



**NOTICE OF WORK SESSION AGENDA
LANCASTER CITY COUNCIL
JAMES R. WILLIAMS PUMP STATION
TRAINING ROOM, 1999 JEFFERSON, LANCASTER, TEXAS**

Monday, July 17, 2023 - 7:00 PM



While one or more City Council Members may be present via video or audio link, a quorum of the City Council will be at the James R. Williams Pump Station Training Room, as required by the Texas Open Meetings Act.

Please click the link below for forms:

<https://www.lancaster-tx.com/1413/Notice-Regarding-Public-Participation>

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85052511751?pwd=WEluQmNiNWd2MDMxKzBwMVI5VDg1dz09>

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

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

CALL TO ORDER

7:00 P.M. WORK SESSION:

1. Receive a presentation from the Executive Director of the Inland Port Transportation Management Association (IPTMA).
2. Receive a presentation regarding utilization of Hotel/Motel Occupancy Tax Funds (HOT Funds).
3. Discuss and receive a presentation regarding the Public Engagement Committee.
4. Discuss Specific Use Permits (SUPs) in Retail zoning districts.
5. Discuss Lancaster Development Code Table 1 (Land Use Table) and review the allowable uses within the Commercial Highway Zoning Districts related to development along the I-20, I-35 and Loop 9 corridors.
6. Discuss shared restroom access in commercial buildings.
7. Receive a presentation and discuss the Quarterly Financial Report for the third quarter of FY 2023 for the period ending June 30, 2023.
8. Discuss and receive a presentation regarding the City Council's Five-Year Goals and Objectives established during the annual City Council Strategic Planning Session held on August 26th and 27th, 2022, for the third quarter of the Fiscal Year 2022/2023.

ADJOURNMENT

EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

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

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

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

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

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on Friday, July 14, 2023 @ 5:40 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Dori Lee
Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

City Council Work Session

1.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community

Submitted by: Carey Neal, Deputy City Manager

Agenda Caption:

Receive a presentation from the Executive Director of the Inland Port Transportation Management Association (IPTMA).

Background:

As prescribed in the City Council Rules and Procedures as amended October 2022, Section D. Council agenda process Sub Section 1.b, Deputy Mayor Pro Tem Betty Gooden-Davis requested an item be placed on the work session agenda to receive an update from the Inland Port Transportation Management Association (IPTMA).

On March 9, 2018, at the request of Dallas County Commissioner John Wiley Price, Precinct No. 3, DART hosted a meeting of elected officials, community stakeholders, businesses, and developers to discuss transportation solutions in the Inland Port area. The consensus of participants was that a Transportation Management Association (TMA) should be formed to provide transportation opportunities throughout the Inland Port.

On February 11, 2019, City Council received a presentation from Dallas Area Rapid Transit (DART) regarding mobility opportunities for the City of Lancaster. Included in this presentation was a briefing on the Inland Port Transportation Management Association (IPTMA) project.

On March 18, 2019, City Council received a presentation from Dallas County Commissioner John Wiley Price, regarding the inception of the Inland Port TMA project.

On September, 16, 2019, City Council received a presentation from Dallas Area Rapid Transit (DART) regarding the progress of the Inland Port Transportation Management Association project.

On August 31, 2020, City Council approved Resolution 2020-08-66, authorizing a membership agreement with the Inland Port Transportation Management Association.

IPTMA is a membership organization made up of employers, developers, building owners, and local governments to connect workers and companies to various transportation solutions within the Inland Port area. The Inland Port TMA is funded through federal grants that require a 20% local match that includes business and municipalities membership dues. Transportation services offered through Inland Port TMA provide 24-hour coverage of the Inland Port area. Transportation options include: Microtransit services provided by Star Transit and rider assistance programs, including Uberpool, vanpool, and carpooling.

As a member of IPTMA, the City receives the following benefits:

- Representation on the Transportation Management Association (TMA) Board of Directors
- Access to and use of transportation information, educational programs, and a voice in the

decision-making process of the TMA

- As a public member, members may receive services by agreement with the TMA and may also arrange to receive specific services from the TMA

The City currently contributes \$20,000 through the General Fund for a two-year membership. The IPTMA is also an economic development incentive where the Lancaster Economic Development Corporation (Type A) includes a contribution to companies who become members of the IPTMA and utilize their services. At this time, the LEDC has contributed \$43,000 to companies in the City that have become members of IPTMA.

City Council will receive a presentation from Laura Freeland, the Executive Director of the IPTMA.

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

2.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

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

Submitted by: Carey Neal, Deputy City Manager

Agenda Caption:

Receive a presentation regarding utilization of Hotel/Motel Occupancy Tax Funds (HOT Funds).

Background:

As prescribed in the City Council Rules and Procedures as amended October 2022, Section D. Council agenda process Sub Section 1.b, former Councilmember Keithsha Wheaton requested an item be placed on the work session agenda to discuss the utilization of Hotel Occupancy Tax (HOT) Funds, and how businesses and individual organizations could access the incentive and opportunities available.

Incorporated municipalities such as the City of Lancaster are allowed by State Tax Code Section 382.155 to impose a tax to use or possess "a room that is in a hotel and is ordinarily used for sleeping." The use of this revenue, commonly referred to as a hotel-motel occupancy tax (HOT), is restricted by law and may only be used to promote tourism, the convention, and hotel industry, and is further limited to specific identified uses in tax code.

Identified uses include, historical restoration and preservation projects, or activities, advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historical sites or museums in the immediate vicinity of convention center facilities or visitor information centers; or any area located elsewhere in the municipality or its vicinity that tourists and convention delegates would frequent is an allowed use of HOT funds.

Lancaster HOT funds have historically been used to support the Lancaster Visitors Center and State Auxiliary Museum.

In 2007, City Council established an application process for Hotel Occupancy Tax Grants.

At the March 20, 2023, City Council Work Session, City Council received a presentation and discussed amendments to the City's policy for the use of Hotel Occupancy Tax (HOT) Funds.

At the April 10, 2023, City Council Regular Meeting, Council approved Resolution 2023-04-44, adopting a policy and guidelines for use of Hotel Occupancy Tax (HOT) revenues.

City Council will receive a presentation regarding the utilization and availability of HOT Funds.

Attachments

Resolution 2023-04-44

RESOLUTION NO. 2023-04-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, ADOPTING A POLICY AND GUIDELINES FOR USE OF HOTEL OCCUPANCY TAX (HOT) REVENUES, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lancaster is committed to the promotion of tourism and growth of the convention and hotel industry of the community, and;

WHEREAS, a document outlining community preferences for the best use of these funds, attached as Exhibit A - Policy and Guidelines for use of Hotel Occupancy Tax (HOT) Revenues is a necessary tool to improve the tourism, convention and hotel industry in Lancaster; and

WHEREAS, establishing a formal written policy for the City illustrates to the tourism, convention and hotel industry that Lancaster, Texas is pro-tourism and pro-development;

WHEREAS, this policy conforms with Chapter 351 of the Texas Tax Code.

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

SECTION 1. That the City Council hereby adopts the Policy and Guidelines for use of Hotel Occupancy Tax (HOT) Revenues, attached hereto and incorporated herein as Exhibit "A," to support and expand the tourism, convention and hotel industry in the community.

SECTION 2. That implementation of the Incentive Policy and its terms and conditions is authorized and effective immediately upon adoption by the City Council of the City of Lancaster.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 10th day of April, 2023

ATTEST:



Sorangel O. Arenas, City Secretary

APPROVED:



Clyde C. Hairston, Mayor

APPROVED AS TO FORM:



David T. Ritter, City Attorney

City of Lancaster

Policies and Guidelines for Use of the Hotel Occupancy Tax (HOT) Revenues

Authority & Purpose

The purpose of this document is to outline certain policies and procedures associated with the allocation and use of Hotel Occupancy Tax (HOT) revenues by the City of Lancaster. Municipal hotel occupancy taxes are governed by Chapter 351 of the Texas Tax Code, and by the City of Lancaster Code of Ordinances. The City of Lancaster wishes to make Hotel Occupancy Tax (HOT) funds available to entities other than the City in accordance with the Tax Code to encourage expenditures that enhance the Lancaster tourism, convention and hotel industry, and that help stimulate the continued growth and development thereof. The City of Lancaster currently levies a Hotel Occupancy Tax of 7% within the City. Unlike property tax and sales tax revenues which cities can use for most public purpose, local hotel occupancy tax revenues fall under a more structured statutory mandate. The policies and guidelines contained herein delineate the terms under which the City of Lancaster will allocate revenues derived from the Hotel Occupancy Tax, and the terms under which potential recipients of such revenue may request and use such funds. Chapter 351 of the Texas Tax Code limits the use of Hotel Occupancy Tax funds for uses which promote tourism and the convention and hotel industry, and that use is limited to the following categories:

- Constructing, improving, enlarging, equipping, repairing, operating, and maintaining a convention center or visitor information center: the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing operation and maintenance of convention facilities or visitor information centers or both;
- Paying the administrative costs for facilitation of convention registration: the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
- Advertising and conducting promotional programs to attract tourists and convention delegates or registrants: advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;
- Encouragement, promotion, improvement and application of the arts: the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major arts forms;
- Funding historical restoration or preservation programs: the historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums at or in the immediate vicinity of convention center facilities or visitor information centers; or located elsewhere in the municipality or its vicinity that would be frequented by tourists and convention delegates;
- Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population of under 1 million: funding the events costs for sporting tournaments that substantially increase economic activity at hotels in which a majority of participants are tourists;
- Funding the enhancement and upgrading of existing sports facilities or sports fields for certain municipalities: if the municipality owns the facilities or fields acceptable sports facilities include those for baseball, softball, soccer, and flag football;

- Signage directing the public to sights and attractions that are visited frequently by hotel guests in the municipality.

Guidelines and Funding Goals for Hotel Occupancy Tax Projects and Programs

The Lancaster City Council will consider requests for allocation of revenues derived from the Hotel Occupancy Tax in the same way it considers other budgetary requests. The only difference in this allocation process will be that when making funding decisions, the City Council will consider both the statutory requirements found in Chapter 351 of the Texas Tax Code, and the policy requirements outlined in this document.

- The applicant must demonstrate how the project will meet the statutory requirements of Chapter 351 of the Texas Tax Code;
- Eligible activities of the following types of individuals, businesses, organizations or agencies may be funded using revenues from the Hotel Occupancy Tax:
 - Activities of other public agencies
 - Activities of non-profit organizations
 - Activities of for-profit businesses
 - Activities of individuals
- Assistance to events that bring in visitors may be eligible for funding.
- If applicant is seeking the grant to make physical improvements, the improvements shall:
 - Be made in accordance with project drawings, specifications, and/or information provided by the applicant and having been previously approved by the City.
 - Receive the written approval of the City for any modifications to previously approved project drawings/specifications.
 - Obtain all applicable permits and inspections related to the improvement project.
- Failure to adhere to these physical improvement conditions will render Applicant ineligible for grant funding.
- The applicant must demonstrate that they are in good financial standing and that financial safeguards are in place to protect public funds.
- Applicants that have outstanding financial obligations to the City of Lancaster, including but not limited to liens, court fines, delinquent City utility bills, or delinquent taxes are not eligible.
- Applicants that have an ongoing lawsuit or are in any way parties to litigation against the City of Lancaster are not eligible.
- Final determination of whether or not a proposed activity meets the requirements to be funded from Hotel Occupancy Tax revenues will be made solely by the Lancaster City Council.

Application Process and Timeline

City Council consideration of requests for the use of revenues derived from the Hotel Occupancy Tax (HOT) on a case-by-case basis. Staff will review and recommend grant applications to City Council.

City Review Guidelines

- In order to document the City's compliance with state law, whenever the City Council approves an allocation of funding from Hotel Occupancy Tax revenues for any activity, approval will be

documented with a City Council resolution that will include in its recitals a finding of fact that the City Council believes that the proposed activity to be funded will directly promote tourism and the convention and hotel industry, and that it meets one of the criteria for funding eligibility outlined in Chapter 351.101 of the Texas Tax Code.

- In reviewing proposed uses for the Hotel Occupancy Tax revenues, will give a higher funding priority to funding requests that can be shown to quantify the number of overnight stays at Lancaster hotels that can be expected to be generated by the proposed use and that the Council believes will generate more overnight stays at Lancaster hotels than to requests that the Council believes will generate fewer overnight stays.
- In reviewing proposed uses for the Hotel Occupancy Tax revenues, staff will give a high funding priority to proposed uses of HOT funds that will provide a significant benefit to the City of Lancaster, the Lancaster community, and/or the Lancaster hotel, convention and tourism industry.
- In reviewing proposed uses for the Hotel Occupancy Tax revenues, staff will give a high funding priority to funding requests that propose matching funds from the organization applying for the grant.
- The City Council shall not fund activities with Hotel Occupancy Tax revenues that the Council itself does not believe will in some way directly promote tourism and the convention and hotel industry.
- The City Council shall not fund activities with Hotel Occupancy Tax revenues, as described in Chapter 351.101 of the Texas Tax Code.
- Funding of City of Lancaster activities that are administered by departments of the City are already under the direct control of the City. Funding agreements will be developed for City Council approval that clearly state the obligations that the applicant must meet to receive funding.
- To assure that the City has sufficient influence over such funds after they are allocated, the following administrative procedures will be followed:
 - When HOT funding is provided for activities that are administered by outside individuals, businesses, organizations or agencies, such funding will be distributed and the funding and activities will be regulated through the use of a Funding Agreement.
 - When the City Council allocates HOT funding for outside individuals, businesses, organizations or agencies, the City Council resolution authorizing said allocation of funds will include language directing the City of Lancaster City Manager and his or her designee to negotiate and sign a Funding Agreement with said funding recipient(s) to assure that the funds are used in the manner intended by the City Council, consistent with City policy, and consistent with all City, state and federal laws.
- Each Funding Agreement will include different provisions based upon the different circumstances of each funded activity. But in each case, the Funding Agreement will dictate that the grant will be in the form of a reimbursable grant. Funding Agreements will also include provisions that will influence the funded party to the extent necessary to protect the City's interest, to assure that the funds are used in the manner intended by the City Council, consistent with City policy, and consistent with all City, state and federal laws.

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

3.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community

Submitted by: Carey D. Neal, Jr., Deputy City Manager

Agenda Caption:

Discuss and receive a presentation regarding the Public Engagement Committee.

Background:

On August 26 and 27, 2022, City Council discussed during the Annual Strategic Planning Session the implementation of a new board, committee, or commission related to public engagement. At the March 20, 2023, City Council Work Session, Council received a presentation and directed staff to bring back roles and responsibilities for the proposed committee along with a proposed meeting date for the committee for Council discussion. Council will receive a presentation on the recommended structure as well as the roles and responsibilities of a public engagement committee.

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

4.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

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

Submitted by: Vicki D. Coleman, Director of Development Services

Agenda Caption:

Discuss Specific Use Permits (SUPs) in Retail zoning districts.

Background:

As prescribed in the City Council Rules and Procedures as amended October 10, 2022 Section D. City Council Agenda Process, Subsection 1.b, Councilmember Marco Mejia requested that an item be placed on a City Council work session for the purpose of discussing the requirement for a SUP in Retail zoning districts for certain land use types. During the July 18, 2022 meeting, the City Council reviewed the uses that require an SUP within a Retail zoning district. City Council directed staff to bring an agenda item back with uses and definitions based on the Lancaster Development Code and the Planning Dictionary. At the October 17, 2022 Work Session, the definitions were reviewed and discussed. Following the discussion, the City Council was provided additional time to provide feedback on the SUP classifications and definitions. The City Council also requested the City Attorney provide suggested language based on discussion at previous work sessions, and to incorporate City Council comments for review and discussion.

The Lancaster Development Code (LDC) requires a Specific Use Permit (SUP) for any use identified in the Land Use Table as requiring one. Through the use of an SUP, City Council is able to more closely consider requiring additional standards for a use as may be necessary based on the surrounding conditions and circumstances that may warrant protecting adjacent property or uses from any adverse impact.

In summary, the SUP process allows for an enhanced level of stipulations that would not otherwise occur without the additional requirement of City Council consideration. The additional stipulations allow the City Council to provide added protection, as necessary, if conditions exist that are potentially disruptive to the existing surrounding community.

The attached table reflects City Council and City Attorney comments. The item is for City Council further discussion.

Attachments

Land Use Table - SUPs Required in Retail Zoning Districts

Council and Attorney Comments

Survey Cities - Comparing SUP requirements for Retail Districts

Permitted Uses	Definitions:
Retail Use Requires and SUP	
Rural & Animal-Related	
Animal Boarding/Kennel without Outside Pens	Any premises in which more than 3 dogs or 3 cats or 3 other domesticated animals over the age of three months, not including livestock or poultry, are housed, boarded, raised, or trained as a commercial enterprise. This definition does not include pet shops.
Animal Hospital, Clinic	An establishment where animals and pets are admitted for examination and medical treatment and boarding of animals is limited to short term care incidental and subordinate to the clinic use.
Residential & Lodging	
Hotel or Motel	A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or apartments with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of automobile travelers; including group designated as auto cabins, motor courts, motels and similar designations.
Hotel, Residence	Extended-stay hotel
Residential Care Facility	See Convalescent Care Facility/Nursing Home - A facility that provides nursing services and custodial care on a 24-hour basis for three (3) or more unrelated individuals who for reasons of illness, physical infirmity, or advanced age, require such services.
Urban Residential	A. Urban residential includes residential development which at least partly face streets, public sidewalks, or common open space, or which are located above retail, office or service uses. 14-29 B. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located within a structure.
Institutional & Community Services	
Child Care Facility	A place for the care of children. Services usually include a staff nurse and a hot meal is normally served.
Private School Primary,	An institution for the teaching elementary aged children that is not financially supported by the government and is generally supported through tuition.***
Secondary, Senior	Intermediate schools follow elementary education and include middle schools and high schools.***

Social Service Provider, not Rescue Mission or Shelter	A facility that provides assistance to persons with limited ability for selfcare but for whom medical care is not a major element.
Recreation, Entertainment & Amusement	
Billiard Parlor or Pool Hall	Businesses which contain more than 3 pool or billiard tables or similar games and for which a fee is charged, either directly or indirectly, by means of a general admission fee, membership fee, dues or the like, shall require the approval of an SUP.
Commercial Amusement/Recreation (Inside)	<p>A. Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades and similar enterprises, but does not include theaters and auditoriums. It also includes establishments with more than four (4) coin operated machines as defined by City Ordinances, excluding billiard or pool halls. Exceptions include: 1. Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests; 2. Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing; and 3. Billiard or pool tables on the premises of publicly owned facilities.</p> <p>B. A skill or coin operated machine is defined as any coin-operated machine of any kind or character whatsoever, when such machines dispense or are used or are capable of being used or operated for amusement or pleasure or when such machines are operated for the purpose of dispensing or affording skill or pleasure, or for any other purpose other than the dispensing or vending of merchandise, music or service, as those terms are defined in Texas Revised Civil Statutes Annotated, Articles 8801-8817</p>
Commercial Amusement/Recreation (Outside)	A. Outdoor commercial recreation and amusements, excluding drive-in theaters, but including golf courses, target ranges and skeet shoots, picnic groves, amusement parks, circus or carnival grounds, commercial amusement or recreational developments or tents, and other similar uses. This includes temporary structures used for meetings. Such uses shall be considered “temporary” if the use does not exceed 14 days. (See “Carnival, Circus, or Amusement Ride (Temporary)” above.)

	B. Outdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council.
Golf Driving Range	An area on which golf players drive golf balls from a central driving tee, such area to include the driving tee and other incidental activities pertaining to this activity.
Gun Club, Skeet or Target Range (Indoor)	Any building or premises where there are facilities of any sort for the firing of handguns, rifles or other fire-arms. **
Private Sports Arena, Stadium or Track	A large building with tiers of seats for spectators at sporting or other recreational events.**
Retail & Personal Services	
Night Club, Discoteque, or Dance Hall	An establishment whose primary activity is the provision of facilities for dancing, including a dance floor and live entertainment or amplified music. Such establishment may or may not provide on-premises consumption of alcoholic beverages. Schools of dance are exempted from this definition.
Commercial & Business Services	
Rental Store, without Outside storage and Display	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.
Retail Store, 25,000 Sq Ft or more	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.
Retail store with more than 2 fuel dispensers	
Used Merchandise Store	(also "Resale Shop" or "Thrift Store" or "Consignment Shop") An establishment that generally markets common, contemporary used household goods, clothing or furnishings on a straight "for sale" basis or on a consignment basis. This term includes a used merchandise store that is operated by a non-profit, charitable or religious organization.
Tattoo, Body Piercing (does not include earlobe piercing)	An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the followings: () placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the

	skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.**
Portable Buildings-Commercial	
Auto & Marine-Related	
Auto Repair Garage Minor	<p>A. The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes “quick lube” type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.</p> <p>B. In a Retail (R) District, an “auto repair garage, minor” is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30% of the retail sales floor area, and if all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit.</p>
Car Wash/Auto Detail	A facility which provides automobile-related services such as applying paint protectors, interior and exterior cleaning and polishing as well as installation of aftermarket accessories such as tinting, auto alarms, spoilers, sunroofs headlight covers, and similar items. However, engine degreasing or similar automobile cleaning services shall not be included under this definition.**
Car Wash, Self Service	A car wash wherein the customer provides labor and where no self-propelled wash racks are provided.**
Industrial & Manufacturing	
Mining and Extraction (Sand, Gravel Oil & other)	The excavation or extraction of any earth products of natural mineral deposit, including rock crushing, screening.**
Utilities, Communications & Transportation	
Antenna, Commercial	means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

Antenna, Commercial, Free-Standing	means a commercial antenna supported by or affixed to a free-standing pole, tower, tripod, frame or other similar structure.
Antenna, Commercial, Mounted	means a commercial antenna permanently affixed to the roof or other portion of a building.
Helipad	A facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling, or storage of helicopters.**
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	Utilities that not subject to city acceptance for operation or maintenance. Private utilities include natural gas lines, power lines, telephone lines, cable televisions and other communication lines, their appurtenances and any component parts thereof, and the utility companies' operation, maintenance repair and replacement of same.**
Portable Building	
Private Streets	Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests and the general public.**
Railroad Yard or Shop	An area of land, a portion of which is covered by a system of tracks, that provides for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a railyard include but are not limited to the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of cars, trains, engines, locomotives, and rolling stock.**
Recording Studio	A specialized facility for sound recording, mixing, and audio production of instrumental or vocal musical performances, spoken words, and other sounds.***
Transit Passenger Facility	A commercial or public facility for the loading and unloading of passengers, luggage, and packages, including sales of fares, and which may include accessor restaurants, indoor commercial amusements, and retail sales but not including airports.**
TV Broadcasting & Other Communication Service	Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.**
Utilities Holding a Franchise from City of Lancaster	
Utility Installation, Other than Listed	
Wireless Communication Tower	See Antenna, Commercial, Free-standing

**References definitions available in the Planners Dictionary

*** A general definition

Permitted Uses		Definitions:
Retail Use Requires and SUP		
Rural & Animal-Related		
Animal Boarding/Kennel without Outside Pens	<p>Strain-Burk:</p> <p>A. Outside pens? (Staff response: – Kennels <u>with</u> Outside pens not allowed in Retail districts)</p> <p>B. Petshops? (Staff response: - The LDC does not currently define.) (APA <i>Planners Dictionary</i>** – A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, bird and reptiles, excluding exotic animals and farm animals, horses, goats, sheep, and poultry)</p> <p>City Attorney: Any premises in which more than <u>three (3)</u> dogs or 3 cats or 3 other domesticated animals over the age of three (3) months, not including livestock or poultry, are housed, boarded, raised, or trained as a commercial enterprise <u>with such housing and boarding exclusively conducted indoors</u>. This definition does not include pet shops and <u>expressly prohibits livestock and poultry</u>.</p>	Any premises in which more than 3 dogs or 3 cats or 3 other domesticated animals over the age of three months, not including livestock or poultry, are housed, boarded, raised, or trained as a commercial enterprise. This definition does not include pet shops.
Animal Hospital, Clinic	<p>Strain-Burk: Would like to add additional language to narrow or provide specifics regarding animals and pets</p>	An establishment where animals and pets are admitted for examination and medical treatment and boarding of animals is limited to short term care incidental and subordinate to the clinic use.

Residential & Lodging		
Hotel or Motel	<p>Strain-Burk: Does height o structure need to be considered? (Staff response - Only when exceeding maximum height of the zoning district)</p> <p>City Attorney: A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or apartments with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of automobile <u>or short-term travelers</u>; including group designated as auto cabins, motor courts, motels and similar designations. <u>This designation is distinct from Hotel, Residence.</u></p>	A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or apartments with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of automobile travelers; including group designated as auto cabins, motor courts, motels and similar designations.
Hotel, Residence	<p>City Attorney: <u>A hotel in which at least seventy percent (70%) of the accommodations are regularly used or available for occupancy for continuous periods of thirty (30) or more days by persons who use their hotel as their primary residence.</u></p>	Extended-stay hotel
Residential Care Facility	<p>Strain-Burk: Does density need to be considered?</p> <p>City Attorney: <u>See Also Convalescent includes Convalescent</u> Care Facility/Nursing Home - A facility that provides nursing services and custodial care on a 24-hour basis for three (3) or more unrelated individuals who for reasons of illness, physical infirmity, or advanced age, require such services.</p>	See Convalescent Care Facility/Nursing Home - A facility that provides nursing services and custodial care on a 24-hour basis for three (3) or more unrelated individuals who for reasons of illness, physical infirmity, or advanced age, require such services.

Urban Residential	Strain-Burk: No comment	A. Urban residential includes residential development which at least partly face streets, public sidewalks, or common open space, or which are located above retail, office or service uses. 14-29 B. Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located within a structure.
Institutional & Community Services		
Child Care Facility	Strain-Burk: Density or proximity to another City Attorney: A place <u>location that is primarily purposed for the care of children.</u> Services usually may include a staff nurse and a hot meal is normally served <u>and the service of meals.</u>	A place for the care of children. Services usually include a staff nurse and a hot meal is normally served.
Private School Primary,	Strain-Burk: Density or proximity to another City Attorney: An institution for the teaching elementary <u>school</u> aged children that is not financially supported by the government and is generally supported through tuition.***	An institution for the teaching elementary aged children that is not financially supported by the government and is generally supported through tuition.***
Secondary, Senior	Strain-Burk: Density or proximity to another City Attorney: Intermediate schools follow elementary education <u>An institution for teaching post-elementary school children and including</u> and include middle schools and high schools.***	Intermediate schools follow elementary education and include middle schools and high schools.***

Social Service Provider, not Rescue Mission or Shelter	Strain-Burk: Omit	A facility that provides assistance to persons with limited ability for selfcare but for whom medical care is not a major element.
Recreation, Entertainment & Amusement		
Billiard Parlor or Pool Hall	<p>Strain-Burk: Combine into commercial amusement recreation (Inside)</p> <p>City Attorney: Businesses which contain more <u>than four (4) 3</u> pool or billiard tables or similar games and for which a fee is charged, either directly or indirectly, by means of a general admission fee, membership fee, dues or the like, shall require the approval of an SUP.</p>	Businesses which contain more than 3 pool or billiard tables or similar games and for which a fee is charged, either directly or indirectly, by means of a general admission fee, membership fee, dues or the like, shall require the approval of an SUP.
Commercial Amusement/Recreation (Inside)	<p>City Attorney: A. Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining <u>electronic fee-for use</u> activities, including such activities as skating rinks, bowling alleys, video arcades, <u>indoor paintball or airsoft ranges</u> and similar enterprises, but does not include theaters and auditoriums. It also includes establishments with <u>(i) any number of "eight-liner machines or (ii) more than four (4) coin, card, or fee-for-use operated machines as defined by City Ordinances, excluding but excludes</u> billiard or pool halls. B. Exceptions include: <u>1. Theaters or auditoriums. 2. Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests; 3. Skill or coin-</u> operated</p>	<p>A Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades and similar enterprises, but does not include theaters and auditoriums. It also includes establishments with more than four (4) coin operated machines as defined by City Ordinances, excluding billiard or pool halls. Exceptions include: 1. Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests; 2. Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of</p>

	<p>machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing; and <u>4.</u> Billiard or pool tables on the premises of publicly owned facilities.</p> <p>A skill or coin operated machine is defined as any coin, <u>card, or fee-for use-</u>operated machine of any kind or character whatsoever, when such machines dispense or are used or are capable of being used or operated for amusement or pleasure or when such machines are operated for the purpose of dispensing or affording skill or pleasure, or for any other purpose other than the dispensing or vending of merchandise, music or service.,as those terms are defined in Texas Revised Civil Statutes Annotated, Articles 8801-8817</p>	<p>members or their guests, and not for private profit, although a charge is made for playing; and 3. Billiard or pool tables on the premises of publicly owned facilities.</p> <p>B. A skill or coin operated machine is defined as any coin-operated machine of any kind or character whatsoever, when such machines dispense or are used or are capable of being used or operated for amusement or pleasure or when such machines are operated for the purpose of dispensing or affording skill or pleasure, or for any other purpose other than the dispensing or vending of merchandise, music or service, as those terms are defined in Texas Revised Civil Statutes Annotated, Articles 8801-8817</p>
Commercial Amusement/Recreation (Outside)	<p>Strain-Burk: Adjust to 200 feet to residentially zoned land</p>	<p>A. Outdoor commercial recreation and amusements, excluding drive-in theaters, but including golf courses, target ranges and skeet shoots, picnic groves, amusement parks, circus or carnival grounds, commercial amusement or recreational developments or tents, and other similar uses. This includes temporary structures used for meetings. Such uses shall be considered “temporary” if the use does not exceed 14 days. (See “Carnival, Circus, or Amusement Ride (Temporary)” above.)</p>

		B. Outdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council.
Golf Driving Range	Strain-Burk: No Change	An area on which golf players drive golf balls from a central driving tee, such area to include the driving tee and other incidental activities pertaining to this activity.
Gun Club, Skeet or Target Range (Indoor)	Strain-Burk: Add Archery, Paint Ball	Any building or premises where there are facilities of any sort for the firing of handguns, rifles or other fire-arms. **
Private Sports Arena, Stadium or Track	Strain-Burk: Add Go Carts	A large building with tiers of seats for spectators at sporting or other recreational events.**
Retail & Personal Services		
Night Club, Discoteque, or Dance Hall	Strain-Burk: No Change Jaglowksi: Leave As Is	An establishment whose primary activity is the provision of facilities for dancing, including a dance floor and live entertainment or amplified music. Such establishment may or may not provide on-premises consumption of alcoholic beverages. Schools of dance are exempted from this definition.
Commercial & Business Services		
Rental Store, without Outside storage and Display	Jaglowksi: Leave As Is City Attorney: The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at via retail commerce. To sell by individual items or by the piece, directly to a consumer.	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.

Retail Store, 25,000 Sq Ft or more	<p>Jaglowski: Leave As Is</p> <p>City Attorney: The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at via retail commerce. To sell by individual items or by the piece, directly to a consumer.</p>	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.
Retail store with more than 2 fuel dispensers		
Used Merchandise Store	Jaglowski: Leave As Is	(also “Resale Shop” or “Thrift Store” or “Consignment Shop”) An establishment that generally markets common, contemporary used household goods, clothing or furnishings on a straight “for sale” basis or on a consignment basis. This term includes a used merchandise store that is operated by a non-profit, charitable or religious organization.
Tattoo, Body Piercing (does not include earlobe piercing)	Jaglowski: Leave As Is	An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the followings: (1) placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.**

Portable Buildings-Commercial	<p>City Attorney: <u>A building that is designed to be portable or transportable rather than permanently fixed to a foundation</u></p>	
Auto & Marine-Related		
Auto Repair Garage Minor	<p>Jaglowski: Not within 200 Feet of Residential Zone</p> <p>The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstery service. It also includes “quick lube” type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.</p> <p>City Attorney: The requested Councilmember changes may allow more intense automobile repair uses, instead of minor repair. I was not sure that is what was intended by the draft</p>	<p>A. The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstery service. It also includes “quick lube” type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.</p> <p>B. In a Retail (R) District, an “auto repair garage, minor” is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30% of the retail sales floor area, and if all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit.</p>
Car Wash/Auto Detail		<p>A facility which provides automobile-related services such as applying paint protectors, interior and exterior cleaning and polishing as well as installation of aftermarket accessories such as tinting, auto alarms, spoilers, sunroofs headlight covers, and similar items. However, engine degreasing or similar automobile cleaning services shall</p>

		not be included under this definition.**
Car Wash, Self Service		A car wash wherein the customer provides labor and where no self-propelled wash racks are provided.**
Industrial & Manufacturing		
Mining and Extraction (Sand, Gravel Oil & other)	City Attorney: The excavation or extraction of any earth products of natural mineral deposit, including rock crushing, and screening, <u>whether on a permanent or temporary basis.</u> **	The excavation or extraction of any earth products of natural mineral deposit, including rock crushing, screening.**
Utilities, Communications & Transportation		
Antenna, Commercial	City Attorney means An antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.	means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

Antenna, Commercial, Free-Standing		means a commercial antenna supported by or affixed to a free-standing pole, tower, tripod, frame or other similar structure.
Antenna, Commercial, Mounted		means a commercial antenna permanently affixed to the roof or other portion of a building.
Helipad		A facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling, or storage of helicopters.**
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment		Utilities that not subject to city acceptance for operation or maintenance. Private utilities include natural gas lines, power lines, telephone lines, cable televisions and other communication lines, their appurtenances and any component parts thereof, and the utility companies' operation, maintenance repair and replacement of same.**
Portable Building		
Private Streets	Jaglowski: Leave As Is	Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests and the general public.**
Railroad Yard or Shop	Jaglowski: Leave As Is	An area of land, a portion of which is covered by a system of tracks, that provides for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a railyard include but are not limited to the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of cars, trains, engines, locomotives, and rolling stock.**
Recording Studio	Jaglowski: Leave As Is	A specialized facility for sound recording, mixing, and audio production of instrumental or vocal musical performances, spoken words, and other sounds.***

Transit Passenger Facility	Jaglowski: Leave As Is	A commercial or public facility for the loading and unloading of passengers, luggage, and packages, including sales of fares, and which may include accessor restaurants, indoor commercial amusements, and retail sales but not including airports.**
TV Broadcasting & Other Communication Service	Jaglowski: Leave As Is	Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.**
Utilities Holding a Franchise from City of Lancaster		
Utility Installation, Other than Listed		
Wireless Communication Tower		See Antenna, Commercial, Free-standing

**References definitions available in the American Planner's Association Planners Dictionary

*** A general definition

Survey City Retail Study for Specific/Conditional Uses

Below is a full list of uses that are designated as Specific or Conditional uses on a city by city bases for comparison with the city of Lancaster. The Land Use groups listed in bold are city specific so there will be different names for each city and I simply matched the closest Lancaster designation.

Haltom City (C-3 Commercial)	Lancaster(R]
Residential	
-Residential Quarters within buildings	-Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities	
-Antenna/antenna facilities(designated as special exception) -Satellite disc receiver (over 1 meter in dia.) (Designated as SE for special exception) -Wind charger	-Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
-Cemetery/mausoleum -Day care center in religious institution -Fraternal organization/civic, social -Private or parochial school	-Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
-Bingo hall – commercial -Commercial amusement (indoors) -Race track (animal) -Rodeo ground	-Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track

Automobile and transportation	
<ul style="list-style-type: none"> - Auto, truck, trailer rental -Auto upholstery shop -Auto laundry/car wash -Boat (marine) equipment sales/repair/service -Motorcycle and trailer - sale and rental -RV or camper sales lot 	<ul style="list-style-type: none"> -Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service
Medical and office uses	
<ul style="list-style-type: none"> -Rehabilitation care facility (psychiatric and mental disorders) 	
Retail and service uses	
<ul style="list-style-type: none"> -Cleaners, dry -Hot tubs and spas, retail sales -Household laundry service facility -Kennel -Massage therapy clinic -Massage therapy, unlicensed -Nondepository financial institution -Showroom warehouse -Tattoo and/or piercing studio 	<ul style="list-style-type: none"> -Night Club, Discoteque, or Dance Hall
Commercial uses	
<ul style="list-style-type: none"> -Contractor's office (w/shop and garage) -Greenhouse or plant nursery (wholesale) -Motel/hotel (excluding extended stay) -Lumber yard (see home improvement) -Mini-warehouse (self storage) -Mini-warehouse (self storage w/residential quarters) -Office warehouse -Research laboratory -Swimming pool sales and service store -Wholesale distributor 	<ul style="list-style-type: none"> -Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
<ul style="list-style-type: none"> -Stable/barn, commercial 	<ul style="list-style-type: none"> -Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
<ul style="list-style-type: none"> -Chemical laboratory -Natural gas compressor stations -Natural gas exploration, production and development 	<ul style="list-style-type: none"> -Mining and Extraction(Sand, Gravel, Oil, and Other)

Grand Prairie(GR – General Retail)	Lancaster(R)
Residential	
-none	<ul style="list-style-type: none"> -Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Public Utility Uses	
<ul style="list-style-type: none"> -Gas Compressor Station -Wind Turbines(Ground Mounted) -TV Station with tower 	<ul style="list-style-type: none"> -Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Health and Institutional	
<ul style="list-style-type: none"> -Adult Day Care Center -Adult Day Health Care Center/Home -Parole/Probation Office -Child Day Care -Cemetery/Mausoleum -Hospice -Skilled Nursing Facility 	<ul style="list-style-type: none"> -Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and Culture Uses	
<ul style="list-style-type: none"> -Farmer's Market -Amusement Services(Indoor) -Amusement Devices Arcade (> 4) -Bingo Parlor -Mobile Food Court -Multi-Purpose Special Event Center -Radio Station(no Tower) -Radio Station w/ tower -Smoking Lounge -Teen Club 	<ul style="list-style-type: none"> -Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track

Automobile and transportation	
<ul style="list-style-type: none"> -Auto Parts Sales(New) -Auto Parking(Primary Use) -Auto Parking(Accessory Use) -Structured Parking -Boat Dealer -Motorcycle Dealer -Taxi Stand 	<ul style="list-style-type: none"> -Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service
Govt, Offices, and Business	
<ul style="list-style-type: none"> -Check Cashing, Pay Check and Car Title Loans 	
Retail and Commercial uses	
<ul style="list-style-type: none"> -Bait/Tackle -Convenience Store w/ Gas -Convenience Store w/o Gas -Garden Center(outdoor storage) -Laundry -Lodging Facility(Hotel Excluding Extended Stay) -Mini Storage -Private Club(w/alcohol) -Restaurant(w/ alcohol sales including entertainment) -Drive through/in alcohol sales -Lg. Retail(w/ gas sales) -Residential Waste Recycling Receptacle -Security Living Qtrs. At Business -Variety Store 	<ul style="list-style-type: none"> -Night Club, Discoteque, or Dance Hall -Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
<ul style="list-style-type: none"> -None 	<ul style="list-style-type: none"> -Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
<ul style="list-style-type: none"> -None 	<ul style="list-style-type: none"> -Mining and Extraction(Sand, Gravel, Oil, and Other)

Cedar Hill (LR – Local Retail)	Lancaster(R]
Residential	
<ul style="list-style-type: none"> -College Dormitory(On Campus) -Solar Panel System Primary Use 	<ul style="list-style-type: none"> -Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities	
-	<ul style="list-style-type: none"> -Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Institutional/Governmental	
<ul style="list-style-type: none"> -Assisted Living Facility -Broadcast Towers/Antennas -Cellular Communications Tower/Antennas -Electrical Generating Plant -Electrical Substation -Electrical or Utility Transmission Line -Gas Transmission Line(Regulating Station) -Hospice -Hospital(Acute Care) -Hospital(Chronic Care) -Maternity Homes -Municipal(inoperable vehicle/impound lots) -Municipal(sanitary landfill) -Retirement Home/Home for the aged -School, Vocational(Business/Commercial Trade) -Skilled Nursing Facility -Telephone Exchange/Switching Station 	<ul style="list-style-type: none"> -Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Amusement and Recreation Service	
<ul style="list-style-type: none"> -Commercial Amusement(indoor) -Commercial Amusement(outdoor) -Banquet Facilities -Boat Basing/Floating Boat Storage 	<ul style="list-style-type: none"> -Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range

<ul style="list-style-type: none"> -Boat Launching Ramp -Broadcast Station (with tower) -Camping and RV Camp ground with office -Country Club(Private) -Covered or Totally Enclosed Boat and/or RV Dry storage facilities on land -Dance Hall -Day Camp -Driving Range -Earth Satellite Dish(Greater than 10' in diameter) -Fair Ground -Theater(Outdoors) -Nature Center(private) -Non-Commercial Radio Tower greater than 65 feet -Open Boat and/or R.V. dry storage facilities on Land:including boat rental, repair and/or service -Parking Areas for Vehicles/trailers/RVs -Skating Rink -Stadium/Sports Arena -Zoo 	<ul style="list-style-type: none"> Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track
Automobile and transportation	
<ul style="list-style-type: none"> - Auto Body Repair -Auto Glass Repair/Tinting -Auto Interior Shop -Auto Muffler Shop -Auto Paint Shop -Auto Rental -Auto Repair(General) Major -Auto Tire Repair/Sales(Outdoor Sales Storage/Display) -Car Wash(Self Service) -Full Service Car Wash(Detail Shop) -Limousine Service -Motorcycle Repair(General) & Sales -Public Garage -Quick Lube/Oil Change/Minor Inspection 	<ul style="list-style-type: none"> -Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service

Office	
-Telemarketing or E-Commerce Agency	

Retail and service uses	
<ul style="list-style-type: none"> -All-Terrain Vehicle(go-carts) Dealer/Sales Only -Auto, Truck, Trailer Dealer(Primarily New/Used) -Bait and Tackle shop -Convenience Store -Gasoline and Fuel Sales -General Merchandise Store other than listed -Heating/Air Conditioning Sales/Service/Repair -Lawnmower Sales and/or Repair(inside only) -Liquor Store -Motorcycle Dealer -Plant Nursery(Retail Sales/outdoors) -Propane and Fuel Sales(Retail-Above ground filling) -Recreational Vehicle Dealer/Sales Only -Recycling Kiosk Temporary Outdoor Retail Sales/Commercial Promotion -Upholstery Shop (Non-auto) -Used Merchandise: Flea Market, furniture, antique shop, rummage, second hand store(indoor only) 	<ul style="list-style-type: none"> -Night Club, Discoteque, or Dance Hall
Personal and Business Services	
<ul style="list-style-type: none"> -Credit Access Business -Exterminator Service -Funeral Home or Mortuary -Hotel/Motel -Lawn – Landscaping Maintenance Service(no outdoor storage) -Mini-Warehouse/Self Storage -Security Quarters as Associated with Business -Tool Rental(indoor storage) -Office Showroom 	<ul style="list-style-type: none"> -Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
<ul style="list-style-type: none"> -Forestry & Tree Harvesting -Plant Nursery 	<ul style="list-style-type: none"> -Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
<ul style="list-style-type: none"> -Microbrewery -Mineral Extraction and Mining ops -Oil and/or Gas Extraction -Wind-powered Generators totaliny 25 KW or less(Personal Use) -Winery 	<ul style="list-style-type: none"> -Mining and Extraction(Sand, Gravel, Oil, and Other)

Desoto(GR – General Retail)	Lancaster(R)
Residential	
<ul style="list-style-type: none"> -Bed and Breakfast Inn or Facility -Resort/Spa 	<ul style="list-style-type: none"> -Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities, Service, and other uses	
<ul style="list-style-type: none"> -Small Wind Energy System -Animal Pound -Electrical Substation -Electrical Transmission Line (High Voltage) -Franchised Private Utility (not listed) -Gas Line and Regulating Station -Public Building, Shop or Yard of Local, State or Federal Agency -Radio or Television Transmitting Station with Tower 	<ul style="list-style-type: none"> -Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
<ul style="list-style-type: none"> -Assisted Living Facility -Cemetery or Mausoleum -Hospital, Acute Care -Institution for Alcoholic, Narcotic or Psychiatric Patients -Rehabilitation Care Institution -School Private (Primary or Secondary) -Retirement Housing for the Elderly -School, Business -School, Commercial Trade -Seasonal Uses -Skilled Nursing Facility 	<ul style="list-style-type: none"> -Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
<ul style="list-style-type: none"> - Amusement Arcade -Amusement, Commercial (Indoor) -Amusement, Commercial (Outdoor) -Golf Course (Commercial) -Park or Playground (Private) Non Commercial -Private Club -Sports Facility (Indoor) -Swimming Pool (Commercial) -Wedding, Banquet, and Party Facility 	<ul style="list-style-type: none"> -Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track

(Indoor/Outdoor)	
Automobile and transportation	
<ul style="list-style-type: none"> -Bus Station or Terminal -Heliport -Helistop -Parking Lot or Structure Commercial (Auto) -Auto Accessory Installation, Minor -Auto Glass, Seat Cover/Upholstery -Auto Laundry or Car Wash -Auto Rental -Auto Repair, Minor -Automotive Gasoline or Motor Fuel Serv. Station -Tire Dealership 	<ul style="list-style-type: none"> -Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service

Desoto(GR – General Retail)	Lancaster(R]
Office and Professional Uses	
<ul style="list-style-type: none"> -Long Term Care Facility -Medical Laboratory 	
Retail and service uses	
<ul style="list-style-type: none"> -Beer and Wine Package Establishment -Building Materials, Hardware or Home Improvement Center (Outdoor) -Firewood Sales -Food and Beverage Sales Store With Gasoline Sales (Convenience Store) -Kiosk -Metal Recycling Center -Restaurant , Drive Thru -Tattoo and Body Piercing Studio -Used Clothing Store 	<ul style="list-style-type: none"> -Night Club, Discoteque, or Dance Hall
Commercial uses	
<ul style="list-style-type: none"> -Motel or Hotel (Less than 75 Rooms) -Office Showroom -Open Storage, Display, or Work Areas for Merchandise or Machinery -Printing Company 	<ul style="list-style-type: none"> -Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
<ul style="list-style-type: none"> -none 	<ul style="list-style-type: none"> -Animal Boarding/Kennel Without Outside Pens

	-Animal Hospital, Clinic
Industrial and Related	
-none	-Mining and Extraction(Sand, Gravel, Oil, and Other)

Duncanville (GOR General office/retail)	Lancaster(R]
Residential	
-Boarding House	-Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Accessory Uses	
-Basketball or Tennis courts -Fuel Pump -Outdoor display, permanent -Outdoor display, temporary	-NA
Utilities	
-NA	-Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
- Child care facility, childrens home -Lodge or Civic club -Medical, emergency room -Research and Development Laboratory(Technology)	-Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
-Amusement, outdoor(temporary) -Banquet or Event Center	-Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor)

	-Private Sports Arena, Stadium or Track
Automobile and transportation	
- Auto Dealership, new and used -Auto storage and rental -Passenger pick-up and drop-off point -passenger terminal	-Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service
Medical and office uses	
-NA	
Retail and service uses	
-Bail Bond Business -Feed Store -Food Truck Park -Nursery Wholesale -Print Shop -Retail, Sundry -Seasonal Sales	-Night Club, Discoteque, or Dance Hall
Commercial uses	
-Animal Services, Outside Pens -Building Material Sales -Cabinet Shop -Commercial, General -Extermination Business -Hotel, full service -Hotel, select service -Warehouse, self storage	-Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
-NA	-Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
-NA	-Mining and Extraction(Sand, Gravel, Oil, and Other)

Farmers Branch (LR-2 Local Retail)	Lancaster(R)
Residential	
-Live/Work Units	-Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities	
-Public Building, Shop or Yard of Local, State or Federal Government -Telecom (Cellular) Tower	-Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
-Adult Day Care -Cemetery or Mausoleum -Day Camp -Driving School -Hospital (Chronic Care) -Institutions of Religious or Philanthropic Nature -Mortuary or Funeral Home -Nursing or Residence Home for Aged	-Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
- Amusement, Commercial (Indoors) -Banquet Hall or Events Center -Private Club -Theater, Indoor	-Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track
Automobile and transportation	
- Car Wash -Commercial Parking Lot for Automobiles -Gasoline Service Station -Tires and Wheel Accessories	-Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service

Medical and office uses	
-NA	
Retail and service uses	
-Check Cashing businesses, Payday Advance/Loan businesses or Car Title Loan businesses -Gun (Firearm) Sales -Furniture Store (New) -Garden and Nursery Sales -Outside Sales (Permanent) -Restaurant, with Drive-through Service -Restaurant, with Drive-in Service -Retail, Warehouse -Retail Store Consisting Primarily of Specialty and Novelty Items -Small Handtool and Hand Carried Equipment (Indoor Display and Storage) -Supermarket -Tattoo Studio	-Night Club, Discoteque, or Dance Hall
Commercial uses	
-Brewery (includes Wineries) -Lab, Scientific or Research -Lawn Mower Sales, Service, and Repair (Small Engine)	-Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
-Animal Clinic or Hospital (No outside runs, play area or pens allowed)	-Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
-NA	-Mining and Extraction(Sand, Gravel, Oil, and Other)

Rockwall (GR – General Retail)	Lancaster(R)
Residential	
<ul style="list-style-type: none"> -Hotel -Hotel, Full Service -Hotel, Residence -Motel -Residential Care Facility 	<ul style="list-style-type: none"> -Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities	
<ul style="list-style-type: none"> - Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted + -Helipad -Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Communication Service -Utilities Holding a Franchise from City of Rockwall -Utility Installation, Other than Listed -Wireless Communication Tower 	<ul style="list-style-type: none"> -Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
<ul style="list-style-type: none"> -Public or Private School Temporary Education Building -Social Service Provider, except Rescue Mission or Homeless Shelter 	<ul style="list-style-type: none"> -Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
<ul style="list-style-type: none"> -Commercial Amusement/ Recreation (Inside) - Commercial Amusement/ Recreation (Outside) -Country Club, Private -Golf Driving Range -Gun Club, Skeet or Target Range (Indoor) -Tennis Courts (Not accessory to a public or private club) -Theater 	<ul style="list-style-type: none"> -Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track
Automobile and transportation	
<ul style="list-style-type: none"> - Auto Repair Garage, Minor -Car Wash/Auto Detail 	<ul style="list-style-type: none"> -Auto Repair Garage Minor -Car Wash/Auto Detail

-Car Wash, Self Service	-Car Wash, Self Service
Medical and office uses	
-NA	
Retail and service uses	
<ul style="list-style-type: none"> - Beverage Service Facility, Portable -Night Club, Discoteque, or Dance Hall -Rental Store, w/o Outside Storage and Display -Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in -Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in -Retail store with more than 2 dispensers -Winery 	-Night Club, Discoteque, or Dance Hall
Commercial uses	
- Trade School	<ul style="list-style-type: none"> -Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
<ul style="list-style-type: none"> -Animal Boarding/Kennel without Outside Pens -Animal Hospital, Clinic 	<ul style="list-style-type: none"> -Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
-Mining and Extraction (Sand, Gravel Oil & other)	-Mining and Extraction(Sand, Gravel, Oil, and Other)

The Colony(GR – General Retail)	Lancaster(R)
Residential	
-NA	-Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities	
- Sewage pumping station	-Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
- Cemetery or mausoleum -College dormitory -College fraternity or sorority -College/university/seminary -Community welfare/health center -Convent or monastery -Day camp -Municipal complex -Park or playground, public -Rectory -School, public denominational	-Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
- Amusement, commercial (outside) -Amusement, commercial (inside) -Carnival or circus -Fairgrounds	-Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track
Automobile and transportation	
- Airport or landing field -Auto sales and service (outside display)	-Auto Repair Garage Minor -Car Wash/Auto Detail

<ul style="list-style-type: none"> -Auto sales and service (inside display) -Auto painting or body rebuilding shop (inside) -Auto parts and accessory sales (outside display) -Bus station and terminal -Helistop -Motor scooter or motorcycle sales and service (inside) -Motor scooter or motorcycle sales and service (outside) 	<ul style="list-style-type: none"> -Car Wash, Self Service
Medical and office uses	
-NA	
Retail and service uses	
<ul style="list-style-type: none"> -Bar, lounge or tavern -Beverage store -Bicycle sales and service (inside) -Boat sales and service (outside display) -Boat painting or body rebuilding shop (inside) -Body art studio -Club, private; lodge or fraternal organization -Credit access business -Furniture repair store -Furniture store (new) -Gun ranges, indoor -Private club, eating place with beer, wine or liquor -Private club with bar service -Tattoo parlor -Thrift Store 	<ul style="list-style-type: none"> -Night Club, Discoteque, or Dance Hall
Commercial uses	
<ul style="list-style-type: none"> - Animal clinic or hospital (without outside runs) -Laboratory, scientific testing/precision -Parking, commercial lot/garage -Plumbing, electrical, A/C, heating shops (outside storage) -Storage, open (visual screen) -Studio: Art, music, ceramics, drama, speech, dance or similar skills -Tool and equipment rental (with outside display) -Video arcades -Warehouse, mini 	<ul style="list-style-type: none"> -Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
<ul style="list-style-type: none"> -Hatchery and breeding operation -Kennels, indoor (no outside runs) -Kennels, outdoor (includes outside runs) 	<ul style="list-style-type: none"> -Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic

Manufacturing and industrial uses	
-Light fabrication and assembly processes -Monument sales yard -	-Mining and Extraction(Sand, Gravel, Oil, and Other)

Waxahachie(GR – General Retail)	Lancaster(R)
Residential	
<ul style="list-style-type: none"> -Bed and Breakfast Inn -Dormitory -Housing for the Elderly/ Senior Apartments -Accessory Building, MF or Non-Residentia 	<ul style="list-style-type: none"> -Hotel or Motel -Residential Care Facility -Hotel, Residence -Urban Residential
Utilities	
<ul style="list-style-type: none"> - Electrical Generating Plant -Franchised Private Utility (Not Listed) -Public Building, Shop, or Yard of a Local, State, or Federal Agency -Solar Panel System, Rooftop -Solar Panel System, Small In-Ground 	<ul style="list-style-type: none"> -Antenna, Commercial -Antenna, Commercial, Free-Standing -Antenna, Commercial, Mounted -Helipad -Utilities(Non-Municipally Owned or Controlled) -Portable Building -Private Streets -Railroad Yard or Shop -Recording Studio -Transit Passenger Facility -TV Broadcasting & Other Comm Service -Utility Holding a Franchise with City of Lancaster -Utility Installation other than listed -Wireless Communication Tower
Educational and Institutional	
<ul style="list-style-type: none"> - Cemetery or Mausoleum -Community Home -Fairgrounds, Rodeo Grounds or Exhibition Area -Home for Aged, Residence (Assisted Living) -Hospital, Acute Care -Hospital, Chronic Care -Juvenile Detention Center -Rehabilitation Care Facility or Halfway House -School, Private -Skilled Nursing Facility -Surgical Outpatient Facility 	<ul style="list-style-type: none"> -Child Care Facility -Private School Primary -Secondary, Senior -Social Service Provider, not rescue mission or shelter
Recreational and entertainment	
<ul style="list-style-type: none"> - Golf Course -Playfield or Stadium, Public -Private Club - 	<ul style="list-style-type: none"> -Billiard or Pool Hall -Commercial Amusement/Recreation(Indoor) -Commercial Amusement/Recreation(Outdoor) -Golf Driving Range Gun Club, Skeet, or Target Range(Indoor) -Private Sports Arena, Stadium or Track
Automobile and transportation	
<ul style="list-style-type: none"> - Auto Parts and Accessory Sales -Auto Repair, Minor or Automotive Care Center -Auto Sales, Used -Bus Station or Terminal 	<ul style="list-style-type: none"> -Auto Repair Garage Minor -Car Wash/Auto Detail -Car Wash, Self Service

-Car Wash -Helistop	
Medical and office uses	
-NA	
Retail and service uses	
-Drive-Through Establishment -Pawn Shop -Portable Building Sales -Tavern -Tire Installation or Repair	-Night Club, Discoteque, or Dance Hall
Commercial uses	
- Airport -Animal Hospital or Kennel, Outdoor Pens -Arcade -Auto Leasing and Rental -Auto Parking Lot, Commercial -Building Materials and Hardware Sales, Outdoor -Convenience Store -Gasoline Sales -Kiosk -Landscape Sales and Installation -Mini-Warehouse or Self-Storage Facility -Outside Display -Park or Playground, Private -Swimming Pool, Commercial	-Rental Store, without Outside storage and display -Retail Store, 25,000 sq ft or more -Retail Store with more than 2 fuel dispensers -Used Merchandise Store -Tattoo, Body Piercing(does not include earlobe piercing) -Portable Buildings-Commercial
Agricultural uses	
-NA	-Animal Boarding/Kennel Without Outside Pens -Animal Hospital, Clinic
Manufacturing and industrial uses	
- Metal Recycling Center -Micro-Brewery	-Mining and Extraction(Sand, Gravel, Oil, and Other)

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

5.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Vicki D. Coleman, Director of Development Services

Agenda Caption:

Discuss Lancaster Development Code Table 1 (Land Use Table) and review the allowable uses within the Commercial Highway Zoning Districts related to development along the I-20, I-35 and Loop 9 corridors.

Background:

During the City Council's Strategic Planning meeting, held on June 16-17, 2023, and as prescribed in the City Council Rules and Procedures as amended October 10, 2022 section D. City Council Agenda Process, Subsection 1.b, Councilmember Strain-Burk requested that an item be placed on a City Council work session for the purpose of discussing the Lancaster Development Code Table 1 Land Use Table and the allowable uses along the I-20, I-35 and Loop 9 corridors. The City Council's vision in the 2016 Comprehensive Plan designates areas along its I-35 corridors as Suburban Mixed-Use Center and Mixed-Use Neighborhood. The Suburban Mixed-Use Center land use categories are intended for promoting regional entertainment venues, retail, lifestyle centers and live/work. The Mixed-Use Neighborhood category is similarly envisioned for retail, restaurants, townhomes, and live/work.

On February 28, 2022, the City Council adopted the corridor studies for Loop 9 and I-35 that identified a framework for land uses along the two corridors. Within the I-35 corridor, industrial uses were envisioned to be limited to the north side of Wintergreen Road. For the areas south of Wintergreen Road, the corridor designated areas near the I-35 frontage as commercial uses that transition into residential to the immediate east. Additionally, the City Council made a commitment to their constituents that they would not allow industrial uses south of Wintergreen Road.

The University of North Texas (UNT) Dallas is a strategic partner with the City of Lancaster. The UNT Campus Master Plan was completed in 2020 in collaboration with the Cities of Lancaster and Dallas. As part of the master plan, the north side of the I-20 corridor is envisioned as the gateway to the UNT Dallas Campus. In collaboration with both UNT Dallas and the City of Dallas, the City has cooperated with supporting uses north of I-20 that are compatible with and complimentary to campus growth and development. For the areas south of I-20, more intense industrial uses are established for those areas west of North Houston School Road.

The Lancaster Development Code's (LDC) Commercial Highway (CH) zoning class is intended for commercial retail development along major roadways such as Interstate 35. As a result, the Commercial Highway zoning designation should align with and support retail uses consistent with the adopted plans. However, within the Commercial Highway zoning class, more intensive industrial uses are allowed, but are not consistent with promoting entertainment, commercial, retail and live-work uses. As currently adopted, the LDC's Land Use Table allows more intensive industrial uses to be permitted within the Commercial Highway (CH) zoning district. Allowing industrial-related uses may undermine the City's efforts to attract entertainment, commercial-retail and live-work in these areas.

The following table summarizes those permissible uses within the LDC's Commercial Highway (CH) zoning district that are more intensive industrial uses that also may not align with Council vision and adopted corridor studies.

Industrial & Manufacturing	
Light Assembly & Fabrication	S
Manufacturing, Light	S
Wholesale, Distribution & Storage	
Cold Storage Plant	P
Heavy Construction Trade Yard	S
Recycling Collection Center	S
Warehouse/Distribution Center	P

To achieve a more balanced and holistic approach to attracting retail, restaurants and personal services that is desired, there could be consideration of requirements for the above-depicted uses. Those considerations for industrial uses in commercially designated areas along the I-35, I-20 and Loop 9 corridors could limit impacts to commercial and residential areas by the following: For I-35 industrial uses located within 500 feet of the interstate frontage road when meeting the following conditions: 1) a building less than 5,000 square feet; and 2) located along a secondary street with no direct access to the frontage road; and 3) 300 feet away from a residentially zoned district. For consideration of industrial uses along I-20, limit industrial development to the south side of the interstate only. For Loop 9 consideration, conditions could be as follows: 1) a building less than 5,000 square feet; and 2) the buildings may not be located along the frontage roads; and 3) must be located 300 feet behind primary commercial uses; and 4) cannot be located within 500 feet of any residentially zoned and/or used land.

Option #2:

Limit industrial uses to those areas designated by the adopted corridor studies while removing industrial uses as an allowable use in the Commercial Highway (CH) zoning classification. Doing so eliminates the conflicts of mixing intensive industrial uses with residential and commercial activity.

Attachments

2016 Comprehensive Plan - Mixed Use and Suburban Mixed Use Center Designations

I35 Corridor Study Framework

Loop 9 Corridor Study Framework

UNT Dallas Master Plan - Surrounding Development Map

Land Use Table - Allowable Uses in CH Zoning District

Urban Neighborhood

Character & Intent

Urban neighborhoods provide a range of housing choices, including higher densities that target residents from young professionals to empty nesters. The urban neighborhood will encourage active living, walkable streets and open space access.

Land Use Considerations

Primary Land Uses

Townhomes, urban residential, live/work/shop units

Secondary Land Uses

Single-family detached, civic and institutional uses, parks and community buildings

Precedent Photos



Mixed-Use Neighborhood

Character & Intent

Mixed-use neighborhoods will offer Lancaster residents the ability to live, work and play in the same location. These neighborhoods will offer a mix of housing types and residential densities ranging from single-family attached units to urban residential structures within walking distance of the goods and services required for daily living. They will include both vertically and horizontally integrated mixed-use buildings in a highly walkable environment.

Land Use Considerations

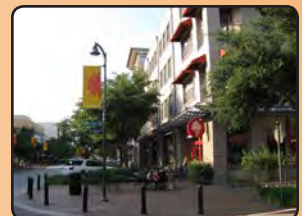
Primary Land Uses

Retail, restaurants, townhomes, urban residential, senior housing, professional office, live/work/shop units

Secondary Land Uses

Civic and institutional uses, parks, community buildings

Precedent Photos



Suburban Mixed-Use Center

Character & Intent

The Suburban Mixed-Use Center will create regional destinations, including entertainment venues, regional oriented retail and lifestyle centers.

Land Use Considerations

Primary Land Uses

Regional retail, urban residential, senior housing, hotels, professional office, restaurants, multi-tenant commercial, live/work/shop units

Secondary Land Uses

Civic and institutional uses, parks

Precedent Photos



Commercial Corridor

Character & Intent

The Commercial Corridor focuses on single and multi-tenant commercial developments along major transportation routes in the City. Typically, commercial corridors are adjacent to the Suburban Neighborhood Place Types providing everyday goods and services for residents. Commercial corridors are also automobile oriented and readily accessible by car from nearby neighborhoods.

Land Use Considerations

Primary Land Uses

Retail, restaurants, multi-tenant commercial, junior anchor commercial

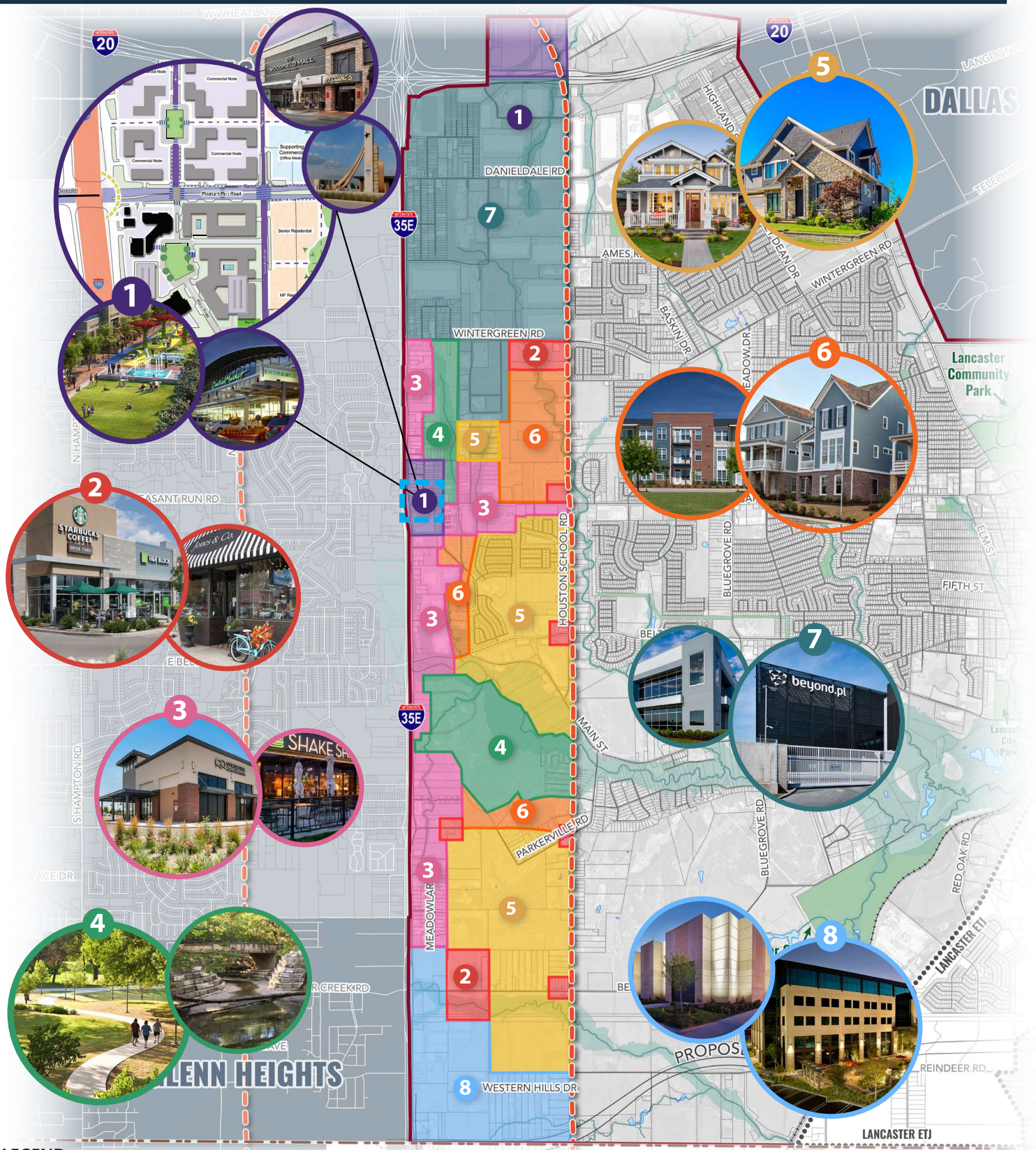
Secondary Land Uses

Civic and institutional uses, parks

Precedent Photos

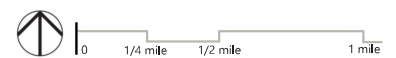


Map 4.3 | Mixed-Use Town Center



LEGEND

- | | |
|--|--|
| 1 Commercial Node (Mixed-Use Town Center) | 5 Single-Family Residential |
| 2 Neighborhood Retail | 6 Lifestyle Residential |
| 3 Supportive Commercial | 7 Industrial |
| 4 Open Space | 8 Employment Node (Office/Technology) |



Map 4.4 | Loop 9 Corridor Preferred Scenario: Proposed Sub-District Character Imagery

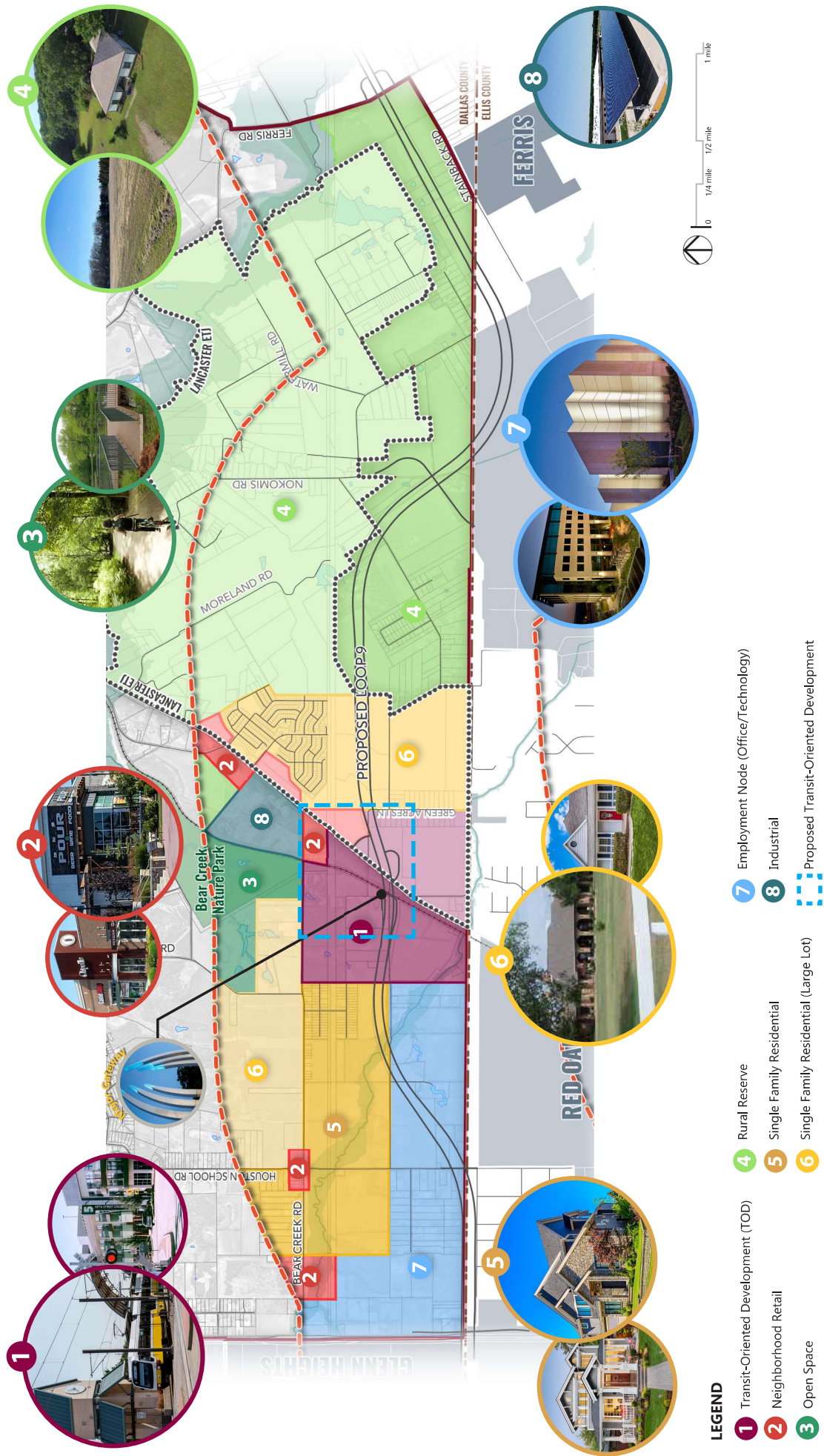
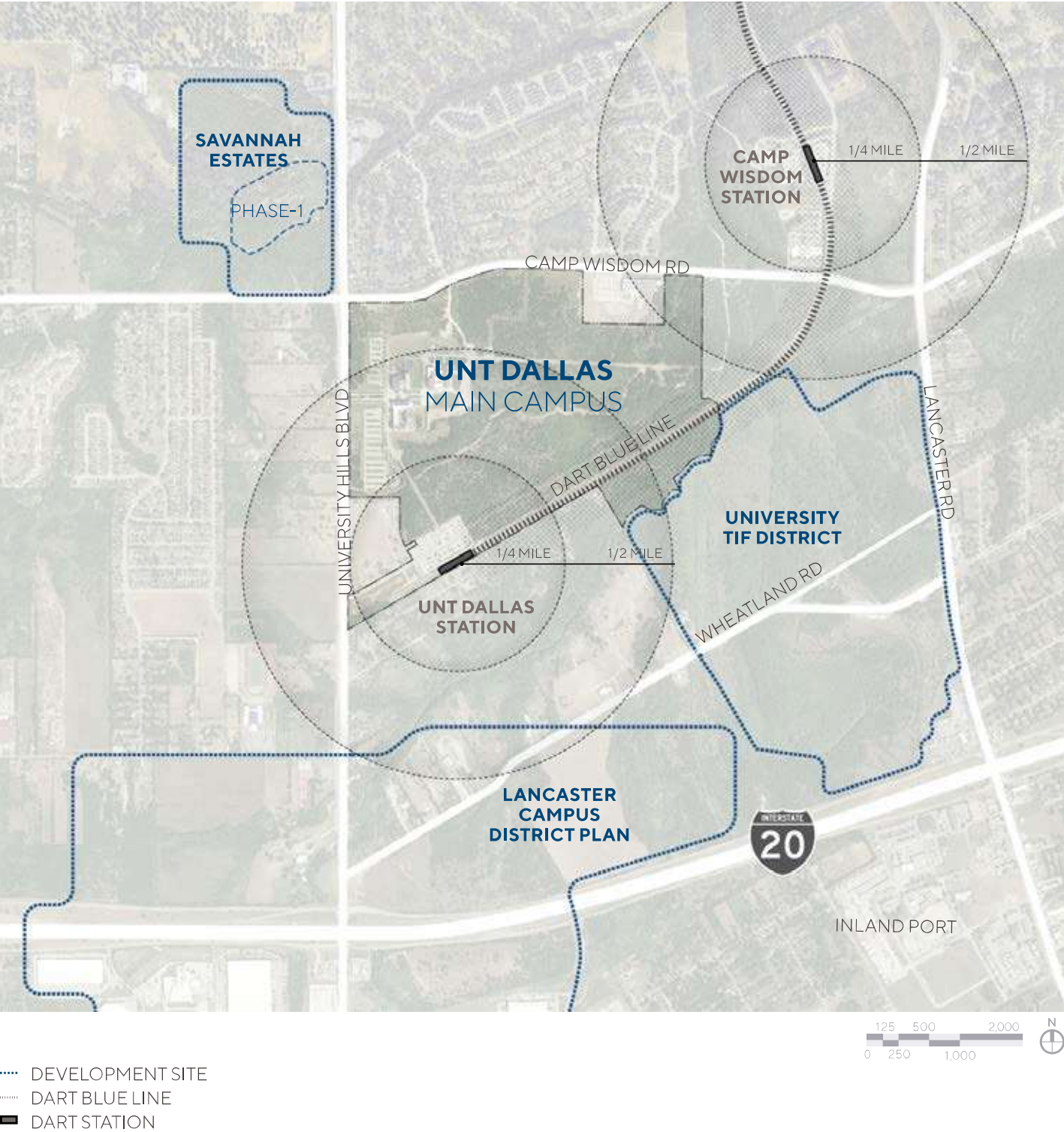


FIGURE 2.2: POTENTIAL DEVELOPMENT NEAR THE UNT DALLAS MAIN CAMPUS



Rural & Animal-Related	CH	
Agricultural Uses on Un-Platted Land	P	The planting, cultivating, harvesting and storage of grains, hay or plants, or vineyards, commonly grown in Dallas County; The raising and feeding of livestock and poultry shall be considered an agricultural venture if the area in which the livestock or poultry is kept is three (3) acres or more in area, and if such raising of livestock and poultry is incidental or supplemental to the raising of crops and is not primarily for the raising or fattening of livestock. A feed lot exclusively for the fattening of livestock is not considered an agricultural use.
Animal Boarding/Kennel <i>without</i> Outside Pens	P	Any premises in which more than 3 dogs or 3 cats or 3 other domesticated animals over the age of three months, not including livestock or poultry, are housed, boarded, raised, or trained as a commercial enterprise. This definition does not include pet shops.
Animal Clinic for small animals, no outdoor pens +	P	An establishment where animals and pets are admitted for examination and medical treatment and boarding of animals is limited to short term care incidental and subordinate to the clinic use.
Residential & Lodging	CH	
Accessory Building +	P	A subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designed as an integral part of the main building.
Caretakers Quarters/Domestic or Security Unit	P	A live-in unit for persons responsible for the routine care of landscaping, building maintenance and security.***
Garage	A	An accessory building for storage only of motor vehicles and home laundry.
Hotel or Motel	P	A building or group of two or more detached, semi-detached, or attached buildings containing guest rooms or apartments with automobile storage space provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of automobile travelers; including group designated as auto cabins, motor courts, motels and similar designations.
Loft	P	Flexible floor space above the ground level of a building (generally a commercial building) which is used for living or live-work uses.
Institutional & Community Service	CH	

Blood Plasma Donor Center	P	
Child Care Facility	P	A place for the care of children. Services usually include a staff nurse and a hot meal is normally served.
Church/House of Worship +	P	A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body.
College, University, or Seminary	P	An institution offering undergraduate or graduate education.
Convalescent Care Facility/Nursing Home +	P	A building or any portion thereof, used or designed for the housing or treatment of the sick, mentally ill, injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel, apartment hotel not ordinarily intended to be occupied by said persons.
Day Care (child or adult)	P	A place for the care of children. Services usually include a staff nurse and a hot meal is normally served.
Emergency Ambulance Services, Ground	P	A facility for the dispatch, storage, and maintenance of emergency medical care vehicles.**
Government Facility	P	
Hospice	P	A health care facility that provides service to individuals that are advanced in terminal illness.
Hospital	P	A building or any portion thereof, used or designed for the housing or treatment of the sick, mentally ill, injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel, apartment hotel not ordinarily intended to be occupied by said persons.
Library, Art Gallery or Museum (Public)	P	Public facilities dedicated to promoting the arts.***
Mortuary or Funeral Chapel	P	Funeral home
Post Office, Local Service	P	A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.**
Post Office, Regional	P	A regional facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail to local offices.***
Public School Primary, Secondary, Senior (Includes a Charter School) +	P	A public institution for teaching elementary, middle and high school children that is financially supported by the government.
Private School Primary, Secondary, Senior +	S	An institution for teaching elementary, middle and high children that is not financially supported by the government and is generally supported through tuition.***

Rescue Mission or Shelter for the Homeless	S	A facility providing temporary housing to indigent, needy, homeless, or transient persons; may also provide ancillary services such as counseling, vocational training, etc.
Social Service Provider, not Rescue Mission or Shelter	P	A governmental or nongovernment public service programs that offer services to communities and individuals in need.
Temporary Educational Building +	P	A portable building installed at a school to temporarily provide additional classroom space. ***
Office & Professional	CH	
Bank, Savings and Loan, Credit Union or similar Financial Institution with Drive-Through + (See Definitions)	P	An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds, excluding pawnshops, check cashing businesses, payday advance/loan businesses and car title loan businesses with drive through.
Bank, Savings and Loan, Credit Union or similar Financial Institution without Drive-Through (See Definitions)	P	An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds, excluding pawnshops, check cashing businesses, payday advance/loan businesses and car title loan businesses without drive through
Office, General	P	A room or group of rooms used for the provision of executive, management and/or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, and medical offices.
Office Building, less than 5,000 s.f.	P	
Office Building, 5,000 s.f. or more	P	
Recreation, Entertainment & Amusement	CH	
Billiard Parlor or Pool Hall +	S	Businesses which contain more than 3 pool or billiard tables or similar games and for which a fee is charged, either directly or indirectly, by means of a general admission fee, membership fee, dues or the like, shall require the approval of an SUP.
Carnival, Circus, or Amusement Ride, Temporary +	S	A traveling amusement show that may include entertainments, rides, and games.
Commercial Amusement/ Recreation (Inside) +	P	. A Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades and

		<p>similar enterprises, but does not include theaters and auditoriums. It also includes establishments with more than four (4) coin operated machines as defined by City Ordinances, excluding billiard or pool halls. Exceptions include: 1. Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests; 2. Skill or coin- operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing; and 3. Billiard or pool tables on the premises of publicly owned facilities.</p> <p>B. A skill or coin operated machine is defined as any coin-operated machine of any kind or character whatsoever, when such machines dispense or are used or are capable of being used or operated for amusement or pleasure or when such machines are operated for the purpose of dispensing or affording skill or pleasure, or for any other purpose other than the dispensing or vending of merchandise, music or service, as those terms are defined in Texas Revised Civil Statutes Annotated, Articles 8801-8817</p>
Commercial Amusement/ Recreation (Outside)	S	<p>A. Outdoor commercial recreation and amusements, excluding drive-in theaters, but including golf courses, target ranges and skeet shoots, picnic groves, amusement parks, circus or carnival grounds, commercial amusement or recreational developments or tents, and other similar uses. This includes temporary structures used for meetings. Such uses shall be considered "temporary" if the use does not exceed 14 days. (See "Carnival, Circus, or Amusement Ride (Temporary)" above.)</p> <p>B. Outdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council.</p>
Community or Recreation Club, Public or Private (Accessory)	P	A building devoted to community recreational activities and events may include swimming pools, tennis courts, assembly halls, locker facilities, meetings rooms.***
Country Club, Private	P	A private club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.**
Golf Driving Range	S	An area on which golf players drive golf balls from a central driving tee, such area to include the driving tee and other incidental activities pertaining to this activity.

Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary +	P	A temporary event held for the purpose of raising awareness and gathering financial contributions.***
Gun Club, Skeet or Target Range (Indoor)	P	Any building or premises where there are facilities of any sort for the firing of handguns, rifles or other fire-arms. **
Health Club	P	A gym or fitness center***
Recreation, Entertainment & Amusement, continued	CH	
Private Club, Lodge or Fraternal Organization	P	A Private Club is an establishment providing social and dining facilities as well as alcoholic beverages service to an association of persons and otherwise falling within the definition of and permitted under the provisions of that portion of, Chapter 32 of the Texas Alcoholic Beverage Code, as may be amended and as it pertains to the operation of private clubs.
Private Sports Arena, Stadium or Track	S	A private facility designed to observe performances and events with tiered seating for spectators.***
Public Park or Playground	P	
Tennis Courts (Not accessory to a public or private club) +	P	
Retail & Personal Services	CH	
Antique/Collectible Store	P	A retail store specializing in the buying and selling old, but still valuable items such as furniture, coins, paintings, toys, etc.***
Astrologer, Hypnotist, or Psychic Art and Science	P	Personal service establishment providing advice, predictions, or interpretation of planetary effects, on or about future events or human affairs.**
Banquet Facility	P	An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) outdoor gardens or reception facilities.**
Business School	P	A college
Catering Service	P	An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.**

Christmas Tree Sales Lot & Similar Uses, Temporary +	P	A lot established for the seasonal sales of Christmas trees and other holiday items.***
Copy Center	P	An establishment that handles service requests for reproducing written, printed or graphic material, word processing.***
Display, Incidental +	P	Outdoor sales and displays for which the sale of these items is not the primary business of the establish.***
Garden Supply/Plant Nursery +	P	A business that grows plants, trees or shrubs for sale along with associated garden materials and equipment.***
General Personal Service	P	An establishment for the purpose of supplying limited personal services such as, but not limited to, barber, shoe, boot, saddle, shine shop.
Hair Salon, Manicurist	P	See personal general personal services
Laundry, Drop-off/Pickup	P	An establishment where patrons drop off and pickup their clothing for the purpose of being washed, dried and iron for a fee.
Laundry, Self Service	P	An establishment that provides washing, drying and/or ironing machines for hire to be used by customers on the premises.**
Massage Therapist	P	Any establishment or business wherein massage is practiced, including establishments commonly known as health clubs, physical culture studios, massage studios or massage parlors.**A
Retail & Personal Services, Continued	CH	
Night Club, Discoteque, or Dance Hall	P	An establishment whose primary activity is the provision of facilities for dancing, including a dance floor and live entertainment or amplified music. Such establishment may or may not provide on-premises consumption of alcoholic beverages. Schools of dance are exempted from this definition.
Pet Shop	P	A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats,fish, bird and reptiles, excluding exotic animals and farm animals, horses, goats, sheep, and poultry.**
Real Estate Sales Office, On-site, Temporary +	P	On-site real estate sales offices located on property being sold that shall be limited to the period of sale of the lots
Rental Store, w/o Outside Storage and Display	S	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer.
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru +	P	A building or portion of a building, where the primary business is the on premises sale of prepared food, with adequate facilities for the preparation of the food to be sold, the adequacy of said kitchen

		facilities to be based upon the seating capacity of the restaurant and the type of menu offered. Less than 2,000 Sq. Ft., w/ Drive-Thru +
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru	P	A building or portion of a building, where the primary business is the onpremises sale of prepared food, with adequate facilities for the preparation of the food to be sold, the adequacy of said kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered. Less than 2,000 Sq. Ft., w/o Drive-Thru
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru +	P	A building or portion of a building, where the primary business is the onpremises sale of prepared food, with adequate facilities for the preparation of the food to be sold, the adequacy of said kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered. 2,000 Sq. Ft. or more, w/ Drive-Thru +
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru	P	A building or portion of a building, where the primary business is the onpremises sale of prepared food, with adequate facilities for the preparation of the food to be sold, the adequacy of said kitchen facilities to be based upon the seating capacity of the restaurant and the type of menu offered. 2,000 Sq. Ft. or more, w/o Drive-Thru
Retail Store, 25,000 Sq. Ft. or more	P	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer. (Greater than 25,000 sq ft)
Retail Store, Less than 25,000 Sq. Ft.	P	The sale of goods directly to a consumer. Engaged in, pertaining to, or relating to the sale of merchandise at retail. To sell by individual items or by the piece, directly to a consumer. (Less than 25,000 sq ft)
Retail store with gasoline product sales limited to 2 fuel dispensers and 4 vehicles	P	An establishment where gasoline, oil and grease, or automobile accessories are sold, supplied or dispensed to the vehicle trade or where motor vehicles received limited repair, are equipped for service, or where electric storage batteries are recharged and cared for, or a place where any two or more such activities are carried on or conducted as the principal use of the establishment. (The storage, sale, lease, or rental of more than one [1] boat or mobile home, or more than five [5] hauling trailers is prohibited.)
Retail store with more than 2 fuel dispensers	P	An establishment where gasoline, oil and grease, or automobile accessories are sold, supplied or dispensed to the vehicle trade or where motor vehicles received limited repair, are equipped for service, or where electric storage batteries are recharged and cared for, or a place where any two or more such activities are carried on or conducted as the principal use of the establishment. (The storage, sale, lease, or rental of more than one [1] boat or mobile home, or more than five [5] hauling trailers is prohibited.)
Used Merchandise Store	P	(also "Resale Shop" or "Thrift Store" or "Consignment Shop") An establishment that generally markets common, contemporary used

		household goods, clothing or furnishings on a straight “for sale” basis or on a consignment basis. This term includes a used merchandise store that is operated by a non-profit, charitable or religious organization.
Studio - Art, Photography or Music	P	A workroom for an artist, musician, photographer designer
Tailor, Clothing or Apparel Shop	P	
Retail & Personal Services, Continued	CH	
Commercial & Business Services	CH	
Bail Bond Service	S	A company that provides bail services
Building & Landscape Material <i>with</i> Outside Storage +	P	A retail store that sells building and landscape material that includes outside storage of the materials.***
Building Maintenance, Service & Sales <i>without</i> Outside Storage	P	A business that provides building maintenance service without any outside storage.
Cemetery/ Mausoleum/ Mortuary	P	Land used or dedicated to the burial of the dead, including mausoleums and mortuaries, necessary sales, and maintenance facilities.**
Custom & Craft Work	P	An establishment where work is produced or exhibited by arts
Electrical, Watch, Clock, Jewelry & Similar Repair	P	
Feed Store, Ranch Supply	P	An establishment engaged in retail sale of supplies directly related to the day-to-day activities of agricultural production.**
Furniture or Cabinet Repair	S	
Furniture Upholstery, Refinishing or Resale	S	A retail store that buys, sells, and repairs furniture.***
Gunsmith Repair and Sales	S	
Heavy Machinery & Equipment (Rental, Sales & Service)	S	Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of heavy construction equipment or machinery.***
Locksmith	P	

Commercial & Business Services, continued	CH	
Medical or Scientific Research Lab	P	Design, invention, and innovation activities in science and medicine by developing new services, technologies, and products and improving existing ones.***
Portable Buildings - Commercial +	S	A building that designed to be portable or transportable rather than permanently fixed to a foundation.***
Research and Technology	P	Design, invention, and innovation activities developing new services, technologies, and products and improving existing ones.***
Shoe and Boot Repair and Sales	P	A retail store that sells and repairs shoes.***
Trade School	S	A vocational, technical or career school
Temporary On-site Construction Office +	P	A construction trailer
Auto & Marine-Related	CH	
Auto Repair Garage, Minor +	S	A. The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes “quick lube” type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight. B. In a Retail (R) District, an “auto repair garage, minor” is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30% of the retail sales floor area, and if all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit.
Automobile Rental	S	An establishment authorized to rent motor vehicles and provide car washes limited to the businesses inventory.***
Boat & Trailer Dealership (New and Used) +	P	An establishment authorized to buy and sell boats and trailers.***
Car Wash/Auto Detail +	S	A facility which provides automobile-related services such as applying paint protectors, interior and exterior cleaning and polishing as well as installation of aftermarket accessories such as tinting, auto alarms, spoilers, sunroofs headlight covers, and similar items. However, engine degreasing or similar automobile cleaning services shall not be included under this definition.**
Motor Vehicle Dealership, New & Used (Cars and Light Trucks) +	P	An establishment authorized to buy and sell motor vehicles.***

Parking, Commercial	P	A parcel of land or portion thereof used for the parking or storage of motor vehicles a commercial enterprise for which any fee is charged independently of any other use of the premises..**
Parking Lot, non-commercial	P	An off-street, ground level area improved for the temporary storage of motor vehicles.**
Recreational Vehicle (RV) Sales and Service	S	An establishment authorized to buy, sell , service recreational vehicles.***
Service Station +	P	An establishment where gasoline and other petroleum products are sold as the principal use of the property. Light maintenance activities such as engine tune-ups, lubrication, and minor repairs may also be provided if incidental to such principal use. Service station does not include premises where retail sales space exceeds 25% of the total building area or 500 s.f. of gross floor area, whichever is less.

Towing Service, No Storage		An establishment that provides for the removal of motor vehicles from public or private property when such vehicle has been ordered to be impounded to a public or private lot. This doe not include salvage or storage of inoperable vehicles.***
Industrial & Manufacturing	CH	
Asphalt or Concrete Batch Plant, Temporary +	P	A temporary facility that produces or process concrete or asphalt only for use in a particular construction project and only for the duration of that construction project.***
Light Assembly & Fabrication	S	Product assembling, mixing, packaging from previously pared materials of finished products or parts that does not create significant negative impacts to surrounding land uses.***
Manufacturing, Light	S	The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing custom manufacturing.**
Mining and Extraction (Sand, Gravel Oil & other) +	S	The excavation or extraction of any earth products of natural mineral deposit, including rock crushing, screening.**

Wholesale, Distribution & Storage	CH	
Cold Storage Plant	P	A cold storage warehouse**
Heavy Construction Trade Yard	S	Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of heavy construction equipment or machinery.***
Mini-warehouse +	S	A mini-warehouse (or self-storage facility) is an enclosed storage facility containing independent, fully enclosed bays that are generally leased to individuals for long-term storage of their household goods or personal property.
Outside Storage +	P	The storage of any equipment or materials outside the principal or accessory buildings on a property. Outside storage may be enclosed by a structure that includes a roof, but no side walls, in which case the structure shall be deemed outside storage.**
Recycling Collection Center	S	A central collection point in a community recyclable materials.***
Warehouse/ Distribution Center	P	A use where goods are received and/or stored for delivery to the ultimate customer at remote locations
Wholesale Showroom Facility	P	The sale of commodities for the purpose of resale, as to retailers or jobbers rather than to consumers directly; opposed to retail. Of, pertaining to, or engaged in sale at wholesale.
Utilities, Communications & Transportation	CH	
Airport, Heliport or Landing Field	S	Facilities for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and aircraft maintenance facilities.**
Antenna, Accessory +	P	means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, electromagnetic or microwave signals as part of and directly related to a principal activity within an office, retail or industrial building and which itself is not a principal use or unrelated to any principal use on the property.
Antenna, Commercial +	S	means an antenna for the purpose of transmitting, retransmitting and/or receiving radio, television, cellular, electromagnetic or microwave signals, and any other similar technology, primarily for the purpose of operating a business and/or for financial gain. A commercial antenna may be either mounted or freestanding as described below.

Antenna, Dish +	P	A dish arranged to send and receive radio, television, electromagnetic or microwave signals. For purposes of this section, several antenna components may be assembled to perform a single function for a single operator and may be considered one (1) antenna.
Antenna, Commercial, Free-Standing +	S	means a commercial antenna supported by or affixed to a free-standing pole, tower, tripod, frame or other similar structure.
Antenna, Commercial, Mounted +	S	means a commercial antenna permanently affixed to the roof or other portion of a building.
Bus Charter Service & Service Facility	P	The business of offering the transportation of passengers by bus and a driver between fixed points for a fixed charge or fee, to include the ability to store the vehicles.***
Helipad	S	A facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling, or storage of helicopters.**

Utilities, Communications & Transportation, continued	CH	
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S	Utilities that not subject to city acceptance for operation or maintenance. Private utilities include natural gas lines, power lines, telephone lines, cable televisions and other communication lines, their appurtenances and any component parts thereof, and the utility companies' operation, maintenance repair and replacement of same.**
Municipally Owned or Controlled Facilities, Utilities and Uses	P	Utilities subject to city acceptance for operation or maintenance. Private utilities include natural gas lines, power lines, telephone lines, cable televisions and other communication lines, their appurtenances and any component parts thereof, and the utility companies' operation, maintenance repair and replacement of same.**
Portable Building	S	A building that is designed to be portable or transportable rather than permanently fixed to a foundation.***
Private Streets	S	Any road or street that is not publicly owned and maintained and used for access by the occupants of the development, their guests and the general public.**
Radio Broadcasting	P	Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings***
Railroad Yard or Shop	S	An area of land, a portion of which is covered by a system of tracks, that provides for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a railyard include but are not limited to the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of cars, trains, engines, locomotives, and rolling stock.**
Recording Studio	P	A specialized facility for sound recording, mixing, and audio production of instrumental or vocal musical performances, spoken words, and other sounds.***
Satellite Dish +	P	See antenna***
Transit Passenger Facility	S	A commercial or public facility for the loading and unloading of passengers, luggage, and packages, including sales of fares, and which may include accessor restaurants, indoor commercial amusements, and retail sales but not including airports.**

TV Broadcasting & Other Communication Service	P	Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.**
Utilities Holding a Franchise from City of Lancaster	P	
Utility Installation, Other than Listed	S	
Utility/ Transmission Lines +	S	Largest utility lines that transport the greatest quantities of power or natural gas over larger distances. Does not include distribution lines.***
Wireless Communication Tower	S	See antenna***

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

6.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s): Quality Development

Submitted by: Vicki D. Coleman, Director of Development Services

Agenda Caption:

Discuss shared restroom access in commercial buildings.

Background:

As prescribed in the City Council Rules and Procedures as amended October 10, 2022 Section D. City Council Agenda Process, Subsection 1.b, Councilmember Marco Mejia requested that an item be placed on a City Council work session for the purpose of discussing shared restroom access in commercial buildings.

With new construction or change in occupancy, there are minimum standards in the International Building Code (IBC) that establish how plumbing systems are to be situated on a property. The minimum standards include, but are not limited to, the number of required facilities, maximum distances, access and routes to these fixtures, as well as, prohibited locations. There are no standards that prevent the sharing of restroom facilities between the businesses within the same building. The IBC provides that rooms not be separated by more than one story above or below the space requiring the restroom and that travel distances to restrooms not exceed 500 feet for occupancies other than malls (IBC [P] 2902.3.2).

Additionally, the IBC expressly requires that the public shall have access to the required facilities at all times that the building is occupied (IBC [P] 2902.3.1). Related to restroom locations within a building, the IBC explicitly prohibits rooms from opening "directly into a room used for preparation of food for service to the public (IBC [P] 2902.3.6), as well as, routes that pass "through kitchens..." to access bathrooms.

In addition to the IBC, there are no provisions in the City's adopted Health Code that prohibit the sharing of restroom facilities in buildings with more than one business and mixed uses. The Health Code also references the Texas Food Establishment Code (TFE). The TFE code provides regulatory requirements for businesses serving food and drinks. The TFE code establishes standards for water supply, as well as the conditions for how bathroom facilities must be maintained. However, the TFE code does not identify any conflicts or prohibitions related to sharing restroom facilities between two businesses or mixed-uses in the same building.

The International Fire Code does not contain any standards that would prevent two businesses from sharing restroom facilities.

This item is for City Council discussion.

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

7.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s):

- Effective Municipal Operations
- Financially Sound Government
- Healthy, Safe & Engaged Community
- Sound Infrastructure
- Quality Development
- Professional and Committed City Workforce

Submitted by: Christine Harris Reed, Director of Finance

Agenda Caption:

Receive a presentation and discuss the Quarterly Financial Report for the third quarter of FY 2023 for the period ending June 30, 2023.

Background:

The broad purpose of the City's Financial and Investment policy statements is to enable the City to achieve and maintain a long-term stable and positive financial position and provide guidelines for the day-to-day planning and operations of the City's financial affairs. The following information is representative of the third quarter of fiscal year 2023; April 1, 2023 through June 30, 2023.

Attachments

Quarterly Financials



City of Lancaster

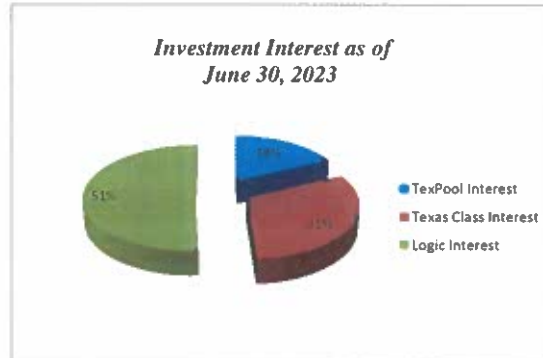
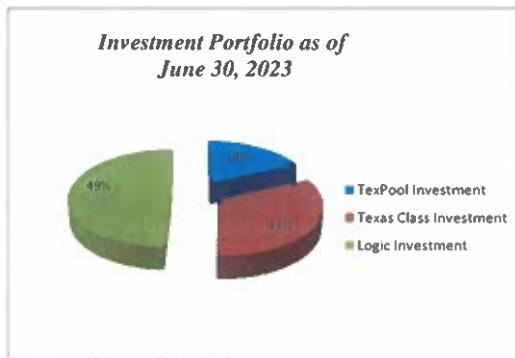
Investment Portfolio Summary - As of June 30, 2023

Investment Types	% of Total Investments	End of Quarter Balance
TexPool Investment		
TexPool	17.97%	\$ 21,897,496
Texpool Total	17.97%	\$ 21,897,496
Texas Class Investment		
Texas Class	32.52%	\$ 39,621,825
Texas Class Total	32.52%	\$ 39,621,825
Logic Investment		
Logic -01	47.25%	\$ 57,572,294
Logic -02	0.00%	\$ 516
Logic -04	1.20%	\$ 1,468,046
Logic -06	1.05%	\$ 1,277,808
Logic Total	49.51%	\$ 60,318,664
Total Investment	100.00%	\$ 121,837,985

Investment Interest Types	% of Total Interest	Quarter Interest Earned
TexPool Interest		
TexPool	17.79%	\$ 269,293
TexPool Qtr. Interest Total	17.79%	\$ 269,293
Texas Class Interest		
Texas Class	31.30%	\$ 473,681
Texas Class Qtr. Interest Total	31.30%	\$ 473,681
Logic Interest		
Logic -01	48.60%	\$ 735,590
Logic -02	0.00%	\$ 6
Logic -04	1.23%	\$ 18,676
Logic -06	1.07%	\$ 16,256
Logic Quarterly Interest Total	50.91%	\$ 770,528
Total Quarterly Interest	100.00%	\$ 1,513,501

Investment Types	% of Total Investments	End of Quarter Balance
TexPool Investment	17.97%	\$ 21,897,496
Texas Class Investment	32.52%	\$ 39,621,825
Logic Investment	49.51%	\$ 60,318,664
Total Investment	100.00%	\$ 121,837,985

Investment Interest Types	% of Total Interest	Quarter Interest Earned
TexPool Interest	17.79%	\$ 269,293
Texas Class Interest	31.30%	\$ 473,681
Logic Interest	50.91%	\$ 770,528
Total Interest	100.00%	\$ 1,513,501



COMPLIANCE STATEMENT

The investment portfolio presented in these reports conforms in all respects to the investment policies of the City of Lancaster, Texas; and is being managed under the investment strategy developed and approved by the Lancaster City Council.

Christine Harris Reed
Christine Harris Reed, Finance Director

7/11/2023
Date

Opal Mauldin-Jones
Opal Mauldin-Jones, City Manager

7/13/2023
Date



**City of Lancaster
Quarterly
Investment and Financial
Reports
Third Quarter FY 2023**

Authorization Statement

This is to acknowledge that I have reviewed and approved the City of
Lancaster's Quarterly Financial Report
for the Third Quarter FY 2023 ending June 30, 2023

Reviewed By:



Chief Accountant

Date:

7/11/23

Approved By:

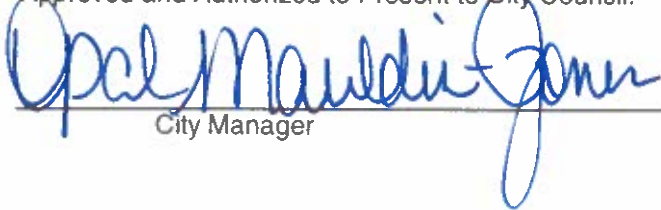


Director of Finance

Date:

7/11/2023

Approved and Authorized to Present to City Council:



City Manager

Date:

7/13/2023



CITY-WIDE OPERATING FUND TOTALS

Unaudited Revenues and Expenditures

Third Quarter FY 2023

April 2023 thru June 2023

75% Optimal Expenditure Rate

Lancaster



2019

		2022	2022	2023	2023	2023
		Qtr. Ending	Actual	Qtr. Ending	Actual	% of Budget
		06/2022	To Date	06/2023	To Date	
TOTAL REVENUES					Budget	
1	General Fund	5,839,358	36,103,556	6,699,539	39,178,912	103%
2	G.O. Debt Service	144,484	6,664,124	236,982	7,410,823	98%
4	Street Maintenance	12,746	906,477	21,516	1,022,770	92%
5	WaterWastewater	6,325,559	16,242,573	7,716,951	20,831,947	98%
9	Airport	277,183	717,558	90,552	408,301	78%
14	HotelMotel	82,971	157,116	103,270	223,925	111%
16	LEDC/4A	464,644	1,526,013	643,919	1,783,475	114%
17	LRDC/4B	1,007,985	3,258,915	1,298,764	3,528,260	104%
18	Golf Course	323,905	747,346	447,244	941,889	73%
19	Sanitation	718,511	2,098,638	748,412	2,302,964	77%
21	E911	71,869	193,758	88,619	243,443	95%
50	Park Dedication	-	121,800	-	-	0%
53	Stormwater	511,099	1,472,756	560,741	1,734,879	87%
Total		\$ 15,780,314	\$ 70,210,628	\$ 18,656,508	\$ 79,611,587	99%

		2022	2022	2023	2023	2023
		Qtr. Ending	Actual	Qtr. Ending	Actual	% of Budget
		06/2022	To Date	06/2023	To Date	Used
TOTAL EXPENDITURES					Budget	
1	General Fund	8,252,515	22,119,801	8,408,906	28,687,797	71%
2	G.O. Debt Service	48,070	4,278,263	48,070	3,825,389	70%
4	Street Maintenance	-	-	-	2,042,982	100%
5	WaterWastewater	3,941,577	11,680,825	3,460,681	16,529,439	71%
9	Airport	192,636	628,928	111,983	370,165	71%
14	HotelMotel	6,285	13,497	6,075	78,280	92%
16	LEDC/4A	110,826	901,984	213,901	799,177	32%
17	LRDC/4B	584,741	2,308,746	585,519	1,757,989	44%
18	Golf Course	360,986	869,225	333,015	938,453	72%
19	Sanitation	449,990	1,113,664	655,049	2,007,586	68%
21	E911	18,976	201,743	13,699	317,943	82%
53	Stormwater	386,883	944,346	384,813	1,429,408	54%
Total		\$ 14,353,485	\$ 45,061,021	\$ 14,221,711	\$ 58,784,608	69%



		2022		2023		2023	
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget
REVENUES							
	PROPERTY TAX	383,538	20,720,369	276,369	22,702,986	22,743,698	100%
	SALES TAX	2,226,648	7,471,269	2,715,060	7,589,946	7,250,000	105%
	FRANCHISE TAX	570,816	1,165,402	569,321	1,253,039	1,847,000	68%
	OTHER TAXES	10,267	24,617	11,527	30,717	25,000	123%
	LICENSES AND PERMITS	1,215,122	2,572,216	1,126,178	2,042,628	1,321,550	155%
	INTERGOVERNMENTAL	3,750	11,356	-	-	15,000	0%
	CHARGES FOR SERVICES	432,419	1,245,550	544,666	1,439,451	1,241,200	116%
	FINES AND FORFEITURES	206,304	586,721	171,957	544,529	684,350	80%
	INTEREST	70,896	84,642	474,082	1,154,154	226,867	509%
	MISCELLANEOUS	53,054	116,045	29,822	109,337	50,856	215%
	OPERATING TRANSFERS IN	644,307	1,932,921	681,937	2,045,811	2,677,458	76%
	GRANT & Other Income	22,236	172,448	98,620	266,313	3,967	6713%
Total		\$ 5,839,358	\$ 36,103,556	\$ 6,699,539	\$ 39,178,912	\$ 38,086,946	103%

EXPENDITURES		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget Used
1	City Council	49,806	73,125	33,662	127,562	191,652	67%
2	City Manager's Office	259,526	751,715	282,197	842,340	1,267,660	66%
5	Legal	48,796	97,454	29,255	72,777	210,749	35%
6	Building Services	408,257	1,027,993	340,794	1,308,865	1,310,438	100%
8	Municipal Court	117,479	276,488	109,796	341,073	453,281	75%
9	Building Inspections	100,041	241,746	97,323	321,180	475,155	68%
10	Fleet Maintenance	165,992	471,108	240,520	605,798	974,355	62%
12	Streets Operations	233,645	460,222	311,976	3,627,980	4,453,235	81%
13	Parks	210,087	503,917	203,564	614,067	886,264	69%
14	Police	2,068,073	5,505,433	1,811,556	5,990,671	8,778,419	68%
15	Fire	2,490,183	6,324,321	2,456,975	7,771,390	9,869,138	79%
16	Non-Departmental	532,341	2,104,813	833,182	2,078,314	4,253,273	49%
17	Planning	115,369	339,908	291,970	454,152	538,616	84%
18	City Secretary	58,514	159,468	68,910	211,707	283,857	75%
19	Finance	203,561	645,879	139,536	659,809	877,082	75%
20	Emergency Management	22,371	44,747	13,621	48,553	59,912	81%
24	Animal Services	60,837	167,492	77,585	236,112	387,854	61%
29	Purchasing	28,670	73,610	31,495	108,266	149,978	72%
31	Human Resources	176,573	514,175	192,553	554,349	713,058	78%
32	Civil Service	552	1,968	2,575	4,500	7,550	60%
34	Emergency Communications	265,750	708,478	269,193	897,490	1,242,838	72%
35	Code Compliance	122,197	355,331	86,331	271,380	694,047	39%
36	Development Services	125,957	271,943	112,591	351,010	510,596	69%
37	Information Technology	200,825	495,491	118,159	518,414	718,487	72%
38	Fire Marshal	58,650	149,733	60,314	180,138	260,101	69%
39	City Marshal	55,041	133,184	57,825	152,287	271,298	56%
40	Records	49,228	130,406	58,570	163,741	265,069	62%
51	Community Service	-	-	13	1,050	197,985	1%
52	Vending Contracts	235	2,217	64	275	-	0%
55	Public Relations	23,958	87,435	76,801	172,547	235,015	73%
Total		\$ 8,252,515	\$ 22,119,801	\$ 8,408,906	\$ 28,687,797	\$ 40,536,961	71%



WATER AND SEWER FUND
Unaudited Revenues and Expenditures
Third Quarter FY 2023
April 2023 thru June 2023

75% Optimal Expenditure Rate



REVENUES		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget
	Water	2,403,696	6,920,161	2,684,865	8,416,975	9,888,401	85%
	Wastewater	2,352,513	7,044,199	2,701,506	8,124,837	10,176,229	80%
	Fees	764,035	1,205,812	914,772	1,466,126	339,600	432%
	Impact Fees	687,316	937,155	811,788	1,114,889	350,000	319%
	Other Revenue	48,010	50,487	130,692	480,191	357,054	134%
	Interest	69,989	84,760	473,328	1,228,929	223,965	549%
Total		\$ 6,325,559	\$ 16,242,573	\$ 7,716,951	\$ 20,831,947	\$ 21,335,249	98%

EXPENDITURES		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget Used
2	Public Works Administration	154,956	458,015	116,869	435,810	884,793	49%
12	Streets	-	-	-	1,383,422	1,383,422	100%
20	Utility Billing	168,599	468,280	169,343	585,896	698,970	84%
21	Water Operations	321,639	1,074,509	384,406	2,469,444	3,141,659	79%
22	Non-Departmental	23,402	53,745	7,824	58,416	84,089	69%
27	Meter Reading	27,619	91,742	21,702	196,962	645,594	31%
30	Wastewater Operations	185,011	443,525	244,856	1,450,261	1,593,266	91%
42	Wholesale Costs	2,620,125	7,584,222	2,055,804	8,424,842	12,431,053	68%
50	Debt Service	-	186,111	-	144,756	659,540	22%
80	Transfers Out	440,225	1,320,676	459,877	1,379,630	1,700,507	81%
Total		\$ 3,941,577	\$ 11,680,825	\$ 3,460,681	\$ 16,529,439	\$ 23,222,894	71%



SALES TAX 4A-ECONOMIC DEVELOPMENT

Unaudited Revenues and Expenditures

Third Quarter FY 2023

April 2023 thru June 2023

75% Optimal Expenditure Rate



REVENUE		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget
	SALES TAXES	445,330	1,494,254	543,012	1,517,989	1,500,000	101%
	INTEREST	14,626	17,696	96,219	251,423	46,803	537%
	TRANSFERS IN	4,688	14,063	4,688	14,063	18,750	75%
	Total	\$ 464,644	\$ 1,526,013	\$ 643,919	\$ 1,783,475	\$ 1,565,553	114%

EXPENDITURES		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget Used
2	ECONOMIC DEV/ADMINISTRATION	122,845	312,119	131,255	401,463	531,062	76%
50	4A DEBT SERVICE	-	191,938	-	204,357	210,450	97%
60	MARKETING AND ADVERTISING	13,276	96,547	40,779	67,757	89,247	76%
63	INCENTIVE PROGRAMS	(65,756)	180,000	-	-	1,524,000	0%
80	TRANSFERS OUT	40,460	121,380	41,867	125,601	167,468	75%
	Total	\$ 110,826	\$ 901,984	\$ 213,901	\$ 799,177	\$ 2,522,227	32%



4B - LRDC FUND
Unaudited Revenues and Expenditures
Third Quarter FY 2023
April 2023 thru June 2023
 75% Optimal Expenditure Rate



TOTAL REVENUE		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget
0	REVENUE	896,725	2,995,751	1,139,779	3,185,822	3,023,000	105%
7	LIBRARY	2,950	8,310	2,638	7,913	17,500	45%
54	SENIOR LIFE CENTER	13,448	50,015	44,116	86,333	52,950	163%
56	RECREATION CENTER	94,861	204,839	112,232	248,192	302,000	82%
Total		\$ 1,007,985	\$ 3,258,915	\$ 1,298,764	\$ 3,528,260	\$ 3,395,450	104%

TOTAL EXPENDITURES		2022	2022	2023	2023	2023	2023
		Qtr. Ending 06/2022	Actual To Date	Qtr. Ending 06/2023	Actual To Date	Adopted Budget	% of Budget Used
2	REC ADMINISTRATION	53,949	158,000	59,649	180,584	252,084	72%
7	LIBRARY	105,873	259,045	73,316	263,334	563,024	47%
16	NON-DEPARTMENTAL	40,181	48,744	8,954	30,581	52,183	59%
50	4B DEBT SERVICE	-	855,876	-	-	905,826	0%
54	SENIOR LIFE CENTER	63,840	148,445	58,154	142,492	359,709	40%
56	RECREATION CENTER	222,288	542,805	285,007	839,682	1,509,908	56%
80	TRANSFERS OUT	98,611	295,832	100,439	301,316	315,114	96%
Total		\$ 584,741	\$ 2,308,746	\$ 585,519	\$ 1,757,989	\$ 3,959,212	44%



GOLF COURSE FUND
Unaudited Revenues and Expenditures
Third Quarter FY 2023
April 2023 thru June 2023
 75% Optimal Expenditure Rate



TOTAL REVENUE		2022	2022	2023	2023	2023
		Qtr. Ending	Actual	Qtr. Ending	Actual	Adopted
		06/2022	To Date	06/2023	To Date	Budget
	GOLF COURSE REVENUE	323,905	747,346	447,244	941,889	1,284,127
	Total	\$ 323,905	\$ 747,346	\$ 447,244	\$ 941,889	\$ 1,284,127
						73%

TOTAL EXPENDITURES		2022	2022	2023	2023	2023
		Qtr. Ending	Actual	Qtr. Ending	Actual	Adopted
		06/2022	To Date	06/2023	To Date	Budget
39	GOLF COURSE	359,237	863,975	319,920	899,168	1,180,004
80	TRANSFERS OUT	1,750	5,250	13,095	39,285	52,380
	Total	360,986	869,225	333,015	938,453	1,301,807
						72%

CITY OF LANCASTER CITY COUNCIL

City Council Work Session

8.

Meeting Date: 07/17/2023

Policy Statement: This request supports the City Council 2022-2023 Policy Agenda

Goal(s):

- Financially Sound Government
- Healthy, Safe & Engaged Community
- Sound Infrastructure
- Quality Development
- Professional and Committed City Workforce

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss and receive a presentation regarding the City Council's Five-Year Goals and Objectives established during the annual City Council Strategic Planning Session held on August 26th and 27th, 2022, for the third quarter of the Fiscal Year 2022/2023.

Background:

City Council conducted an annual Strategic Planning Session on August 26th and 27th, 2022. This report represents activity for the third quarter of the Fiscal Year 2022/2023 (April 1, 2023, through June 30, 2023). This is a review of the implementation and progress of the goals and objectives outlined in the Fiscal Year 2022/2023 strategic plan and how said goals and objectives connect to continued progress toward the realization of the Vision.

Attachments

Third Quarter Update

➤ **Financially Sound City Government**

The City has a long-range financial plan and prudent fiscal policies and processes. Appropriate reserve levels and a competitive tax rate ensure that the City has funds available to address the needs of the community and responsibly manage its debt.

1. Begin Planning for a future Bond Election

All Master Plans have been updated and include recommended capital projects except the Storm Water Master Plan, which is scheduled for consideration in the 4th Quarter. The Street Pavement Management Index Report was also updated.

City Council will receive a report regarding recommendation for placement of Fire Station 4 in the 4th Quarter.

Council received the facility assessment report for all facilities and a comprehensive update for the Public Safety Building, staff will meet with the Financial Advisors, in the 4th Quarter and schedule a presentation to City Council, for consideration of a certificate of obligation bond project.

American Rescue Plan Act (ARPA)

The FY2022 ARPA report was remitted to the reporting agency on time, enabling the City to remain compliant.

Fund Balance Policy

The City established a policy to maintain a reserve fund balance with a target rate of 18 percent of budget expenditures with a minimum of 12 percent. The City continues to main 18 percent and exceed the minimum requirements.

GASB 96

Finance is reviewing and preparing for the new GASB 96 pronouncement that will be effective starting in FY2023/2024. GASB 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users.

➤ **Healthy, Safe, & Engaged Community**

Lancaster is a place where we embrace public safety and proactive code enforcement in our neighborhoods to sustain vibrant residential and business communities. The community celebrates unity and participates in City-wide events, recreational and cultural activities. Residents have opportunities for involvement in civic life through boards and commissions, youth and parent volunteer opportunities in recreation, sports teams, City elections, and Civic Academies, Schools and City-wide celebrations.

1. Strengthen relationships with LISD

Mental Health Team (L.M.A.R.T.) met with LISD to discuss partnering with the mental health team to assist them with the mental health services offered to the students, parents, and teachers of Lancaster I.S.D. Mental Health Referrals from LISD are expected to begin in the 4th Quarter, when the 2023/2024 school year begins.

2. Explore creation of a Public Engagement Committee

Council received presentation regarding the creation of the Public Engagement Committee (Staff is finalizing roles, responsibilities, and potential meeting dates). City Council will receive a presentation in July 2023.

3. Redesign the website for easier public access to information

CivicPlus hosts the city's website and they were engaged to update our site to include a more mobile-responsive, highly functional municipal website. The goal is to increase resident engagement by offering more dynamic content and ensuring functionality of all links and ensure accuracy and ease of search for information. Residents have greater transparency of documents and data and have easy access to resident self-service features (report a concern, online bill pay, etc.). The website now has a well-designed layout and easy navigation for mobile users as well as develop users.

The project will be complete in the 4th quarter.

4. Upgrade code enforcement efforts

To ensure ability to enforce codes and gain compliance we currently have a rotating schedule where code compliance officers have an employee working a full day on Saturday instead of ½ day.

Lancaster Eyes and Ears program was on pause during the height of the Covid-19 Pandemic. Staff reviewed and updated the operating procedures during this quarter and LEEP volunteers will be re-engaged during the 4th quarter.

Code Compliance Division Update

Commercial Code Compliance Cases

Owner Name	Address	Violation	Case Open	Status
LAZMI CITY LIFE IN DALLAS LLC	1201 N ELM St.	01.3 - High grass and weeds - Commercial	4/13/2023	Voluntary Compliance
COLUNGA, EDUARDO	1837 RIVERWAY Ln.	No building permit	4/5/2023	Voluntary Compliance
RODRIGUEZ ALFREDO & DUNSTAN SARA	3530 WATERS St.	Illegal Commercial Parking	4/5/2023	Citation – 5/16/2023
WILLIAMS DERICK V RSP HOLDING LLC	631 W PLEASANT RUN Rd.	01.3 - High grass and weeds - Commercial	4/6/2023	Citation – 5/23/2023

ARK YORK CORP NIROJ	2601 N DALLAS Ave.	Maintenance of Signs	4/21/2023	Citation – 6/27/2023
ARK YORK CORP NIROJ	2601 N DALLAS Ave.	Illegal Banner	4/21/2023	Citation – 6/27/2023
KEENE DOUGLAS L & SARAH M FAMILY DOLLAR STORES OF TEXAS LLC	3163 N DALLAS Ave.	01.3 - High grass and weeds - Commercial	4/21/2023	Abated by Contractor
IAC PLEASANT RUN/JEFFERSON LLC	1500 JEFFERSON St.	01.3 - High grass and weeds - Commercial	4/24/2023	Abated by Contractor
919 N DALLAS LLC	919 N DALLAS Ave.	01.3 - High grass and weeds - Commercial	5/3/2023	Abated by Contractor
CERBERUS SFR HOLDINGS LP STREETLANE HOMES	2900 OCEAN Dr.	01.3 - High grass and weeds - Commercial	5/23/2023	Voluntary Compliance
ROBERTS JAMES TRAVIS III	607 E MAIN St.	01.3 - High grass and weeds - Commercial	5/23/2023	Abated by Contractor
IB PROPERTY HOLDINGS LLC	2101 INDUSTRIAL St.	Certificate of Occupancy Violation	5/4/2023	Working with Planning Dept
IB PROPERTY HOLDINGS LLC	2101 INDUSTRIAL St.	No building permit	5/5/2023	Working with Planning Dept
LANCASTER COMMUNITY BAPT	240 W WINTERGREEN Rd.	01.3 - High grass and weeds - Commercial	5/8/2023	Abated by Contractor
LANCASTER CITY OF ET AL	2000 W WINTERGREEN Rd.	01.3 - High grass and weeds - Commercial	5/8/2023	Voluntary Abatement
FIRST CHRISTIAN CHURCH	750 W MAIN St.	01.3 - High grass and weeds - Commercial	5/15/2023	Abated by Contractor
RODRIGUEZ RODRIGO	3521 CUMBERLAND St.	01.3 - High grass and weeds - Commercial	5/16/2023	Voluntary Abatement
JANE YOON, LLC	1303 N DALLAS Ave.	01.3 - High grass and weeds - Commercial	5/18/2023	Voluntary Abatement
JC SHEN PROPERTY LLC	701 W PLEASANT RUN Rd.	01.3 - High grass and weeds - Commercial	5/18/2023	Abated by Contractor

KEENE DOUGLAS L & SARAH M FAMILY DOLLAR STORES OF TEXAS LLC	3163 N DALLAS Ave.	01.3 - High grass and weeds - Commercial	5/24/2023	Abated by Contractor
ARC CAFEHLD001 LLC	3255 W PLEASANT RUN Rd.	01.3 - High grass and weeds - Commercial	5/24/2023	Abated by Contractor
LANCASTER I S D	2929 MARQUIS Ln.	01.3 - High grass and weeds - Commercial	5/26/2023	Abated by Contractor
NEW CREATION HAND CAR WASH LLC	2563 N DALLAS Ave.	Certificate of Occupancy Violation	6/1/2023	Citation – 6/29/2023
LANCASTER REALTY PARTNERS LLC	4300 BOARDWALK Ave.	01.3 - High grass and weeds - Commercial	6/5/2023	Voluntary Abatement
KEENE DOUGLAS L & SARAH M FAMILY DOLLAR STORES OF TEXAS LLC	3163 N DALLAS Ave.	01.3 - High grass and weeds - Commercial	6/6/2023	Abated by Contractor
YOUSEFI CONSTRUCTION	2521 W BELT LINE Rd.	01.3 - High grass and weeds - Commercial	6/13/2023	Abated by Contractor
HASEEB ENTERPRISES INC	2705 W BELT LINE Rd.	01.3 - High grass and weeds - Commercial	6/13/2023	Abated by Contractor
LANCASTER VENTURES GROUP LLC	2800 W BELT LINE Rd.	01.3 - High grass and weeds - Commercial	6/13/2023	Voluntary Abatement
KB WORLDWIDE INC	2600 W BELT LINE Rd.	01.3 - High grass and weeds - Commercial	6/13/2023	Abated by Contractor
SCHLACHTER REALTY LTD	3100 W PLEASANT RUN Rd.	01.3 - High grass and weeds - Commercial	6/13/2023	Abated by Contractor
ASP REAL ESTATE INC	2800 W PLEASANT RUN Rd.	01.3 - High grass and weeds - Commercial	6/13/2023	Abated by Contractor
EDUCATIONAL DEVELOPMENT GROUP DBA ACCL INTER ACADEMY	300 N LANCASTER HUTCHINS Rd.	01.3 - High grass and weeds - Commercial	6/16/2023	Abated by Contractor
LANCASTER PLAZA INC	1055 W PLEASANT RUN Rd.	01.3 - High grass and weeds - Commercial	6/22/2023	Abated by Contractor
AFFORDABLE HOUSING CONST	1301 N HOUSTON SCHOOL Rd.	01.3 - High grass and weeds - Commercial	6/28/2023	Abated by Contractor

RIOS LETICIA & CARRENO JAVIER SORIANO	626 E SECOND St.	No building permit	6/28/2023	Re-inspection 7/14/2023
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Animal Shelter Update

Animal Services responded to 373 animal complaints that included but not limited to: loose stray animals, aggressive animals, police and fire assist, deceased animal pick up, animal neglect and animal cruelty.

Animal Services recorded a total of 59 rescues, 20 adoptions, 4 redemptions, and 3 euthanizations.

One adoption event was held in the 3rd Quarter at the Tractor Supply in Seagoville, TX.

One TCAP event was held in the 3rd Quarter. The next TCAP, low-cost vaccination clinic will be held in the 1st Quarter of FY 23/24.

Police Department Update

Crime prevention and deterrence is a primary objective of the police department. Overall, we are seeing decreases in several offense categories that we believe is a result of some aggressive proactive measures including a robbery detail, increased traffic enforcement, and officer initiated close patrol of neighborhoods based on visible activity.

In a continued effort to be more transparent and hold all of our officers accountable, the Lancaster Police Department policies have been published. These policies are recognized by the Texas Police Chief Association Best Practices and further enhances our ability to serve our community and keep Lancaster a “safe and vibrant community.”

OFFENSES			
	3Q 2022	3Q 2023	UP/DOWN
Assault	131	117	-14
Burglary Building	13	13	0
Burglary Habitation	20	11	-9
Burglary Vehicle	61	31	-30
Criminal Mischief	66	93	27
Drug Crimes	39	35	-4
DWI	19	6	-13
Financial Crimes	35	28	-7
Information Report	438	485	47
Mental Evaluations	41	50	9
Murder	0	0	0
Robbery	13	4	-9
Runaways	37	23	-14

PATROL			
	3Q 2022	3Q 2023	UP/DOWN
Traffic Stops	3117	1609	-1508
Field Contacts	29	27	-2
WARRANTS			
	3Q 2022	3Q 2023	UP/DOWN
New Felony	58	32	-26
New Misdemeanor	68	29	-39
New Warrants Total	126	61	-65
Warrants Served*	37	67	30
ACCIDENTS			

Sex Assault	6	12	6
Theft	201	188	-13
UUMV	58	64	6

	3Q 2022	3Q 2023	UP/DOWN
Total Accidents	189	180	-9

*Warrants served now includes all warrants served during 3Q not just new warrants issued then served.

ARREST			
	3Q 2022	3Q 2023	UP/DOWN
Arrest	439	293	-146

CALLS FOR SERVICE			
	3Q 2022	3Q 2023	UP/DOWN
Total Calls	10988	9182	-1806
Close Patrols	1384	1778	394
House Check Request	14	17	3
House Check Calls	69	26	-43

RECRUITMENT

Staff has visited community college campuses around the metroplex and other police departments. Flyers were placed at local gas stations and various businesses that allow flyers.

Staff ensures that a follow up with each individual that has signed up for an upcoming Civil Service Exam has received contact from the Police Department prior to their exam date. Additionally, staff will assist with scheduling times that prospective applicants can come to the police department and train for the physical fitness test.

Upon successfully passing the Civil Service Exam, staff walks through the paper work and next steps with each .

PATROL COVERAGE

Staff has been re-assigned to provide better coverage for shifts.

Municipal Court Update

The third quarter of FY2022-2023 the Municipal Court collected revenues of \$271,063.00. This is a decrease of \$89,300.00 from the same period of last year, \$360,363.00. 1,459 warrants were issued for the 3rd Quarter, and 1,140 were served/recalled during the same period.

The number of cases filed totaled 1,355; 1,828 Trial/Hearings held, and 1,167 dispositions for the 3rd Quarter of FY2022-2023.

Municipal Court Yearly Financial Comparison Report

FY2022-2023	Financial						Amount of Increase
	State Cost	City	Fines	Tech Fd	Bldg Sec	Total	
October	\$17,727	\$42,243	\$29,650	\$194	\$146	\$89,960	-\$2,112
November	\$17,896	\$42,038	\$37,348	\$174	\$131	\$97,587	-\$15,961
December	\$15,878	\$38,991	\$27,860	\$197	\$147	\$83,073	-\$5,712
January	\$17,361	\$46,394	\$29,247	\$214	\$160	\$93,376	\$9,532
February	\$22,252	\$49,904	\$38,495	\$281	\$211	\$111,143	\$35,240
March	\$23,684	\$64,732	\$40,990	\$435	\$326	\$130,167	-\$42,057
April	\$16,178	\$48,759	\$35,634	\$245	\$184	\$101,001	-\$21,560
May	\$15,616	\$50,774	\$31,865	\$206	\$155	\$98,615	-\$23,329
June	\$12,419	\$35,055	\$23,665	\$176	\$132	\$71,447	-\$44,411
July	\$0	\$0	\$0	\$0	\$0	\$0	-\$94,769
August	\$0	\$0	\$0	\$0	\$0	\$0	-\$104,916
September	\$0	\$0	\$0	\$0	\$0	\$0	-\$87,359
FY2022-2023	\$159,010	\$418,891	\$294,753	\$2,122	\$1,592	\$876,368	-\$397,413

Parks and Recreation Division Update

The Lancaster Recreation Center Family Aquatics Center, a part of the Parks and Recreation Department, has experienced a positive growth in the number of people participating in our organized aquatics programs. These programs include Fitness Swim, Water Aerobics, Swim Lessons, Swim Team, and Parent and Tot. During this quarter, we had **1,258 individuals** take part in these programs.

Recreation Division

The Lancaster Recreation Center had **11,951 membership scans** in Q3 compared to 10,420 in Q2.

After School Program - **10 participants per week**

Summer Camp - **20 campers per week**

Reservations – Outdoor pavilions, Grand Hall, Community House, Senior Life Center and Gymnasium facilitated a total of **116 rentals** this quarter.

Aquatics

Swim Lessons (ages 5 years 16 years) - **134 participants**

Parent and Tot Swim Lessons (ages 6 months – 3 years) - **31 participants**

Fitness Swim (ages 18 and up) - **160 participants**

Water Aerobics (ages 18 and up) - **80 participants**

Swim Team (ages 13 -17) - **1 participant**

Open Swim (began on June 1, 2023) - **1,172 participants**

Adult Classes

Pickleball - **10 participants**

Athletic Division

The Athletics division continued its partnerships with the Lancaster Tigers, with a total of **201 participants**.

Special Events

On April 8, 2023, an Easter Event was held at the Lancaster High school Football practice arena, organized by a division. The community participated in various activities such as games, egg hunting (a total of 9,000 eggs), raffle draws for Easter baskets, jumping in bounce houses, enjoying snow cones, and taking photos with the Easter Bunny. The event was made possible with the help of several fraternities and sororities who provided a unique experience for the community. The event received **450 attendees**.

May 2023

On May 5, 2023, Cinco de Mayo celebration at the Lancaster Recreation Center Aquatics facility. The community enjoyed various activities such as playing games, hitting pinatas, swimming, and indulging in delicious Mexican cuisine. The event received **300 attendees**.

June 2023

The division finalized plans for the City of Lancaster and DeSoto's July 4th event. The division secured 36 vendors.

Sound Design Studios donated an ASL interpreter, a Large LED screen Show trailer, and Crescent Reginal Hospital sponsored Golf Carts.

Senior Life Center

The Senior Life Center saw a total of **3,484 entrance scans** in Quarter 3. The center offered enrichment activities like Crocheting, Knitting, Croquet, Card Making, Bingo, line-dancing, and Senior Outings.

Parks Division

On June 9, 2023, Josh Lamping brought out eighty-seven of his Walmart Team Members who spent their day beautifying Lancaster City Park. Mayor Hairston welcomed the group with some encouraging words to get them started, "Positive, Progressive, Partnership, produces a Pathway for us all to Prosper". Assistant City Manager, Dori Lee was also present to welcome volunteers and staff.

The Parks department had eleven (11) staff members on site to assist with the projects and the group completed the following:

Planted 20 flats of New Gold Lantana and 5 Flats of Double Red Profusion Zinnias at the three entrance beds to City Park and the Country View sign bed.

A total of 85 gallons of paint was used to repaint the courts. It was a very productive day and a

small amount of touch up paint will be required to finish out the north to south running lanes between both the courts and the fence perimeter.

Library Services Division Update

April 2023

During the month of April, the library acknowledged Poetry Month and Autism Awareness Month by creating displays in the display cabinet and display wall. The library also celebrated Drop Everything and Read day (D.E.A.R.) a national celebration of reading designed to remind families to make reading a priority activity in their lives. This day is celebrated every year on April 12th for author Beverly Cleary's birthday. Early voting was held from April 24 – May 2. The Annual Report was submitted to the Texas State Library and Archives Commission on April 30. The Annual Report is an annual statistical data worksheet that is submitted to apply for library accreditation in the State of Texas.

May 2023

During the month of May, the library acknowledged Cinco de Mayo and Asian Pacific American Heritage Month with library displays. On May 2nd. The library hosted the children of Pleasant Run Elementary on their field trip. Entertainment was provided by Pan-African Drummer Leo Hassan, and refreshments were provided by Kona Ice. Election Day was held on May 6th and the library closed May 29th Memorial Day. Many programs were provided during the month including Storytime held on Tuesdays at 11:30 AM; Wizard Wednesday held Wednesdays at 4:30; Ancestry Help, held on Thursdays at 5:00 PM, and Family Games and Crafts, held on Fridays at 4:00 PM.

June 2023

The library began its annual Summer Reading Program with a kick-off celebration on June 3rd. Visitors were signed up using the mobile Readerzone App which tracks the number of readers and minutes each person reads during the summer. On June 6, the North Texas Food Bank visited the library and provided produce and canned goods to over a hundred people. The library also provided a successful Family Juneteenth themed Paint & Sip on June 17th.

➤ Professional & Committed City Workforce

Lancaster City Government is an employer of choice with competitive pay that attracts an engaged, responsive, customer-oriented, innovative, and effective workforce. Some employees live in the City and all have a sense of ownership for the community. City employees feel needed and appreciated by elected officials, residents, and businesses. Employees are respectful and appreciative of their customers and the City's governing body. The City Council and City Executive Staff are engaged with residents and attends community events, upholds strong customer service, and uses technology to aid them in working smarter.

1. Provide competitive salaries

Salary survey data from fiscal year 2013/2014 revealed the City was -15.82% below market average salary. Prior to the adoption of the 2022/2023 budget, the City was -6.51% below market average salary across the board and below the Best Southwest Cities of Cedar Hill, DeSoto and Duncanville.

From fiscal year 2013/2014 to the adoption of the 2022/2023 budget, City Council has approved a 34% increase overall to the general government pay plan and a 41% increase overall to the civil service pay plan. This demonstrates continuous commitment to investing in realizing the goal of a professional and committed City workforce.

On June 5, 2023, City Council received a presentation on the Public Safety Pay Plan and Market Position following the Best Southwest Cities implementation of mid-year pay plan adjustments.

➤ **Quality Development**

The City encourages high quality, diverse housing, commercial and retail development and public facilities. Policies encourage sustainable building practices, conservation and the use of alternative energy sources.

- 1. Continue implementation of development priorities including high-quality diverse housing, commercial and retail growth and small businesses.**

Staff continues to work with national and regional retailers that are going through the development process (Starbucks, Panda Express, Bojangles).

- 2. Consider planning for a future City Hall**
- 3. Continue focus on high priority areas including downtown, hospital and campus districts**
- 4. Review overlay districts**

Comp Plan update agreement execute and the consultants met with City Councilmembers.

During this quarter, City Council appointed an advisory committee and the committee held its initial meeting in June.

➤ **Sound Infrastructure**

The City supports an adequate and well-maintained infrastructure to meet both current demands and future expansion needs.

- 1. Improve city signage (entry features, way-finding signs)**

Meadowview Subdivision have installed eleven (11) Neighborhood Street Toppers. The Hearthstone Subdivision, Pleasant Run Estates Subdivision, Tribute at Mills Branch, and

the Glendover Estates Subdivision are awaiting Neighborhood Street Toppers to be installed.

Meadowcreek and Brookhaven Estates are in the process of identifying location for placement of the two (2) signs.

2. Identify potential funding for the installation and maintenance of neighborhood entrance markers

The installation of the gateway monuments continues as a part of implementing the streetscape masterplan. The contractor is currently installing irrigation and has started on monument construction. The project is 13% completed at this time.

The ARPA Water and Wastewater projects are underway. At this time, Bear Creek Road and Cedardale Road have been completed. Ames Road is near completion and is expected to be completed in the 4th quarter.