



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

Tuesday, September 7, 2021 - 7:00 p.m.



7:00 P.M. REGULAR MEETING

CALL TO ORDER

PUBLIC TESTIMONY:

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

CONSENT AGENDA:

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

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on August 3, 2021.
2. PS21-17 Consider a Final Plat for Boardwalk Phase 3A, being 65 residential lots on approximately 19.472 acres located north of Swift Fox Drive, approximately 1,280 feet east of Ames Road and west of Dizzy Dean Drive. The property is described as a tract of land that is a part of the Jonathon L. Sampson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.
3. HLPC21-14 Consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson Street, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

4. PS21-21 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lot 29R Block C out of Lot 29 Block C on a .384 acre tract. The property is addressed as 4422 Highland Street and is located east of Highland Street and approximately 540 feet south of Lyle Street. The property is situated in Cedardale Highlands, Block C N 1/2 Lot 29, City of Lancaster, Dallas County, Texas.

5. PS21-34 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lots 20R-1 and 20R-2 from Lot 20 Block D on .387 acre. The property is addressed as 1024 Lyle Street and is located on the southeast corner of Percy Street and Lyle Street. The property is situated in the Cedardale Highlands Addition, City of Lancaster, Dallas County, Texas.
6. Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is an approximately 0.59 acre tract 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.
7. Z21-16 Conduct a public hearing and consider a Specific Use Permit (SUP) for a Private Community or Recreation Club (Accessory) use in the Agricultural Open (A-O) zoning district. The property is addressed as 1005 West Main Street and is approximately 540 feet west of Belt Line Road and north of Main Street, more particularly described as a tract of land situated in the A Bledsoe Survey, Abstract No.113, City of Lancaster, Dallas County, Texas.
8. Z21-17 Conduct a public hearing and consider a rezoning request from Agricultural Open within the Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

ACCESSIBILITY STATEMENT: Meetings of the Lancaster 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.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

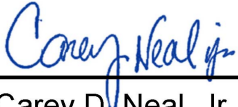
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on September 2, 2021, @ 8:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

A handwritten signature in blue ink, reading "Carey D. Neal, Jr.", is written over a horizontal line.

Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

1.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on August 3, 2021.

Background:

Attached for your review and consideration are minutes from the Planning and Zoning Commission Regular Meeting held on August 3, 2021.

Attachments

Draft Minutes 08.03.2021

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 3, 2021

The Planning and Zoning Commission of Lancaster, Texas, met in the Council Chambers of City Hall and virtually on August 3, 2021, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present (Virtual):

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

Commissioners Absent:

Petra Covington, Alternate

City Staff Present (City Hall):

Vicki Coleman, Director of Development Services
Emma Chetuya, Planner
Alexandra Schrader, Planning Technician

Call to Order

Chair Aguilar called the meeting to order at 7:00 p.m. on August 3, 2021.

Public Testimony:

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

There were no speakers.

CONSENT AGENDA:

- 1. Consider approval of minutes from the Planning and Zoning Commission Regular Meetings held on June 1, June 17, and July 6, 2021.**
- 2. HLPC21-13 Consider approval of a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.**
- 3. PS21-32 Consider approval of a final plat for Rodriguez Addition, Lot 1, Block A, being a 10.005 acres tract of land located on the southeast corner of McBride Road and Reindeer Road. The property is addressed as 507 East Reindeer Road and is described as being a tract of land situated in the Money Weatherford Survey, Abstract No. 1554, City of Lancaster, Dallas County, Texas.**

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

PUBLIC HEARING:

- 4. 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.**

Planner Chetuya stated that the applicant requested the item to be postponed to the September 7, 2021 Planning and Zoning Commission meeting.

MOTION: Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to postpone the item until the September 7, 2021, Planning and Zoning Commission meeting. The vote was cast 5 for, 0 against (Covington absent).

- 5. Z21-16 Conduct a public hearing and consider a Specific Use Permit (SUP) for a Private Community or Recreation Club (Accessory) use in the Agricultural Open (A-O) zoning district. The property is addressed as 1005 West Main Street and is approximately 540 feet west of Belt Line Road and north of Main Street, more particularly described as a tract of land situated in the A Bledsoe Survey, Abstract No. 113, City of Lancaster, Dallas County, Texas.**

Planner Chetuya stated that the applicant requested for the item to be postponed to the September 7, 2021 Planning and Zoning Commission meeting.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to postpone the item until the September 7, 2021 Planning and Zoning Commission meeting. The vote was cast 5 for, 0 against (Covington absent).

- 6. PS21-31 Conduct a public hearing and consider a residential replat for Meadows Addition, creating Lots 8R-1 and 8R-2 Block 6 out of Lot 8 Block 6 on 0.804 acres. The properties are addressed as 1527 and 1533 Briarview Drive and are located on the north side of Briarview Drive and approximately 360 feet east of Meadow Lane. The property is situated in Meadows Addition, Lot 8 Block 6, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request for approval of a residential replat to subdivide Lot 8 Block 6 in the Meadows Addition for the purpose of building a single family home on Lot 8R-2. Access to the properties will be provided from Briarview Drive. The plat is in conformance with the subdivision regulations and meets the maximum density requirements for the SF-5 zoning district. Staff recommends approval of the replat as presented.

Chair Aguilar opened the public hearing.

Cedric Looney, applicant, was present.

There are were no speakers.

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 5 for, 0 against (Covington absent).

MOTION: Vice Chair Whitfield made a motion, seconded by Commissioner Murphy to approve item 6. The vote was cast 5 for, 0 against (Covington absent).

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

The meeting was adjourned at 7:09 PM.

ATTEST:

APPROVED:

Bester Munyaradzi, Senior Planner

Isabel Aguilar, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-17 Consider a Final Plat for Boardwalk Phase 3A, being 65 residential lots on approximately 19.472 acres located north of Swift Fox Drive, approximately 1,280 feet east of Ames Road and west of Dizzy Dean Drive. The property is described as a tract of land that is a part of the Jonathon L. Sampson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located north of Swift Fox Drive, approximately 1,280 feet east of Ames Road and west of Dizzy Dean Drive. It is 19.472 acres in size.
2. **Current Zoning:** The subject property is currently located in Planned Development Single Family Residential (PD-SF) 73.
3. **Adjacent Properties:**
North: PD-SF, Planned Development 73 - Single Family Residential (Single Family Homes)
South: PD-SF, Planned Development 73 - Single Family Residential (Vacant)
East: SF-5 Residential Medium, (Single Family Homes)
West: PD-SF, Planned Development 73 - Single Family Residential (Vacant)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan (FLUP) of the Comprehensive Plan identifies this site as suitable for Rural Living uses. Although the subdivision is denser than the FLUP designation, the proposed subdivision is in compliance with the Planned Development 73 zoning district.
5. **Case/Site History:**

Date	Body	Action
10/21/03	P&Z	PS03-27 Park Place Phase (former title) 1, Preliminary Plat Approved
03/16/04	P&Z	Z03-26 PD-SF-2 Zoning Recommended Approval
04/04/04	P&Z	PS04-14 Final Plat Boardwalk Phase 1 Approved
05/10/04	CC	Z03-26 PD-SF-2 Approved
11/02/04	P&Z	PS04-40 Boardwalk Phase 1B, 2, and 3 Preliminary Plat Approved.
10/04/05	P&Z	PS05-22 Boardwalk Phase 2 Final Plat Approved
07/11/17	P&Z	PS17-15 Boardwalk Phase 3 Preliminary Plat Approved
09/05/17	P&Z	PS17-18 Boardwalk Phase 3 Final Plat Approved

Operational Considerations:

This is a request for final plat approval of 65 residential lots and associated street rights-of-way for the purpose of developing Boardwalk Phase 3A, a single-family residential development along with associated infrastructure. Phase 1 and 2 have been successfully developed, Phase 3 would be the final phase of this development.

Primary access to the property would be provided through the existing Boardwalk Avenue on the west; Marvin Gardens and Pennsylvania Avenue on the east. The applicant will be responsible for all utilities and infrastructure necessary for development. The infrastructure improvements have been accepted by the Engineering Division.

Public Information Considerations:

This item is being considered at a 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 final plat as presented.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

Staff recommends approval of the final plat as presented.

Attachments

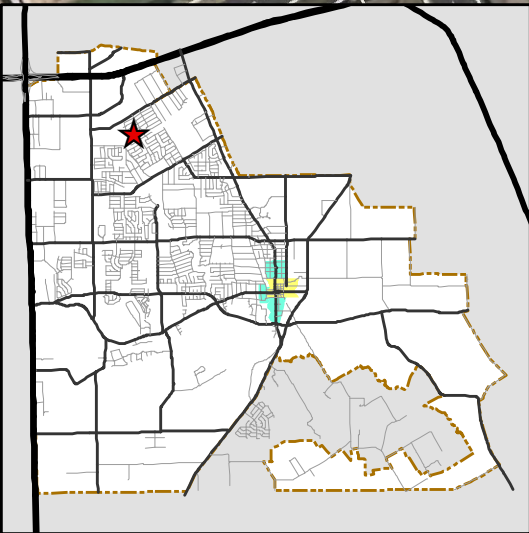
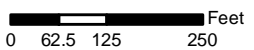
Location Map

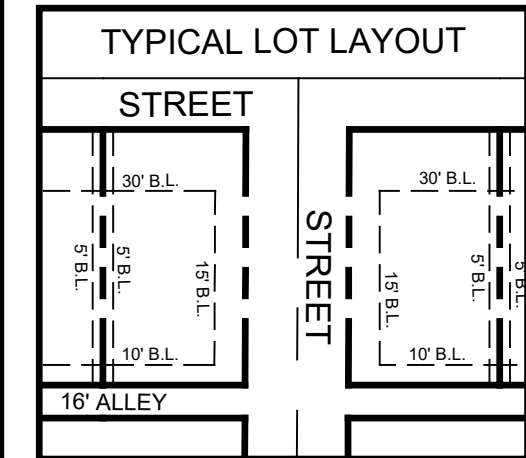
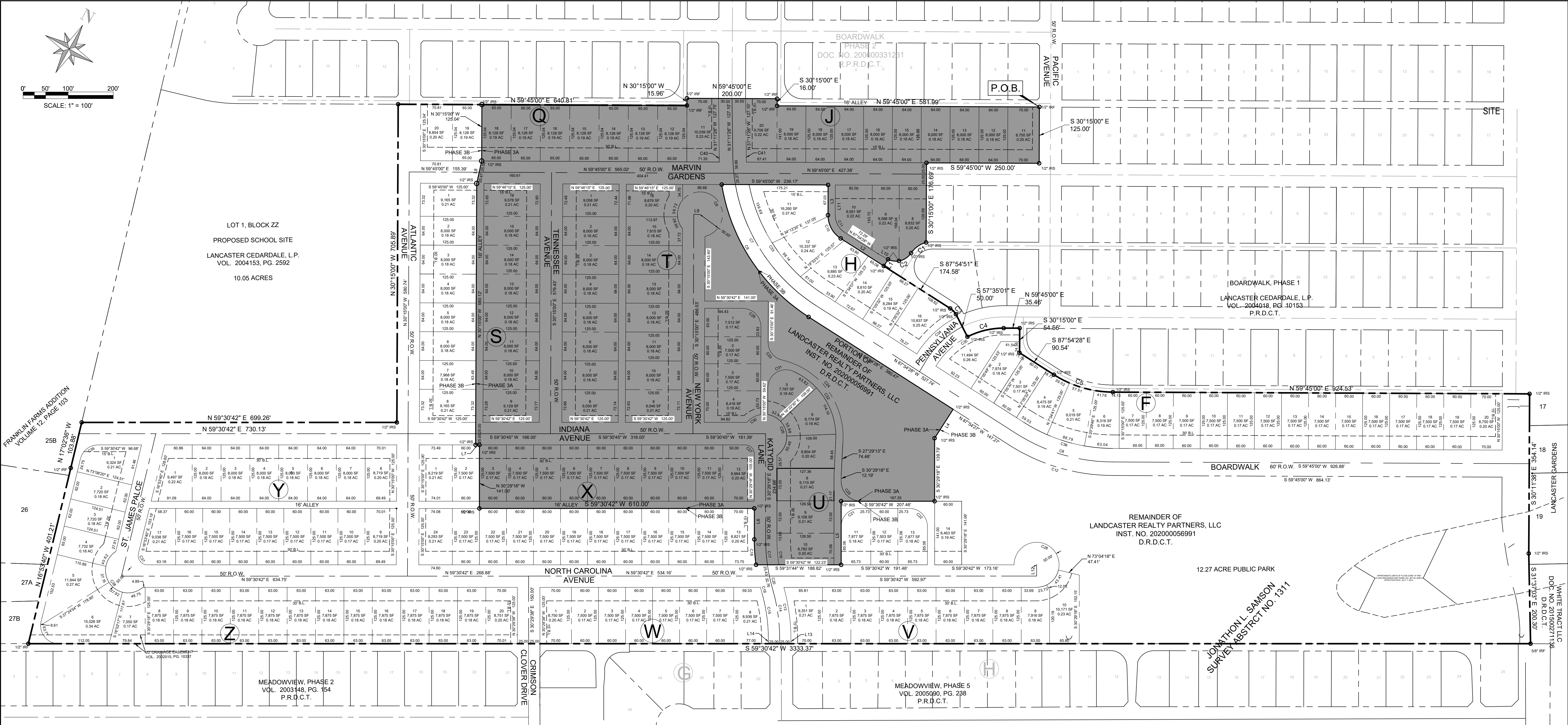
Final Plat

Boardwalk Phase 3A
Zoned: PD-SF-6



- BoardwalkPH3
- Subject Property
- Downtown Districts
- Floodplain
- City Limits
- Parcels





OWNER:
LANCASTER REALTY PARTNERS, LLC
2735 TROPHY CLUB DRIVE
TROPHY CLUB, TX 76262
(817) 422-2290

PURPOSE STATEMENT:

The purpose of this plat is to subdivide 19.472 acres into 65 residential lots.

NOTE:

Upon completion and approval of park land and improvements built by the developer, the Public Improvement Districts (PID) will maintain the park.

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does partially lie within a Special Flood Hazard Area (100 Year Flood). Map date July 7, 2014 Community Panel No. 48113C 0495K subject lot is located in Zone X and partially in Zone A.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX
	POWER POLE		WATER VALVE		SWS MAN HOLE
	DOWN GUY		TRANSFORMER PAD		GAS LINE MARKER
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT
	CLEAN OUT		STORM DRAIN MANHOLE		TELEPHONE MANHOLE



LOCATION MAP
NTS

NO.	DATE	REVISION
1.		
2.		
3.		

PHASE 3A

FINAL PLAT
BOARDWALK, PHASE 3A
LOTS 8-10, BLOCK H
LOTS 11-20, BLOCK J
LOTS 11-18, BLOCK Q
LOTS 9-16, BLOCK S
LOTS 1-16, BLOCK T
LOTS 1-10, BLOCK U
LOTS 3-12, BLOCK X
65 LOTS

19.472 ACRES SITUATED IN
JONATHAN L. SAMSON SURVEY, ABSTRACT NO 1311
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
JONATHAN L. SAMSON SURVEY, ABSTRACT NO 1311
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
ZONED (PD-SF) ORDINANCE NO. 2004-05-15
CASE NO. PS21-17

SHEET: 1 OF 2

ADTM ENGINEERING & CONSTRUCTION CORP.
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-271-9066
TEXAS REGISTRATION NUMBER: F-16984

L - R SURVEYING, LLC
TBPS No. 10194623

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO:	17-042
DATE:	03/24/2020
SCALE:	1" = 100'
DRAWN BY:	RP

Owners Certification

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Landcaster Realty Partners, LLC, is the sole owner of a 19.472 acre tract of land situated in the Jonathon L. Sampson Survey, Abstract No. 1311, Dallas County, Texas, being all of that certain 59.988 acre tract of land conveyed to Landcaster Realty Partners, LLC as recorded in Document No. 202000056991, Dallas County Deed Records, and being more fully described by metes and bounds as follows:

BEGINNING a 1/2 inch iron rod found at the most westerly north corner of said Landcaster Realty Partners, LLC tract, and at intersection of the southwesterly line of Pacific Avenue (a 50.0 foot width right-of-way) as recorded in Volume 2004018, Page 10153, Map Records, Dallas County, Texas and southeasterly line of a 16 Foot Alley as recorded in Document No. 200600331231, Official Public Records, Dallas County, Texas;

THENCE South 30 deg. 15 min. 00 sec. East, along the southwesterly line of said Pacific Avenue, a distance of 125.00 feet to a 1/2 inch iron rod set, said point being at the intersection of the southwesterly line of said Pacific Avenue and the northwesterly line of Marvin Gardens (a 50.0 foot width right-of-way) as recorded in Volume 2004018, Page 10153, Map Records, Dallas County, Texas;

THENCE South 59 deg. 45 min. 00 sec. West, along the northwesterly line of Marvin Gardens, a distance of 250.00 feet to a 1/2 inch iron rod set for corner, set point being at an el corner of said Landcaster Realty Partners, LLC tract;

THENCE South 30 deg. 15 min. 00 sec. East, along the northerly line of said Landcaster Realty Partners, LLC tract, a distance of 176.69 feet to a 1/2 inch iron rod set for corner, said point being the southwest corner of Lot 7, Block H, Boardwalk Phase 1, an addition to the City of Lancaster, according to the plat thereof recorded in Volume 2004018, Page 10153, Map Records, Dallas County, Texas, same point being in the northwesterly line of said 16 Foot Alley, said point also being the beginning of a curve to the left having a radius of 56.00 feet, a delta angle of 42 degrees 49 minutes 34 seconds, and a chord bearing and distance of South 24 degrees 13 minutes 37 seconds West, 40.89 feet;

THENCE in a southwesterly direction along said curve to the left, an arc distance of 41.86 feet to 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 40.00 feet, a delta angle of 82 degrees 47 minutes 26 seconds, and a chord bearing and distance of South 44 degrees 12 minutes 41 seconds West, 52.90 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 57.80 feet to 1/2 inch iron rod set for corner;

THENCE South 02 deg. 05 min. 32 sec. West, along the southerly line of said 16 Foot Alley, a distance of 17.46 feet to a 1/2 inch iron rod set for corner;

THENCE North 87 deg. 54 min. 28 sec. West, departing the southerly line of said 16 Foot Alley and through the interior of said Landcaster Realty Partners, LLC tract, a distance of 113.68 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 61.00 feet, a delta angle of 57 degrees 39 minutes 28 seconds, and a chord bearing and distance of North 59 degrees 04 minutes 44 seconds West, 58.83 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 61.39 feet to 1/2 inch iron rod set for corner;

THENCE North 30 deg. 15 min. 00 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 67.02 feet to 1/2 inch iron rod set for corner;

THENCE South 59 deg. 45 min. 00 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 236.17 feet to 1/2 inch iron rod set for corner, said point also being the beginning of a curve to the left having a radius of 430.00 feet, a delta angle of 48 degrees 14 minutes 42 seconds, and a chord bearing and distance of South 63 degrees 47 minutes 08 seconds West, 351.47 feet;

THENCE in a southwesterly direction along said curve to the left, an arc distance of 362.07 feet to 1/2 inch iron rod set for corner;

THENCE South 87 deg. 54 min. 28 sec. East, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 380.47 feet to 1/2 inch iron rod set for corner;

THENCE South 02 deg. 05 min. 49 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 380.47 feet to 1/2 inch iron rod set for corner;

THENCE South 30 deg. 29 min. 18 sec. East, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 139.79 feet to 1/2 inch iron rod set for corner;

THENCE South 59 deg. 30 min. 42 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 207.46 feet to 1/2 inch iron rod set for corner;

THENCE South 30 deg. 29 min. 18 sec. East, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 141.06 feet to 1/2 inch iron rod set for corner;

THENCE South 59 deg. 30 min. 42 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 122.23 feet to 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 404.70 feet, a delta angle of 07 degrees 59 minutes 25 seconds, and a chord bearing and distance of North 34 degrees 17minutes 39 seconds West, 56.39 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 56.44 feet to 1/2 inch iron rod set for corner;

THENCE North 30 deg. 29 min. 18 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 68.68 feet to 1/2 inch iron rod set for corner;

THENCE South 59 deg. 30 min. 42 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 610.00 feet to 1/2 inch iron rod set for corner, said point being the south corner of said 19.472 acre tract of land being described;

THENCE North 30 deg. 29 min. 18 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 141.00 feet to 1/2 inch iron rod set for corner;

THENCE South 59 deg. 30 min. 42 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 8.49 feet to 1/2 inch iron rod set for corner;

THENCE North 30 deg. 15 min. 00 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 580.12 feet to 1/2 inch iron rod set for corner;

THENCE North 18 deg. 01 min. 27sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 51.05 feet to 1/2 inch iron rod set for corner;

THENCE North 30 deg. 15 min. 00 sec. West, continuing through the interior of said Landcaster Realty Partners, LLC tract, a distance of 125.04 feet to 1/2 inch iron rod set for corner, said point being the west corner of said 19.472 acre tract of land being described, said point being the southeasterly line of said 16 Foot Alley, same point being in the easterly lien of said Boardwalk, Phase 2, an addition to the City of Irving, according to the plat thereof recorded in Document No. 200600331231, Official Public Records, Dallas County, Texas;

THENCE North 59 deg. 45 min. 00 sec. East, along the southeasterly line of said 16 Foot Alley, a distance of 640.81 feet to 1/2 inch iron rod found for corner, said point being in the northerly line of said 16 Foot Alley;

THENCE North 30 deg. 15 min. 00 sec. West, along the northerly line of said 16 Foot Alley, a distance of 15.96 feet to 1/2 inch iron rod found for corner;

THENCE North 59 deg. 45 min. 00 sec. East, along the southeasterly line of said Boardwalk, Phase 2, a distance of 200.00 feet to 1/2 inch iron rod found for corner, said point being in the southerly line of said 16 Foot Alley;

THENCE South 30 deg. 15 min. 00 sec. East, along the southerly line of said 16 Foot Alley, a distance of 16.00 feet to 1/2 inch iron rod found for corner;

THENCE North 59 deg. 45 min. 00 sec. East, along the southeasterly line of said 16 Foot Alley a distance of 581.99 feet to the POINT OF BEGINNING and containing 848,204 square feet or 19.472 acres of computed land.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, LANDCASTER REALTY PARTNERS, LLC, Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as *Boardwalk, Phase 3.1*, an addition to the City of Lancaster, Lots 8-10, Block H, Lots 11-20, Block J, Lots 11-18, Block Q, Lots 9-16, Block S, Lots 1-16, Block T, Lots 1-10, Block U, and Lots 3-12, Block X, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right to 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. Additionally, I/we certify that I/we are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat.

Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, I/we agree to the following:

Every owner of fee simple title to every individual lot within the subdivision shall be a member of the Public Improvement Districts;

The Public Improvement Districts shall have the authority to collect membership fees;

As applicable as it pertains to conditions shown herein, the Public Improvement Districts shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.

The Public Improvement Districts shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.

The Public Improvement Districts shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.

The Public Improvement Districts shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

The Public Improvement Districts shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or maintenance of detention pond otherwise, including attorney fees and costs of suit, in connection with the Public Improvement Districts maintenance of detention pond.

Detention Pond will be maintained by the Public Improvement Districts.

This plat approved subject to ordinances, rules, regulations and resolutions of the City of Lancaster, Texas.

LANDCASTER REALTY PARTNERS, LLC

Farrukh Azim, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

Approval _____
Chairman, Planning and Zoning Commission Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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

Senior Planner _____ Date _____

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Larry Turman, 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.

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	42°49'34"	56.00'	41.86'	S24°13'37"W	40.89'
C2	82°47'26"	40.00'	57.80'	S44°12'41"W	52.90'
C3	34°44'06"	40.00'	24.25'	S70°32'37"E	23.88'
C4	27°20'05"	175.00'	83.49'	N46°05'00"E	82.70'
C5	32°20'33"	245.00'	138.30'	N75°55'16"E	136.47'
C6	296°13'57"	50.00'	258.51'	S78°32'19"W	52.82'
C7	56°43'02"	400.00'	395.96'	N59°32'57"W	379.99'
C8	32°20'32"	400.00'	225.79'	N75°55'16"E	222.80'
C9	48°14'42"	430.00'	362.07'	S63°47'08"E	351.47'
C10	57°39'28"	61.00'	61.39'	N59°04'44"W	58.83'
C11	57°39'13"	45.00'	45.28'	S59°04'43"E	43.39'
C12	32°20'33"	430.00'	242.73'	N75°55'17"E	239.52'
C13	15°40'41"	425.00'	116.29'	N38°19'55"W	115.93'
C14	15°40'41"	400.00'	109.45'	N38°19'55"W	109.11'
C15	16°02'42"	375.00'	105.01'	N38°35'11"W	104.67'
C16	8°38'48"	375.00'	56.59'	N34°49'06"W	624.13'
C17	8°04'15"	400.00'	56.35'	S34°31'25"E	56.30'
C18	7°59'25"	404.70'	56.44'	N34°17'39"W	56.39'
C19	1°33'50"	425.00'	11.60'	S45°09'04"E	11.60'
C20	8°19'39"	400.00'	58.14'	S42°43'48"E	58.09'
C21	89°59'04"	40.01'	62.83'	S14°30'42"W	56.57'

PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C22	89°59'04"	40.01'	62.83'	N75°29'18"W	56.57'
C23	77°08'15"	40.00'	53.85'	S68°46'57"E	49.88'
C24	81°07'16"	175.00'	247.77'	N66°53'57"W	227.59'
C25	89°39'29"	44.13'	69.06'	S75°29'18"E	62.23'
C26	136°43'09"	50.00'	119.31'	N43°07'44"W	92.95'
C27	90°06'15"	19.98'	31.42'	S75°29'18"E	28.28'
C28	270°32'12"	50.00'	236.08'	N75°12'55"W	70.38'
C29	88°04'29"	40.98'	63.00'	N75°39'15"W	56.97'
C30	40°46'19"	50.00'	35.58'	S29°47'27"W	34.83'
C31	113°32'32"	40.03'	79.33'	S26°33'26"W	66.97'
C32	70°18'37"	159.00'	195.12'	S61°29'37"E	183.10'
C33	46°42'03"	370.00'	301.58'	N64°33'27"W	293.30'
C34	31°25'20"	225.00'	123.39'	S16°46'37"W	121.85'
C35	59°03'25"	175.00'	180.38'	S30°13'20"W	172.50'
C36	32°20'32"	370.00'	208.86'	N75°55'16"E	206.09'
C37	103°35'51"	20.00'	36.16'	S68°41'30"E	31.43'
C38	188°26'33"	50.00'	164.45'	S67°40'42"E	99.73'
C39	76°33'52"	40.00'	53.45'	S21°14'09"W	49.56'
C40	2°54'32"	264.12'	13.41'	N32°05'02"W	13.41'
C41	3°20'54"	244.08'	14.26'	S32°17'42"E	14.26'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S2°05'32"W	17.46'
L2	N87°54'28"W	113.68'
L3	N30°15'00"W	67.02'
L4	S2°05'49"W	76.26'
L5	S30°29'18"E	141.06'
L6	N30°29'18"W	68.68'
L7	S59°30'42"W	8.49'
L8	N18°01'27"W	51.05'
L9	N59°45'00"E	13.68'
L10	N88°50'42"E	25.95'
L11	N30°15'00"W	67.03'
L12	N30°22'31"W	25.00'
L13	N30°29'38"W	10.15'
L14	N30°29'38"W	10.15'

FINAL PLAT
BOARDWALK, PHASE 3A
LOTS 8-10, BLOCK H
LOTS 11-20, BLOCK J
LOTS 11-18, BLOCK Q
LOTS 9-16, BLOCK S
LOTS 1-16, BLOCK T
LOTS 1-10, BLOCK U
LOTS 3-12, BLOCK X
65 LOTS
19.472 ACRES SITUATED IN
JONATHAN L. SAMSON SURVEY, ABSTRACT NO 1311
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
JONATHAN L. SAMSON SURVEY, ABSTRACT NO 1311
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
ZONED (PD-SF) ORDINANCE NO. 2004-05-15
CASE NO. PS21-17

SHEET: 2 OF 2

OWNER:
LANDCASTER REALTY PARTNERS, LLC
2735 TROPHY CLUB DRIVE
TROPHY CLUB, TX 76262
(817) 422-2290

ENGINEER:

ADTM ENGINEERING & CONSTRUCTION CORP.
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: MIKE ALTURK, P.E.
PHONE: 817-271-9066
TEXAS REGISTRATION NUMBER: F-16984

LEGEND

☒ GAS METER
☒ GAS VALVE
☒ TELEPHONE PEDESTAL
☒ POWER POLE
☒ DOWN GUY
☒ S.S. MAN HOLE
☒ CLEAN OUT
☒ FIRE HYDRANT
☒ WATER METER
☒ BOLLARD
☒ WATER VALVE
☒ TRANSFORMER PAD
☒ ELECTRIC MANHOLE
☒ STORM DRAIN MAN HOLE
☒ MONITORING WELL
☒ TRAFFIC SIGNAL POLE
☒ TRAFFIC SIGNAL BOX
☒ SWB MAN HOLE
☒ GAS LINE MARKER
☒ VAULT
☒ TELEPHONE MANHOLE
☒ SIGN
☒ LIGHT POLE
☒ TYPICAL FENCE
☒ CONCRETE
☒ TREE
☒ ELECTRIC BOX

NO.	DATE	REVISION
1.		
2.		
3.		

L - R SURVEYING, LLC
TBPS No. 10194623

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.: 17-042
DATE: 03/24/2020
SCALE: 1" = 100'
DRAWN BY: RP

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

HLPC21-14 Consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 521 Wilson Street and is approximately .21 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District (HP), Single-Family Residential (SF-6).
3. **Adjacent Properties:**
North: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
South: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
East: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
West: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for single-family homes. The existing home on the property is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**
The home was constructed in 1965 and is listed on the Dallas Central Appraisal District (DCAD) website as a pier and beam foundation and wood frame building.

Operational Considerations:

The applicant is proposing to remove the existing concrete steps, handrails, and shrubs then install an 8' x 18' porch at the front of the home. The posts and railings of the porch will be made of wood and the siding of the gable will be made of hardy plank. The porch will be painted to match the color of the existing home. The shingles on the porch extension will match the shingles on the existing home. The applicant plans to have shorter steps and increase the landing area for each step. The applicant has indicated that the purpose of these changes is for the safety of the occupants.

The Lancaster Historic Residential Design Regulations (LHRDR) Chapter 3.1.3: *New or Replacement Front Porches* states that, "New front porches on historic residences that did not originally have a front porch is not to be permitted, as the addition of a new porch would change the historic appearance of a

house....Adding a new porch to a front elevation where none historically existed is inappropriate and is not to be allowed... the retention and repair of the original materials (such as porch columns, railings) is required." The applicant is proposing to add a new porch and replace the metal railings with wood railings. The porch depth will be 10', the steps will be three (3) feet wide, and the steps will be recessed to terminate at the edge of the porch. The proposed porch and replacement of the railings is not in compliance with the LHRDR as new porches are not permitted and railings are to be preserved. Therefore, staff recommends denial of the request to add the porch to the front of the home.

Public Information Considerations:

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

Options/Alternatives:

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

Recommendation:

On July 27, 2021, the Historic Landmark Preservation Committee recommended approval of the request with the condition that the porch depth be increased to 10 feet, the steps be 3 feet wide, and the steps be recessed to terminate at the edge of the porch. Staff recommends denial of the request as presented.

Attachments

Location Map

DCAD Report

Elevation and Plans

Applicant Photos

Survey

Staff Photos

Letter of Intent

July 27, 2021 HLPC Staff Report

July 27, 2021 HLPC Draft Minutes

City of Lancaster

521 Wilson St

Zoned: SF-6 in Historic District



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



0 12.5 25 50 Feet

date: 07/08/2021





Residential Account #36000508500030100

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

Property Location (Current 2021)

Address: 521 WILSON ST
Neighborhood: 4LSG06
Mapsc: 86-C (DALLAS)

DCAD Property Map

2021 Current Appraisal Notice

Electronic Documents (ENS)



Print Homestead Exemption Form

Owner (Current 2021)

WILSON KENNETH WRIGHT
 LIFE ESTATE
 521 WILSON ST
 LANCASTER, TEXAS 751462435

Multi-Owner (Current 2021)

Owner Name	Ownership %
WILSON KENNETH WRIGHT	100%

Legal Desc (Current 2021)

- 1: ORIG TOWN LANCASTER
- 2: BLK 6/85 (LOT 3.1)SE 14X135' OF
- 3: LOT 2 & NNE55X135' LOT 3 69X135'
- 4:
- 5: 0005085000301 23600050850

Deed Transfer Date: 11/11/1900

Value

2021 Proposed Values	
Improvement:	\$57,300
Land:	+ \$20,930
Market Value:	= \$78,230
Capped Value: \$64,918	
Revaluation Year:	2021
Previous Revaluation Year:	2020

Main Improvement (Current 2021)

Building Class	04	Construction Type	FRAME	# Baths (Full/Half)	1/ 0
Year Built	1965	Foundation	PIER AND BEAM	# Kitchens	1
Effective Year Built	1965	Roof Type	GABLE	# Bedrooms	2
Actual Age	56 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	CHAIN	# Fireplaces	0
Living Area	960 sqft	Ext. Wall Material	ALUMINIUM	Sprinkler (Y/N)	N
Total Area	960 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	UNASSIGNED	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	45%			Sauna (Y/N)	N

Additional Improvements (Current 2021)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED CARPORT		CONCRETE	ALUMINIUM	336

Land (2021 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	83	135	9,300.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$20,925	N

*** All Exemption information reflects 2021 Proposed Values. ***

Exemptions (2021 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$0	\$25,000	\$12,983	\$12,983	\$12,983	\$0
OTHER EXEMPTION	\$30,000	\$10,000	\$51,935	\$51,935	\$51,935	\$0
Taxable Value	\$34,918	\$29,918	\$0	\$0	\$0	\$0

Exemption Details**Estimated Taxes (2021 Proposed Values)**

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.819736	\$1.4999	\$0.24974	\$0.124	\$0.2661	N/A
Taxable Value	\$34,918	\$29,918	\$0	\$0	\$0	\$0
Estimated Taxes	\$286.24	\$448.74	\$0.00	\$0.00	\$0.00	N/A
Tax Ceiling	N/A	\$45.72	\$0.00	N/A	N/A	N/A
Total Estimated Taxes:						\$734.98

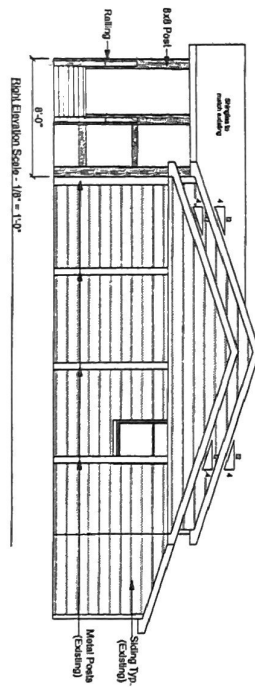
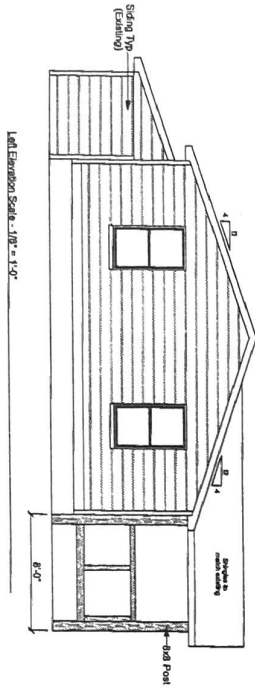
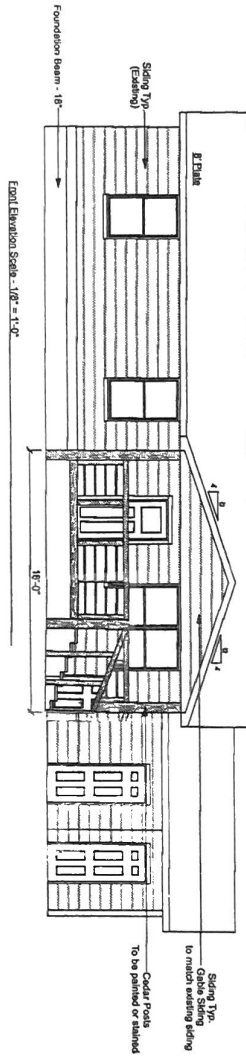
DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided.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

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

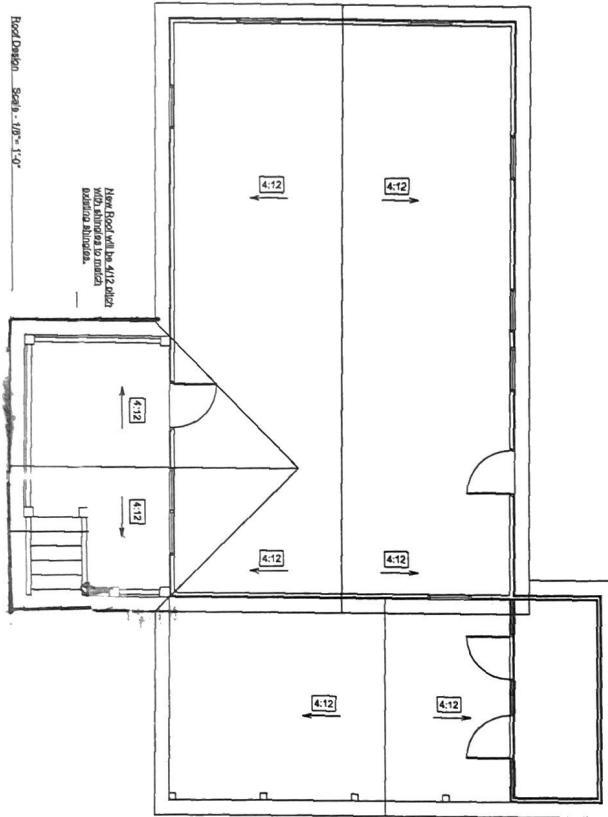
History

History

© 2021 Dallas Central Appraisal District.
All Rights Reserved.



A-2 SHEET NO.	Elevations PLAN NAME: 521 Willson Street	Revisions: <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				SMITH CUSTOM DESIGN Designed: Steven Smith Email: Smithcustombuilding@gmail.com Mobile: (903) 229-1025	PRINTED: 10/25/14 10:25 AM THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THE STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THE STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.							



A-3
SHEET NO.

Joists & Rafters
PLAN NAME:
521 Willson Street

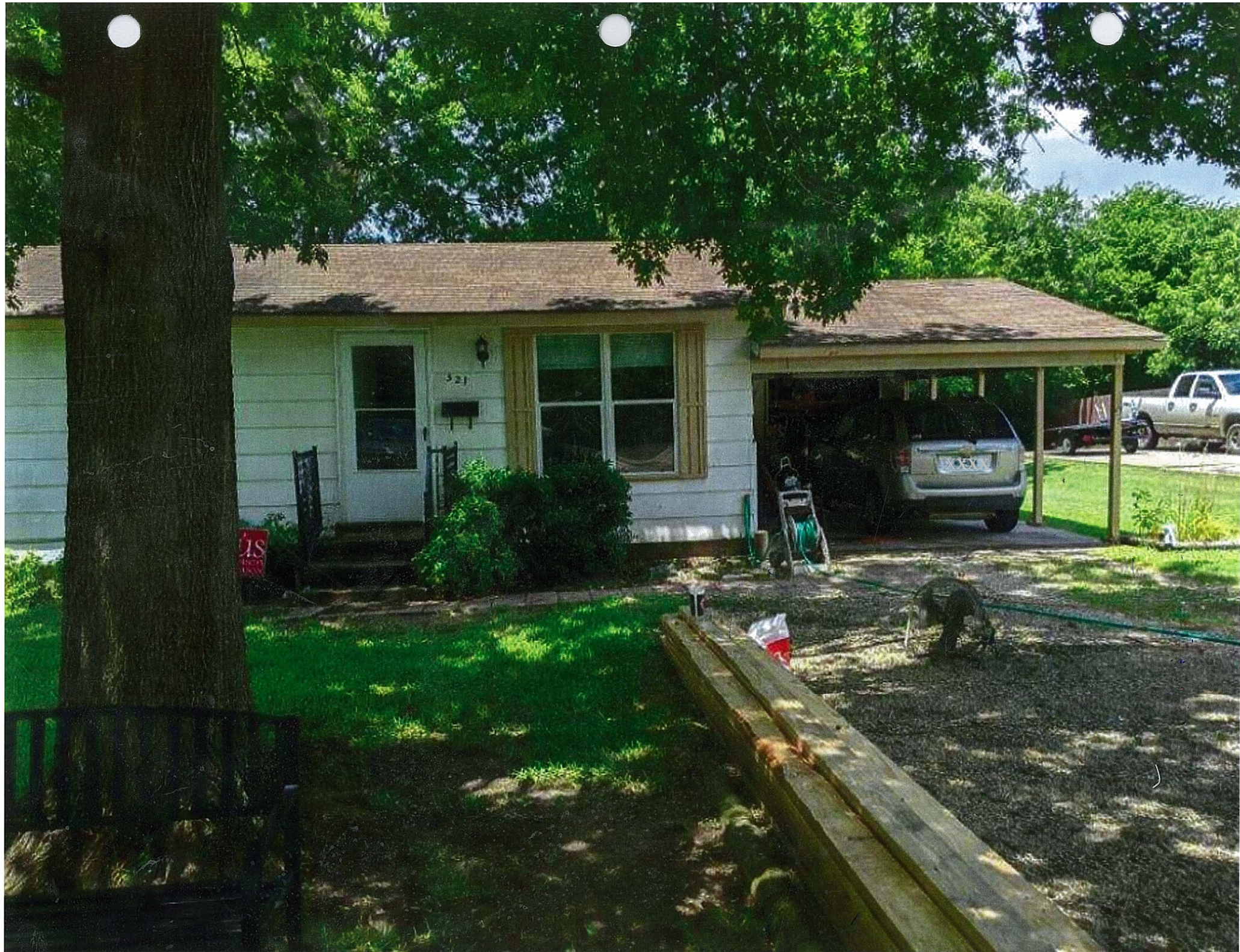
Revisions:

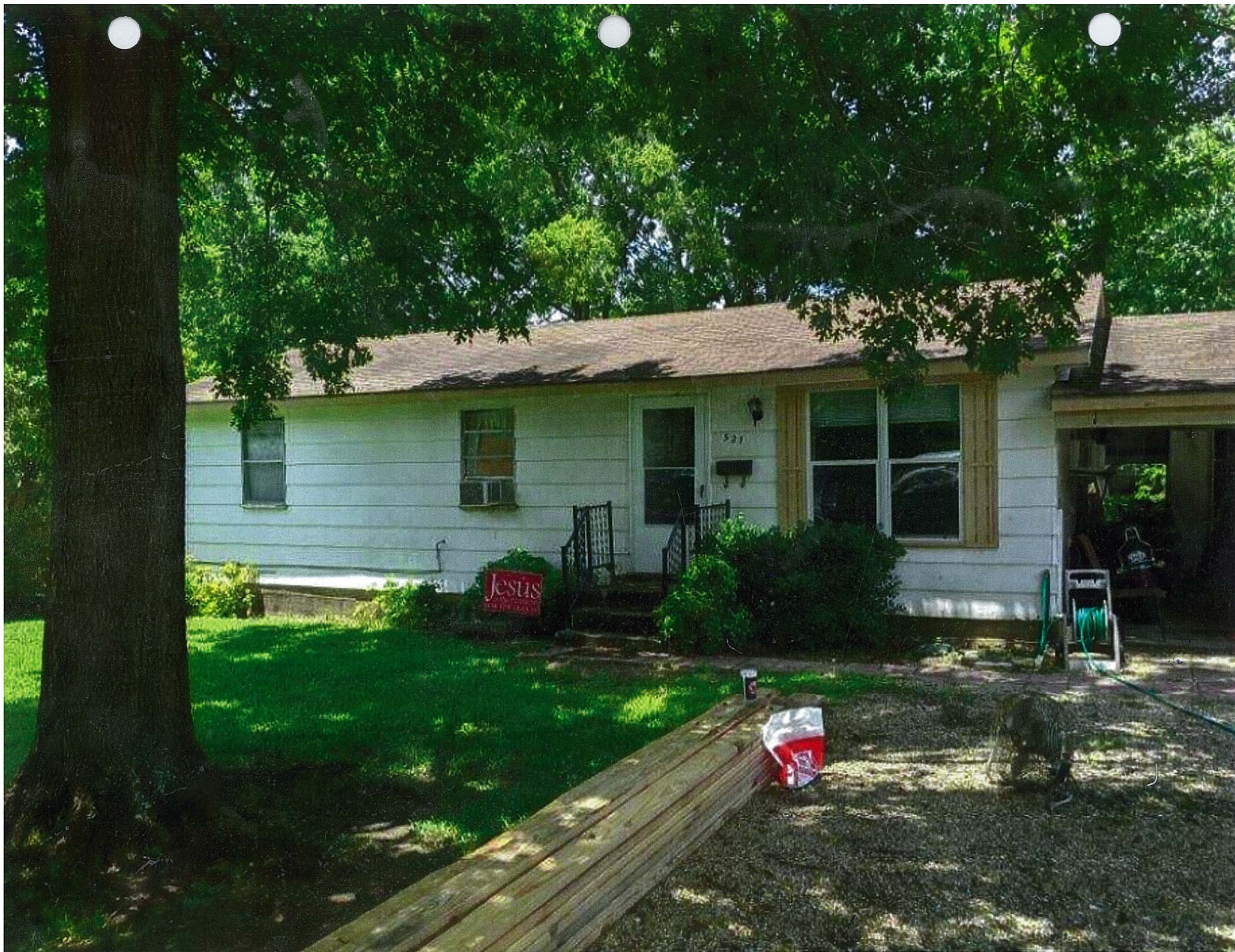
SMITH CUSTOM DESIGN

Designed: Steven Smith
Email: Smithcustombuilding@gmail.com
Mobile: (903) 229-1025

PRINTED:
7/20/2011
10:31 AM

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.









SURVEY PLAN

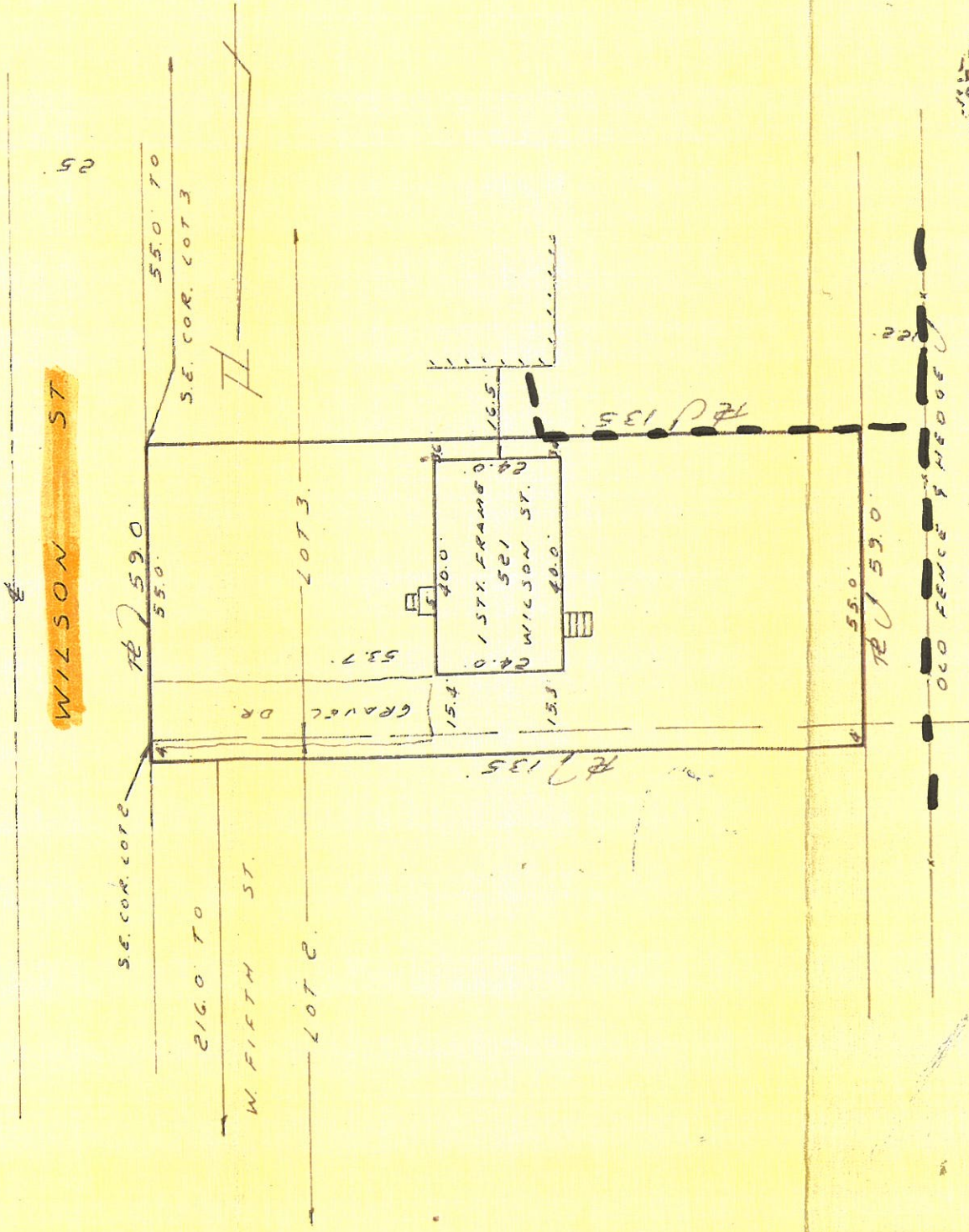
Situated in the State of Texas and County of Dallas and being a part of lots 2 and 3 in Block 6/65 of Coolidge Addition, an addition to the City of Lancaster, Texas, according to Joan T. Witts Official Map of said City recorded in Vol. 250 Pages 2 and 3, of the Deed Records of Dallas County, Texas, and being morefully described as follows:

beginning at a point in the west line of Wilson St., said point being north 55ft. from the southeast corner of said lot 3; thence north along the west line of Wilson St., and the east line of lot 3 at 55.00ft. pass the northeast corner of lot 3 and the southeast corner of lot 2 and continuing on a straight line a total distance in all 59.00ft. to a point for corner;

FRANCE west being at all times 4.0ft. north of and parallel to the south line of said lot 2 and the north line of said lot 3, 135.00ft.

to a point for corner;

to a point for corner,
THENCE south and parallel with the west line of Wilson St., at 4.0ft.
cross the south line of lot 2 and the north line of lot 3 and continuing
on a total distance in all 59.00ft. to a point for corner;
THENCE east and parallel with the south line of lot 2 and the north line
of lot 3, 135.00ft. to the place of beginning.



The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated; and that the distance from the nearest intersecting street or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT

Scale 1" = 30'

Date 6-15-70

REV. 6-22-70

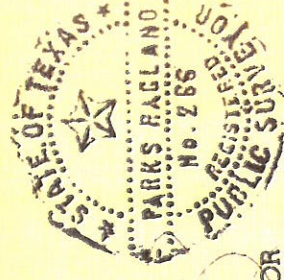
No. 7254

WH 2-6859

REGISTERED PUBLIC LAND SURVEYOR
108 W. ELMORE AVE., DALLAS, TEXAS

02000 5 0000
PRINTED IN U.S.A.

WH 2-6859





Front of Subject Site



Front of Subject Site

Proposed Work at 521 Wilson St.

The main reason for the work we want to do is for the safety of my parents.

They are both in their mid and upper 80's and both have fallen off the porch in the past, simply going up or down the steps.

Not only do we want to make shorter steps so it is easier to go up and down, but we also want to give them an outside sitting area.

The current steps are 8" tall and we want to make them 4" tall with a slightly larger 11-1/2" landing for each, using a standard 2X12

We propose a porch with a base of 8 ft. deep X 18 ft wide.

A covered gable to match.

It will have a handrail around the perimeter of the porch as well as handrails on both sides of the steps.

The floor of the porch will not exceed 27' off the ground.

The current one is approx. 25" off the ground.

It will be made from lumber, siding, with shingles and paint that match the house, or as close as possible due to supplies currently available.

***please see architectural drawings and pictures for full details...

CITY OF LANCASTER BOARDS AND COMMISSIONS

Historic Landmark Preservation Committee

Item 3.

Meeting Date: 07/27/2021

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:

HLPC21-14 Discuss and consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 521 Wilson Street and is approximately .21 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District (HP), Single Family Residential (Single-Family Residential (SF-6)).
3. **Adjacent Properties:**
North: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
South: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
East: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
West: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)
4. **Comprehensive Plan Compatibility:**
The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for single-family homes. The existing home on the property is consistent with the Future Land Use Plan of the Comprehensive Plan.
5. **Case History/Background:**
The home was constructed in 1965 and is listed on the Dallas Central Appraisal District (DCAD) website as a pier and beam foundation and wood frame building.

Operational Considerations:

The applicant is proposing to remove the existing concrete steps, handrails, and shrubs then install an 8' x 18' porch at the front of the home. The posts and railings of the porch will be made of wood and the siding of the gable will be made of hardy plank. The porch will be painted to match the color of the existing home. The shingles on the porch extension will match the shingles on the existing home. The applicant plans to have shorter steps and increase the landing area for each step. The applicant has indicated that the purpose of these changes is for the safety of the occupants.

The Lancaster Historic Residential Design Regulations (LHRDR) Chapter 3.1.3: *New or Replacement Front Porches* states that, "New front porches on historic residences that did not originally have a front porch is not to be permitted, as the addition of a new porch would change the historic appearance of a

house....Adding a new porch to a front elevation where none historically existed is inappropriate and is not to be allowed... the retention and repair of the original materials (such as porch columns, railings) is required." The applicant is proposing to add a new porch and replace the metal railings with wood railings. The proposed porch and replacement of the railings is not in compliance with the LHRDR as new porches are not permitted and railings are to be preserved. Therefore, staff recommends denial of the request to add the porch to the front of the home.

Public Information Considerations:

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

Options/Alternatives:

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

Recommendation:

Staff recommends denial of the request to add the porch to the front of the home.

Attachments

Location Map
DCAD Report
Elevations and Plans
Applicant Photos
Survey
Staff Photos
Letter of Intent

MINUTES

HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF JULY 27, 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 July 27, 2021 at 7:00 p.m. with a quorum present to-wit:

Members Present:

Paul Laurens Wiseman, Vice Chair
Dee Hinkle
Glenn Hooper (Arrived after Item 2)
Russell Webb

Members Absent:

Patricia Siegfried-Giles, Chair

City Staff:

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

Call to order:

Vice Chair Wiseman called the meeting to order at 7:00 p.m. on July 27, 2021.

Public Testimony:

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

There were no speakers.

CONSENT AGENDA:

Vice Chair Wiseman read the consent agenda.

- 1. Consider approval of minutes from the Historic Landmark Preservation Committee Regular Meeting held on June 22, 2021.**

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfried-Giles, Hooper absent).

ACTION

- 2. HLPC21-13 Discuss and consider a Certificate of Appropriateness (COA) for the construction of a 2,707 square feet home on the property addressed as 605 North Jefferson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that at the June 22, 2021 meeting, the HLPC requested the applicant present appropriate body, trim and accent colors for the house. The applicant submitted new house renderings showing westhighland white as the body color, forrester green as the trim color and tan as the accent color. The fence will be stained with a chestnut brown color. The proposed colors are all earth tone colors appropriate for a new Craftsman-style home. Therefore, staff recommends approval of the request as presented.

Marlo Bernard, applicant, 706 Mannington Dr, Dallas, was present.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Webb to approve. The vote was cast 3 for, 0 against (Siegfreid-Giles, Hooper absent).

3. HLPC21-14 Discuss and consider a Certificate of Appropriateness (COA) for a porch addition at the property addressed as 521 Wilson Street, City of Lancaster, Dallas County, Texas.

Senior Planner Munyaradzi gave the staff report and stated that this is a request to remove the existing concrete steps and handrails then install an 8' x 18' porch at the front of the home. The posts and the railings of the porch will be made of wood and the siding of the gable will be made of hardy plank. The paint and shingles will match the existing home. The applicant plans to have shorter steps and increase the landing area for each step for the safety of the occupants. The LHRDR Chapter 3.1.3 does not permit new front porches to be added on historic residences that did not originally have a front porch. The regulations also require preservation and repair of original materials such as porch columns and railings. The applicant is proposing add a new porch and replace the railings with wood railings. The proposed porch and replacement of the railings is not in compliance with the LHRDR, therefore staff recommends denial of the request.

Committee Member Webb asked why the staircase was not on the front of the porch to ensure access to the existing carport. Steve Wilson, 521 Wilson, applicant, stated that the stairs will not interfere with parking under the carport, but the steps can be recessed into the porch so they end at the edge of the home. Mr. Wilson stated that the stairs were oriented toward the driveway to allow for a shorter walk to a car, but they could consider moving the stairs to the front.

Committee Member Hooper asked if the depth of the porch was limited to 8' without being too close to the tree in the front yard. Mr. Wilson stated that the tree was around 20' from the home. Committee Member Hooper recommended recessing the steps into the porch and making the porch deeper to allow adequate landing space. Mr. Wilson said the porch could be 10' deep.

Committee Member Hinkle stated that the intent of the regulations is for historic residential properties and this property does not have historic importance. Committee Member Hinkle stated that the porch would be an enhancement.

MOTION: Committee Member Hinkle made a motion, seconded by Committee Member Hooper to approve with the amendment to increase the porch depth to 10' and have the steps recessed to terminate at the edge of the porch. The vote was cast 4 for, 0 against (Siegfreid-Giles absent).

MOTION: Committee Member Hooper made a motion, seconded by Committee Member Webb to adjourn. The vote was cast 4 for, 0 against (Siegfreid-Giles absent).

The meeting was adjourned at 7:50 PM.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Patricia Siegfried-Giles, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

4.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-21 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lot 29R Block C out of Lot 29 Block C on a .384 acre tract. The property is addressed as 4422 Highland Street and is located east of Highland Street and approximately 540 feet south of Lyle Street. The property is situated in Cedardale Highlands, Block C N 1/2 Lot 29, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located east of Highland Street and approximately 540 feet south of Lyle Street and is approximately .384 acre in size.
2. **Current Zoning:** The subject property is currently zoned Single Family Residential (SF-6).
3. **Adjacent Properties:**
North: Single-family Residential (SF-6) - (Residence)
South: Single-family Residential (SF-6) - (Residence)
East: Single-family Residential (SF-6) - (Residence)
West: Single-family Residential (SF-6) - (Vacant)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living uses. Although the density is not in compliance with the Future Land Use Plan, it is in compliance with the current zoning district.

Operational Considerations:

This is a request for approval of a residential replat creating one (1) Lot 29R Block C out of Lot 29 Block C on .384 acre for home development purposes. For tax purposes, the property was divided into two (2) parcels in Dallas Central Appraisal District (DCAD), but had not previously been subdivided in accordance with the City of Lancaster's Subdivision ordinance. The original Lot 29 Block C is highlighted on the attached Dallas County Plat Books document. Access to the properties will be provided from Highland Street. There are existing water and sewer lines on Highland Street. The plat is in substantial conformance with the subdivision regulations and the Engineering Division has reviewed the plat and concur with the approval of the replat.

Public Information Considerations:

On August 22, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed 23 notifications of this public hearing to property owners within 200 feet of the subject site. There were no letters received in support or opposition to this request.

Options/Alternatives:

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

Recommendation:

Staff recommends approval of this replat, as presented.

Attachments

Location Map

Replat

Letter of Intent

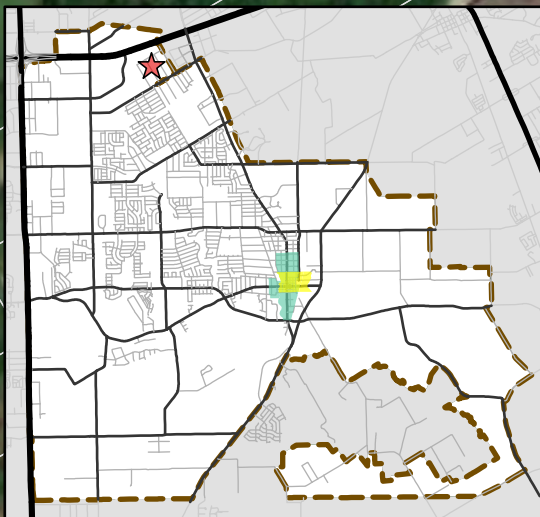
Original Dallas County Plat

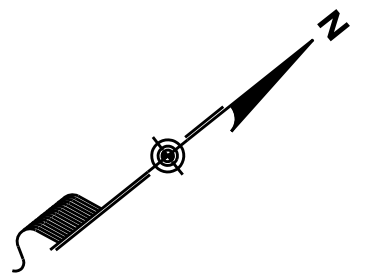
4422 Highland St Zoned: SF-6



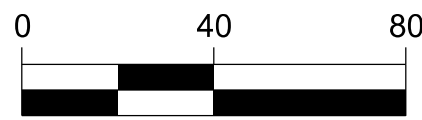
- Subject Property
- Parcels
- City Limits
- Floodplain
- Historic Landmark Design District
- Downtown Design District

0 25 50 100 Feet

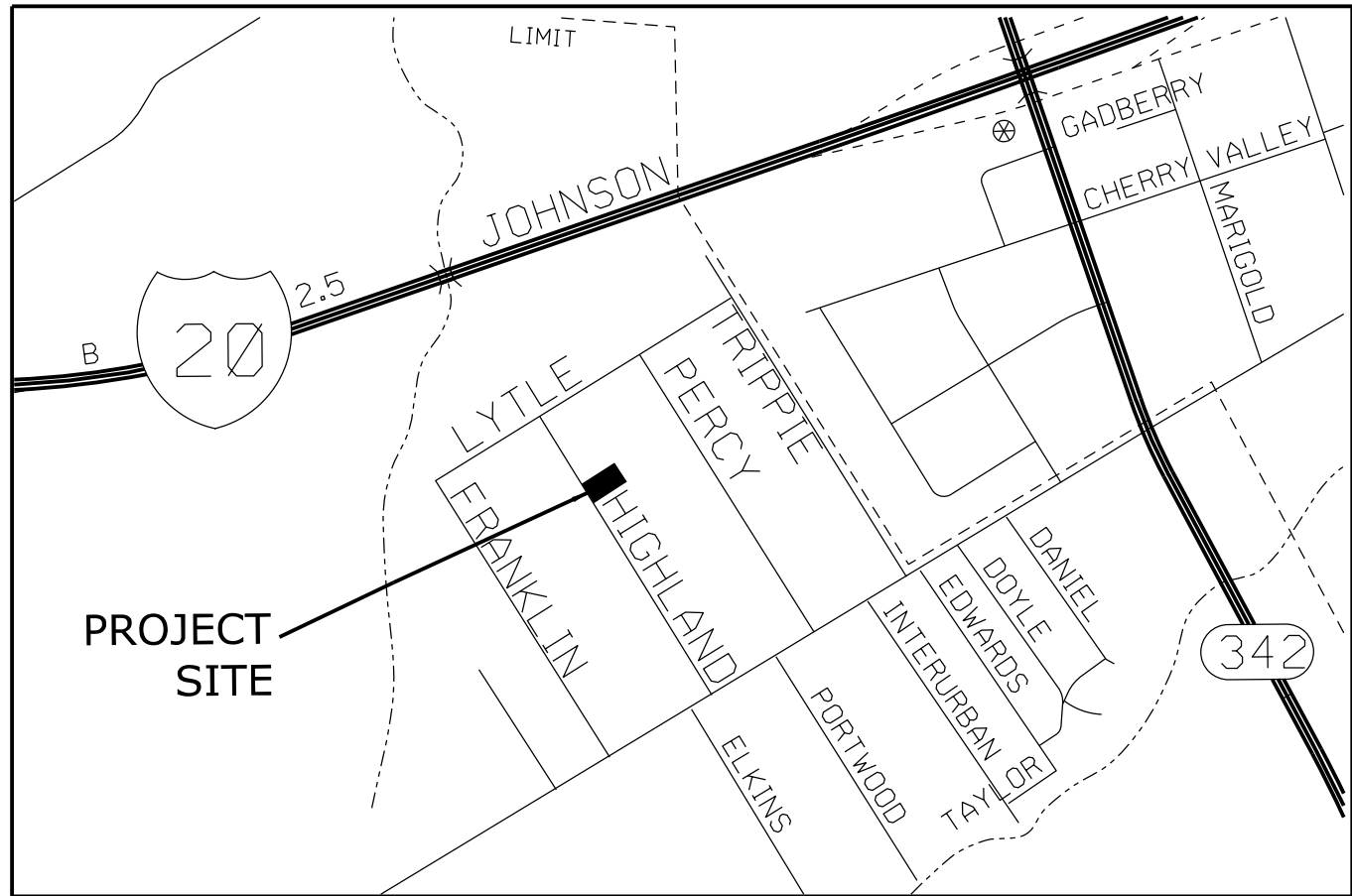




GRAPHIC SCALE



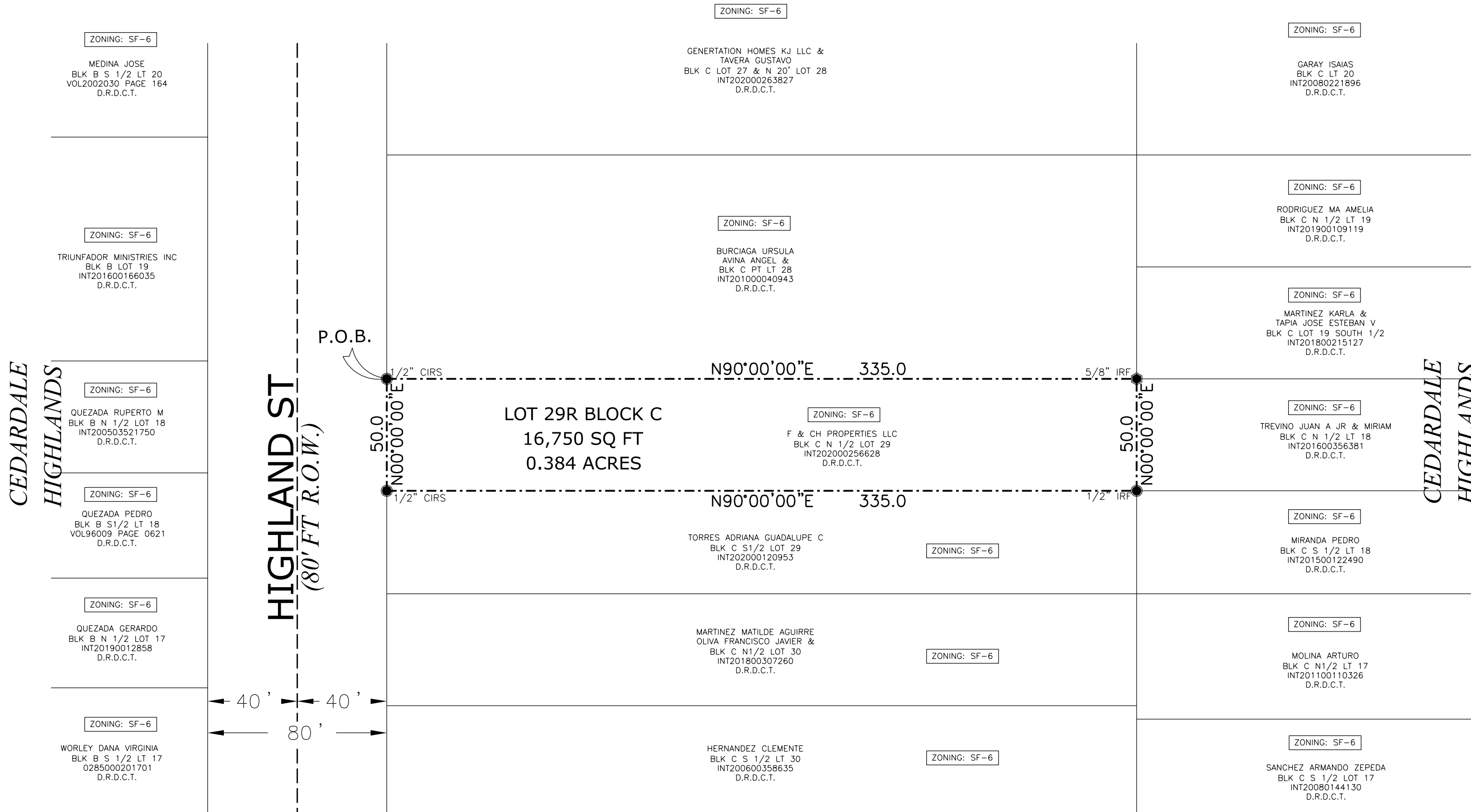
(IN FEET)
1 INCH = 40 FT



VICINITY MAP
NTS

(MAPSCO NO. 75 G)

LEGEND	
● 1/2" IRF	1/2" IRON ROD FOUND
● 1/2" CIRS	1/2" YELLOW-CAPPED IRON ROD SET
● 5/8" IRF	5/8" IRON ROD FOUND



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

DATED THIS THE _____ DAY OF _____, 2021.

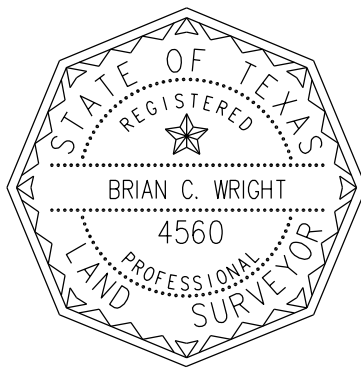
BRIAN C. WRIGHT, RPLS NO. 4560

STATE OF TEXAS)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN C. WRIGHT, KNOWN TO ME TO BE THE PERSONS 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 THE _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____



CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

ATTEST:

SIGNATURE _____ DATE _____

NAME AND TITLE

THE SENIOR PLANNER OF THE CITY OF LANCASTER, TEXAS, HEREBY CERTIFIES THAT TO THE BEST OF HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENT OF THE SUBDIVISION REGULATIONS, OR AS MAY HAVE BEEN AMENDED OR MODIFIED, AS ALLOWED BY THE PLANNING AND ZONING COMMISSION AS TO WHICH HER APPROVAL IS REQUIRED.

SENIOR PLANNER _____ DATE _____

STATE OF TEXAS)

COUNTY OF DALLAS)

OWNER'S CERTIFICATE

WHEREAS, F & CH PROPERTIES LCC are the sole owners of a tract of land situated in the CEDARDALE HIGHLANDS, BLK C N 1/2 LOT 29, CITY OF LANCASTER, DALLAS COUNTY, TEXAS, as recorded in Instrument No. 202000256628, of the Official Public Records of Dallas County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of said lot, same being the East Right-of-Way (R.O.W.) line of HIGHLAND STREET (80' R.O.W.), at a 1/2-inch yellow-capped iron rod set for corner;

THENCE North 90°00'00" East 335- feet, along a tract of land conveyed to URSULA BURCIAGA as recorded in Instrument No. 201000040943, to a 5/8-inch iron rod found for corner;

THENCE North 00° 00'00" East a distance of 50-feet, to a 1/2-inch iron rod found for corner;

THENCE North 90°00'00" East 335- feet, to a 1/2 yellow-capped iron rod set for the Southwest corner of said lot;

THENCE North 00° 00'00" East a distance of 50-feet, to the POINT OF BEGINNING, containing 16,750 square feet or 0.384 acres more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, SILVIA FLUCHAIRE, acting on behalf of F & CH PROPERTIES LLC, Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as Cedardale Highlands Addition, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of LANCASTER.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

By: _____
SILVIA FLUCHAIRE
F & CH PROPERTIES LLC
DATE: _____

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS SILVIA FLUCHAIRE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

CASE NO. PS21-21

REPLAT
CEDARDALE HIGHLANDS ADDITION
LOT 29R BLOCK C

OF A 0.384 ACRE OR 16,750 SQUARE FEET TRACT OF LAND
BEING A REPLAT LOCATED IN THE CEDARDALE HIGHLANDS, BLK C N 1/2 LOT 29,
INSTRUMENT NO. 202000256628, CITY OF LANCASTER,
DALLAS COUNTY, TEXAS

OWNER/DEVELOPER

F & CH PROPERTIES LCC
13900 NOEL ROAD #5
DALLAS, TX 75240
(214) 264-2338

ENGINEER

GINA R. GARCIA, P.E.
DBA PAREDES-GARCIA & ASSOCIATES
104 DOVEHILL CIRCLE
RED OAK, TEXAS 75154
(972) 310-8549

SURVEYOR

MAYO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203



Letter of intent

4422 Highland CEDARDALE HIGHLANDS ADDTION REPLAT

The property located at 4422 HIGHLAND ST LANCASTER TEXAS legal description CEDARDALE HIGHLANDS ADDTION on LOT 29R block . The amount of 1 LOT of 0.384 OR 16,750 SQFT TRACT OF LAND. The reason is to make this a legal building site via the zoning permitted use. This letter is to propose a Replat for this building site. We ask if we could request a meeting at the earliest convince with Planning and Zoning commission to review and plans the replat accordantly.

Thank you.

Sincerely PROJECT AND PLANS DFW LLC

351 W Jefferson BLVD suite #750

Dallas TX 75208

RESUB.
ACRES 160 TRACT
SURVEY ROBERT SIMONTON

ABST. 1277

DALLAS COUNTY PLAT BOOKS

CEDARDALE HIGHLANDS

ADDITION

SCALE 100 FT. EQUAL 1 INCH

BLOCKS
OWNER JOHN F. KELLY
RECORDED 5-29-48 VOL. 12 PAGE 327

SUB LOT 15 BLK. D-7610
FILED 7-13-56 VOL. 31-81
SUB LOT 18 BLK. F-7610
FILED 7-3-56 VOL. 31-57

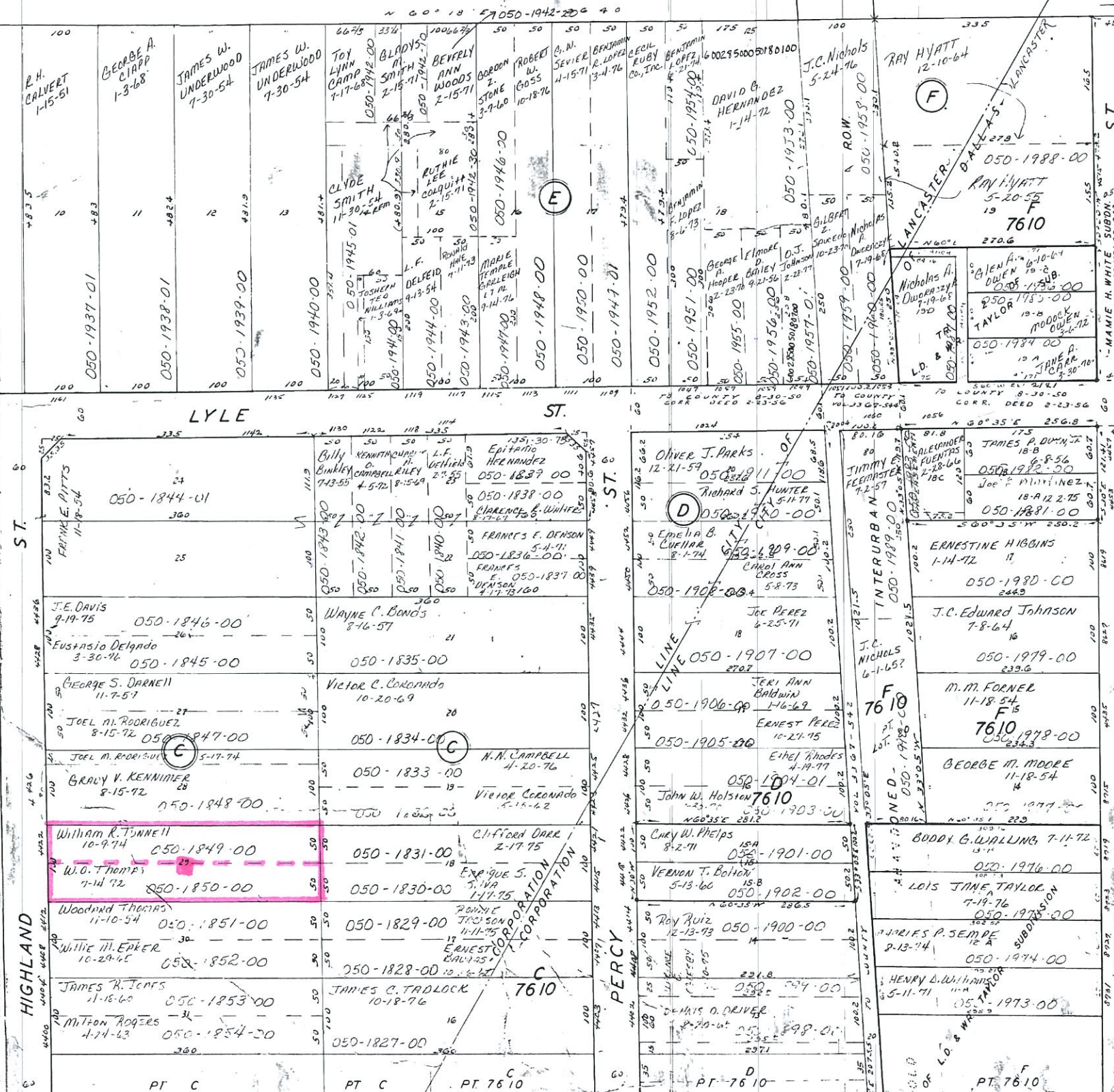
SUB OF 1.88 AC. PT. OF OLD ABANDONED
INTERURBAN ROW.
FILED 4-3-57 VOL. 33-21

ABST. 1305

L.D. & W.R. TAYLOR SUB.
OF LOTS 3 TO 13, BLK. F-7610
& PT. OF LOTS 19 & 20, BLK. F-7610
FILED 8-11-61 VOL. 46-211
TR 1-3.40 AC. TR. 2-1.098 AC

HIGHLANDS ADDM.

CEDARDALE



7609

WILMER HUTCHINS
SCHOOL DIST.

DALLAS

ABST. 1277
7609

CEDARDALE HIGHLANDS

ADDN

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

5.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS21-34 Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lots 20R-1 and 20R-2 from Lot 20 Block D on .387 acre. The property is addressed as 1024 Lyle Street and is located on the southeast corner of Percy Street and Lyle Street. The property is situated in the Cedardale Highlands Addition, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The proposed lots are located on the southeast corner of Percy Street and Lyle Street and are approximately .387 acre in size.
2. **Current Zoning:** The subject property is currently zoned Single Family Residential (SF-6).
3. **Adjacent Properties:**
North: Single Family Residential (SF-6) - (Occupied Residences)
South: Single Family Residential (SF-6) - (Vacant)
East: Single Family Residential (SF-6) - (Occupied Residence)
West: Single Family Residential (SF-6) - (Occupied Residence)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living. Although the proposed density is not consistent with the Future Land Use Plan, the SF-6 zoning district permits a maximum density of six (6) units per acre.

Operational Considerations:

This is a request for approval of a residential replat to subdivide Lot 20 into two (2) lots: Lots 20R-1 and 20R-2 for the purpose of building a single family home on the proposed Lot 20R-2. There is an existing home on proposed Lot 20R-1. Access to the properties will be provided from Lyle Street and its width is currently 60 feet. The Master Thoroughfare Plan (MTP) identifies Lyle Street as a local street and the minimum rights-of-way needed is 60 feet. There is no rights-of-way dedication required. The applicant will be responsible for all utilities and infrastructure necessary for development. The replat was reviewed by the Engineering Division and there are no comments at this time. The plat is in substantial conformance with the subdivision regulations.

Public Information Considerations:

On August 22, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed 28 notifications of this public hearing to property owners within 200 feet of the subject site. There was one (1) letter received in support and no letters received in opposition to this request.

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 replat as presented.









Attachments

Location Map

Replat

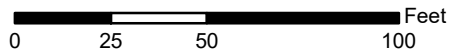
Letter in Support (1)

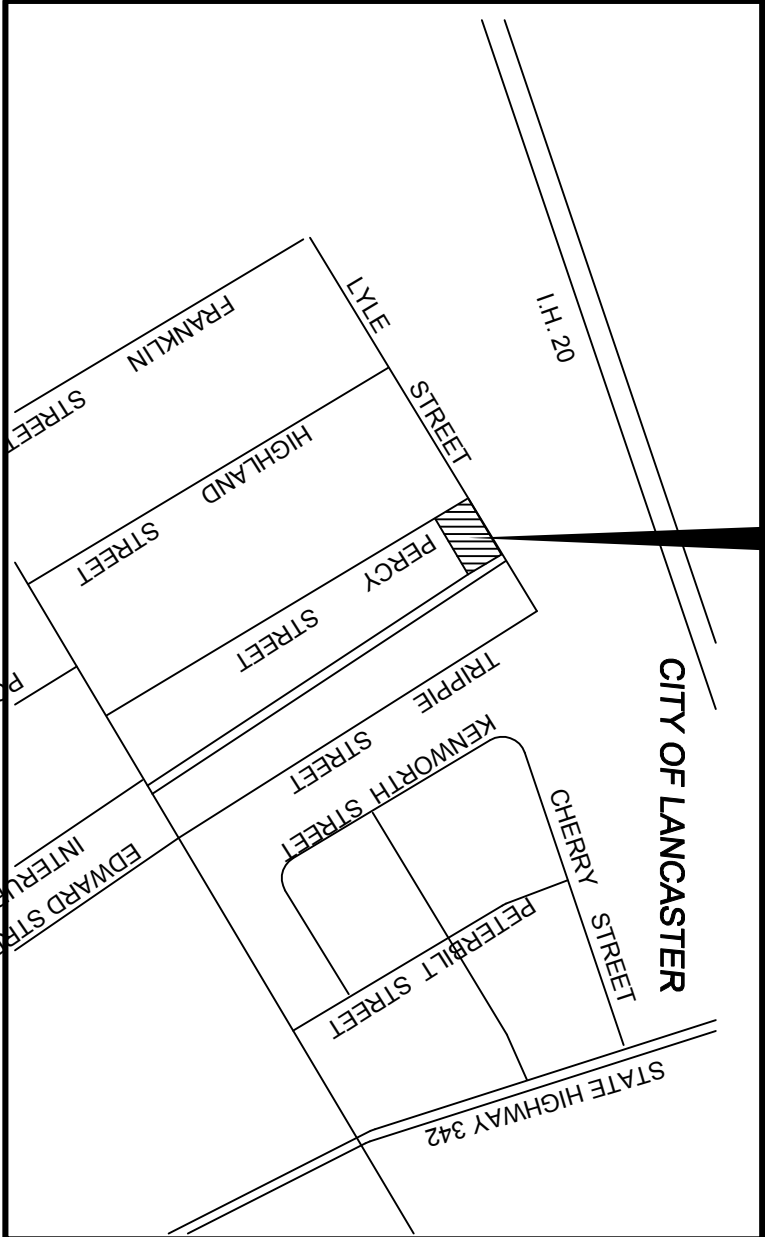
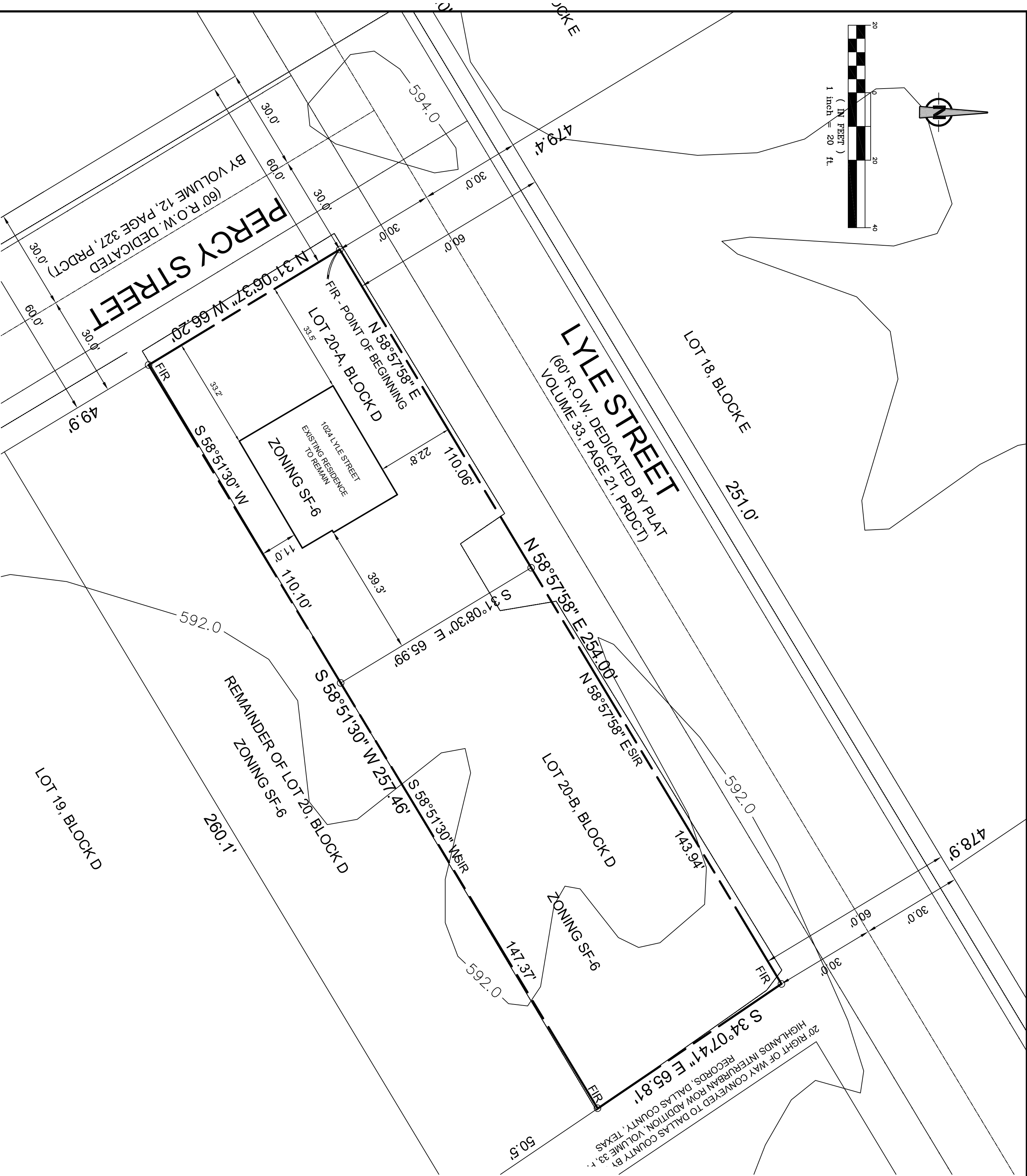
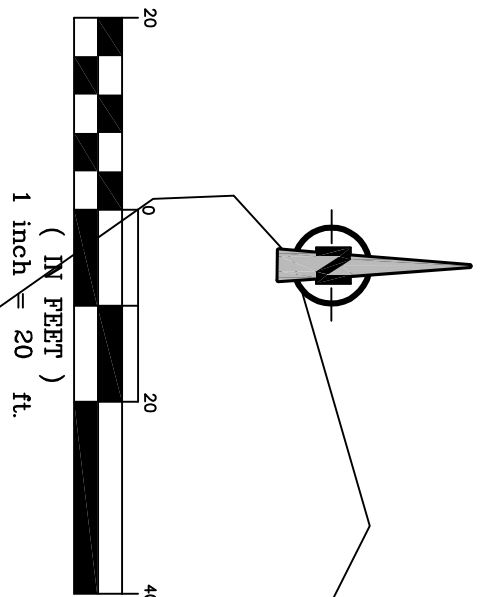


-  Fire Hydrants
-  Railroads
-  Storm Sewer Lines
-  Sewer Lines
-  Water Lines
-  Subject Property
-  Parcels
-  FEMA 100yr Floodplain

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

City of Lancaster
1024 Lyle St
Zoned: SF-6





STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS RENE CHAVEZ is the owner of a tract of land as conveyed by Ernestine Leona Lopez, a single person by deed Dallas County Clerk's instrument No. 202100139772, O.P.R.D.C.T., said tract situated in the ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, and being a part of LOT 20, BLOCK D, OF CEDARDALE HIGHLANDS ADDITION, an addition to the City of Lancaster, Dallas County, Texas, recorded in Volume 12, Page 327, of the Map Records of Dallas County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 20, at the intersection of the Southeast line of Lyle Street (60.0 foot right of way) with the Northeast line of Percy Street (a 60.0 foot right of way);

THENCE North 58°57' 58" East (basis of bearings obtained by GPS measurements relative to Texas State Plane coordinates Zone 4202), along the said Southeast line of Lyle Street a distance of 254.00 feet to a 1/2 inch iron rod found for corner at the Southwesterly right of way line of a 20.0 right of way dedicated to Dallas County by plat for CEDARDALE HIGHLANDS INTERURBAN ROW ADDITION, according to the plat recorded in Volume 33, Page 21, Plat Records, Dallas County, Texas;

THENCE South 34° 07' 41" East, leaving the said Southeast line of Lyle Street, a distance of 65.81 feet to a 1/2 inch iron rod found for corner on the common line of Lot 20 and said County right of way; THENCE South 58° 51' 30" West, a distance of 257.46 feet to a 1/2 inch iron rod found for corner on the northeast right of way line of said Percy Street;

THENCE North 31° 06' 37" West, a distance of 66.20 feet to the point of beginning, and containing 16,868.0 square feet or 0.387 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, RENE CHAVEZ, owner, do hereby bind myself and my heirs, assignees and successors of title to this plat designating the hereinabove described property as **LOT 20R-A, AND LOT 20R-B, BLOCK D, CEDARDALE HIGHLANDS ADDITION**, on 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 of 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 hand at Lancaster, Texas, this _____ day of _____, 2021.

RENE CHAVEZ

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RENE CHAVEZ, Owner, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOT AREA TABLE			
LOT NO.	SQUARE FEET	ACRES	
LOT 20R-A	7276.0	0.167	
LOT 20R-B	9692.0	0.220	

LEGEND

IRF IRON ROD FOUND

CM CONTROLLING MONUMENT

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

NOTES:

1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF LOT 20, BLOCK D, OF CEDARDALE HIGHLANDS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12, PAGE 327, MAP RECORDS, DALLAS COUNTY, TEXAS, AND A 1/2 INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 20 OF BLOCK D, OF SAID ADDITION.
2. BASIS OF BEARINGS IS GPS VALUES OF TEXAS STATE PLANE, ZONE 4202, WHICH IS THE MEASURED BEARING FOR THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LYLE STREET.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A PART OF LOT 20, BLOCK D, OF CEDARDALE HIGHLANDS ADDITION. AN EXISTING RESIDENCE ON THE PROPOSED LOT 20R-A WILL REMAIN IN PLACE.
5. THE SUBJECT PROPERTY DOES NOT LIE IN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FIRM COMMUNITY PANEL 46135C0493 K, DATED JULY-17, 2014.

OWNERS:
RENE CHAVEZ
2340 CRESSTRIDGE DRIVE
LITTLE ELM, TEXAS 75068
972-837-6982

SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying
FIRM NUMBER 10194375
Xavier Chaga Engineering/Surveying
TEXAS FIRM NO. F-9156
A MARANOT SUBSIDIARY
1425 W. PIONEER, SUITE 107
Irving, Texas 75015
TELEPHONE: 214-669-9539
XAVIER.CHAGA@MARANOT.COM

SURVEYOR'S CERTIFICATION

That I, Xavier Chaga, 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 found or properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Dated this the _____ day of _____, 2021.

PRELIMINARY: This document shall not be released for any purpose. This document is released for review on August 2, 2021.

Xavier Chaga, R.P.L.S.
Registered Professional Land Surveyor No. 25668

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chaga, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVAL

CITY CERTIFICATION

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST

Signature _____ Date _____

Name and Title _____

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

Senior Planner _____ Date _____

CASE NUMBER PSXX-XX

AMENDED PLAT

CEDARDALE HIGHLANDS ADDITION

LOT 20R-A, AND LOT 20R-B, BLOCK D

BEING A 0.387 ACRE PORTION OF LOT 20 BLOCK D

CEDARDALE HIGHLANDS ADDITION

IN THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277

CITY OF LANCASTER,
DALLAS COUNTY, TEXAS.



CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 8/25/2021

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. PS21-34:** Conduct a public hearing and consider a residential replat for Cedardale Highlands Addition, creating Lots 20R-1 and 20R-2 out of the north portion of Lot 20 Block D on .387 acre. The property is addressed as 1024 Lyle Street and is southeast corner of Percy Street and Lyle Street. The property is situated in the Cedardale Highlands Addition, in the north portion of Lot 20 Block D, City of Lancaster, Dallas County, Texas.

LOCATION: The property is addressed as 1024 Lyle Street and is located on the southeast corner of Percy Street and Lyle Street.

EXPLANATION OF REQUEST: The applicant is requesting to create lots 20R-1 and 20R-2 out of the north portion of Lot 20 Block D on .387 acre.

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: ☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE:

ADDRESS:

919 DAWSON ST CEDAR HILL TEXAS 75104

The City of Lancaster Planning and Zoning Commission will hold a Public Hearing at their meeting on **Tuesday, September 7, 2021** at 7:00 pm in the City Council Chambers, City of Lancaster Municipal Center, 211 North Henry, Lancaster, Texas 75146. The meeting will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/133/Planning-Zoning-Commission> at least 72 hours prior to the meeting's date.

Your written comments are being solicited in the above case. Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on Tuesday, **September 1, 2021** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing. Additional information is available in the Department of Planning at 211 N. Henry Street. The public is also invited to express opinions in writing to the Planning and Zoning Commission and City Council, P.O. Box 940, Lancaster, Texas 75146.

If you have any questions concerning this request,
please contact the Planning Division
Phone 972-218-1315
FAX 972-218-3616

28 Notices were mailed on 8/25/2021

RETURN BY FAX OR MAIL

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146-0940

P.O. Box 940 | Lancaster | Texas | 75146 | 972.218.1300 | www.lancaster-tx.com



CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

6.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-13 Conduct a public hearing and consider a rezoning request from Retail (R) to Commercial Service (CS). The property is an approximately 0.59 acre tract 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 acre 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 Services (NS) - (Rehabilitation Center)
East: Commercial Services (CS) - (Auto Service Shop)
West: Neighborhood Services (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.

5. **Case History:**

Date	Body	Action
07/06/21	P&Z	Z21-13 Tabled to the August 3, 2021 P&Z meeting
08/03/21	P&Z	Z21-13 Tabled to the September 7, 2021 P&Z meeting

On June 30, 2021, the applicant submitted an initial request to postpone their application to the August 3, 2021 Planning and Zoning Commission meeting in order to allow for additional time to address staff comments.

The applicant submitted a second letter on July 20, 2021 requesting that this item be postponed to the September 7, 2021, Planning and Zoning Commission meeting to allow for additional time to

address staff comments.

On September 2, 2021, the applicant submitted a third letter requesting that this item be postponed to the October 5, 2021, Planning and Zoning Commission meeting to allow for additional time to update their application and plans.

Operational Considerations:

This is a request to rezone the subject property from Retail (R) to Commercial Services (CS) for mechanic garage shop, tire and auto service use. The applicant currently owns the auto service shop to the east of the subject property and desires to extend the business to this vacant site.

Pursuant to Section 14.1101 of the Lancaster Development Code (LDC), 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 Commercial Node. The Commercial Node is intended for community and regional commercial centers at major intersections or corridors. The requested zoning change is therefore not consistent with the Future Land Use Map 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 developed with retail services to the north, a church to the west and mechanic shop and gas station to the east. A rehabilitation center is located directly south of the subject property. While the proposed use might cause some issues with the rehabilitation center to the south, the use will be compatible with the uses to the east. The proposed use time of operation will not negatively impact the church use to the west side of the subject property. However, the prospective development does not meet the vision as set forth by City Council.

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 West Pleasant Run 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 not have improvement plans for West Pleasant Run Road which is a Major Arterial Type B (4 and 6 Lanes); West Pleasant Run Road was recently improved.

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 Map 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.

Options/Alternatives:

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

Recommendation:

Staff recommends acceptance of the applicant's request to postpone the zoning request to the October 5, 2021 Planning and Zoning Commission meeting.

Attachments

Location Map

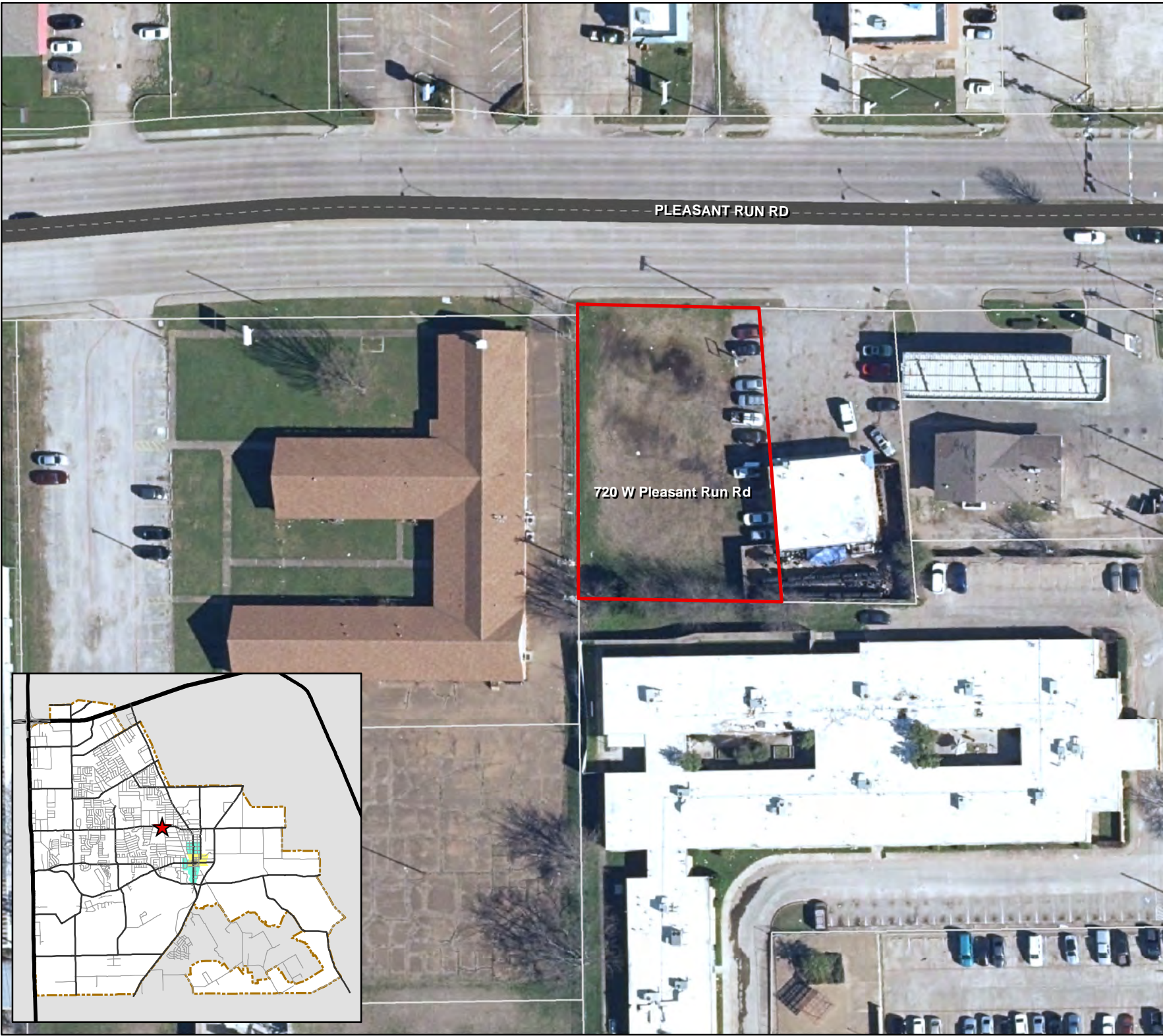
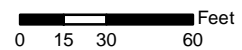
Letter to Postpone

720 W Pleasant Run Rd Zoned: Retail



Legend

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





IHP ENGINEERING

13151 EMILY ROAD, DALLAS, TX 75240

Date: 09-02-2021

This is a request letter to postpone zoning case Z-21-13

730 W Pleasant Run rd, Lancaster, Tx for the Month of October
tentatively for the October 5th meeting.

This request is made to allow enough time to respond to staff comments.

Truly yours

Jose Luis Burgos Zepeda P.E.

A handwritten signature in black ink, appearing to read "J. Luis BZ", is written over a horizontal line.

Project Engineer 09-02-2021

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

7.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-16 Conduct a public hearing and consider a Specific Use Permit (SUP) for a Private Community or Recreation Club (Accessory) use in the Agricultural Open (A-O) zoning district. The property is addressed as 1005 West Main Street and is approximately 540 feet west of Belt Line Road and north of Main Street, more particularly described as a tract of land situated in the A Bledsoe Survey, Abstract No.113, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located approximately 540 feet west of Belt Line Road and north of Main Street. It is 4.67 acres in size.
2. **Current Zoning:** The subject property is currently zoned Agricultural Open (A-O) in the Mills Branch Overlay District (MBOD) - Existing Neighborhood Zone (sub-district).
3. **Adjacent Properties:**
North: Planned Development - (Mills Branch Overlay District (MBOD)) - Existing Neighborhood Zone (sub-district) - Vacant and Spring Creek Estates subdivision
South: Agricultural Open - Single-family home
East: Mills Branch Overlay District (MBOD) - Existing Neighborhood Zone (sub-district) - Saint Matthew Baptist Church
West: Planned Development - (Mills Branch Overlay District (MBOD)) - Existing Neighborhood Zone (sub-district) - Barack and Michelle Obama Ninth Grade Center
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan designates the subject property as Suburban Neighborhood and the proposed Private Community or Recreation Club (Accessory) use is not consistent with the Future Land Use plan of the Comprehensive Plan.

Operational Considerations:

This agenda item was on the August 3rd Planning and Zoning Commission meeting and the applicant requested this item be postponed to the September 7, 2021, Planning and Zoning Commission meeting. The applicant is now requesting this item be postponed to the October 5th, 2021, Planning and Zoning Commission meeting.

Public Information Considerations:

On August 22nd, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed notifications of this public hearing to all nine (9) property owners that are within 200-feet of the subject site. There were no letters received in support or opposition to this request.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the request to postpone this item.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

This agenda item was on the August 3rd Planning and Zoning Commission meeting and the applicant requested this item be postponed to the September 7, 2021 Planning and Zoning Commission meeting. The applicant is now requesting this item be postponed to the October 5th, 2021 Planning and Zoning Commission meeting. Staff recommends this item be postponed to the October 5, 2021 Planning and Zoning Commission meeting.

Attachments

Location Map

Request to Postpone

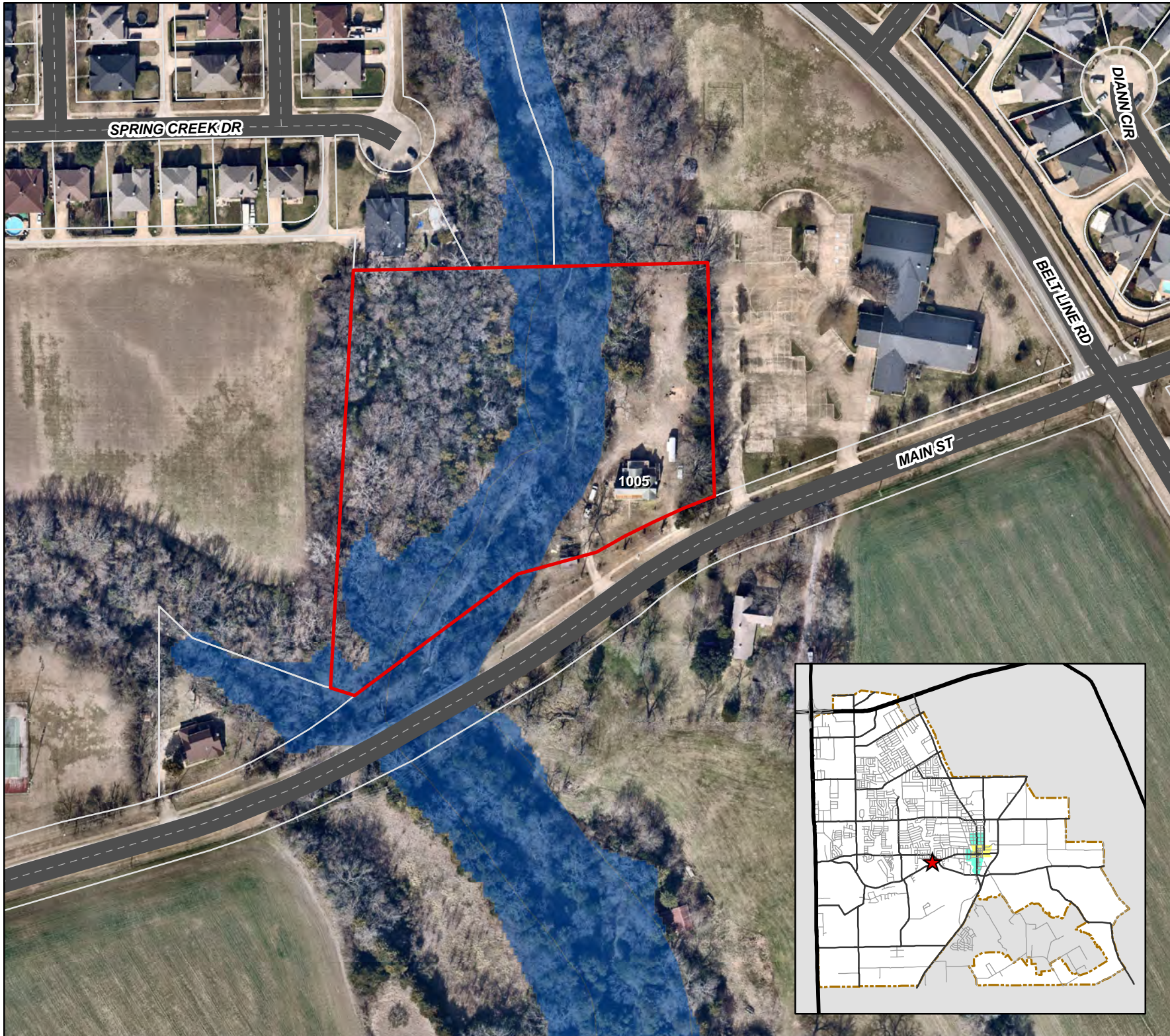


Legend

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



0 40 80 160 Feet



To Whom it may concern

Please postpone **zoning** request to October 5th , the necessary changes to landscape plan could not be completed in time

Address of concern 1005 W. Main St Lancaster TX 75146

Lionel Williams

Eleven01ent@gmail.com

[817-658-8003](tel:817-658-8003)

A handwritten signature in black ink, appearing to read "L.A. Williams", with a stylized flourish at the end.

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

8.

Meeting Date: 09/07/2021

Policy Statement: This request supports the City Council 2021-2022 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z21-17 Conduct a public hearing and consider a rezoning request from Agricultural Open within the Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size.
2. **Current Zoning:** The subject property currently has a base zoning district of Agricultural Open and is located in the Mills Branch Overlay District; New Neighborhood sub-district.
3. **Adjacent Properties:**
North: Mills Branch Overlay District (MBOD) - (Vacant)
South: Agricultural Open (AO) - (Single-family home)
East: Mills Branch Overlay District (MBOD) - (Single-family homes and meditation center)
West: Mills Branch Overlay District (MBOD) - (Single-family home)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Suburban Neighborhood uses. The proposed single family homes are consistent with the Comprehensive Plan. Although the proposed townhomes and courtyard apartments are not consistent with the Future Land Use Plan, the uses are permitted in the MBOD.
5. **Case History/Background:**

Date	Body	Action
10/13/2003	CC	Approved Ordinance 2003-10-30 creating the Mills Branch Overlay District

Operational Considerations:

The applicant is requesting to postpone this item to the October 5, 2021, Planning and Zoning Commission meeting.

Legal Considerations:

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

Public Information Considerations:

On August 22, 2021, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed 11 notifications of this public hearing to property owners within 200-feet of the subject site. There were eight (8) received in opposition and no letters received in support of this request.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the request to postpone this item.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends this item be postponed to the October 5, 2021 Planning and Zoning Commission meeting.

Attachments

Location Map






Request to Postpone

Letters in Opposition

City of Lancaster

2301 W Main St
Zoned: A-O



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



0 62.5 125 250 Feet

date: 08/18/2021





Design Development Consultants, Inc.

400 Chisholm Place. Suite 410, Plano, TX 75075.

214-868-9320 (Cell) Email: abed.ddc@gmail.com

August 30, 2021

Ms. Emma Chetuya
Planning Division
City of Lancaster
21 N. Henry Street
Lancaster, Texas 75146

RE: Lancaster Estate- Postponing Zoning Case Z21-17 / Proposed Residential Development at 2301 W Main Street, Lancaster, Texas.

Dear Emma Chetuya:

With this letter we would like to confirm that we want to postpone the project as we try alternate feasible options.

Should you have any questions or concerns or require any additional information, pls. feel free to contact us.

Sincerely, *Shafiq* 08-30-21
S.I. Abed. P.E., C.F.M.
DDC, Inc.
Tel; 214-868-9320
Email: abed.ddc@gmail.com



CITY OF LANCASTER

SHINING STAR OF TEXAS

Development Services - Planning

Date: 8/25/2021



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 21-17:** to conduct a public hearing and consider a rezoning request from Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size and is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

LOCATION: The property is located north of Main Street, west of North Houston School Road, and south of West Belt Line Road.

EXPLANATION OF REQUEST: A zoning change request from Mills Branch Overlay District (MBOD) to Planned Development (PD) – MBOD on a property that is approximately 17.98 acres in size.



I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Additional traffic will be a nuisance and safety hazard. I use a cane and miss cross main st. on foot for mail and trash. 2 Noise pollution from so many houses in such a small area. 3 Destruction of greenery & trees will destroy privacy & ecosystem.*

SIGNATURE: *Christophe Anderson*

ADDRESS: *2505 W. Main St., Lancaster, TX 75146*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, September 7, 2021 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, September 27, 2021 at 7:00 pm**. The meeting will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/133/Planning-Zoning-Commission> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on **Wednesday, September 1, 2021** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request,
please contact the Planning Division
Phone 972-218-1315
FAX 972-218-3616

RETURN BY FAX OR MAIL

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146-0940

11 Notices were mailed on 8/25/2021

P.O. Box 940 | Lancaster | Texas | 75146 | 972.218.1300 | www.lancaster-tx.com





CITY OF LANCASTER

SHINING STAR OF TEXAS

Development Services - Planning

Date: 8/25/2021



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 21-17:** to conduct a public hearing and consider a rezoning request from Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size and is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

LOCATION: The property is located north of Main Street, west of North Houston School Road, and south of West Belt Line Road.

EXPLANATION OF REQUEST: A zoning change request from Mills Branch Overlay District (MBOD) to Planned Development (PD) – MBOD on a property that is approximately 17.98 acres in size.



I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

see attached comments

SIGNATURE:

Hannie Rush

ADDRESS:

2400 W. Main St ← 2500 W. Main St
House 1.810 Acres Ag Land 9.4522 Acres

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, September 7, 2021 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, September 27, 2021 at 7:00 pm**. The meeting will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/133/Planning-Zoning-Commission> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on **Wednesday, September 1, 2021** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

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RETURN BY FAX OR MAIL
City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146-0940

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P.O. Box 940 | Lancaster | Texas | 75146 | 972.218.1300 | www.lancaster-tx.com



Laurie Rush comments for Case No. – Z 21-17

Address 2400 W Main St (home)

Address 2500 W Main St (Ag land)

1. My natural gas line runs under this property to Belt Line Rd. There is an easement for my gas line related to this property.
2. Property values will decrease due to apartments and condos along with too many homes put in one area.
3. There will be an increase in crime in our area.
4. Increase in pollution.
5. Increase in noise.
6. I cannot get out of my driveway currently as cars are driving fast up the hill on one side and around the curve on the other side. Adding 200 plus more vehicles on the one lane on Main St. will cause major traffic congestion along with destruction of the new road that was currently done on W. Main Street.
7. I have been told all the mature trees on this property will be destroyed. There is a tree ordinance which protects certain trees.
8. I live where I do for country living. My great grandparents owned this land we are discussing before they passed and left land to their children. One of whom donated all land and house to Scottish Rite for Children. So, for her generosity now I have this?
9. Unsightly view from my front yard. My entire front yard view will be this monstrosity of tiny lots, apartments and condos.
10. There will be an obvious erosion of land, soil due to runoff of water when all concrete is put in and will drain down the ditch across to our homes.
11. Feral hogs have been tearing up our land for years with no help from the city. They currently reside on the property you are planning to build on. This would send them to our properties.
12. I am surprised that the City of Lancaster (P&Z and City Council) would want this Housing Development to create havoc on homeowners who have lived here for many years.



CITY OF LANCASTER

SHINING STAR OF TEXAS

Development Services - Planning

Date: 8/25/2021



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 21-17:** to conduct a public hearing and consider a rezoning request from Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size and is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

LOCATION: The property is located north of Main Street, west of North Houston School Road, and south of West Belt Line Road.

EXPLANATION OF REQUEST: A zoning change request from Mills Branch Overlay District (MBOD) to Planned Development (PD) – MBOD on a property that is approximately 17.98 acres in size.

☐
☒

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

WE HAVE NUMEROUS OBJECTIONS, PLEASE SEE ATTACHED.

SIGNATURE: [Signature]

ADDRESS: 390 N HOUSTON SCHOOL ROAD, LANCASTER, TX

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, September 7, 2021 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, September 27, 2021 at 7:00 pm**. The meeting will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/133/Planning-Zoning-Commission> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on **Wednesday, September 1, 2021** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

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please contact the Planning Division
Phone 972-218-1315
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RETURN BY FAX OR MAIL

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146-0940

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P.O. Box 940 | Lancaster | Texas | 75146 | 972.218.1300 | www.lancaster-tx.com



We wish to register our objection to the planned zoning change and development referenced as Case Z 21-17. We feel this development will decrease our property value and our quality of life.

The planned development places one of the main entrances directly opposite our front door. We will have headlights shining into our bedroom windows every night, plus the noise of accelerating vehicles at all hours. The section of North Houston School Road that passes in front of our house is lightly travelled compared to Beltline Road. Having the entrance for 90 families right in front of our house will greatly increase the noise level on our property. The increased noise and headlights in the windows will be disruptive to sleep patterns. One of the other proposed entrances will also be in front of one the other houses closest to the road.

The Lancaster Tree Preservation Ordinance (Sec 14.901(a)) defines its purpose in part to "prohibit the clearing of trees and natural areas" and "Protect and increase the value of residential and commercial properties within the city as well as forest value". The developer's plans show the complete removal of the mature trees and other vegetation along North Houston School Road, to be replaced with a sidewalk. This will dramatically change the feel of the properties along N Houston School as we all currently enjoy the acoustic barrier and natural view that those trees provide. Replacing all those trees with views of a housing development will decrease property values.

Per the Lancaster Tree Preservation Ordinance (sec 14.804 (b)(1)(C)(1) "In the interests of public health, detention basins should be used sparingly and alternative methods of collecting and filtering storm water should be considered as not to promote standing water." The development plans show five detention basins, one of which is in front of our property. These are likely to be mosquito breeding grounds, affecting public health. The increased impermeable cover will mean more rainwater runoff. Our property is lower than the road so any increase in runoff will flow through our front yard towards our house. The ravine along the north and east borders of our property is showing significant erosion along the banks and has already swallowed up part of our front fence. If there is more runoff channeled through it, the erosion will increase.

Other codes and ordinances that may apply: (we are seeking legal advice on this)

Storm Management Ordinance 14.1705

Development Code (Traffic Impact Analysis) 14.1607

Texas Civil Practice and Remedies Code chapters 75 & 125

We paid above market value for our property because it was semi-secluded and was surrounded by nature, much of which will be lost. If the current development plans are approved, the reduction in value and curb appeal will make it harder for us sell and find something similar elsewhere.

Warren Puziewicz

A handwritten signature in black ink, appearing to be 'W. Puziewicz', with a stylized, cursive script.

Anna Puziewicz

A handwritten signature in black ink, appearing to be 'A. Puziewicz', with a stylized, cursive script.

Attached are photographs demonstrating some of our points

Current view from our house of the location of the planned driveway of the development. It will be like living on the end of a busy street.



The current view along North Houston School Road, showing the tree-lined road. All of these trees will be removed per the development plan.



The view of our house from the proposed driveway of the development. Vehicle headlights will be shining right into our back yard and bedroom windows.





CITY OF LANCASTER

SHINING STAR OF TEXAS

Delivered to
9/1/2021 @ 2:50 PM

Development Services - Planning

Date: 8/25/2021

Lexie Schaefer



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 21-17:** to conduct a public hearing and consider a rezoning request from Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size and is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

LOCATION: The property is located north of Main Street, west of North Houston School Road, and south of West Belt Line Road.

EXPLANATION OF REQUEST: A zoning change request from Mills Branch Overlay District (MBOD) to Planned Development (PD) – MBOD on a property that is approximately 17.98 acres in size.



I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Increase traffic, noise pollution trees destroyed, take away our "country life" we have enjoyed for over 3 decades (30+ years - almost 40) - destroy wild life

SIGNATURE: Audra B. Lipe

ADDRESS: 2300 W. Main St.

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, September 7, 2021 at 7:00 pm.** The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, September 27, 2021 at 7:00 pm.** The meeting will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/133/Planning-Zoning-Commission> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on **Wednesday, September 1, 2021** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-218-1315
FAX 972-218-3616

RETURN BY FAX OR MAIL

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146-0940

11 Notices were mailed on 8/25/2021

P.O. Box 940 | Lancaster | Texas | 75146 | 972.218.1300 | www.lancaster-tx.com





CITY OF LANCASTER

SHINING STAR OF TEXAS



Delivered to
9/1/2021 @ 2:45pm

Development Services - Planning

Date: 8/25/2021

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE:

Lexie Schrader
8/26/21 Th (3 pages)
Case No. – Z 21-17: to conduct a public hearing and consider a rezoning request from Mills Branch Overlay District (MBOD) to Planned Development (PD) - MBOD. The property is addressed as 2301 West Main Street located north of Main Street, west of North Houston School Road, and south of West Belt Line Road. It is approximately 17.98 acres in size and is further described as a tract of land situated in the John M. Rawlins Survey Abstract No. 1208, City of Lancaster, Dallas County, Texas.

LOCATION:

The property is located north of Main Street, west of North Houston School Road, and south of West Belt Line Road.

EXPLANATION OF REQUEST:

A zoning change request from Mills Branch Overlay District (MBOD) to Planned Development (PD) – MBOD on a property that is approximately 17.98 acres in size.



I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This end of main is known for its open, "country feel"

SIGNATURE: *Christine T. Lyday*

ADDRESS: *2301 W. Main* (see attached pages)

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, September 7, 2021 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, September 27, 2021 at 7:00 pm**. The meeting will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/133/Planning-Zoning-Commission> at least 72 hours prior to the meeting's date.

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Chris Lyday
2300e W. Main

1 of 2

Case # Z 21-17

1) Traffic congestion is already heavy on Main - cars rounding the curve on one side of my driveway & hill on the other side, that you can't see the car till it is close & with the speed @ which they go - I have almost been hit several times, and add possibly of up to 190 added cars to area - (95×2) - No

2) Loss of my view looking across the street that I have had for almost 30 years, gone & replaced by housing!

3) Driving down W. Main from Beltline & you encounter open fields, trees, a large canopy of trees to drive through, greenery on the left side, open fields to the right - very country feel that everyone enjoys -

Chris Hyday

Page 2 of 2

4) Destruction of habitats for nature, birds, squirrels, eagles (we have several in this area), many more -

5) Increase of crime in the area

6) Is it not correct that Lancaster is named the "Tree City"? We should not destroy our landscape & trees - Or change the name?

7) Property values would drop if this development happens -

8) Land erosion due to removal of soil, grass, trees

9) This property I believe is used for growing & harvesting hay - I have seen hay rolls on the other side of Mr. Anderson's property & heard large tractor over there - so this source of food for animals will end.