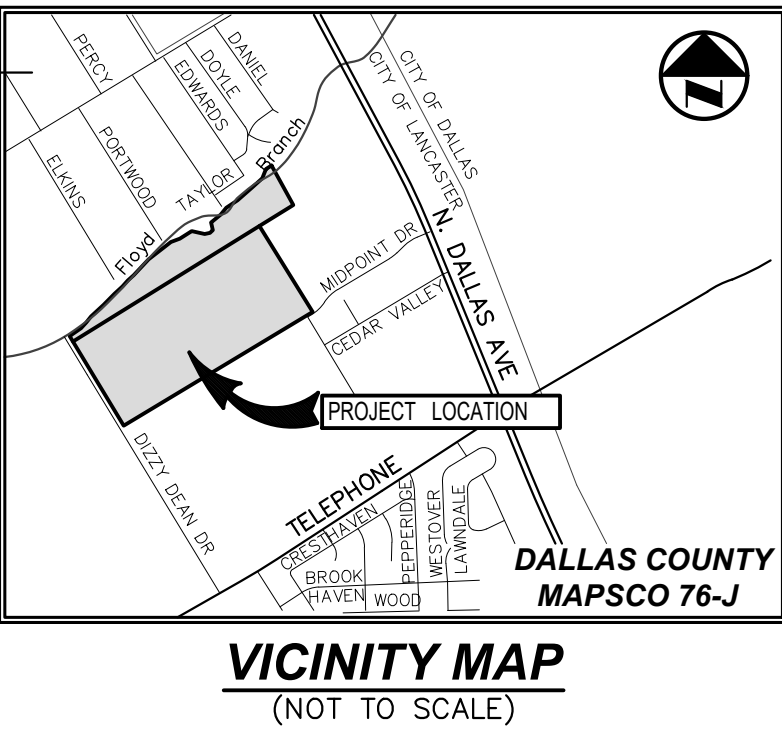
LANDSCAPE PLAN  
L1.02

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD2	CEDRUS DEODARA DEODAR CEDAR		CT	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD		NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		CD5	CYNODON DACTYLON BERMUDA GRASS
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK		PE	PINUS ELDERICA ELDERICA PINE		TA2	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		CD	CYNODON DACTYLON BERMUDA GRASS
	QTR	QUERCUS TEXANA TEXAS RED OAK		BA	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY		VC3	VINCA MINOR 'BOWLES' BOWLES COMMON PERIWINKLE			
	UP	ULMUS PARVIFOLIA LACEBARK ELM		FG	FORSYTHIA X 'GOLD TIDES' GOLDEN TIDE FORSYTHIA		SH	SALVIA GREGGII 'HEATWAVE BLAZE' HEATWAVE BLAZE SALVIA			



Midpoint  
Logistics Park -  
Site 1A Spec

Lancaster, TX  
PK Project No.: 3560-21.154

OWNER/DEVELOPER:  
**PANATTONI**

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ELECTRICAL CONTRACTOR:

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817.268.3000

ARCHITECT:  
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ANNE M. HARMAN  
TEXAS REGISTRATION NUMBER 3146

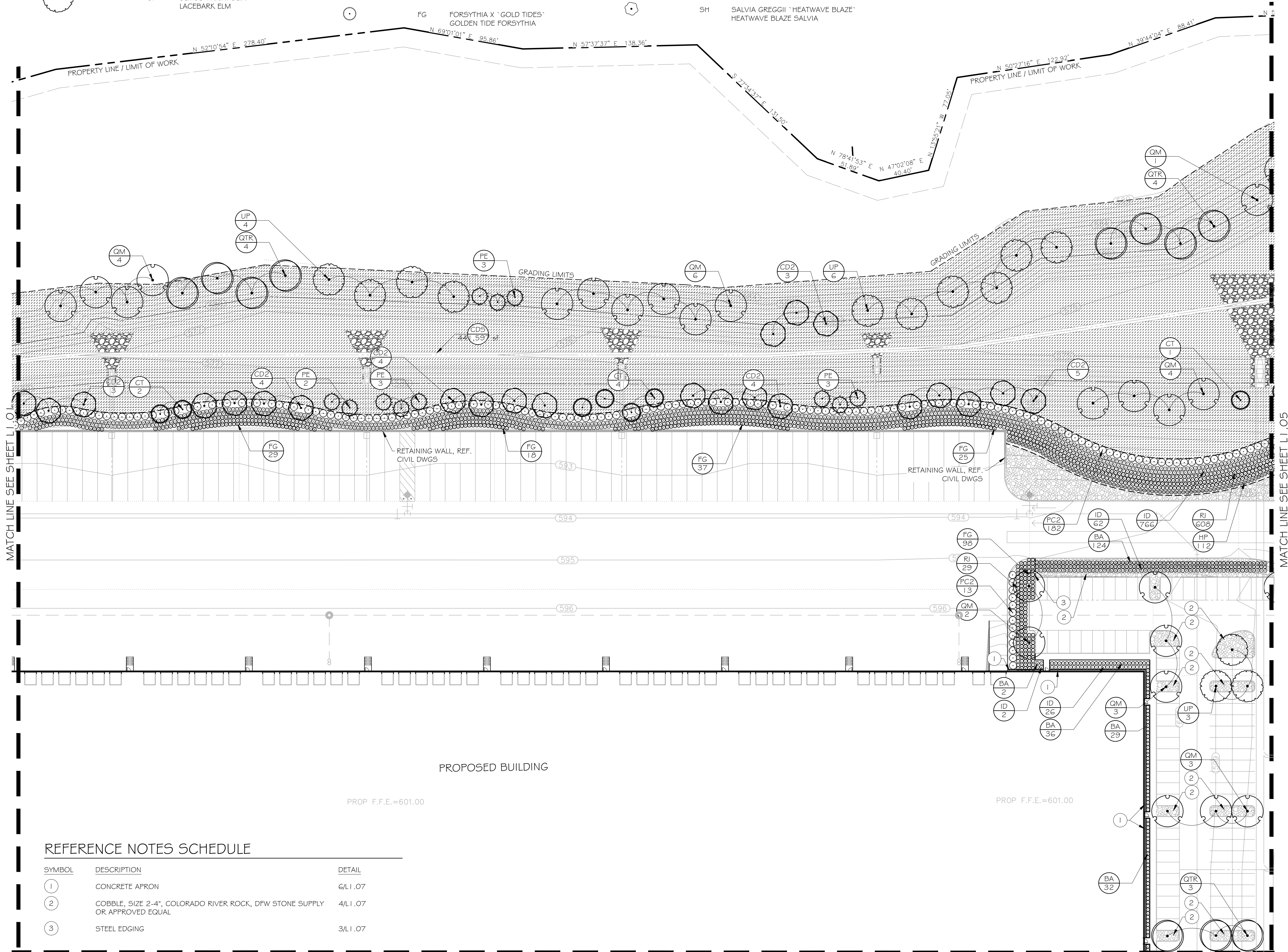
DRAWING RECORD

Date	Description
05/03/21	INITIAL SUBMISSION

LANDSCAPE PLAN  
L1.03

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021

PK FILE: 3560-21.154



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE APRON	6/L1.07
2	COBBLE, SIZE 2-4", COLORADO RIVER ROCK, DFW STONE SUPPLY OR APPROVED EQUAL	4/L1.07
3	STEEL EDGING	3/L1.07


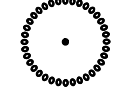
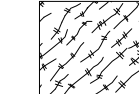

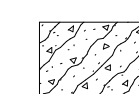
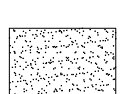

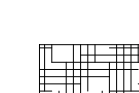

1 LANDSCAPE PLAN  
1" = 40'-0"

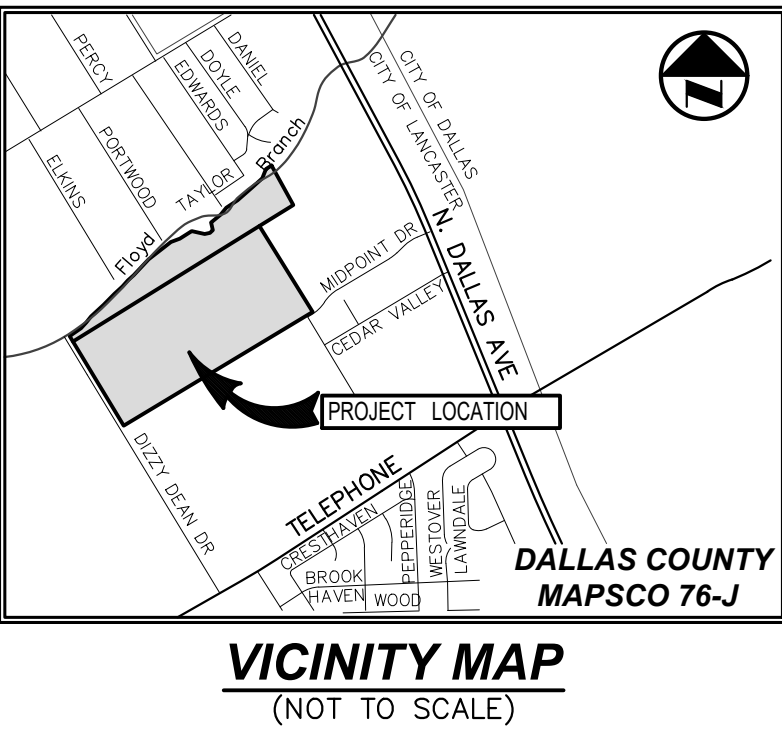
MATCH LINE SEE SHEET L1.04

0 20 40 80 120  
GRAPHIC SCALE IN FEET



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD2	CEDRUS DEODARA DEODAR CEDAR		CT	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD		NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS		CDS	CYNODON DACTYLON BERMUDA GRASS
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK		PE	PINUS ELARICA ELARICA PINE		TA2	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		CD	CYNODON DACTYLON BERMUDA GRASS
	QTR	QUERCUS TEXANA TEXAS RED OAK		BA	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY		VC3	VINCA MINOR 'BOWLES' BOWLES COMMON PERIWINKLE			
	UP	ULMUS PARVIFOLIA LACEBARK ELM		FG	FORSYTHIA X 'GOLD TIDES' GOLDEN TIDE FORSYTHIA						



Midpoint  
Logistics Park -  
Site 1A Spec

Lancaster, TX  
PK Project No.: 3560-21.154

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ANNE M. HARMAN  
TEXAS REGISTRATION NUMBER 3146

Date	Description
05/03/21	INITIAL SUBMISSION

LANDSCAPE PLAN  
L1.04

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE APRON	6/L1.07
2	COBBLE, SIZE 2-4", COLORADO RIVER ROCK, DFW STONE SUPPLY OR APPROVED EQUAL	4/L1.07
3	STEEL EDGING	3/L1.07 PROP. F.F.E.=601.00

MATCH LINE SEE SHEET L1.03

PROPOSED BUILDING

PROP. F.F.E.=601.00

PROPERTY LINE / LIMIT OF WORK

REF. NEXT SHEETS FOR  
ADDITIONAL SHRUB  
INFORMATION

1 LANDSCAPE PLAN  
1" = 40'-0"

0 20 40 80 120  
GRAPHIC SCALE IN FEET



Midpoint  
Logistics Park -  
Site 1A Spec

Lancaster, TX  
PK Project No.: 3560-21.154

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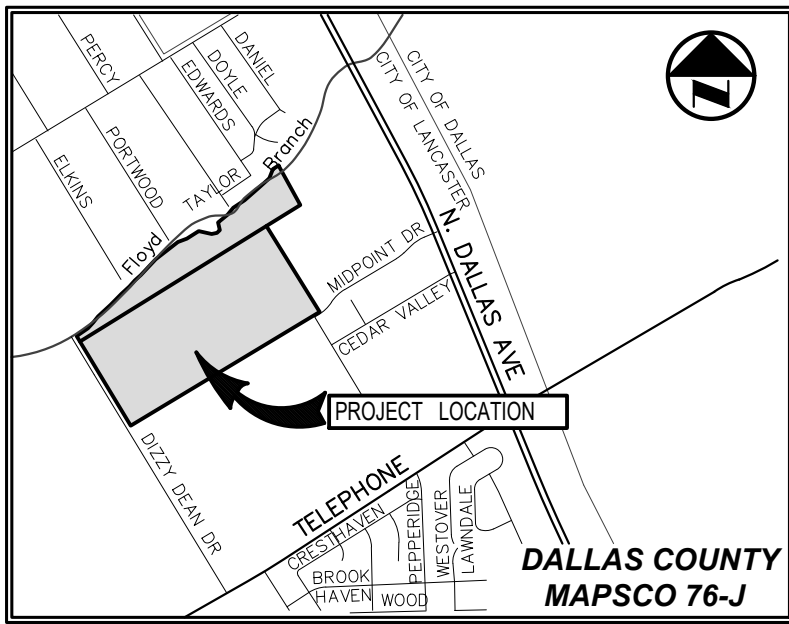
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VICINITY MAP  
(NOT TO SCALE)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
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2	COBBLE, SIZE 2-4", COLORADO RIVER ROCK, DFW STONE SUPPLY OR APPROVED EQUAL	4/L1.07
3	STEEL EDGING	3/L1.07

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
CD2	CD2	CEDRUS DEODARA DEODAR CEDAR
QM	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK
QTR	QTR	QUERCUS TEXANA TEXAS RED OAK
UP	UP	ULMUS PARVIFOLIA LACEBARK ELM

ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
CT	CT	CERCIS CANADENSIS 'TEXENSIS' TEXAS REDBUD
PE	PE	PINUS ELДАРICA ELДАРICA PINE

SHRUBS	CODE	BOTANICAL / COMMON NAME
BA	BA	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY
FG	FG	FORSYTHIA X 'GOLD TIDES' GOLDEN TIDE FORSYTHIA
HP	HP	HESPERALOE PARVIFLORA RED YUCCA
ID	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
FC2	FC2	JUNIPERUS VIRGINIANA BRODIE BRODIE JUNIPER
RI	RI	RHAPHIOLEPIS INDICA 'SNOW WHITE' SNOW WHITE INDIAN HAWTHORNE
SH	SH	SALVIA GREGGII 'HEATWAVE BLAZE' HEATWAVE BLAZE SALVIA

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
NT	NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
TA2	TA2	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
VC3	VC3	VINCA MINOR 'BOWLES' BOWLES COMMON PERIWINKLE

SOD/SEED	CODE	BOTANICAL / COMMON NAME
CD5	CD5	CYNODON DACTYLON BERMUDA GRASS
CD	CD	CYNODON DACTYLON BERMUDA GRASS

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ANNE M. HARMAN  
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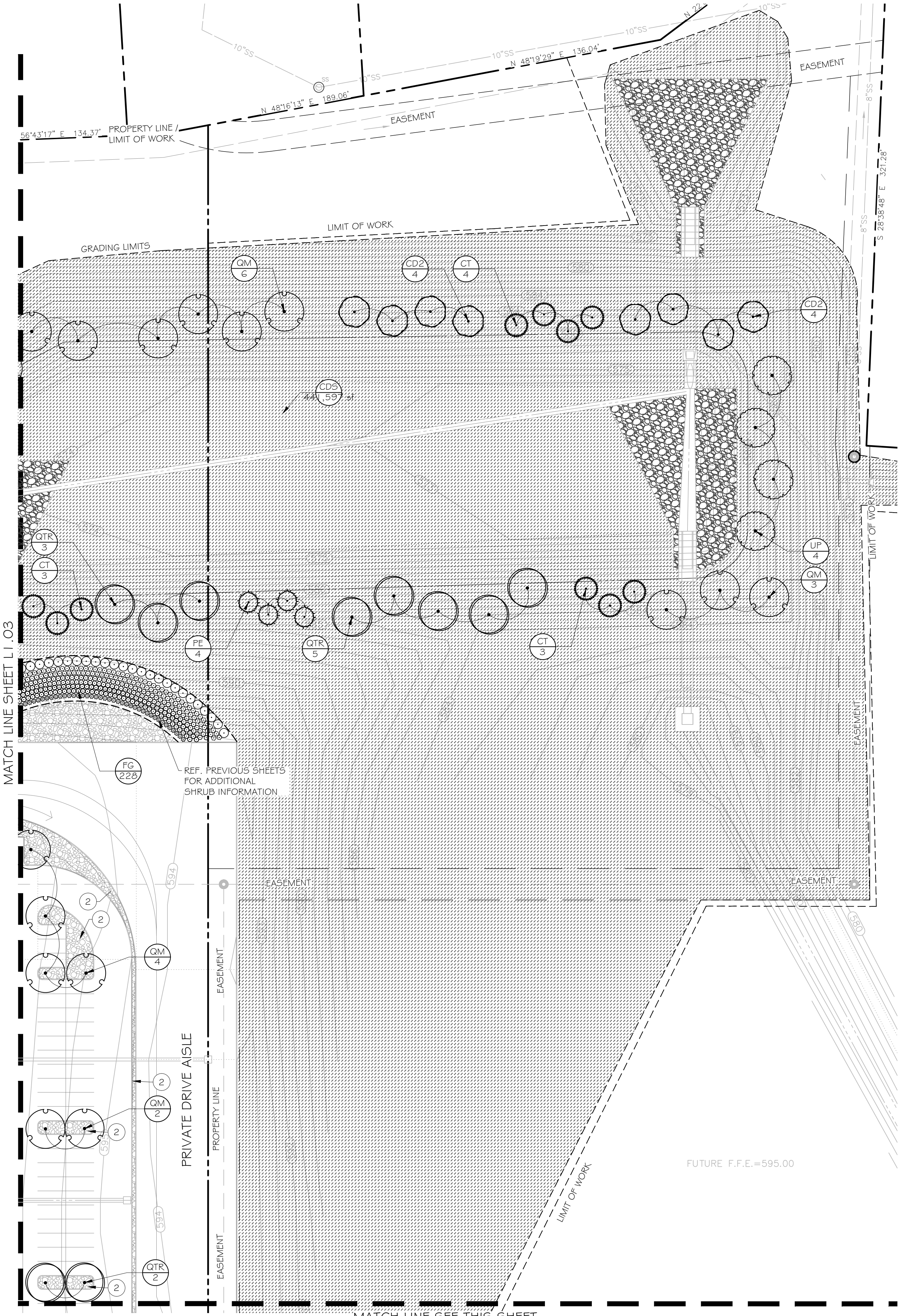
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Date	Description
05/03/21	INITIAL SUBMISSION

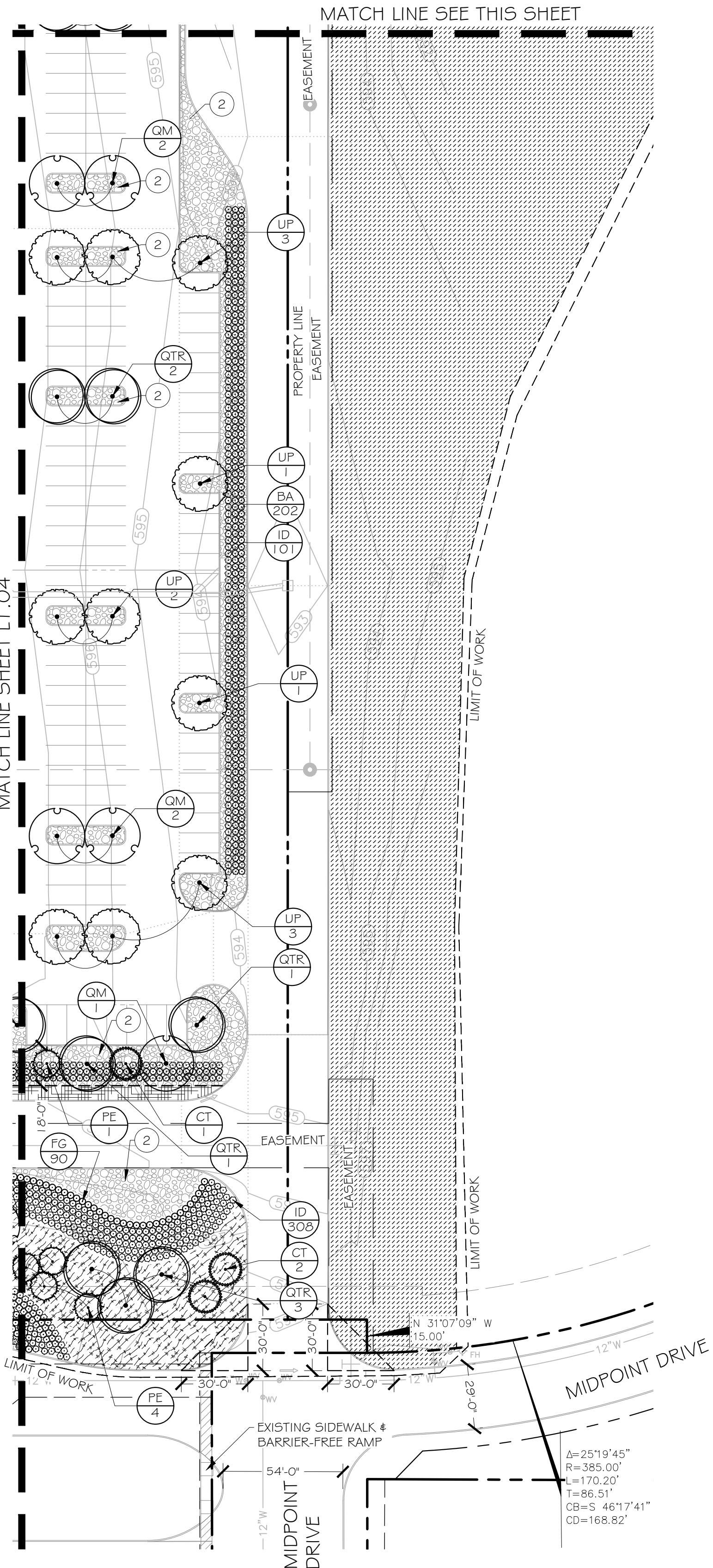
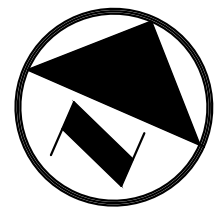
LANDSCAPE PLAN  
L1.05

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021

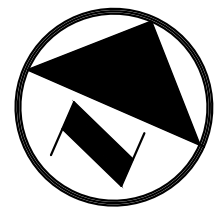
PK FILE: 3560-21.154



1 LANDSCAPE PLAN  
1" = 40'-0"



2 LANDSCAPE PLAN  
1" = 40'-0"





Midpoint  
Logistics Park -  
Site 1A Spec

Lancaster, TX  
PK Project No.: 3560-21.154

OWNER/DEVELOPER:  
PANATTONI

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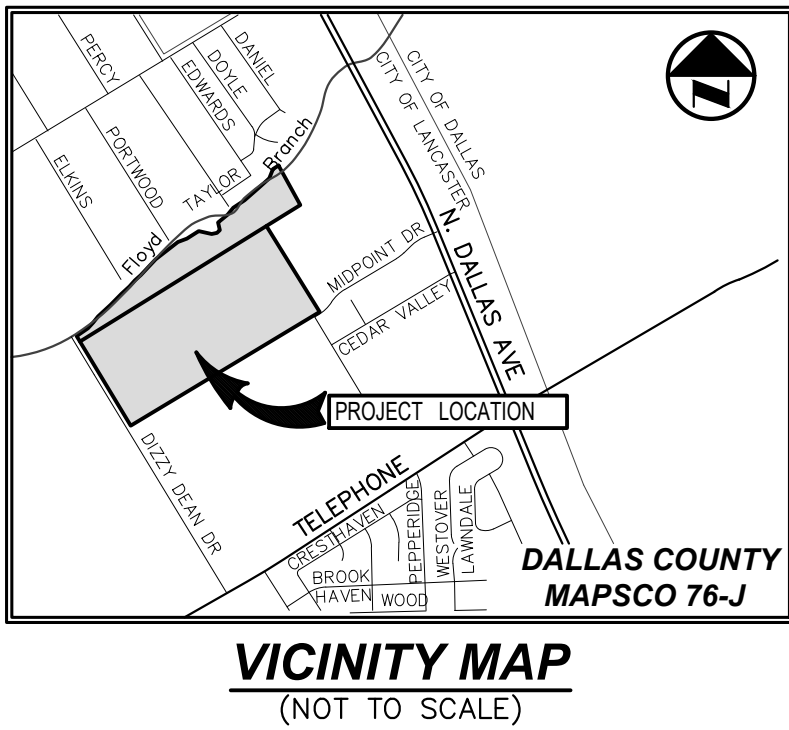
ELECTRICAL CONTRACTOR:

Hurst Electric  
229 W. Hurst Blvd  
Hurst, TX 76053  
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VICINITY MAP  
(NOT TO SCALE)

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME			
	CD2	CEDRUS DEODARA DEODAR CEDAR		PC2	JUNIPERUS VIRGINIANA BRODIE BRODIE JUNIPER
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK		RI	RHAPHIOLEPIS INDICA "SNOW WHITE" SNOW WHITE INDIAN HAWTHORNE
	QTR	QUERCUS TEXANA TEXAS RED OAK		SH	SALVIA GREGGII "HEATWAVE BLAZE" HEATWAVE BLAZE SALVIA
	UP	ULMUS PARVIFOLIA LACEBARK ELM			
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME			
	CT	CERCIS CANADENSIS "TEXENSIS" TEXAS REDBUD			
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SHRUBS	CODE	BOTANICAL / COMMON NAME			
	BA	BERBERIS THUNBERGII "ATROPURPUREA" RED LEAF JAPANESE BARBERRY			
	FG	FORSYTHIA X "GOLD TIDES" GOLDEN TIDE FORSYTHIA			
	HP	HESPERALOE PARVIFLORA RED YUCCA			
	ID	ILEX CORNUTA "DWARF BURFORD" DWARF BURFORD HOLLY			

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
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②	COBBLE, SIZE 2-4", COLORADO RIVER ROCK, DFW STONE SUPPLY OR APPROVED EQUAL	4/L1.07
③	STEEL EDGING	3/L1.07

GROUND COVERS

CODE	BOTANICAL / COMMON NAME
NT	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS

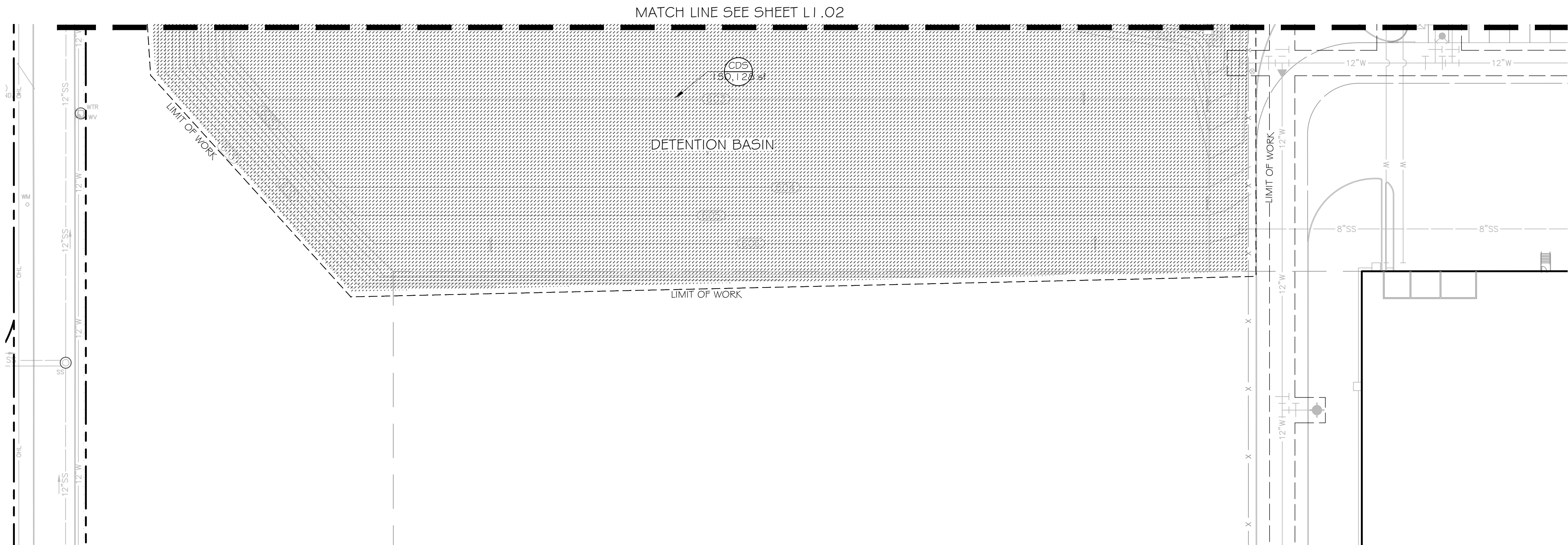
TA2	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
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VC3	VINCA MINOR "BOWLES" BOWLES COMMON PERIWINKLE
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SOD/SEED

CODE	BOTANICAL / COMMON NAME
CDS	CYNODON DACTYLON BERMUDA GRASS

CD	CYNODON DACTYLON BERMUDA GRASS
----	-----------------------------------



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ANNE M. HARMAN  
TEXAS REGISTRATION NUMBER 3146

DRAWING RECORD

Date	Description
05/03/21	INITIAL SUBMISSION

LANDSCAPE PLAN  
L1.06

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021



Lancaster, TX  
PK Project No.: 3560-21.154

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 F 972.235.3030 • E [info@pkco.com](mailto:info@pkco.com)  
 T 972.235.3031 • W [www.pkco.com](http://www.pkco.com)

**Tate Braun, P.E.**  
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**Engineers, Inc.**  
 7557 Rambler Rd.  
 Suite 1400  
 Dallas, TX 75251  
 972.235.3031

**LANDSCAPE ARCHITECT**

 **Pacheco Koch**

7517 Rambler Road, Suite 1400  
Dallas, Texas 75251 • (972) 335-0331

75 Reg. Engineering No. 7-144  
75 Reg. Surveying No. 13-00183

**Anne Harman, PLA**  
**Pacheco Koch Consulting**  
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**7557 Rambler Road**  
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**972.235.3031**

DRAWING RECORD	
Date	Description
05/03/21	INITIAL SUBMISSION

PK FILE: 3560-21.154



SECTION 32 84 00 - PLANTING IRRIGATION

PART 1 - GENERAL

- 1.1 SUMMARY
- A. This Section includes piping, valves, sprinklers, specialties, controls, and wiring for automatic control irrigation system.
- 1.2 DEFINITIONS
- A. Lateral Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- B. Irrigation Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.
- 1.3 SUBMITTALS
- A. Product Data: Include pressure ratings, rated capacities, and settings of selected models for the following:
1. System valves.
  2. Specialty valves.
  3. Control-valve boxes.
  4. Sprinklers.
  5. Irrigation specialties.
- B. Operation and maintenance data.

- 1.4 QUALITY ASSURANCE
- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

PART 2 - PRODUCTS

- 2.1 MANUFACTURERS
- A. As indicated on the drawings.
- 2.2 PIPES, TUBES, AND FITTINGS
- A. PVC Pipe: ASTM D 1785, PVC 1120 compound, Class 200.
1. PVC Socket Fittings, Schedule 40: ASTM D 2466.
- 2.3 GENERAL-DUTY VALVES
- A. PVC Ball Valves: MSS SP-122, nonunion type, with full-port ball, socket or threaded detachable end connectors, and pressure rating not less than 150 psig.
- 2.4 SPECIALTY VALVES
- A. Plastic Automatic Control Valves: Molded-plastic body, normally closed, diaphragm type with manual flow adjustment, and operated by 24-V ac solenoid.
1. Manufacturer as indicated on the drawings.
- B. Drainage Backfill: Cleaned gravel or crushed stone, graded from 3/4 inch minimum to 1 inch maximum.

- 2.5 SPRINKLERS
- A. Description: Plastic housing and corrosion-resistant interior parts designed for uniform coverage over entire spray area indicated, at available water pressure.
1. Manufacturer as indicated on the drawings.

2.6 AUTOMATIC-CONTROL SYSTEM

- A. Manufacturer as indicated on the drawings.

PART 3 - EXECUTION

- 3.1 EARTHWORK
- A. Install piping and wiring in sleeves under sidewalks and paving per the drawings.
- B. Provide minimum cover over top of underground piping according to the following:
1. Irrigation Main Piping: Minimum depth of 18 inches.
  2. Lateral Piping: 12 inches.
  3. Sleeves: 18 inches.
- C. Place and compact initial backfill of satisfactory soil, free of particles larger than 1 inch in any dimension, to a height of 12 inches over the lateral and mainline pipes. Place and compact final backfill of satisfactory soil to final subgrade elevation.
- 3.2 PIPING APPLICATIONS
- A. Underground Irrigation Main Piping: As indicated on plans, socket fittings; and solvent-cemented joints per the drawings.
- B. Lateral Piping: Class 200 PVC pipe and socket fittings per the drawings and details.
- C. Sleeves: Class 200 PVC pipe and socket fittings; and solvent-cemented joints.

- 3.3 VALVE APPLICATIONS
- A. Control Valves: Per the drawings.

- 3.4 INSTALLATION
- A. Install piping free of sags and bends.
- B. Install groups of pipes parallel to each other, spaced to permit valve servicing.
- C. Install fittings for changes in direction and branch connections.
- D. Install unions adjacent to valves and to final connections to other components.
- E. Lay piping on solid base, uniformly sloped without humps or depressions.
- F. Control Valves: Install in control-valve box.
- G. Flush circuit piping with full head of water and install sprinklers after hydrostatic test is completed.
- H. Locate sprinkler heads to maintain a minimum distance of 2 inches from paved surfaces.
- I. Install freestanding controllers on precast concrete bases per the drawing.
- J. Install control cable in same trench as irrigation piping and at least 2 inches below or beside piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas if irrigation piping is installed in sleeve.

- 3.5 FIELD QUALITY CONTROL
- A. Perform the following field tests and inspections and prepare test reports:
1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
  2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
  3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- B. Remove and replace units and re-inspect as specified above.

- 3.6 ADJUSTING
- A. Adjust settings of controllers.
- B. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.
- C. Adjust sprinklers so they will be flush with, or not more than 1/2 inch above, finish grade.

END OF SECTION 32 84 00

SECTION 32 92 00 - TURF AND GRASSES

PART 1 - GENERAL

- 1.1 SUMMARY
- A. Section Includes:
1. Soil Preparation.
  2. Sod.
  3. Seed.
  4. Hydro-mulch.
  5. Temporary Irrigation.

- 1.2 DEFINITIONS
- A. Finish Grade: Elevation of finished surface of planting soil.
- B. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
- C. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.
- D. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

- 1.3 SUBMITTALS
- A. Any deviation from this specification and drawings must be approved in writing by the Owner via submittal.

1. Certification of seed source.
2. Certification of sod source.
3. Soil Test Results.

1.4 QUALITY ASSURANCE

- A. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.
- B. Topsoil Analysis: Contractor shall furnish soil analysis from (2) locations of stockpiled existing topsoil to be re-used on site. If imported topsoil is proposed, a soil analysis shall be provided from the source material as well. Test shall be performed by a qualified soil-testing laboratory, such as the Texas A&M Extension Service.
1. Test Type: Report suitability of topsoil for Turf Grass. State recommended quantities of nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory topsoil.

- 1.5 MAINTENANCE SERVICE
- A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
1. Sodded Lawns: 30 days from date of Substantial Completion.
  2. Seeded Lawns: 40 days from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SOD

Sod per the planting schedule.

2.2 SEED

- A. Seed per the planting schedule.

2.3 HYDRO-MULCH CAP

- A. Pro Matrx by Profile, or approved equal. Application rate per. manuf.

2.4 TOPSOIL

- A. Topsoil: On site soil, stripped prior to mass grading, or imported meeting criteria herein.

1. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. If stripped topsoil is insufficient in quantity or quality, the contractor shall import, at no additional expense, sufficient soils to bring the site grades to the required elevations.
2. 2" minimum profile for all areas to receive seed.

2.5 COMPOST

- A. Compost: well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 5 to 10 decisiemens/m. Living Earth Compost or approved equal.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

- A. Newly Graded Topsoil: Finish grade by removing stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
- B. Sod Areas: Apply fertilizer in recommended rates from soil test, then till into 3" existing soil to prepare turf areas.
- C. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.
- D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
- E. Before planting, restore areas if eroded or otherwise disturbed after finish grading.

3.2 SOD INSTALLATION

- A. Sod: Roll sod over the areas identified on the plans with staggered joints. Use a manual roller drum following first watering. Use fine sand to fill joints and re-roll after the first week of watering. Any setting in areas of trenches, or other areas will not be accepted until a smooth, evenly draining slope is obtained.

3.3 SEED INSTALLATION

- A. Seeding in large open areas: Contractor shall seed the mixes in the specification at the rates described in 2.1 Cult-Packer or Drill Seeding are acceptable methods.
- B. Hydro-Mulch Cap: Apply over seed installed per 2.3.
- C. Seeding in reinforced Channel Areas:

1. Surface broadcast, culti-pack or drill seed 50% of the specified seed mix in the reinforced area.
  2. Install the Enkamat per manufacturer's recommendations.
  3. Apply Flexterra at the rates specified above with the remaining 50% of the seed mix.
- D. Temporary Irrigation

1. The contractor shall utilize temporary irrigation by any method approved by the Owner's Representative on the condition that planting establishment and acceptance is the sole responsibility of the Contractor.
2. The Temporary Irrigation Plan identifies areas that are to receive vegetation and temporary watering for establishment. Fire hydrants area located on the plan for water access.

3.4 LAWN MAINTENANCE

- A. Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, re-grade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.
- B. Mow sod for maintenance. Mow lawn one time as soon as top growth is tall enough to cut.
- C. Mow seeded areas once when average height reaches 12" inches, down to a height of 6" inches.

3.5 SATISFACTORY TURF

- A. Satisfactory Sod: Fully rooted, evenly colored sod without visible sod joints that has been mowed at least twice.
- B. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.
- C. Satisfactory Seeded Areas: A healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 8 by 8 inches that has been mowed at least twice. Use specified materials to reestablish lawns that do not comply with requirements and continue maintenance until lawns are satisfactory.

END OF SECTION 32 92 00

SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

- 1.1 SUMMARY
- B. Section Includes:
1. Trees.
  2. Ornamental Grasses
  3. Shrubs
  4. Perennials
  5. Groundcovers
  6. Bark Mulch

1.2 DEFINITIONS

- A. Backfill: The earth used to replace or the act of replacing earth in an excavation.
- B. Finish Grade: Elevation of finished surface of planting soil.
- C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
- D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.
- E. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

- 1.3 SUBMITTALS
- A. Product Data: For each type of product indicated.
- B. Product certificates.

1.4 QUALITY ASSURANCE

- A. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.
- B. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock."

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not prune trees before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery and handling.
- B. Handle planting stock by root ball.
- C. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants and trees in shade, protect from weather and mechanical damage, and keep roots moist.

1.6 WARRANTY

- A. Special Warranty: Installer's standard form in which Installer agrees to repair or replace plantings that fail in materials, workmanship, or growth within specified warranty period.
1. Failures include, but are not limited to, the following:
    - a. Death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, abuse by Owner, or incidents that are beyond Contractor's control.
    - b. Structural failures including plantings falling or blowing over.
  2. Warranty Periods from Date of Substantial Completion:
    - a. Trees and Plants: One year.

1.7 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until plantings are acceptably healthy and well established, but for not less than maintenance period below.
1. Maintenance Period for Trees and Plants: Three months from date of substantial completion.

PART 2 - PRODUCTS

2.1 TREE AND PLANT MATERIAL

- A. General: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- B. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.
- C. Provide container-grown trees or B&B per planting schedule.
- D. Plant sizes indicated on Drawings are sizes after pruning.

2.2 TOPSOIL

- A. Topsoil:
1. Created with compost blended to existing soils. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth.

2.3 ORGANIC SOIL AMENDMENTS

- A. Compost: Well-composted, stable, and weed-free organic matter; pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 5 to 10 decisiemens/m.
1. LIVING EARTH OR APPROVED EQUAL.

2.4 MULCHES

- A. Organic Mulch: Finely Ground or shredded cedar bark.

2.5 PLANTING SOIL MIX

- A. Planting Soil Mix: Mix topsoil with the following soil amendments in the following quantities:
1. Per drawing details.

PART 3 - EXECUTION

3.1 PLANTING BED ESTABLISHMENT

- A. Per 2.5A. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
- B. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

3.2 TREES AND PLANTS

- A. Excavation of Pits and Trenches: Excavate circular pits with sides sloped inward. Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation.
1. Excavate per plans and details.
- B. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1.
- C. Stock with Root Balls: Set trees and plants plumb and in center of pit or trench with top of root ball 1 inch above adjacent finish grades.
1. Container Grown: Carefully remove root ball from container without damaging root ball or plant.
- D. Organic Mulching: Apply 3-inch average thickness of organic mulch. Do not place mulch within 3 inches of trunks or stems.

3.3 TREE PRUNING

- A. Remove only dead, dying, or broken branches. Do not prune for shape.

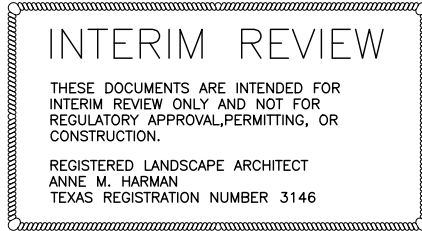
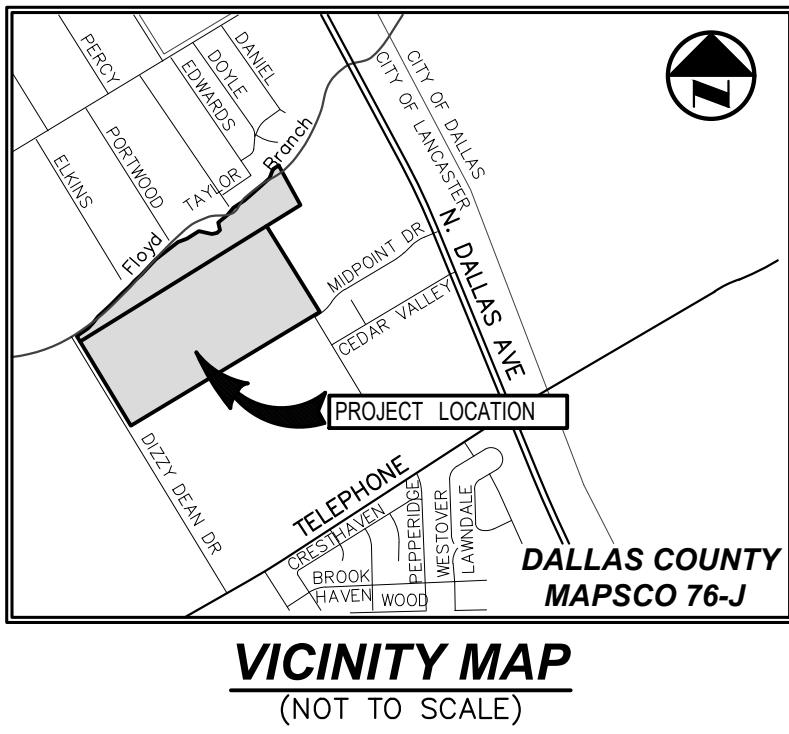
3.4 PLANTING BED MULCHING

- A. Mulch backfilled surfaces of planting beds and other areas indicated. In the details with bark, decomposed granite or decorative gravel as indicated.

3.5 PLANT MAINTENANCE

- A. Tree and Plant Maintenance: Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray or treat as required to keep and plants free of insects and disease.
- B. Ground Cover and Plant Maintenance: Maintain and establish plantings by watering, weeding, fertilizing, mulching, and other operations as required to establish healthy, viable plantings.
- C. Protect exterior plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

END OF SECTION 32 93 00



DRAWING RECORD	
Date	Description
05/03/21	INITIAL SUBMISSION

## SPECIFICATIONS L3.00

Midpoint  
Logistics Center Addition  
Lot 1, Block A  
60.006 Acres  
Smith Elkins Survey,  
Abstract No. 430  
Lancaster, Dallas County, TX  
May 03, 2021

## Midpoint Logistics Park - Site 1A Spec

Lancaster, TX  
PK Project No.: 3560-21.154

OWNER/DEVELOPER:

PANATTONI

Michael Goss  
White Tract, LLC  
10440 N. Central Expy.  
Suite 710  
Dallas, TX 75231  
214.367.3043

ELECTRICAL CONTRACTOR:

Hurst Electric  
229 W. Hurst Blvd  
Hurst, TX 76053  
817.268.3000

ARCHITECT:

ALLIANCE  
ARCHITECTS

Scott A. Meyer, AIA  
Alliance Architects, Inc.  
1600 N. Collins Blvd.  
Suite 1000  
Richardson, TX 75080  
972.233.0400

CIVIL ENGINEER:

Pacheco Koch  
ENGINEERS, INC.

Tate Braun, P.E.  
Pacheco Koch Consulting  
Engineers, Inc.  
7557 Rambler Rd.  
Suite 1400  
Dallas, TX 75251  
972.235.3031

LANDSCAPE ARCHITECT:

Pacheco Koch  
ENGINEERS, INC.

Anne Harman, PLA  
Pacheco Koch Consulting  
Engineers, Inc.  
7557 Rambler Road  
Suite 1400  
Dallas, TX 75231  
972.235.3031





May 3, 2021

Building Permits & Inspections City of Lancaster  
700 E. Main Street Lancaster, TX 75146

Re: Midpoint Logistics Center-Site 1A

Dear Sir or Madam,

On behalf of the Property Owner, WHITE TRACT, LLC, please accept this "Letter of Intent" to hereby submit the attached Special Exception Application. The Owner is requesting a special exception to Section 14.605 Off-Street Parking Requirements of the Lancaster Development Code which limits on-site parking to no more than 10% over the minimum number required without approval of an exception by the Planning & Zoning Commission.

The Tenant will have as many as 450 employees on site at any one time. However, for the most part, they will operate at least 2 shifts per day and possibly 3 employing between 250 to 300 employees per shift.. The additional parking spaces will allow the traffic during the shift changes to operate more smoothly.

Respectfully submitted,

Michael Goss  
Development Manager  
(O) 214-367-3001  
(M) 469-995-9323  
mgoss@panattoni.com



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

8.

**Meeting Date:** 07/06/2021

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

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

**Submitted by:** Bester Munyaradzi, Senior Planner

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#### **Agenda Caption:**

M21-25 Discuss and consider a landscape buffer special exception request from Planned Development Ordinance 2013-11-35 requirement for a property located on the northeast corner of N. Dallas Avenue and Telephone Road addressed as 3500 N. Dallas Avenue. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is located on the northeast corner of N. Dallas Avenue and Telephone Road and is comprised of approximately 17.756 acres of land.
2. **Current Zoning:** The property is currently zoned Planned Development- Light Industrial (PD-LI).
3. **Adjacent Properties:**  
North: LI, Light Industrial (LI) - (Vacant)  
South: Neighborhood Services (NS) - (Vacant)  
East: City of Dallas - (Warehouse)  
West: Planned Development - Light Industrial - (Vacant)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed warehouse use is consistent with the Comprehensive Plan.
5. **Case History:**



Date	Body	Action
06/05/07	P&Z	Z07-17 Comprehensive Plan amendment and Zoning Change request recommended approval with Retail at northeast corner of Telephone Road and Dallas Avenue
06/25/07	CC	Z07-17 Approved with stipulations
02/16/10	P&Z	Z10-05 Land swap and rezoning request recommended for approval
03/08/10	CC	Z10-05 Land swap and rezoning request tabled until March 22, 2010
03/22/10	CC	Z10-05 Land swap and rezoning request tabled until April 12, 2010
04/12/10		Z10-05 Applicant withdrew application until a later date
05/24/10	CC	Z10-05 Land swap request denied.
11/06/12	P&Z	PS12-05 Lots 1,2,3, Block A, Ridge Logistics Center Preliminary Plat approved
02/11/13	CC	Denied - Waiving requirement for connection to Lancaster water and wastewater system and resolution for ongoing maintenance of median on rights-of-ways.
09/03/13	P&Z	PS13-08 Lots 1,2,3, Block A, Ridge Logistics Center Final Plat approved.
09/24/13	P&Z	Z13-03 Comprehensive Plan amendment and Zoning Change request tabled until October 1, 2013. The public hearing was conducted and closed at this meeting.
10/01/13	P&Z	Z13-03 Comprehensive Plan amendment and Zoning Change request recommended approval with land use stipulations that are included in the attached Ordinance #2013-11-35
10/28/13	CC	Z13-03 Comprehensive Plan amendment and Zoning Change request - conducted and closed Public Hearing, approved the zoning change request and directed Staff and the City Attorney to bring the Ordinance back for Council consideration.
11/28/13	CC	Z13-03 Approved Ordinance #2013-11-35
10/03/17	P&Z	Z17-07 Recommended approval of the rezoning request
12/04/17	CC	Z17-07 Approved the zoning request
04/03/18	P&Z	Z18-01 Recommended approval of the rezoning request
04/23/18	CC	Z18-01 Approved the zoning request

**Operational Considerations:**

This is a landscape buffer special exception request from Planned Development Ordinance 2013-11-35 landscape buffer requirements.

Article 14.800 Landscape Regulations and Standards, Section 14.801 Application Article, Subsection (a) 4 Exceptions states that the Planning and Zoning Commission may grant a special exception to the requirement upon evidence presented that:

- (a) Strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (b) The requirements are not imposed by a site-specific landscape plan approved by the Planning and Zoning Commission or City Council; or
- (c) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

The ordinance requires a 25-foot landscape buffer from the property line. The applicant is providing a 10-foot landscape buffer from the property line adjacent to Telephone Road. However, there is an



additional 40 feet of green space between the property line and Telephone Road where the City of Dallas has waterline easement. The 10 feet buffer that the applicant is providing and the 40 feet City of Dallas waterline easement will result in approximately 50-feet of green space between the subject property line and the northern rights-of-way for Telephone Road.

Ordinance 2013-11-35 requires that the applicant provide a 25 feet landscape buffer, which will result in a total of 65 feet of green space between the subject site and Telephone Road. In this case, strict compliance with the requirements of this article will unreasonably burden the use of the property. The 40 feet City of Dallas water easement will compensate for the reduction of landscaping. Therefore, staff recommends approval of the 10 feet landscape buffer per the applicant's request subject to a requirement upon the property owner, and any successors-in-interest to maintain the whole 50 feet green space; the 10 feet landscape and the 40 feet waterline easement along the subject property as a condition for the approval of this exception.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of this request subject to a requirement upon the property owner, and any successors-in-interest to maintain the whole 50 feet green space; the 10 feet landscape and the 40 feet waterline easement along the subject property as a condition of approval of this exception.

**Attachments**

Location Map

Landscape Plan Showing The Landscape Buffer

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3500 N Dallas Ave  
Zoned: PD/LI

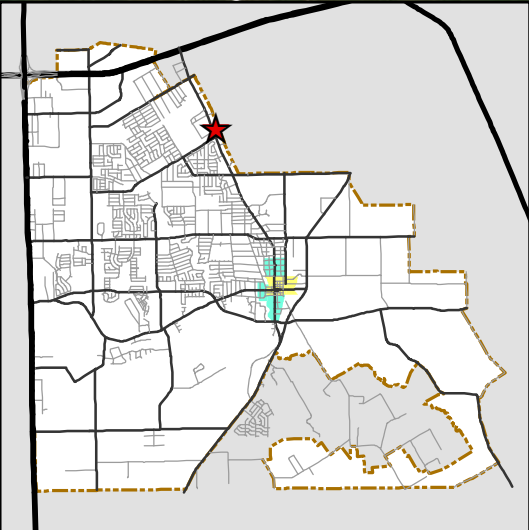
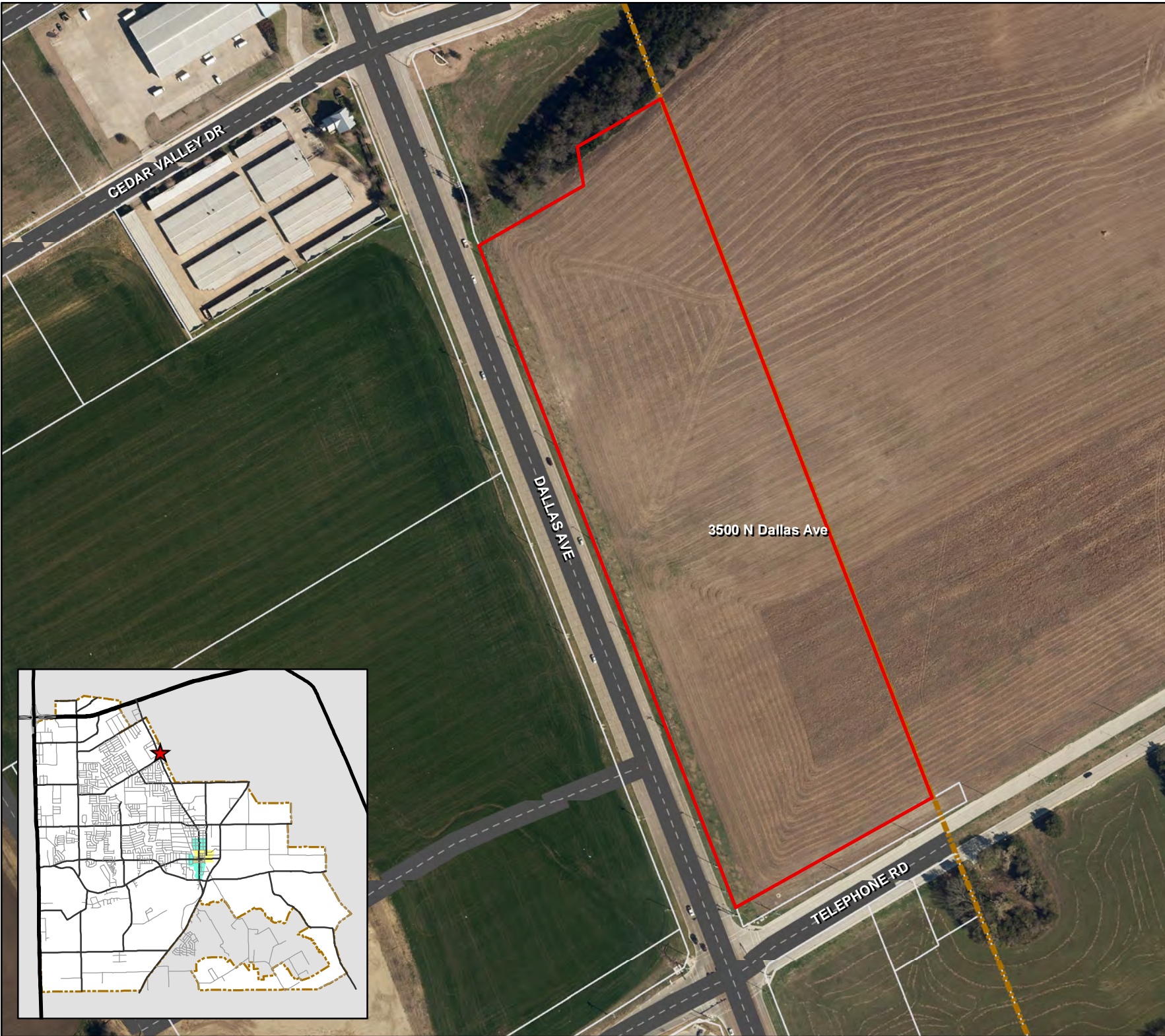


Legend

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







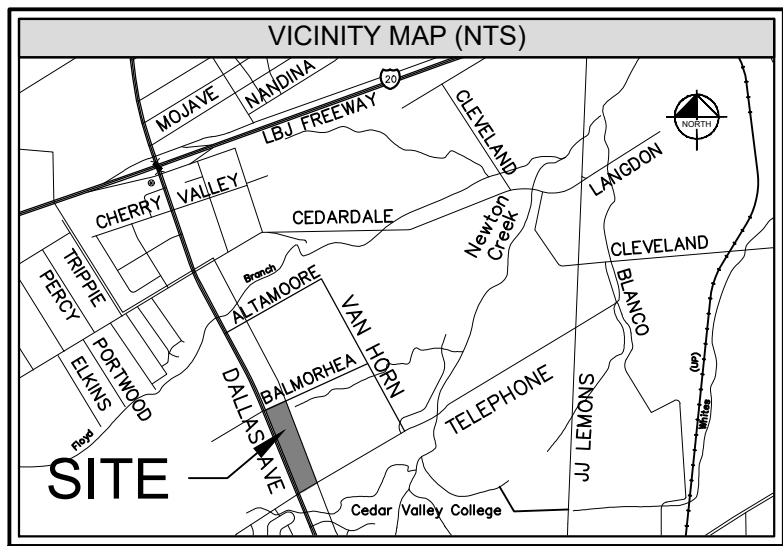
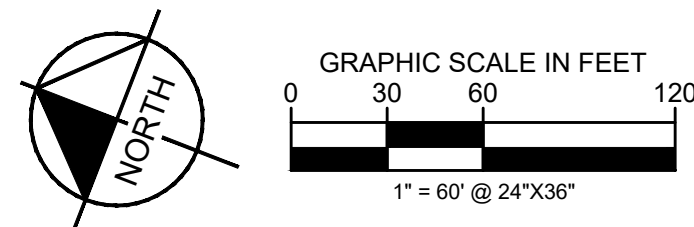
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TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	REMARKS
	UA	17	ULMUS PARVIFOLIA ' ALLEE ' / ALLEE LACEBARK ELM	8 & 8	3" CAL.	12' -14' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	25	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	8 & 8	3" CAL.	12' -14' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	22	QUERCUS SHUMARDII / SHUMARD RED OAK	8 & 8	3" CAL.	12' -14' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
	IC	453	ILEX CORNUTA ' DWARF BURFORD ' / DWARF BURFORD HOLLY	CONT.	24" HT.	30" O.C.	FULL AND MATCHING
	AD	507	ABELIA X GRANDIFLORA ' DWARF ' / DWARF GLOSSY ABELIA	CONT.	24" HT.	30" O.C.	FULL AND MATCHING
	NA	546	NANDINA DOMESTICA ' ATROPURPUREA NANA ' / DWARF NANDINA	CONT.	24" HT.	30" O.C.	FULL AND MATCHING
	CG	420	COTONEASTER GLAUCOPHYLLUS / GRAYLEAF COTONEASTER	CONT.	24" HT.	30" O.C.	FULL AND MATCHING
	RI	600	RAPIHOLEPS INDICA ' CLARA ' / INDIAN HAWTHORN	CONT.	24" HT.	30" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	TA	435	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	CONT.	12"-18" SPL. 3-5 RUNNERS MIN.	30" O.C.	FULL AND MATCHING
	SEED	118,739 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	LG	1,084	LIRIOPE GIGANTEA / GIANT LIRIOPE	CONT.	12" X 18" SPL.	30" O.C.	FULL AND MATCHING
	NT	1,038	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS	CONT.	12"-18" HT.	24" O.C.	FULL AND MATCHING



<b>City of Lancaster</b>		
<b>SITE AREA: 631.468 SF (14.50 ACRES)</b>		
<b>ORDINANCE NO. 2013-11-35</b>		
<b>Enhanced Screening Along Public Right of Way</b>	<b>Required</b>	<b>Provided</b>
A 50' wide open space buffer in the form of graded berm, walk or landscape elements shall be constructed between the tree line and property pavement limits.	Yes	Yes
<b>ARTICLE 14 LANDSCAPE STANDARDS</b>		
<b>SEC. 14.804 MANDATORY PROVISIONS</b>		
<b>(A) 11 Street Buffer</b>	<b>Required</b>	<b>Provided</b>
A street landscape buffer strip is required with a minimum width of 6 feet. Street trees shall be provided along the entire length of the property development.	Yes	Yes
<b>(A) 12 Street Tree Requirements</b>	<b>Required</b>	<b>Provided</b>
One large shade tree shall be provided for every 50 linear feet of street frontage.		
Datums Address:		
1,400' 11" 50' L – 28 Street Trees	28 Large Trees	28 Large Trees
Telephone Road		
444' 10' 50" L – Street Trees	9 Large Trees	9 Large Trees
<b>(A) 13 Other Landscaping</b>		
All street right-of-way located adjacent to the development shall be improved with grass, or ground cover material and shall be maintained.	Yes	Yes
<b>SEC. 14.804 B.1 MINIMUM LANDSCAPING REQUIREMENTS</b>		
<b>(A) Area Required</b>		
For all nonresidential parcels, at least 20% of the site shall be permanently landscaped. All of the required landscape shall be located in the Street Varies, side yards, and parking lots.	126,294 sq.	126,294 sq.
<b>(B) Trees Required</b>		
331.688 ac X 20% = 66.338 ac		
<b>(B) 1 Street Trees</b>		
Street yards more than 10,000 sq ft shall include 10 trees plus (1) large tree per two thousand sq ft.	39 Large Trees	39 Large Trees
56,673 sq ft / 2,000 sq ft – 29 Trees = 10 Trees – 39 Large Tree		
At least 1 shrub shall be required for every 50 sq ft of required landscape area.	2,526 Shrubs	2,526 Shrubs
126,294 sq ft – 2,526 shrubs		
At least 10% of the required landscape area shall be maintained in ground cover.	12,629 sq.	12,629 sq.
126,294 sq ft – 10% = 12,629 sq.		
<b>(C) Landscaping for Non-Residential Land Uses</b>		
<b>(C) 1 Screening of Parking</b>		
There shall be a continuous screening along parking lots when adjacent to right of ways.	Yes	Yes
<b>(C) 2 Internal Parking Lot Landscaping</b>		
<b>(C) 3 Parking Lot Landscape Area</b>		
Parking lot landscape area requirement shall be based on the percentage of parking located between the building facade and the R.O.W. Greater than 75% = 30 sq ft parking stall.	4,500 sq.	4,500 sq.
150 Stalls X 30 sq ft = 4,500 sq.		
<b>(C) 4 Distribution of Islands, Peninsulas and Medians</b>		
No required parking space may be located more than 60 ft from the boulev of a large curbing.	Yes	Yes
The center of one tree may be planted closer to 1/2 ft to pavement.	Yes	Yes
<b>(C) 5 Planting Requirements</b>		
All parking spaces in parking areas shall contain a minimum of 1 canopy tree with the remaining area in shrubs, ground cover, grasses or seasonal color.	Yes	Yes
<b>(D) Screening of Off-Street Loading Docks</b>		
Off-street loading docks shall be screened from public streets. Screening material must be at least 6 ft high.	Yes	Yes
All large trees shall be at least 7' in height and measure at least 5" in caliper at time of planting.	Yes	Yes
All shrubs shall be a minimum of 2' in height at time of planting.	Yes	Yes

**CITY REQUIRED MAINTENANCE NOTE:**

1. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE OWNER, TENANT AND/OR THEIR AGENT IS RESPONSIBLE FOR REGULAR MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES AS MAY BE REQUIRED FOR THE CARE OF LANDSCAPING.

2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

3. PLANT MATERIALS WHICH DIE SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL OF A SIMILAR VARIETY AND SIZE WITHIN 60 DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF 3" MEASURED 24" ABOVE THE GROUND MAY BE REPLACED WITH A SIMILAR VARIETY OF TREE WITH A TRUNK CALIPER OF NO LESS THAN 3" MEASURED 24" ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY THE BUILDING OFFICIAL FOR CONDITIONS RELATING TO A SEASON OF THE YEAR PER THE REQUIREMENT OF THIS SECTION.

4. FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS ORDINANCE AND SHALL BE SUBJECT TO PENALTIES OF THIS ORDINANCE. IF AT ANY TIME AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE APPROVED LANDSCAPING IS FOUND TO BE IN NONCONFORMANCE TO THE STANDARDS AND CRITERIA OF SECTION 14.808, THE BUILDING OFFICIAL OR DESIGNEE SHALL ISSUE NOTICE TO THE OWNER, TENANT AND/OR THEIR AGENT CITING THE VIOLATION AND DESCRIBING THE ACTION REQUIRED TO COMPLY WITH THIS SECTION.

5. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF THE REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN A UTILITY EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS, AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NEVERTHELESS, SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

**NOTE:**  
1. THERE ARE NO EXISTING TREES ON SITE.  
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF LANCASTER IRRIGATION STANDARDS.

CASE NUMBER: DXXX-XX

***OVERALL LANDSCAPE PLAN***

VANTRUST I-20 LOGISTICS ADDITION  
17.756 ACRES  
LOT 5R, BLOCK A  
DALLAS / LANCASTER, TX  
DALLAS COUNTY  
SMITH ELKINS SURVEY, ABSTRACT NO. 430  
A REPLAT OF LOTS 5 & 6, BLOCK A  
VANTRUST I-20 LOGISTICS ADDITION  
DATE: JUNE 07, 2021

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<b>DEVELOPER</b>	<b>LANDSCAPE ARCHITECT</b>
VANTRUST REAL ESTATE, LLC 6160 WARREN PARKWAY, SUITE 200 FRISCO, TX 75034 PH: 214-888-3030 CONTACT: JOSH MEREDITH	13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PH: (972) 770-1300 CONTACT: PAT HART, PLA EMAIL: PAT.HART@KIMLEY-HORN.COM

[illegible]

**Kimley»Horn**  
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WWW.KIMLEY-HORN.COM TX F-928  
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The logo for Kimley-Horn is displayed. Above the company name is a rectangular stamp with the word "PRELIMINARY" in bold, capital letters. Below the stamp, the text "FOR REVIEW ONLY" and "Not for construction or permit purposes." is printed. The Kimley-Horn logo itself features the company name in a serif font, with a stylized graphic element between the two words. Below the logo, the project name "PATRICK B. HART" is written, followed by the drawing number "2839" and the date "JUNE 2021".

KHA PROJECT 069315423	DATE JUNE 7, 2021	SCALE AS SHOWN	DESIGNED BY AMS	DRAWN BY AMS	CHECKED BY PBH
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# DALPARC BUILDING 5

# OVERALL LANDSCAPE PLAN

SHEET NUMBER  
L-100









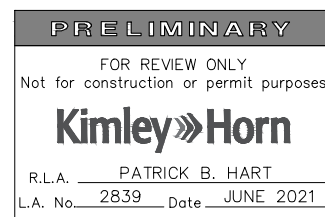
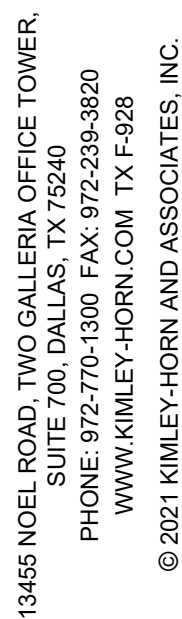


[illegible]

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DALLAS, TEXAS 75240  
PH: (972) 770-1300  
CONTACT: PAT HART, PLA  
EMAIL: PAT.HART@KIMLEY-HORN.COM

	IC	ILEX CORNUTA 'DWARF BURFORD' // DWARF BURFORD HOLLY
	AD	ABELIA X GRANDIFLORA 'DWARF' // DWARF GLOSSY ABELIA
	NA	NANDINA DOMESTICA 'ATROPURPUREA NANA' // DWARF NANDINA
	CG	COTONEASTER GLAUCOPHYLLUS // GRAYLEAF COTONEASTER
	RI	RAPIHOLEIPS INDICA 'CLARA' // INDIAN HAWTHORN

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	SEED	CYNODON DACTYLON / BERMUDA GRASS
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	NT	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS

[illegible]

KHA PROJECT 069315423	DATE JUNE 7, 2021	SCALE AS SHOWN	DESIGNED BY AMS	DRAWN BY AMS	CHECKED BY PBH
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# DALPARC BUILDING 5

LANCASTER

# LANDSCAPE PLAN

SHEET NUMBER  
L-102



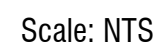
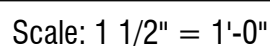
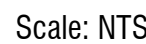


Diagram illustrating the cross-section of a tree planting pit, showing the relationship between the original ground, finished grade, and the planting pit structure.

Labels and Dimensions:

- FINISHED GRADE.** (Top surface)
- ORIGINAL GRADE.** (Ground level before excavation)
- UNDISTURBED NATIVE SOIL.** (Soil below the original grade)
- NATIVE LOOSEENED PLANTING SOIL BACKFILL.** (Soil used for backfilling the pit)
- 8" LIFTS TO BRACE TREE.** (Vertical spacing for backfilling)
- DO NOT OVER COMPACT.** (Instruction for backfilling)
- IN THE TOP 1/3 DEPTH OF BACKFILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL.** (Instruction for compost application)
- WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL.** (Instruction for settling the soil)
- ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.** (Instruction for final grading)
- SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT** (Instruction for pit preparation)
- ARBOR STAKE TYP., INSTALL 4" MIN. FROM EDGE OF ROOTBALL.** (Instruction for stake placement)
- 3 X ROOTBALL WIDTH MINIMUM** (Horizontal dimension for pit width)
- 8" DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS** (Dimension for mulch ring)
- SECTION** (Label for the cross-section)

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LANCASTER

SHEET NUMBER  
L-200