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

Monday, October 16, 2017 - 7:00 PM

CALL TO ORDER

Regular Items:

1. Receive a presentation on a proposed update to the master plan for water, wastewater, and roadways with impact fees.

2. Discuss City Council Travel Policy.

3. Discuss and receive an update regarding any potential conflicts with state statutes and the City of Lancaster Home-Rule Charter.

4. Discuss amendment to Section 14.505 of the Lancaster Development Code (LDC) to permit tilt-up wall construction as a matter of right in industrially zoned districts.

5. Discuss Ordinance 23-97, Chapter 4, Article 4.01, Section 4.01.10-12, of the Lancaster Code of Ordinance "dangerous dog".

6. Discuss the background research tracking the changes of Beltline Road from a state highway maintained by the Texas Department of Transportation (TxDOT) to a City of Lancaster roadway and discuss options to improve reconstruction of the segment from Bluegrove Road and State Highway 342 (Dallas Avenue).

7. Discuss and receive a presentation regarding the various levels and types of road repair and comparison of longevity of each process.

8. Discuss and receive an update regarding the City Council Request for Proposals (RFP) 2017-77 for Strategic Planning Services.

ADJOURNMENT

EXECUTIVE SESSION: The City Council reserve 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 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 the Lancaster City Hall on October 12, 2017 @ 6:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.

Sorangel O. Arenas
City Secretary

LANCASTER CITY COUNCIL

Work Session **1.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda.

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Than Nguyen, City Engineer

Agenda Caption:

Receive a presentation on a proposed update to the master plan for water, wastewater, and roadways with impact fees.

Background:

On December 8, 2003, City Council adopted Proposed Land Use Assumptions, a Thoroughfare Impact Fee Improvement Program (TIFIP), and a Roadway Impact Fee Ordinance, which implemented the Roadway Impact Fee Program. On March 27, 2006, City Council approved an ordinance that amended the Land Use Assumptions, Thoroughfare Impact Fee Improvement Program (TIFIP), and Roadway Impact Fee Ordinance to capture additional Master Thoroughfare Plan changes and to include additional projects in the TIFIP. Thus, an amended Roadway Impact Fee Program continued.

In September 2004, the City Council approved an ordinance adopting Water and Wastewater Impact Fees. In 2006, the Wastewater Master Plan was updated and in 2007 the Water Master Plan was also updated because the land use assumptions had changed significantly from those identified in the previous impact fee study of 2004. Four (4) major new developments were planned during that time that included the Campus District, The Preserve, The Dallas Logistics Hub, and the Gateway Development and staff wanted to reexamine impact fees in light of these four new developments to ensure that the City had adequate capital to help fund these projects. With the updates completed for the Water and Wastewater Master Plans, the City Council approved an ordinance amending the Water and Wastewater Impact Fees in November 2007.

Impact fees are authorized and adopted according to Chapter 395 of the Texas Local Government Code. An Impact Fee is a one-time assessment imposed against new development in order to generate revenue to assist the city in funding or recouping the costs of capital improvements necessitated by the new development. Impact fees may only be used to pay for construction, acquisition, or expansion of city capital improvements specifically identified in the impact fee program. Because by law, the assessment of impact fees may not exceed 50% of the total projected cost of a capital improvements program unless a supporting finance study is completed, the fees collected only provide partial funding for needed improvements. The remaining balance for improvements must come from other city revenue sources. Though the fees only provide a partial amount of the total funds needed for improvements, it still lessens the amount that must be paid by the taxpayers and ratepayers.

As required every five years by Chapter 395 of the Texas Local Government Code, it is time to update the Water, Wastewater, and Roadway Impact Fee Ordinance. Staff is seeking Council approval of this professional services agreement for FNI to perform these services. To do so, the Land Use Assumptions, the Roadway Master Thoroughfare Plan, Water Master Plan, and the Wastewater Master Plan will be reviewed as a new master plan will be developed as they provide the basis for adoption of

the Water, Wastewater, and Roadway Impact Fees. Additionally, based on the master planning update, the TIFIP, Water, and Wastewater Master Plans Capital Improvement Programs (CIP) will be reviewed and updated based on ten-year needs identified in the land use assumptions.

In 2012, the combined water and wastewater master plan update was completed by Freese and Nichols, Inc. (FNI) for a total lump sum cost of $132,000 as this included updated impact fees for water and wastewater. Kimley-Horn and Associates, Inc. (KHA) also completed the roadway impact fee update in 2012.

For this action, there will be new water and wastewater master plan (combined again) and a separate roadway master thoroughfare plan. By combining these master planning efforts, there will be many efficiencies gained in terms of eliminating duplicate meetings, preparing a single report as opposed to two separate reports, and using the same set of data (land use assumptions, etc.). Additionally, the land use assumptions serve as the basis for the capital improvements plan (CIP) and estimated growth in service unit equivalents (SUEs) that comprise the impact fee calculation. It is good practice to base the analysis on the same set of land use assumptions for consistency and the equitable assessment of impact fees.

In accordance with Chapter 395 of the Local Government Code, the new master plans for water, wastewater, and roadways and amended impact fees will require a public hearing in order to adopt a new updated Water, Wastewater, and Roadway Impact Fee Ordinance. Prior to conducting this public hearing, FNI and City staff will present to Council and P&Z an overview of the impact fee adoption process. Additionally, during the update process, P&Z will be asked to serve as a Capital Improvements Advisory Committee (CIAC), which is an oversight committee required by Chapter 395 of the Texas Local Government Code.

The City Council, during its Strategic Planning Session this summer, identified the need update the master plans for water, wastewater, and roadway while also updating the associated impact fees.

This updated study will include updated and new capital improvement plans and as a result, new water, wastewater, and roadway impact fees will be presented for adoption to offset the cost of specifically identified improvements necessitated by new development.

In fulfillment of the above stated objective, a request for qualifications was issued in 2016. A total of three statements of qualifications from local firms were received.

Council will receive a presentation regarding the process to update these plans.

LANCASTER CITY COUNCIL

Work Session **2.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Financially Sound Government

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss City Council Travel Policy.

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b. Deputy Mayor Pro Tem Nina Morris requested that an item be included on the April 17, 2017 and August 21, 2017 Work Session for the purpose of discussing the Expenses, Meeting & Travel Reimbursement Policy in Section E-9 of the City of Lancaster P.R.I.D.E. Playbook (Policy and Procedures Manuel.)

As requested, staff has provided information regarding options for consideration. The cities of DeSoto, Duncanville, Forest Hills and Odessa, have separate policies for elected officials.

At the August 21, 2017 work session, council provided feedback and requested the City Attorney to amend the travel policy for City Council review.

Attached is the employee policy, and a red-line copy with Council requested changes for consideration and discussion.

Attachments

Employee Travel Policy (Current)

Employee Travel Policy (Red-lined)

City Council Travel Policy

City of Lancaster

Place accountability, authority, tools, and information into the hands of employees closest to the customer for superior results.

SUBJECT: Expenses, Meetings & Travel Reimbursement		**POLICY NO.:** E-9
APPROVED BY: Opal Mauldin Robertson	**POLICY DATE:** 03/15/2005	**REVISED DATE:** 01/01/2012,10/23/14, 09/01/2016

This establishes a City policy regulating out-of-town travel, local meetings, entertainment, personal car mileage, and/or other expenses incurred by City employees who are authorized to officially represent the City at various conferences, meetings, conventions, seminars, and other functions.

This policy is established to provide uniform guidelines and procedures for submission and processing of allowable expenditure requests and to establish proper accounting for approved allowable expenses, including travel advances, City credit card charges, and cash expenditures made for the purposes herein defined on behalf of the City.

Failure to comply with all of the provisions of this policy may result in disciplinary action up to and including termination.

General. The City will reimburse employees for approved expenses incurred by the employee in the course of the employee's employment. Expenses which will be reimbursed or otherwise paid by the City are discussed below.

Accountable Plan. The City of Lancaster has an accountable plan, in which amounts paid under the plan are not wages and are not subject to income tax withholding and Social Security/Medicare payments. This plan requires that:

- An employee's expenses must have a business connection — that is, you must have paid or incurred deductible expenses while performing services as an employee of the City.

- An employee must adequately account to the City for these expenses within five days of returning to work.

- An employee must return any excess reimbursement or allowance within a reasonable period of time.

Responsibilities. The directors/division managers are responsible for communicating and administering the provisions of this policy to employees and approving expenses as legitimate business items.

The Finance Director is responsible for the overall administration and compliance of the provisions stated in this policy. The Finance Director and the directors/division managers, as well as any employee, shall have the responsibility to report any abuse and/or misuse of travel funds to appropriate management.

Out of State Travel: Every effort should be made to use local and regional sites for business training and conferences due to their corresponding lower cost impact on the City. Intrastate travel should be more closely scrutinized with the investment funds only being authorized for those training sessions that will best contribute to the efficient operations of the organization. Out-of-state travel represents the most significant cost to the City; therefore, the greatest care should be exercised when requesting travel to events outside of the State. The City Manager shall have the final authority for all out-of-state travel.

Expenses. The allowance for expenses shall consist of the actual costs that a reasonable and prudent person would incur related to travel and local meeting attendance. All expenses must be directly related to City business.

Employees are expected to be conservative in their expenditures as if they were paying such costs. Upgrades to any travel, including but not limited to; hotel room, air travel, rental cars, etc. will be at the employees expense. The employee should pay for such upgrades separately so they will not appear on a city credit card.

The expenses will be rejected if required documentation is not provided. Detailed receipts (itemized list of purchased goods or services) must be turned in on all reimbursable expenditures, with the exception of tips, per diem meals and incidentals. Acceptable documentation is a service-provided name or logo-printed receipt, where available. Expenses incurred, not in accordance with this policy, are the responsibility of the employee.

See meals section (f) of policy for reimbursement details.

Allowable Living Expenses. Actual living expenses, within the specified limits, may be claimed by all City employees when they are representing the City on official business away from Lancaster. Living expenses include such items as hotel rooms, meals, tips, parking, and ground transportation, as outlined:

a) Hotels/Motels. The City will pay actual expenses for hotels, motels, or other lodging for the actual number of days of the conference or other meeting, plus allowance for travel time. The City will pay for charges at the hotel's single occupancy rate. Lodging per night will not exceed actual room cost

plus tax and tips. Lodging with in a 50 mile radius is not covered by this policy and would be at the employee's expense.

b) Parking. Employees may claim actual parking expenses.

c) Ground Transportation. Employees may claim reasonable, actual ground transportation expenses, including shuttle services and taxis.

d) Tips/Gratuities. Tips and gratuities are allowed and are considered reasonable when paid at the rate of approximately 15% (to allow for rounding) of meal cost or service and $1.00 per piece of luggage. While on per diem, tips/gratuities for meals are considered in the per diem amount and will not be reimbursed separately.

Meals. Meals are only covered when it is necessary for an employee to stop for substantial sleep or rest to properly perform duties while traveling away from home on business.

a) Overnight Travel. Per Diem rates must be used for meals and incidentals while on overnight travel. The per diem rates are found on US General Services Administration website. Per Diem rates are available for meals and incidentals for all locations.

In order to pro-rate the per diem to account for partial travel days or meals provided by the conference or training session, the following formula will be utilized: (Note: monetary amounts will vary based on per diem rates.)

- 20% Breakfast
- 30% Lunch
- 50% Supper

In all travel events, employees will not be reimbursed for meals that are included in conference registration costs or are otherwise provided at no cost to the employee. A copy of the event brochure/itinerary must be provided with the expense report.

b) Day Travel. Meals are not reimbursed unless the travel requires an overnight stay. Per the IRS, if a City pays for a meal and the employee did not stay overnight, the meal becomes a taxable employee benefit.

c) Business Meetings. Where certain business meetings are required, actual costs for meals/tips will be reimbursed rather than the employee using the per diem method. You must attach the detailed itemized receipt and an explanation of the circumstances, to your expense report. (Example: Traveling to Austin to discuss legislative matters with a member of the State Legislature over dinner. The employee may pay the actual cost of the meal and not be limited to the dinner per diem. The employee must obtain a

detailed itemized receipt to attach to the expense report.). The City Manager may approve reimbursement for a business related purpose as outlined in the IRS publication 463.

d) Early and late departures from conferences. Leaving early or staying over at a conference is the employees' financially responsibility if time is taken for personal recreation. However, if it is necessary due to membership on a board or committee then documentation shall be provided with a travel expense report in order to be compliant with travel policy.

e) Temporary work assignments. Employees reassigned to another location for a temporary work detail due to training, education, etc. are not eligible for meal reimbursements. Simply reporting to another work location does not constitute a meal reimbursement.

f) Itemized receipts should be attached for all expenses incurred regardless of the amount and all advances. Employee reimbursements are limited to the lower of the per diem rate or actual cost of the meals. If the actual costs of the meals are less than the advance, the employee must reimburse the City for the difference.

Prohibited Expenses. The cost of alcoholic beverages, room snacks and drinks (whether in a refrigerator or displayed}, laundry/dry cleaning, in-room movies, fitness center fees, personal tours, personal entertainment, and spouse or other family expenses are specifically excluded from direct reimbursement due to their personal use.

Transportation. Employees will utilize the most economical form of transportation available. Employees will submit the completed comparison of the available modes of transportation for review by their department director/manager.

a. Air Transportation. When requesting air transportation, the employee shall request the least expensive flight status. The employee may choose to travel first-class, but the City will pay only for coach or tourist class. Information and accommodations must be submitted in a timely manner to ensure coach or tourist class is available.

b. Vehicle Transportation. When using a City vehicle, the employee should use the City credit card for gas and turn in detailed receipts. An employee who uses a personal car for City travel will receive mileage reimbursement and should not use the city credit card for gas. Employees are responsible for securing their own automotive insurance for personal vehicles.

c. When more than one employee is traveling, carpooling is encouraged. Reimbursements will be limited to the number of vehicles actually required to transport the group.

d. When an employee is assigned to a temporary work detail or another work location out of town, the difference in mileage between their home and normal work location are not included in the mileage reimbursement.

e. Actual mileage is calculated in miles from the work site to the destination. Any other mileage is considered as part of the normal commute to work. The City will reimburse the lesser of (1) actual mileage to and from the destination multiplied by the current rate per mile as determined by the Internal Revenue Service; or {2) the round trip cost of the most reasonable alternative conveyance, e.g. airfare, that would be spent for each employee traveling to the destination in the vehicle.

f. When completing an Expense Report Form requesting reimbursement for use of a personal vehicle for City business, the policy governing mileage reimbursement will be based on the most economical to the City. City vehicles may be used at the discretion of the Director when costs are not in excess of the costs of airfare and site transportation combined or when air transport is not available or is impractical. Direct expenses, such as gasoline and oil, associated with the use of a City vehicle will be reimbursed with receipts or may use city credit card. A printed map with mileage identified between destinations and an explanation of destinations must accompany the expense report. Non work related driving activities will not be reimbursed.

Travel Advances. When it becomes necessary that an employee travel in the interest of the City, the Director/division manager must approve a travel advance for the projected per diem based on the proposed schedule. This request may be made on the Expense Report Form and should contain the name of the prospective traveler, purpose of the trip, date(s), times of travel, and other pertinent information. A copy of the conference brochure detailing meals, beginning date, ending date, location and topics is required. This request should be prepared and submitted at the earliest practical time, but preferably no later than fourteen (14) full working days prior to departure.

Filing Expense Reports.

1. Complete Expense Report Promptly. Upon return from travel, the employee shall promptly fill out an Expense Report for approval by the director/division manager or designee and shall submit the complete Expense Report to the Finance Department within five (5) working days. Employees shall include all prepaid expenses (registration, airfare, etc.) related to travel on the Expense Report.

2. Submit to director/division manager for approval. The director/division manager or designee shall review, sign, and submit the Expense Report to the Finance Department. When payment or documentation is not received within the required time, the Finance Department will discontinue any advances to that employee. The director/division manager is also responsible

for ensuring that all Expense Reports are completed in accordance with this policy.

3. Return of Unused Funds. In instances where an advance of City funds was in excess of the per diem or if the trip was not taken, the employee shall return the unused funds to the Finance Department for credit to the proper fund. The manager shall ensure that the returned monies are credited to the same division and line item account from which they were originally drawn. Returned funds are due to the City by the due date of the Expense Report.

4. Finance Department Review. The Finance Department shall review the items submitted and determine their mathematical accuracy and the allowable expenses under this policy.

Car Allowance. City employees receiving a monthly car allowance shall receive reimbursement only on continuous travel starting at fifty (50) miles from the employees work address to the arriving destination address. For return trips, the mileage reimbursement will be for trips starting from the departing destination address and ending at 50 miles from the employees work address. Continuous travel less than 50 miles from the Lancaster city limits to the arriving destination is considered to be included with the monthly car allowance provided. Roundtrip mileage may not be considered for the purposes of this policy. Each departing and returning trip is considered as a separate event.

City of Lancaster City Council

SUBJECT: Expenses, Meetings & Travel Reimbursement for City Council		**POLICY NO.:** ~~E-9~~TBD
APPROVED BY: City Council Resolution~~Opal~~	**POLICY DATE:** ~~03/15/2005~~TBD/2017	**REVISED DATE:** ~~01/01/2012,10/23/14,~~TBD/20~~09/01/2016~~

This establishes a City policy regulating out-of-town travel, local meetings, entertainment, personal car mileage, and/or other expenses incurred by City ~~employees~~ Council Members who are authorized to officially represent the City at various conferences, meetings, conventions, seminars, and other functions.

This policy is established to provide uniform guidelines and procedures for submission and processing of allowable expenditure requests and to establish proper accounting for approved allowable expenses, including travel advances, City credit card charges, and cash expenditures made for the purposes herein defined on behalf of the City.

~~Failure to comply with all of the provisions of this policy may result in disciplinary action up to and including termination.~~

General. The City will reimburse ~~employees~~ City Council Members for ~~approved~~ expenses incurred ~~by the employee~~ in the course of the ~~employee's~~ Council Member's ~~employment~~representation of the City on official City business up to the annual monetary limits established by the City Council. Expenses which will ~~be reimbursed~~be reimbursed or otherwise paid by the City are discussed below.

~~**Accountable Plan.** The City of Lancaster has an accountable plan, in which amounts paid under the plan are not wages and are not subject to income tax withholding and Social Security/Medicare payments. This plan requires that:~~

- ~~An employee's~~A Council Member's expenses must have a ~~a business~~ connection to official City business; ~~—~~ that is, ~~,~~ ~~you must~~the Council member must have paid or incurred ~~deductible~~ permitted expenses while performing services as ~~an employee~~a Council Member and authorized representative of the City.

- ~~An employee~~A Council Member must adequately account to the City for these expenses within ~~five~~ ten (10) business days of returning from the trip~~to work~~. A copy of the event brochure/itinerary must be provided with the expense report.

- ~~An employee~~A Council Member must return any excess reimbursement or allowance to the City within ~~a reasonable period of time~~ten (10) business days of returning from the trip.

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Responsibilities. ~~The directors/division managers are responsible for communicating and administering the provisions of this policy to employees and approving expenses as legitimate business items.~~

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The Finance Director is responsible for the overall administration and compliance of the provisions stated in this policy. The Finance Director ~~and the directors/division managers, as well as any employee,~~ shall have the responsibility to report any abuse and/or misuse of travel funds to ~~appropriate management.~~the City Manager's office, who shall then communicate it to each member of the City Council in writing.

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~~**Out of State Travel:** Every effort should be made to use local and regional sites for business training and conferences due to their corresponding lower cost impact on the City. Intrastate travel should be more closely scrutinized with the investment funds only being authorized for those training sessions that will best contribute to the efficient operations of the organization. Out-of-state travel represents the most significant cost to the City; therefore, the greatest care should be exercised when requesting travel to events outside of the State. The City Manager shall have the final authority for all out-of-state travel.~~

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Expenses. The annual allowance for expenses shall consist of ~~the actual costs that a reasonable and prudent person would incur related to travel and local meeting attendance.~~$3500 per Council Member and $4000 for the Mayor, per fiscal year (or such other amount as the Council may designate by resolution or ordinance). All expenses must be directly related to City business. This amount may be spent at the discretion of each individual Council Member, so long as it is expended on the Council Member's personal attendance of conferences, meetings, conventions, seminars and other functions that constitute official City business and advance the interests of the City. Any amount remaining at the end of the fiscal year will be returned to the City's general funds, and no unspent funds may be transferred from one Council Member to another.

~~Employees are expected to be conservative in their expenditures as if they were paying such costs. Upgrades to any travel, including but not limited to; hotel room, air travel, rental cars, etc. will be at the employees expense. The employee should pay for such upgrades separately so they will not appear on a city credit card.~~

~~The expenses will be rejected if required documentation is not provided. Detailed receipts (itemized list of purchased goods or services) must be turned in on all reimbursable expenditures, with the exception of tips, per diem meals and incidentals. Acceptable documentation is a service-provided name or logo-printed receipt, where available. Expenses incurred, not in accordance with this policy, are the responsibility of the employee.~~

~~**See meals section (f) of policy for reimbursement details.**~~

Allowable Living Expenses. Actual living expenses, within the specified limits, may be claimed by ~~all City employees~~City Council Members when they are representing the City

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on official business away from Lancaster. Living expenses include such items as hotel rooms, meals, tips, parking, and ground transportation, as outlined:

a) Hotels/Motels. The City will pay actual expenses for hotels, motels, or other lodging for the actual number of days of the conference or other ~~meeting, plus~~meeting, plus allowance for travel time. The City will pay for charges at the hotel's single occupancy rate. Lodging per night will not exceed actual room cost

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b). Early and Late Arrivals/Departures. Leaving early or staying over at a conference is the Council Member's individual financial responsibility if time is taken for personal recreation. However, if it is necessary due to membership on a board or committee or attendance at a conference then documentation shall be provided with a travel expense report in order to be compliant with travel policy, which allows either one (1) day early arrival or one (1) day late departure per trip.Lodging with in a 50 mile radius is not covered by this policy and would be at the employee's expense.

b) c). Parking. Employees Council Members may claim actual parking expenses.

c) d). Ground Transportation. Employees Council Members may claim reasonable, actual groundactual ground transportation expenses, including shuttle services and taxis, and ride share services such as Uber or Lyft.

d) e). Tips/Gratuities. Tips and gratuities are allowed and are considered reasonable when paid at the rate of approximately 15% (to allow for rounding) of meal cost or service and $1.00 per piece of luggage. While on per diem, tips/gratuities for meals are considered in the per diem amount and will not be reimbursed separately.

Meals. Meals are only covered when it is necessary for a Council member n employee to stop for substantialfor substantial sleep or rest to properly perform duties while traveling away from home on City business.

a) Overnight Travel. If an advance is requested by a Council Member per this Policy, currently effective U.S. GSA pPer dDiem rates rates will bemust be used for meals and incidentals while on overnight travel. The per diem rates are found on United StatesS General Services Administration website. Per Diem rates are available for meals and incidentals for all locations.

a)

In order to pro-rate the per diem to account for partial travel days or meals provided by the conference or training session, the following formula will be utilized: (Note: monetary amounts will vary based on per diem rates.)

- 20% Breakfast
- 30% Lunch
- 50% Supper

In all travel events, employees will not be reimbursed for meals that are included in conference registration costs or are otherwise provided at no cost to the employee. A copy of the event brochure/itinerary must be provided with the expense report.

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c) The employee must obtain a

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~~e) Temporary work assignments. Employees reassigned to another location for a temporary work detail due to training, education, etc. are not eligible for meal reimbursements. Simply reporting to another work location does not constitute a meal reimbursement.~~

~~f) Itemized receipts should be attached for all expenses incurred regardless of the amount and all advances. Employee reimbursements are limited to the lower of the per diem rate or actual cost of the meals. If the actual costs of the meals are less than the advance, the employee must reimburse the City for the difference.~~

Prohibited Expenses. ~~–~~The cost of alcoholic beverages, room snacks and drinks (whether in a refrigerator or displayed)~~}~~, laundry/dry cleaning, in-room movies, fitness center fees, personal tours, personal entertainment, and spouse or other family expenses are specifically excluded from ~~direct~~ reimbursement by the City due to the~~ir~~ personal, and not civic, nature of the expenses ~~use~~.

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Transportation. ~~. Employees will utilize the most economical form of transportation available. Employees will submit the completed comparison of the available modes of transportation for review by their department director/manager.~~

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~~a. Air Transportation. When requesting air transportation, the employee shall request the least expensive flight status. The employee may choose to travel first-class, but the City will pay only for coach or tourist class. Information and accommodations must be submitted in a timely manner to ensure coach or tourist class is available.~~

~~b. Vehicle Transportation. When using a City vehicle, the employee should use the City credit card for gas and turn in detailed receipts. An employee who uses a personal car for City travel will receive mileage reimbursement and should not use the city credit card for gas. Employees are responsible for securing their own automotive insurance for personal vehicles.~~

~~c. When more than one employee is traveling, carpooling is encouraged. Reimbursements will be limited to the number of vehicles actually required to transport the group.~~

~~d. When an employee is assigned to a temporary work detail or another work location out of town, the difference in mileage between their home and normal work location are not included in the mileage reimbursement.~~

~~e.~~ ~~A~~Actual mileage is calculated in miles from ~~the work site~~City Hall to the destination. ~~Any other mileage is considered as part of the normal commute to work.~~ The City will reimburse ~~the lesser of~~either (1) actual mileage to and from the destination multiplied by the current rate per mile as determined by the Internal Revenue Service; or (~~(~~2) the ~~round-trip~~round-trip cost of the ~~most reasonable alternative~~actual conveyance, e.g. airfare, that would be spent for ~~each employee~~the City Council Member traveling to the destination in the vehicle.

~~f. When completing an Expense Report Form requesting reimbursement for use of a personal vehicle for City business, the policy governing mileage reimbursement will be based on the most economical to the City. City vehicles may be used at the discretion of the Director when costs are not in excess of the costs of airfare and site transportation combined or when air transport is not available or is impractical. Direct expenses, such as gasoline and oil, associated with the use of a City vehicle will be reimbursed with receipts or may use city credit card. A printed map with mileage identified between destinations and an explanation of destinations must accompany the expense report. Non work related driving activities will not be reimbursed.~~

Travel Advances. When it becomes necessary that ~~an employee~~a City Council Member travel in the interest of the City, and at the option of the City Council Member (who may choose to file the request), the ~~Director/division manager must~~Finance Department shall ~~approve~~ provide a travel advance ~~for the projected per diem~~ based on the proposed event schedule, using current U.S. GSA per diem meal and hotel rates for the location of the event.~~.~~ This request may be made on the Expense Report Form and should contain the name of the prospective traveler, purpose of the trip, date(s), times of travel, and other pertinent information. A copy of the conference brochure detailing meals, beginning date, ending date, location and topics is required. This request should be prepared and submitted at the earliest practical time, but preferably no later than fourteen (14) full working days prior to departure.

Filing Expense Reports.

1. Complete Expense Report Promptly. Upon return from travel, the ~~employee~~ City Council Member shall promptly fill out an Expense Report for ~~approval by the director/division manager or designee and~~submission to the City Secretary's office ~~shall submit the complete Expense Report to the Finance Department~~ within ~~five~~ ten (10~~5~~) working days after return from the trip. ~~. Employees~~ City Council Members shall include all prepaid expenses (registration, airfare, etc.) related to travel on the Expense Report.

~~2. Submit to director/division manager for approval. The director/division manager or designee shall review, sign, and submit the Expense Report to~~

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~~the Finance Department. When payment or documentation is not received within the required time, the Finance Department will discontinue any advances to that employee. The director/division manager is also responsible~~

~~for ensuring that all Expense Reports are completed in accordance with this policy.~~

~~3.~~2. Return of Unused Funds. In instances where an advance of City funds was in excess of the per diem or if the trip was not taken, the ~~employee~~ City Council Member shall return the unused funds to the ~~Finance Department~~City Secretary's office for credit to the proper fund. The ~~manager~~ Finance Department shall ensure that the returned monies are credited to the same division and line item account from which they were originally drawn. Returned funds are due to the City by the due date of the Expense Report.

~~4.~~3. Finance Department Review. The Finance Department shall review the items submitted and determine their mathematical accuracy and the allowable expenses under this policy and shall submit all findings and reports to the City Manager's office for communication to the Council Members.~~.~~

~~**Car Allowance.** City employees receiving a monthly car allowance shall receive reimbursement only on continuous travel starting at fifty (50) miles from the employees work address to the arriving destination address. For return trips, the mileage reimbursement will be for trips starting from the departing destination address and ending at 50 miles from the employees work address. Continuous travel less than 50 miles from the Lancaster city limits to the arriving destination is considered to be included with the monthly car allowance provided. Roundtrip mileage may not be considered for the purposes of this policy. Each departing and returning trip is considered as a separate event.~~

City of Lancaster

SUBJECT: Expenses, Meetings & Travel Reimbursement for City Council		**POLICY NO.:** TBD
APPROVED BY: City Council Resolution	**POLICY DATE:** TBD/2017	**REVISED DATE:** TBD/2017

This establishes a City policy regulating out-of-town travel, local meetings, entertainment, personal car mileage, and/or other expenses incurred by City Council Members who are authorized to officially represent the City at various conferences, meetings, conventions, seminars, and other functions.

This policy is established to provide uniform guidelines and procedures for submission and processing of allowable expenditure requests and to establish proper accounting for approved allowable expenses, including travel advances, City credit card charges, and cash expenditures made for the purposes herein defined on behalf of the City.

General. The City will reimburse City Council Members for expenses incurred in the course of the Council Member's representation of the City on official City business up to the annual monetary limits established by the City Council. Expenses which will be reimbursed or otherwise paid by the City are discussed below.

- A Council Member's expenses must have a connection to official City business; that is, the Council member must have paid or incurred permitted expenses while performing services as a Council Member and authorized representative of the City.

- A Council Member must adequately account to the City for these expenses within ten (10) business days of returning from the trip. A copy of the event brochure/itinerary must be provided with the expense report.

- A Council Member must return any excess reimbursement or allowance to the City within ten (10) business days of returning from the trip.

Responsibilities. The Finance Director is responsible for the overall administration and compliance of the provisions stated in this policy. The Finance Director shall have the responsibility to report any abuse and/or misuse of travel funds to the City Manager's office, who shall then communicate it to each member of the City Council in writing.

Expenses. The annual allowance for expenses shall consist of $3500 per Council Member and $4000 for the Mayor, per fiscal year (or such other amount as the Council may designate by resolution or ordinance). All expenses must be directly related to City business. This amount may be spent at the discretion of each individual Council Member, so long as it is expended on the Council Member's personal attendance of conferences, meetings, conventions, seminars and other functions that constitute official City business and advance the interests of the City. Any amount remaining at the end of the fiscal year will be returned to the City's general funds, and no unspent funds may be transferred from one Council Member to another.

Allowable Living Expenses. Actual living expenses, within the specified limits, may be claimed by City Council Members when they are representing the City on official business away from Lancaster. Living expenses include such items as hotel rooms, meals, tips, parking, and ground transportation, as outlined:

a) Hotels/Motels. The City will pay actual expenses for hotels, motels, or other lodging for the actual number of days of the conference or other meeting, plus allowance for travel time. The City will pay for charges at the hotel's single occupancy rate. Lodging per night will not exceed actual room cost plus, tax and tips.

b). Early and Late Arrivals/Departures. Leaving early or staying over at a conference is the Council Member's individual financial responsibility if time is taken for personal recreation. However, if it is necessary due to membership on a board or committee or attendance at a conference then documentation shall be provided with a travel expense report in order to be compliant with travel policy, which allows either one (1) day early arrival or one (1) day late departure per trip.

c). Parking. Council Members may claim actual parking expenses.

d). Ground Transportation. Council Members may claim reasonable, actual ground transportation expenses, including shuttle services and taxis, and ride share services such as Uber or Lyft.

e). Tips/Gratuities. Tips and gratuities are allowed and are considered reasonable when paid at the rate of approximately 15% (to allow for rounding) of meal cost or service and $1.00 per piece of luggage.

Meals. Meals are covered when it is necessary for a Council member to stop for substantial sleep or rest to properly perform duties while traveling away from home on City business.

a) Overnight Travel. If an advance is requested by a Council Member per this Policy, currently effective U.S. GSA per diem rates will be used for meals and incidentals while on overnight travel. The per diem rates are found on United States General Services Administration website. Per Diem rates are available for meals and incidentals for all locations.

b) Business Meetings. Where certain business meetings are required, actual costs for meals/tips will be reimbursed if they exceed the per diem amount. Council Members must attach the detailed itemized receipt and an explanation of the circumstances, to the expense report. (Example: Traveling to Austin to discuss legislative matters with a member of the State Legislature over dinner). The Council Member may pay the actual cost of the meal and not be limited to the dinner per diem amount extended in the advance.

Prohibited Expenses. The cost of alcoholic beverages, room snacks and drinks (whether in a refrigerator or displayed), laundry/dry cleaning, in-room movies, fitness center fees, personal tours, personal entertainment, and spouse or other family expenses are specifically excluded from reimbursement by the City due to the personal, and not civic, nature of the expenses.

Transportation. Actual mileage is calculated in miles from City Hall to the destination. The City will reimburse either (1) actual mileage to and from the destination multiplied by the current rate per mile as determined by the Internal Revenue Service; or (2) the round-trip cost of the actual conveyance, e.g. airfare, that would be spent for the City Council Member traveling to the destination in the vehicle.

Travel Advances. When it becomes necessary that a City Council Member travel in the interest of the City, and at the option of the City Council Member (who may choose to file the request), the Finance Department shall provide a travel advance based on the proposed event schedule, using current U.S. GSA per diem meal and hotel rates for the location of the event. This request may be made on the Expense Report Form and should contain the name of the prospective traveler, purpose of the trip, date(s), times of travel, and other pertinent information. A copy of the conference brochure detailing meals, beginning date, ending date, location and topics is required. This request should be prepared and submitted at the earliest practical time, but preferably no later than fourteen (14) full working days prior to departure.

Filing Expense Reports.

1. Complete Expense Report Promptly. Upon return from travel, the City Council Member shall promptly fill out an Expense Report for submission to the City Secretary's office within ten (10) working days after return from the trip. City Council Members shall include all prepaid expenses (registration, airfare, etc.) related to travel on the Expense Report.

2. Return of Unused Funds. In instances where an advance of City funds was in

excess of the per diem or if the trip was not taken, the City Council Member shall return the unused funds to the City Secretary's office for credit to the proper fund. The Finance Department shall ensure that the returned monies are credited to the same division and line item account from which they were originally drawn. Returned funds are due to the City by the due date of the Expense Report.

3. Finance Department Review. The Finance Department shall review the items submitted and determine their mathematical accuracy and the allowable expenses under this policy and shall submit all findings and reports to the City Manager's office for communication to the Council Members.

LANCASTER CITY COUNCIL

Work Session **3.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

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

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss and receive an update regarding any potential conflicts with state statutes and the City of Lancaster Home-Rule Charter.

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b., Deputy Mayor Pro Tem requested that an item be included on the agenda for the purpose of Council receiving an update on the Lancaster Home-Rule Charter and the process for amendment of the Charter.

The Lancaster Home-Rule Charter was adopted in May 1956 and last amended in November 2006.

The City Attorney has provided the attached excerpts from the Texas Local Government Code regarding the process for a Charter Rewrite and Charter Amendment of existing Charter.

A memo dated Thursday, September 21, 2017, was provided to Council advising that the City Manager, Assistant City Manager, and City Secretary met with the City Attorney to review the charter for any potential conflicts with state statutes. There were no identified conflicts. Staff did however identify one area that could be amended: Article X, subsection C, which requires 2 readings of a franchise ordinance.

This item is for discussion as requested by Deputy Mayor Pro Tem Nina Morris.

Attachments

Excerpt from Texas Government Code

The procedures to be followed depend on whether the proposal is for: (1) a complete re-write of the existing charter, or (2) whether the existing charter will be kept and merely amended.[3]

(1) Charter Rewrite ("New" Charter)

If the existing charter is to be completely rewritten, then the City would have to adopt an ordinance (by a two-thirds majority vote) to order an election to consider the question: "shall a commission be chosen to frame a new charter?"[4] The election must be made after the 30th day but before the 90th day after the date the ordinance is adopted if there is an available election date; but if no general election is scheduled, it may be pushed to the first authorized uniform election date that "allows sufficient time to comply with other requirements of law."[5] In addition to the question on whether a Commission should be assembled, the election must also provide for the election of a Charter Commission if the voters approve the new charter commission. The Commission must consist of at least fifteen (15) members, but cannot have more than one member per 3,000 inhabitants if there are more than fifteen members.[6] No party affiliation or designation may be shown on the election ballot.[7]

Once empaneled, the Commission will draft a new charter and inform the City Council that it has completed its review. This process can typically take several months to over a year, depending on the frequency of Commission meetings and complexity of the new charter. Meetings should be open and posted in accordance with the Texas Open Meetings Act. It is important to note that the City Council does not have the authority to change any of the work of the Charter Commission under this option; the new charter must be submitted to the citizens via an election exactly as drafted by the Commission.[8] In addition, a copy of the proposed charter must be mailed to each registered voter in the municipality at least thirty (30) days prior to the date of the charter election.[9] If the new charter is approved by voters, the Charter is effective when the City Council enters an order in the records of the City that the Charter has been adopted, and the Mayor or City Manager is required to certify to the Texas Secretary of State that the charter has been adopted by sending an authenticated copy.[10]

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[3] As a practical matter, there can be many amendments to an existing charter without the need to go through the more complicated "re-write" process. The existing record appears to be 80 proposed amendments, which was submitted by a Texas city in a 2006 election. It should be noted, however, that more proposed amendments may make the election more vulnerable to challenge by a citizen who could argue that the amendments, taken as a whole, really constitute a rewriting and adoption of a "new" charter.

[4] TEX. GOV'T CODE. § 9.002(a).

[5] TEX. GOV'T CODE. § 9.002(b).

[6] TEX. GOV'T CODE. § 9.002(c). This would limit the City to 15 members on the commission.

[7] *Ibid.*

[8] TEX. GOV'T CODE § 9.003(a).

[9] TEX. GOV'T CODE. § 9.003(b).

[10] TEX. GOV'T CODE. § 9.005; 9.007.

(2) **Charter Amendment of Existing Charter**

Because of the additional election and mailing requirements for the rewrite process, most cities elect instead to retain their existing charter and to make amendments to the charter. This process can be instituted by the City Council, who can send one or more amendments to the electorate by a vote. There are few state statues on the amendment process, but it is customary for the City Council to appoint a Charter Review Committee to review the existing charter and to make suggested amendments. The number of Charter Review Committee members varies by City, but usually consists of an odd number of citizens --- to avoid tie votes --- between seven and fifteen in number. The three City of Lancaster Charter Commissions consisted of ten, fourteen, and fifteen members, respectively. In contrast to the Charter Commission empaneled in the case where an entirely new charter is requested, the City Council has the discretion to accept or reject the recommendations of the Charter Review Commission, although usually "strong weight is given to the findings of the commission."[11] As a practical matter, most Charter Review Committees can complete amendment work faster than the complete rewrite of the Charter Commission, but time will vary depending on meeting frequency and the number and complexity of proposed amendments.

Once a final draft is submitted and the City Council has reviewed and approved the proposed amendments, they must be submitted to the voters. There are technical guidelines for the election notice: (1) it must be published in a newspaper of general circulation for the City; (2) it must include an estimated fiscal impact to the City for each proposed amendment; and (3) it must be published on the same day in two consecutive weeks, with the first occurring fourteen days prior to the election.[12] In addition, the amendments must be listed individually on the ballot, as state law proscribes that "an amendment may not contain more than one subject," and the ballot must be prepared so that voters can accept or reject each individual amendment without having to approve the amendments as a whole.[13]

Finally, for each amendment that is approved, the City Council must enter an order into the minutes of the municipality declaring that the amendment is adopted; the date of the order is the effective date of the amendment. An authenticated copy is then sent to the Secretary of State for entry into the official state records.[14]

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[11] Texas Home Rule Charters, Terrell Blodgett (2nd ed. 2010), p. 22.
[12] TEX. GOV'T CODE. § 9.004(c).
[13] TEX. GOV'T CODE. § 9.004(e).
[14] TEX. GOV'T CODE. § 9.005; 9.007.

LANCASTER CITY COUNCIL

Work Session **4.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Quality Development

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss amendment to Section 14.505 of the Lancaster Development Code (LDC) to permit tilt-up wall construction as a matter of right in industrially zoned districts.

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Marco Mejia requested that an item be included on the April 17, 2017 Work Session for the purpose of discussing Section 14.505 of the Lancaster Development Code (LDC) to permit tilt-up wall construction as a matter of right in an industrial zoned district.

Councilmember Mejia has requested City Council to consider amending Section 14.505 (a) General Industrial District Standards (1) to remove the exception requiring all tilt-up walls to be required to have approval by the Planning and Zoning Commission or City Council.

The LDC currently reads as follows:

Sec. 14.505 Industrial Districts

a. General Industrial District Standards.
Construction Materials. Exterior Walls - Each exterior wall shall consist of 100% masonry materials as defined in Article 14.1300 Definitions - Masonry, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20% stone.

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the Building Official) shall be limited to 50% of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first 8 feet above grade on a façade visible from a street or public area.

Exceptions to this requirement, including allowing concrete tilt-up walls, may be permitted on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

The City Council reviewed this item at the April 17, 2017 Work Session and Councilmember Mejia stated he would do a power point presentation regarding industrial building materials within the City. The Mayor also requested staff to pull all the Special Exceptions that the City granted over the past two (2) years to determine how many of those exceptions pertained to industrial building materials.

Attached, is a City Council memo dated May 10, 2017 with the requested information, City Council Agenda Communication and the resolutions on all the Special Exceptions that the City granted over the past two (2) years.

Council member Mejia will provide the presentation.

Attachments

Memo to CC on Special Exceptions (with attachments)

City of Lancaster
OFFICE OF THE CITY MANAGER

211 N. Henry St. * Lancaster, TX 75146* 972.218.1302 * 972.218.0919 FAX
www.lancaster-tx.com

TREE CITY USA

MEMORANDUM

To: Mayor and City Council

From: Opal Mauldin-Jones, City Manager

Date: May 10, 2017

CC: Rona Stringfellow, Assistant City Manager
Angie Arenas, City Secretary
Fabrice Kabona, Assistant to the City Manager
Bester Munyaradzi, Senior Planner

Subject: Special Exceptions

Mayor Knight:

1. **A request was made at the City Council work session regarding copies of the agenda communications for all special exceptions for the last 2 years.**

Council Date	Company/Address	Resolution Number
September 14, 2015	BNSF-629 East Third Street	2015-09-77
September 14, 2015	Conway Trucking-2935 Danieldale Road	2015-09-78
December 14, 2015	Huntington Industrial-3201 North Houston School Road	2015-12-97
January 25, 2016	Huntington Industrial-3201 North Houston School Road	2016-01-08
June 27, 2016	Proposed Industrial-northwest corner of Houston School Road and Wintergreen Road	2016-06-39
June 27, 2016	Proposed Industrial-southwest corner of Houston School Road and Wintergreen Road	2016-06-40
July 11, 2016	Future Industrial site-southeast corner of Longhorn Drive and West Drive	2016-07-54
April 4, 2017	Industrial building-1119 Katy Street	Presented only to Planning and Zoning
April 4, 2017	Industrial building-northwest corner of Houston School Road and Wintergreen Road	Presented only to Planning and Zoning

The two cases that were presented to Planning and Zoning were approved at the conclusion of the meeting and did not need to go before the City Council.

Attached are the special exceptions documentation.

If you have questions, please let me know.

Thank you.

LANCASTER CITY COUNCIL
Agenda Communication
September 14, 2015

Discuss and consider a resolution granting a request for a Special Exception pursuant to Section 14.209 (d), of the Lancaster Development Code; to provide a Special Exception for increased height on the proposed fleet maintenance facility to be located on the east side of the intersection of the BNSF railway and Third Street and more commonly known as 629 E. Third.

This request supports the City Council 2015-2016 Policy Agenda.

Goal: Quality Development

Background

The City of Lancaster is in the design phase of construction of a new Fleet Maintenance facility to be located at 629 E. Third Street. At the April 20, 2015 work session, the City Council received a presentation on the exterior design and façade of the proposed new facility. Since that time, staff has been working with the architects on design specifications.

Article 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC) states in Section 14.504 (a) 3 A (Maximum Building Height) that the height limit for all structures shall be as established in the Districts governing the property on which the structures are located… The District Development Standards table indicates that the maximum height of a building within the Light Industrial (LI) zoning district is thirty five feet (35 ').

Due to the unique function of working on and maneuvering around large equipment, the applicant (City's consultant) is requesting that the total building height will need to be increased to forty five feet, six inches (45'6").

Section 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:

(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and
(3) Such Exception will not be contrary to the public interest; and

(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is located the property for which the Exception is sought; and
(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Considerations

The purpose of the request is to seek an exception to the maximum building height in the Light Industrial (LI) zoning district.

- **Operational** – The City Council must determine if the height exception meet the intent of the ordinance while bringing the property from non-conforming status to a conforming site. To provide a facility conducive to maintenance of city vehicles and equipment the exception is necessary.

- **Legal** – The resolution has been reviewed and approved as to form by the City Attorney.

- **Financial** – There are no financial obligations for the City with approval of this height exception.

- **Public Information** – This resolution is being considered at a regular meeting of the City Council, in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. Approve the resolution as presented.
2. Deny the request.

Recommendation:

Staff recommends approval for the exception of the height requirement.

Attachments

- Resolution
- Location map
- Elevation Plan

Submitted by:
Rona Stringfellow, Assistant City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR A SPECIAL EXCEPTION PURSUANT TO SECTION 14.209 (d), OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION FOR INCREASED HEIGHT ON THE PROPOSED FLEET MAINTENANCE FACILITY TO BE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF THE BNSF RAILWAY AND THIRD STREET, MORE COMMONLY KNOWN AS 629 E. THIRD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for a special exception to be granted to said height requirement to allow for the increased height of forty five feet (45'); and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance permits of the Lancaster Development Code to allow stucco material on the exterior of the building, should be granted.

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

SECTION 1. That the request for a special exception to the thirty five feet height requirements of the Lancaster Development Code to allow forty five feet, six inches (45'6") to be located on the east side of BNSF railway and Third Street and being more commonly known as and addressed as 629 E. Third, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 14th day of September, 2015.

ATTEST:

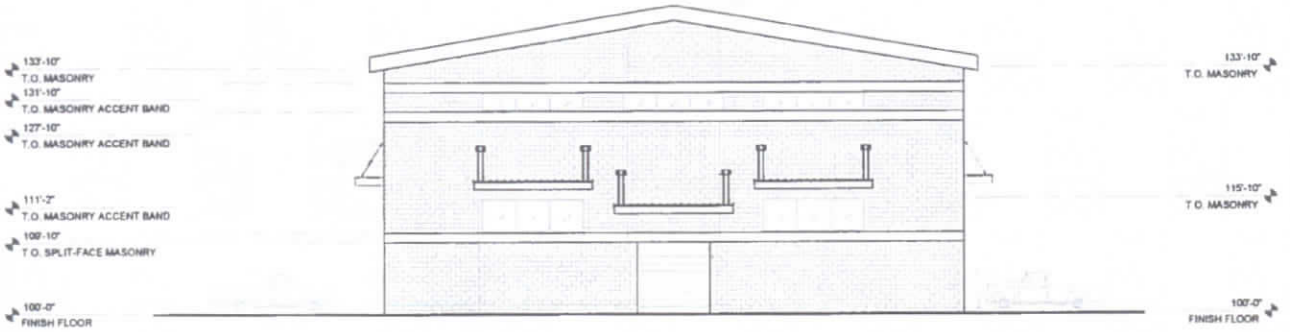
Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

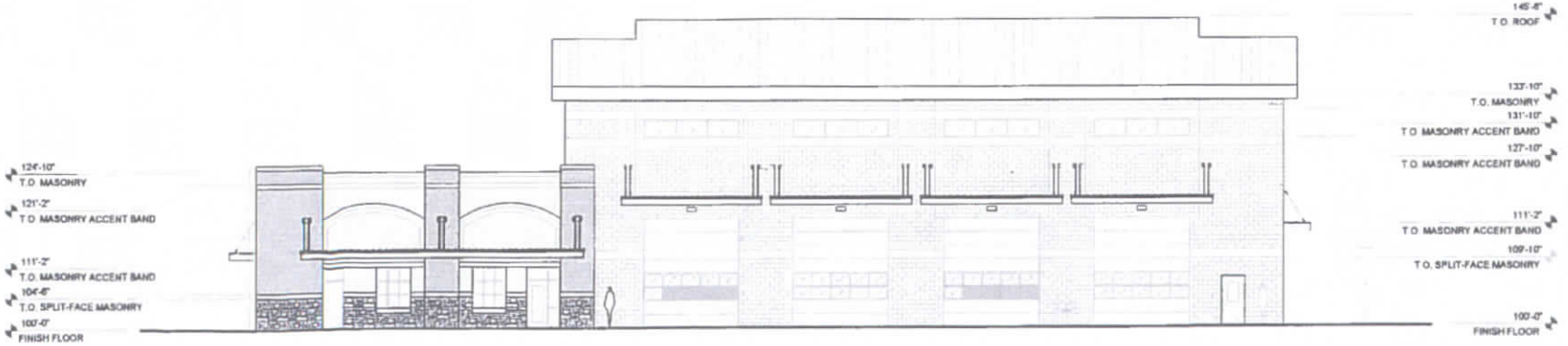
Robert E. Hager, City Attorney



EXTERIOR ELEVATIONS - EAST

2

SCALE: 1/8"=1'-0"



EXTERIOR ELEVATIONS - SOUTH

1

SCALE: 1/8"=1'-0"

quorum
Design. Spaces. People

Architecture Interior Design

THIS DOCUMENT ISSUED 07/09/15 IS FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORITY OF DAVID G. DUMAN REGISTRATION #14305. IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES

PROJECT NO. 14102
DATE: 07.09.15
FILE NAME:

CITY OF LAMESA
FLEET MAINTENANCE FACILITY
LAMESA, TEXAS

REVISIONS:

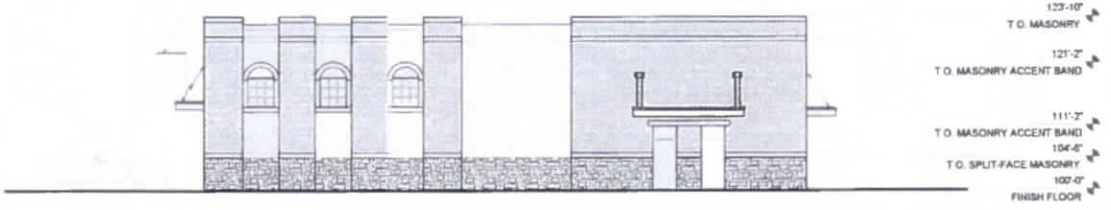
SHEET TITLE:
EXTERIOR ELEVATIONS

A-201

quorum
Design. Spaces. People

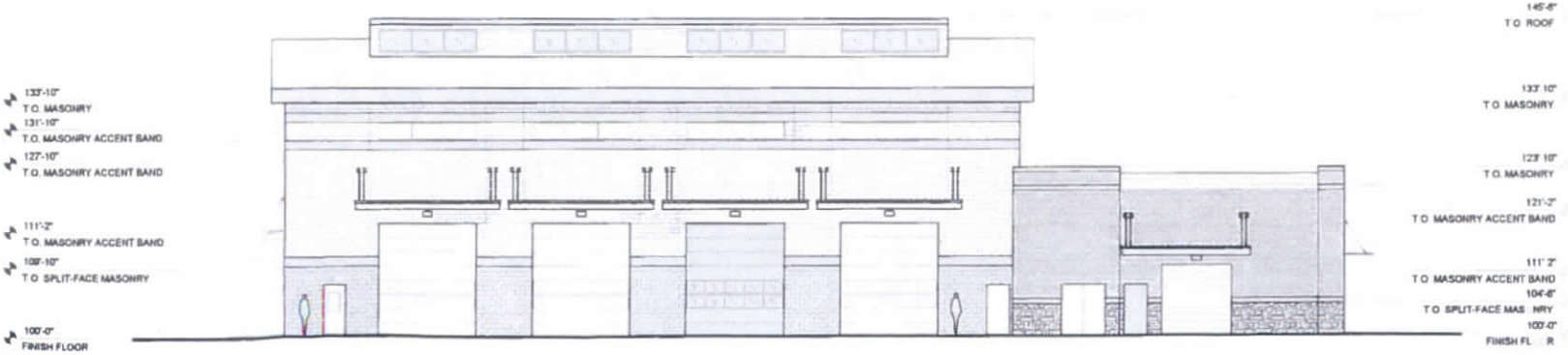
Architecture Interior Design

THIS DOCUMENT ISSUED 07/08/15 IS FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORITY OF DAVID G. DUMAN REGISTRATION #14305. IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES



EXTERIOR ELEVATIONS - EAST 2

SCALE: 1/8"=1'-0"



EXTERIOR ELEVATIONS - SOUTH 1

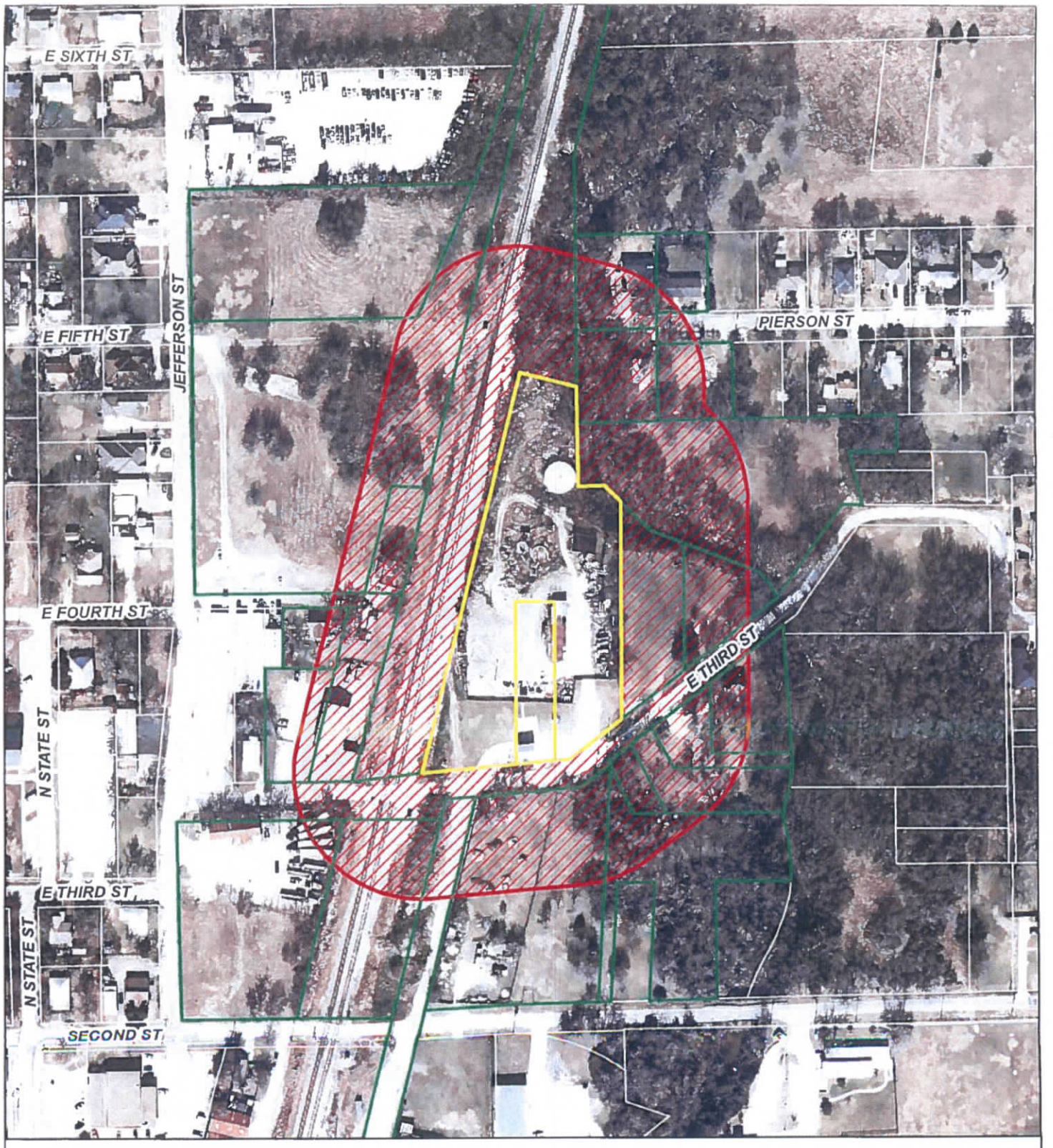
SCALE: 1/8"=1'-0"

PROJECT NO. 14102
DATE: 07.03.15
FILE NAME:

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

A-202



Parcels
Subject Parcel
Notification Parcels
200' Notification Area

0 90 180 360 Feet

City of Lancaster
629 E. Third St.
200' Notification Area

RESOLUTION NO. 2015-09-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR A SPECIAL EXCEPTION PURSUANT TO SECTION 14.209 (d), OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION FOR INCREASED HEIGHT ON THE PROPOSED FLEET MAINTENANCE FACILITY TO BE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF THE BNSF RAILWAY AND THIRD STREET, MORE COMMONLY KNOWN AS 629 E. THIRD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for a special exception to be granted to said height requirement to allow for the increased height of forty five feet (45'); and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance permits of the Lancaster Development Code to allow stucco material on the exterior of the building, should be granted.

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

SECTION 1. That the request for a special exception to the thirty five feet height requirements of the Lancaster Development Code to allow forty five feet, six inches (45'6") to be located on the east side of BNSF railway and Third Street and being more commonly known as and addressed as 629 E. Third, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 14th day of September, 2015.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

quorum

EXTERIOR ELEVATIONS - EAST

EXTERIOR ELEVATIONS - SOUTH

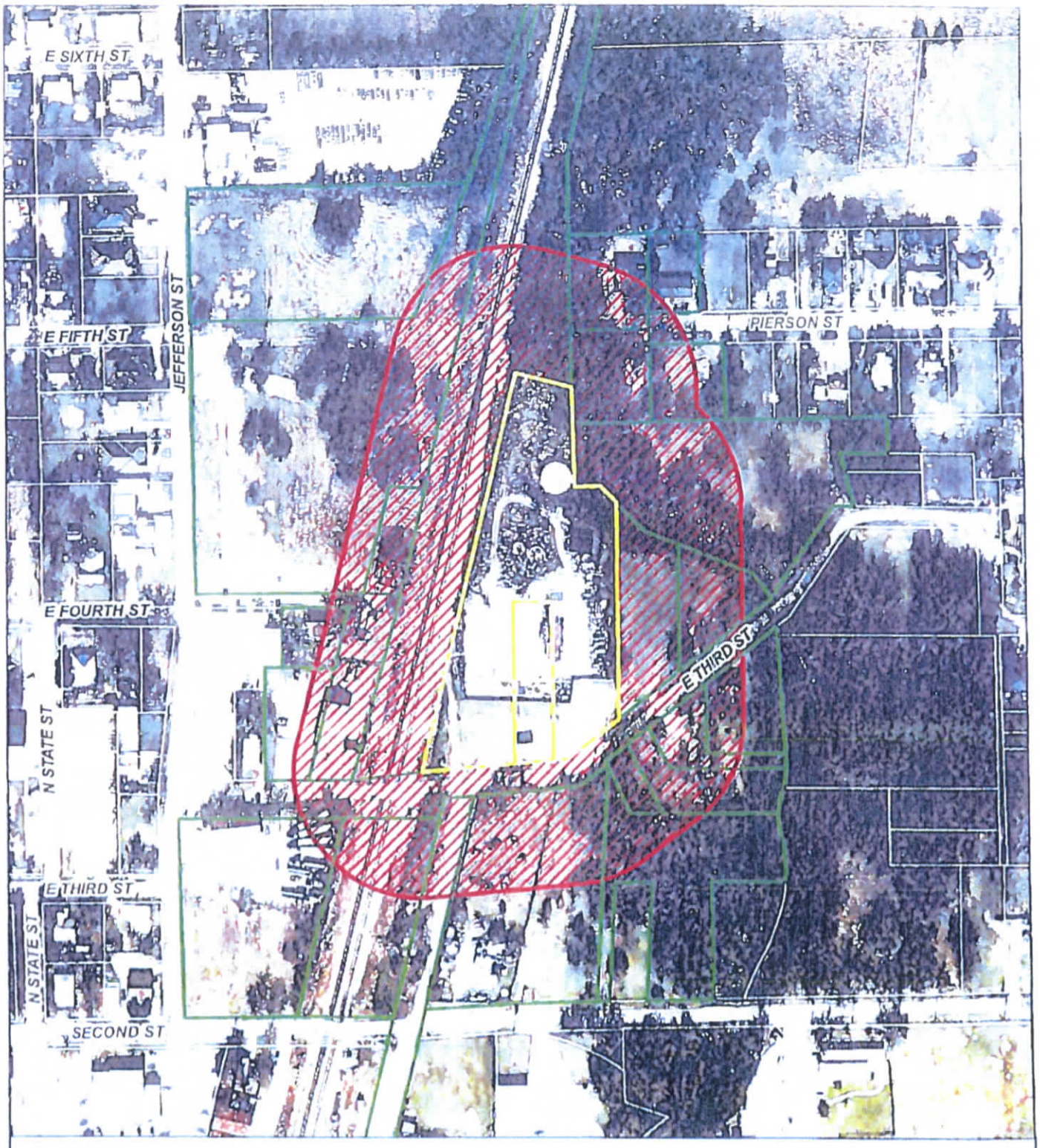
A-201

quorum

EXTERIOR ELEVATIONS - EAST

EXTERIOR ELEVATIONS - SOUTH

A-202



Parcels

Subject Parcel

Notification Parcels

200' Notification Area

0 90 180 360 Feet

City of Lancaster
629 E. Third St.
200' Notification Area

LANCASTER CITY COUNCIL
Agenda Communication
September 14, 2015

Discuss and consider a resolution granting a request for Special Exceptions pursuant to Section 14.209 (d), of the Lancaster Development Code; to provide a Special Exception to a Masonry Requirement on the building; a reduction in the articulation requirements and increased height of the building to be located on the north side of Danieldale Road approximately 1,866 feet west of the intersection of Houston School Road and Danieldale Road, more commonly known as 2935 Danieldale Road.

This request supports the City Council 2015-2016 Policy Agenda.

Goal: Quality Development

Background

At the February 11, 2013 regular meeting, City Council convened into closed executive session to consult with the City Attorney concerning Cause No. DC11-10174 Con-Way Truckload, Inc. v. The City of Lancaster, at the March 24, 2014 regular meeting Council approved Resolution 2014-03-28 authorizing the City Manager to execute a Memorandum of Understanding with Con-Way Truckload.

Con-Way Truckload has owned approximately 58.206 acres of land and has operated approximately 16 acres of land since 1989 as a truck terminal. Holt Lunsford purchased the property in November 2014. Initially Con-Way intended to remain on the property subsequent to the date of sale for a period of 13 months from the closing date of the sale.

Design of the site is currently underway and the applicant has received approval to demolish the parking lot. While designing the site, the applicant has discovered three areas in which they would like to request an exception. The applicant is seeking to time construction of the site in tandem with the reconstruction of Danieldale Road, which is estimated to commence in November 2015, if all of the right-of-way acquisitions are complete.

Article 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC) states in Section 14.504 (a) 2 A (Exterior walls) that each exterior wall shall consist of 100% masonry materials. It goes on to state that on walls visible from a public street or open space, must include a minimum of 20% stone. The applicant is asking for an exception to the 20% stone requirement. Also in Section 14.504 (a) 2 A (Exterior walls), it gives the City Council the ability to grant an exception to these requirements upon submission and approval of elevation drawings of the subject structure. The applicant is proposing in lieu of the 20% stone to provide additional variations in color to the concrete

walls to add visual interest that will be concentrated near the corners and entrances to give the most visual appeal.

Additionally, Article 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC) states in Section 14.504 (a) 3 A (Maximum Building Height) that the height limit for all structures shall be as established in the Districts governing the property on which the structures are located... The District Development Standards table indicates that the maximum height of a building within the Light Industrial (LI) zoning district is thirty five feet (35 ').

Due to the changing market of the logistics industry, the applicant is requesting that the total building height will need to be increased to forty five feet (45'). It should be of note that the maximum height within the Commercial Highway (CH) zoning district is one hundred and forty feet (140'), which is directly adjacent to the LI zoning in the area.

Lastly, Section 14.505 (a) (3) (2) states under Vertical Articulation that no horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height. The applicant is stating that the vertical articulation requirement will cause a change in the height by a minimum of 25% of the wall height thereby resulting in unnecessarily tall parapets that in their opinion would add little visual interest to the building as well as reduce the available clear height available inside the building. The attached elevations are proposing that the building height will be articulated across the façade in a way that is proportionate to the building and would still meet the spirit and intent of the ordinance. This requirement is only applicable to those walls that are visible from the street.

Section 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:

(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and
(3) Such Exception will not be contrary to the public interest; and
(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is located the property for which the Exception is sought; and
(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Considerations

The purpose of the request is to seek an exception to the maximum building height, the vertical articulation requirements, and a stone requirement reduction in the Light Industrial (LI) zoning district.

- **Operational** – The City Council must determine if the height, vertical articulation, and stone reduction exceptions meet the intent of the ordinance.

- **Legal** – The resolution has been reviewed and approved as to form by the City Attorney.

- **Financial** – There are no financial obligations for the City with approval of this masonry or height exception.

- **Public Information** – This resolution is being considered at a regular meeting of the City Council, noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. Approve the resolution as presented.
2. Deny the request.

Recommendation:

Staff recommends approval of the resolution as presented.

Attachments

- Resolution
- Elevation Plan

Submitted by:
Rona Stringfellow, Assistant City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.209 (d), OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A MASONRY REQUIREMENT , A REDUCTION IN THE ARTICULATION REQUIREMENTS AND FOR INCREASED HEIGHT ON THE PROPOSED BUILDING TO BE LOCATED ON THE NORTH SIDE OF DANIELDALE ROAD APPROXIMATELY 1,866 FEET WEST OF THE INTERSECTION OF HOUSTON SCHOOL ROAD AND DANIELDALE ROAD, MORE COMMONLY KNOWN AND ADDRESSED AS 2935 DANIELDALE ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings, a 20% masonry stone requirement, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, masonry, and vertical articulation to allow for the increased height of forty five feet (45'), a reduction of stone requirements to 10%, and reduction in the vertical articulation in accordance with the attached elevations; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow forty five feet, (45'), reduced stone requirements to 10%, and vertical articulation in accordance with attached elevations to be located on the north side of Danieldale Road, approximately 1,866 linear feet west of the intersection of Danieldale Road and Houston School Road and being more commonly known as and addressed as 2935 Danieldale Road, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 14th day of September, 2015.

ATTEST:

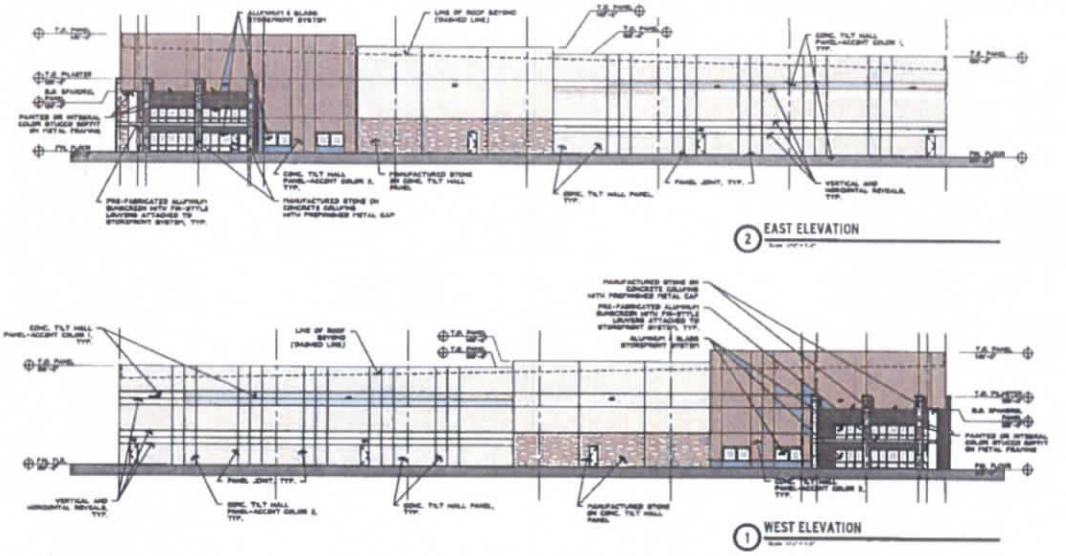
Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



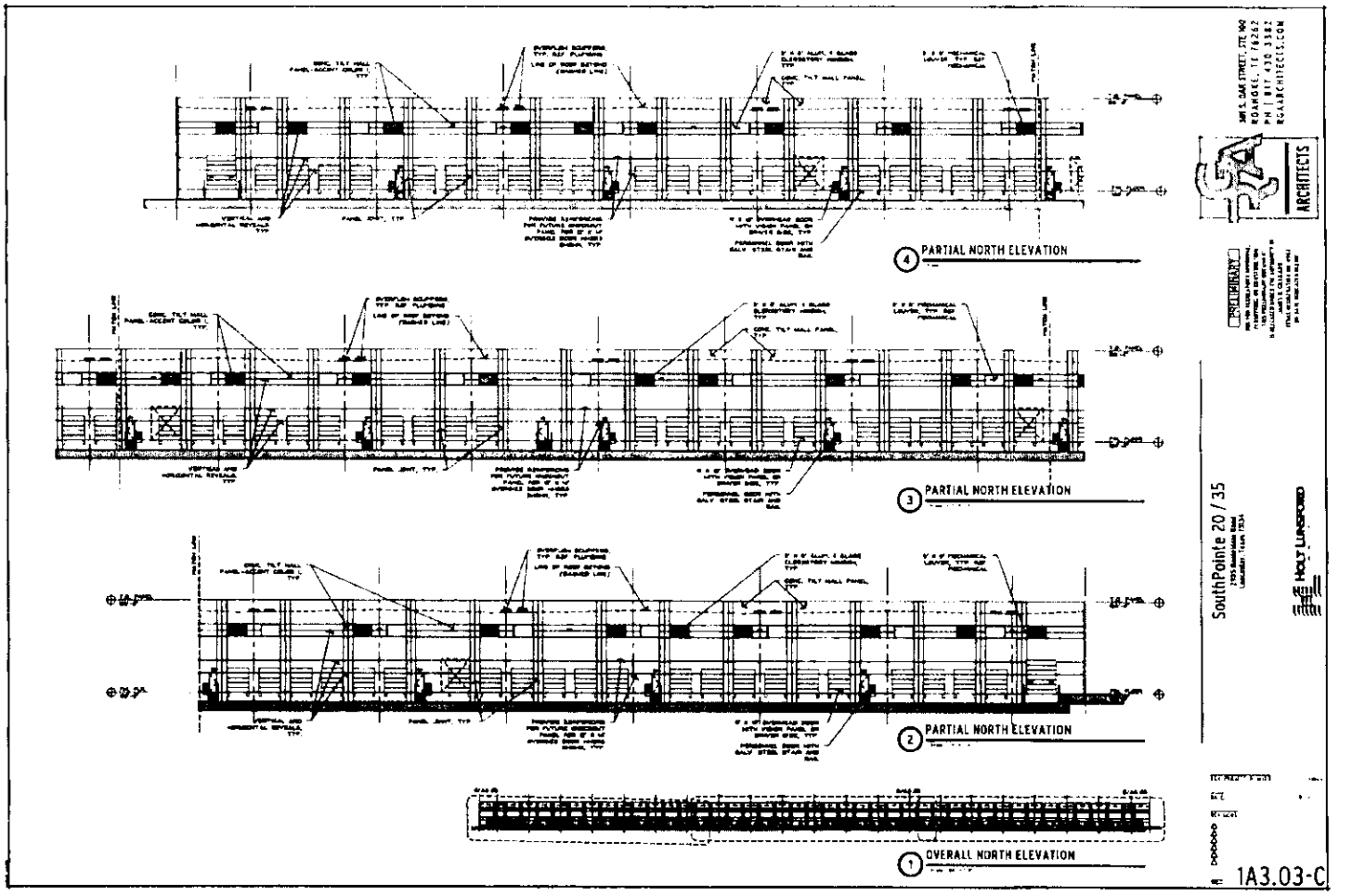
ARCHITECTS

PRELIMINARY

SouthPointe 20 / 35

HOOT LUNSFORD

1A3.02-C


4 PARTIAL NORTH ELEVATION
3 PARTIAL NORTH ELEVATION
2 PARTIAL NORTH ELEVATION
1 OVERALL NORTH ELEVATION
ARCHITECTS
SOUTHPOINTE
SouthPointe 20 / 35
HOLT LUNSFORD
1A3.03-C

RESOLUTION NO. 2015-09-78

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.209 (d) OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE SPECIAL EXCEPTIONS TO A MASONRY REQUIREMENT, REDUCTION IN THE ARTICULATION REQUIREMENTS OF THE BUILDING FAÇADE AND INCREASED HEIGHT ON THE BUILDING TO BE LOCATED ON THE NORTH SIDE OF DANIELDALE ROAD APPROXIMATELY 1,866 FEET WEST OF THE INTERSECTION OF HOUSTON SCHOOL ROAD AND DANIELDALE ROAD, MORE COMMONLY KNOWN AND ADDRESSED AS 2935 DANIELDALE ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings, a 20% masonry stone building material requirement, and a minimum vertical height of 25% for vertical articulation of building located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions in accordance with the Ordinance requirements; and to obtain a special exception to said height requirement, masonry, and vertical articulation to allow for the increased height of forty-five feet (45'), a reduction of stone requirements to ten percent (10%), and reduction in the vertical articulation in accordance with elevations contained in Exhibit "A" which is attached hereto and incorporated herein; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted and meets the requirements pursuant to §14.209(d) of said Code.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code in compliance with §14.209(d) for property located at 2935 Danieldale Road, Lancaster, Texas, is hereby granted as follows:

a. That the maximum parapet wall height of the building shall not exceed forty-five feet (45') as measured from grade;

b. That the building shall have a minimum of ten percent (10%) stone material elements on the exterior building façade;

c. That the vertical facade of the building articulation shall comply with the elevations as depicted in Exhibit A1-2; and

d. That the building shall be constructed and maintained in substantial compliance with earth-tone colors depicted on Exhibit A1-2.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter provides.

DULY PASSED AND APPROVED by the City Council of the City of Lancaster, Texas, on the 14th day of September, 2015.

APPROVED:

MARCUS E. KNIGHT, Mayor

ATTEST:

SORANGEL ARENAS, City Secretary

APPROVED AS TO FORM:

ROBERT E. HAGER, City Attorney
(REH/ag:TM 73313: 9-15-15)

SouthPointe 20 / 35

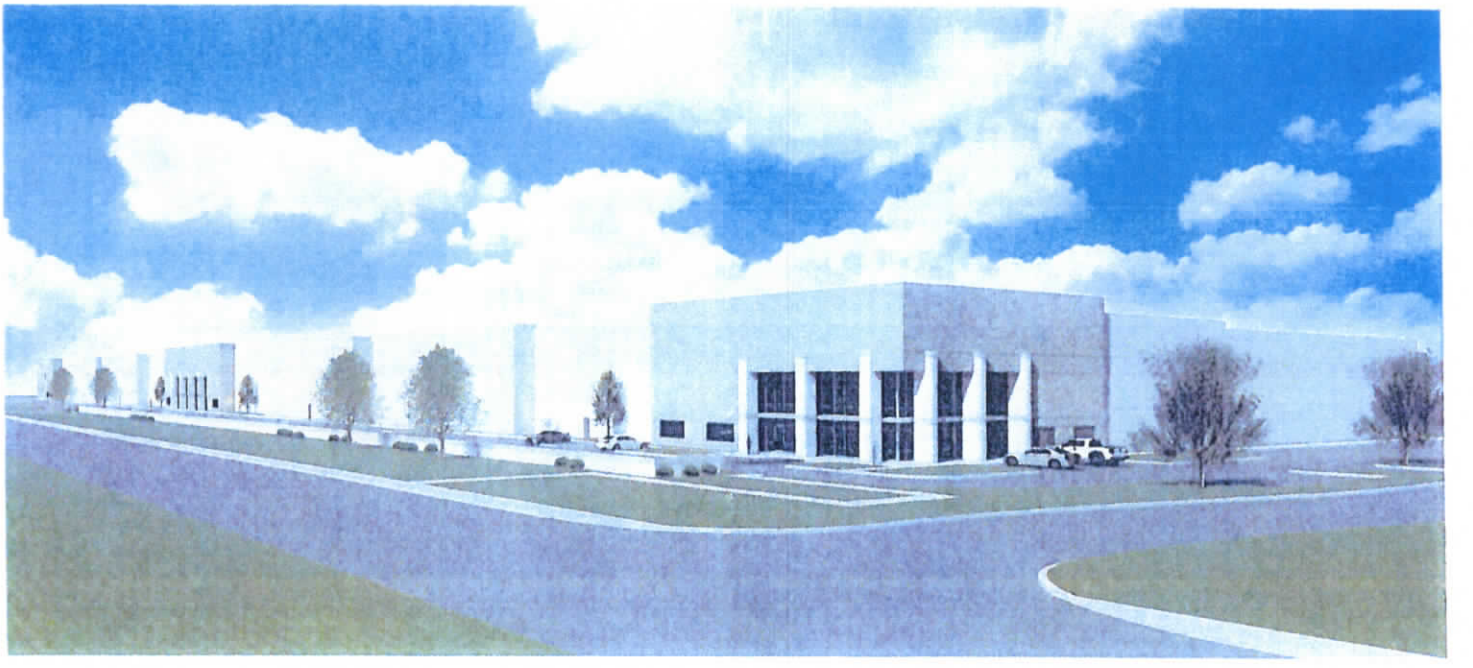
1A3.02-C

4 PARTIAL NORTH ELEVATION
3 PARTIAL NORTH ELEVATION
2 PARTIAL NORTH ELEVATION
1 OVERALL NORTH ELEVATION
ARCHITECTS
SouthPointe 20 / 35
1A3.03-C

SOUTHPOINTE 20 / 35

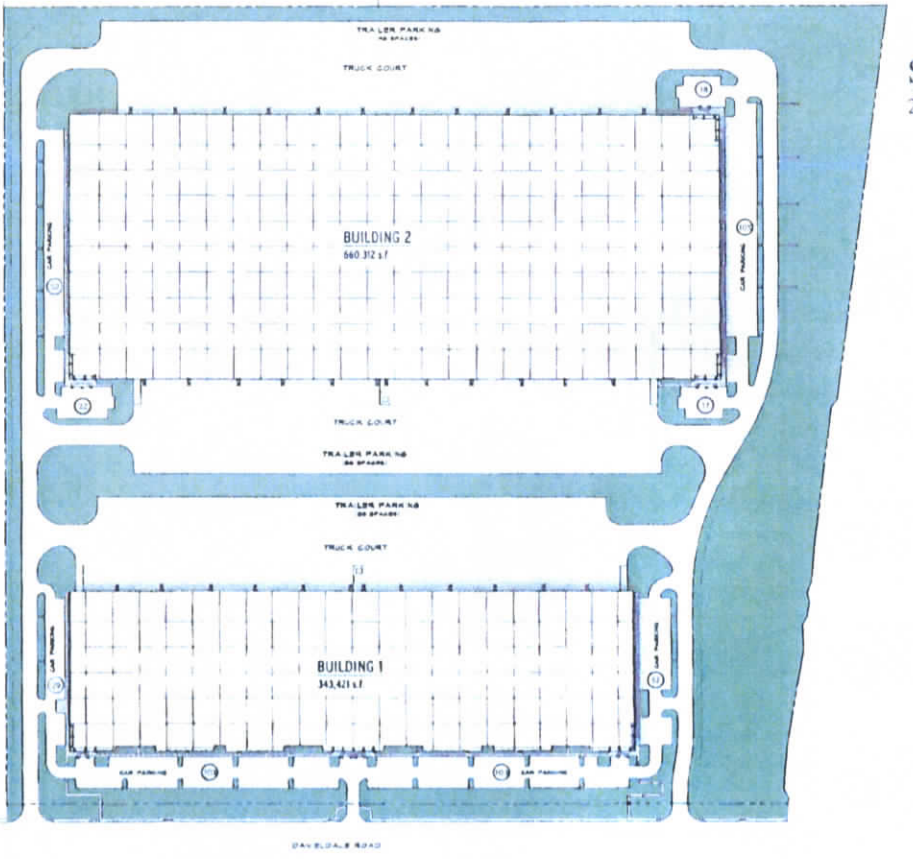
2935 DANIELDALE ROAD

LANCASTER, TEXAS



HOLT LUNSFORD

ARCHITECTS



SOUTHPOINTE 20 / 35

2935 DANIELDALE ROAD

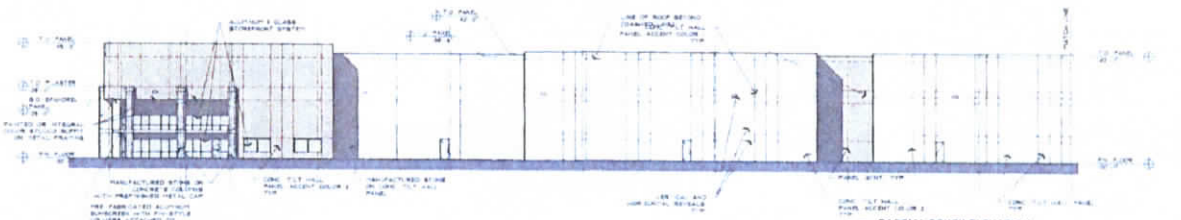
LANCASTER, TEXAS

PROJECT / CODE DATA

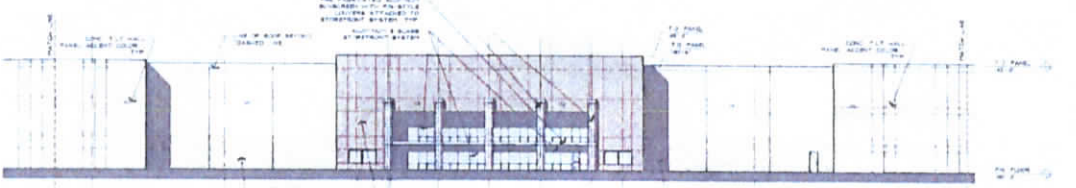
N **Site Plan**

HOLT LUNSFORD

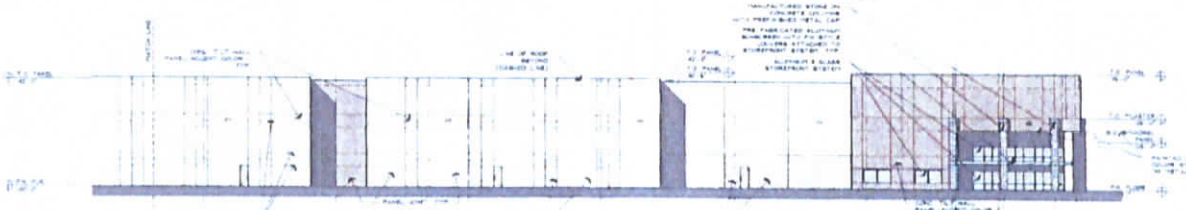
GFA ARCHITECTS



4 PARTIAL SOUTH ELEVATION



3 PARTIAL SOUTH ELEVATION



2 PARTIAL SOUTH ELEVATION

SOUTHPOINTE 20 / 35

2935 DANIELDALE ROAD

LANCASTER, TEXAS

1 OVERALL SOUTH ELEVATION

HOLT LUNSFORD

ARCHITECTS

LANCASTER CITY COUNCIL
Agenda Communication
December 14, 2015

Discuss and consider a resolution granting a request for Special Exceptions pursuant to Sections 14.505 (a) 2 and 3, height and articulations; to provide a Special Exception for increased height on the proposed Huntington Industrial site located between Longhorn Drive and North Houston School Road and more commonly known as 3201 N. Houston School Rd.

This request supports the City Council 2015-2016 Policy Agenda.

Goal: Quality Development

Background

Proposed new development consists of approximately 61.17 acres and is planned to contain three buildings ranging in size from 217,350 square feet to 468,300 square feet (see attached Site Plan). In addition, this development will incorporate 13.54 acres of existing development (tire center).

Section 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC) states in Section 14.504 (a) 3 A (Maximum Building Height) that the height limit for all structures shall be as established in the Districts governing the property on which the structures are located. The District Development Standards table indicates that the maximum height of a building within the Light Industrial (LI) zoning district is thirty five feet (35').

Article 14.504 (5)(C). Loading docks shall not be oriented towards streets, public open space or residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally integrated minimum 14-foot tall wall the entire length of the loading space.

Article 14.505 (a) (3) (2) states under Vertical Articulation that no horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height. The applicant is stating that the vertical articulation requirement will cause a change in the height by a minimum of 25% of the wall height thereby resulting in unnecessarily tall parapets that in their opinion would add little visual interest to the building as well as reduce the available clear height available inside the building. The attached elevations are proposing that the building height will be articulated across the façade in a way that is proportionate to the building and would still meet the spirit and intent of the ordinance. This requirement is only applicable to those walls that are visible from the street.

Due to the unique function of working on and maneuvering around large equipment, the changing requirements of the logistics industry and associated market requirements, the applicant is requesting that the total building height will need to be increased to fifty feet, (50') and not generally requiring articulations across the loading dock walls, to allow for an internal working clear he

thirty two (32'), exterior height of forty two (42') and forty seven feet, six inches (47'6") height including articulation elements.

Additionally, the applicant states that the configuration of the subject property necessitates truck docks facing Longhorn Drive and that articulation to the degree required by ordinance negatively impacts the functionality of the proposed buildings. The applicant proposes to mitigate this effect by meeting the above screening requirements.

Article 14.504 (a) (6) Unless approved by Exception, the following items shall be screened as follows:

A. Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening required under this Section must be at least six feet in height and may be provided by using a masonry fence (excluding tilt wall or concrete block unless otherwise approved by Exception), berms, plantings or a combination of the above.

B. Screening may be achieved by any method listed above, but must be at least 8 feet in height.

Article 14.804(c) (1)C sets maximum shrub spacing at no more than thirty-six (36) inches on center. As indicated above, the applicant proposes 24 inches on center. Article 14.909 (b) Street Tree Spacing states the spacing of street trees will be in accordance with recommendations of the Landscape Administrator. Closer spacing or group plantings may be approved by the Landscape Administrator in unique situations.

To mitigate the visibility of the truck dock from the street along Longhorn Drive, the applicant proposes the following landscaping at planting:

- 164 Dwarf Burford Holly shrubs (5 gallon; 24 inches on center spread)
- 18 Live Oaks (13 feet, 4-5 feet width)
- 62 Eastern Red Cedars (12-15 feet; full to base; 8 feet on center spread)

Article 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:

(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and
(3) Such Exception will not be contrary to the public interest; and
(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is located the property for which the Exception is sought; and
(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and

(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Due to the changing market of the logistics industry, the applicant is requesting that the total building height will need to be increased to fifty feet (50'). It should also be of note that the maximum height within the nearby Commercial Highway (CH) zoning district is one hundred and forty feet (140').

Considerations

The purpose of the request is to seek an exception to the maximum building height in the Light Industrial (LI) zoning district, articulation standards and to allow truck docks to face Longhorn Drive.

- **Operational** – The City Council must determine if the height exception meet the intent of the ordinance while bringing the property from non-conforming status to a conforming site. To provide a facility conducive to maintenance of city vehicles and equipment the exception is necessary.
- **Legal** – The resolution has been reviewed and approved as to form by the City Attorney.
- **Financial** – There are no financial obligations for the City with approval of this exception request.
- **Public Information** – This resolution is being considered at a regular meeting of the City Council, in accordance with the Texas Open Meetings Act.

Options/Alternatives

1. Approve the resolution as presented.
2. Deny the request.

Recommendation

Staff recommendation is for approval of both exceptions height, articulation and to allow dock doors facing Longhorn Drive with the appropriate landscaping as identified in this communication, elevations and landscape plans.

Attachments

- Resolution
- Proposed Site Plan
- Elevation Plan
- Landscape Plans

Submitted By:
Mike Grace, AICP
Director, Development Services

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.209 (d), OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE ARTICULATION REQUIREMENTS, INCREASED HEIGHT ON THE PROPOSED BUILDING AND FOR A TRUCK COURT FACING N. LONGHORN DRIVE TO BE LOCATED BETWEEN LONGHORN DRIVE AND NORTH HOUSTON SCHOOL ROAD AND MORE COMMONLY KNOWN AS 3201 N. HOUSTON SCHOOL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of forty seven feet and six inches(47'6"), and a reduction in the vertical articulation in accordance with the attached elevations, and a truck dock facing N. Longhorn Drive; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow forty seven feet, six inches (47' 6 and vertical articulation in accordance with attached elevations to be located between Longhorn Drive and North Houston School Road and more commonly known as 3201 N. Houston School Road, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 14th day of December, 2015.

ATTEST:

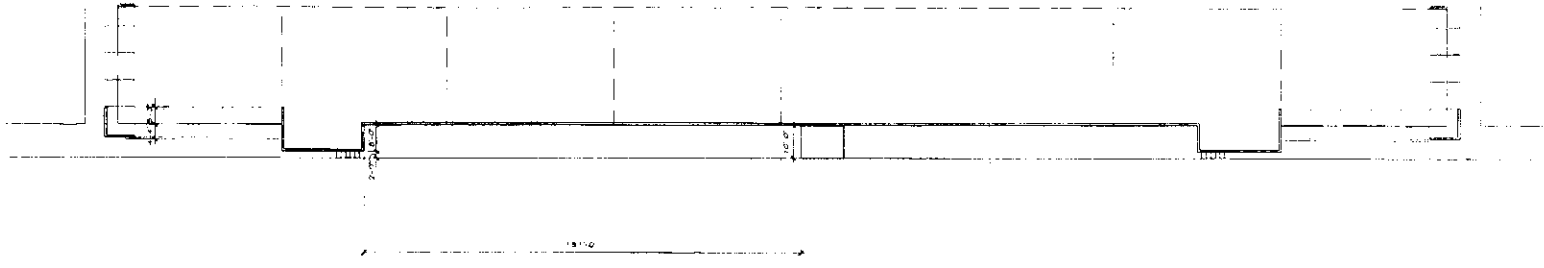
_____
Sorangel O. Arenas, City Secretary

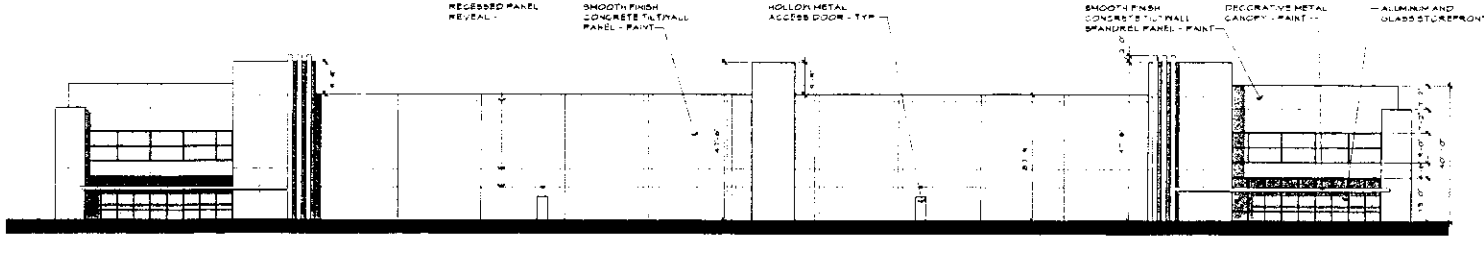
APPROVED:

_____
Marcus E. Knight, Mayor

APPROVED AS TO FORM:

_____
Robert E. Hager, City Attorney





NORTH ELEVATION - BUILDING B

0 8 16' 32 64'

LANCASTER SITE

LANCASTER, TEXAS

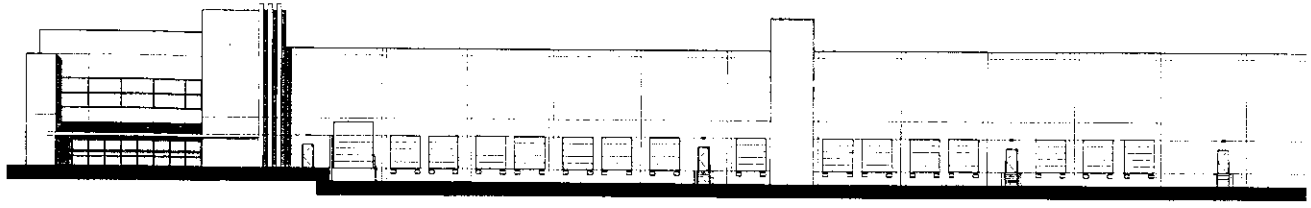
DALLAS COUNTY

HUNTINGTON

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

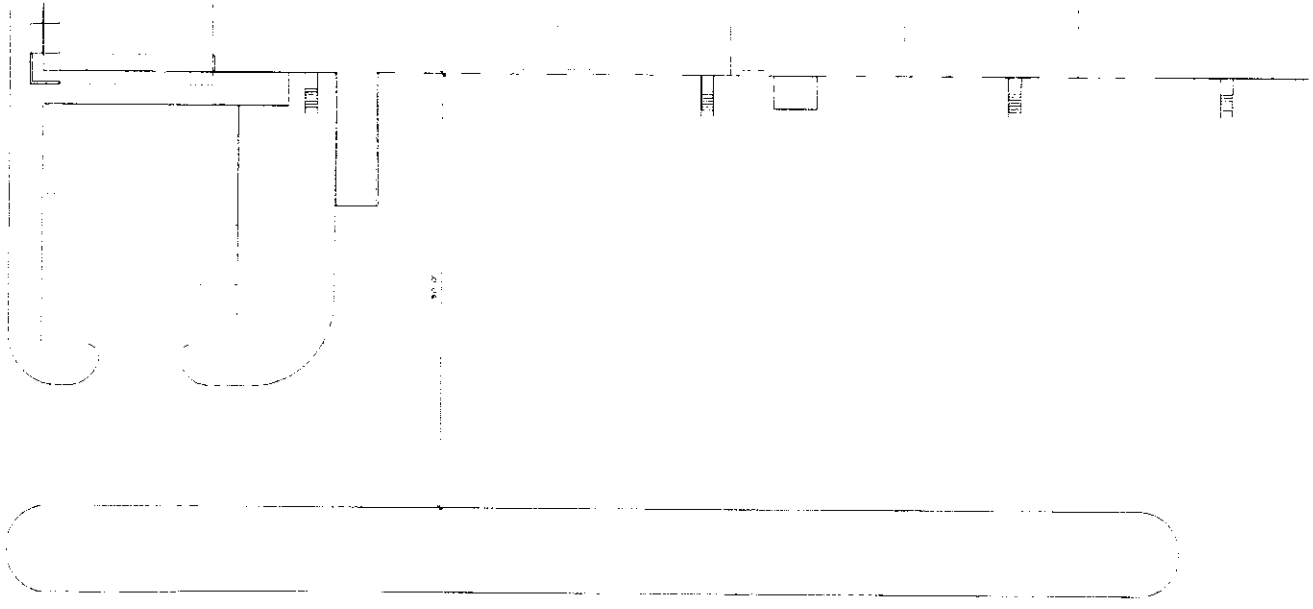
Job #15-800

SHEET



EAST ELEVATION-BUILDING B

0 8 16 32 64'



FLOOR PLAN-BUILDING B

0 8 16 32 64'

DALLAS COUNTY

LANCASTER SITE

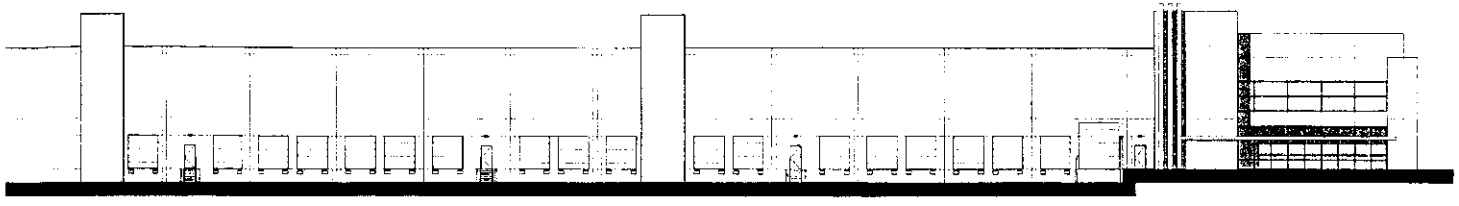
LANCASTER, TEXAS

HUNTINGTON

MEINHARDT & ASSOCIATES ARCHITECTS - P.L.L.C

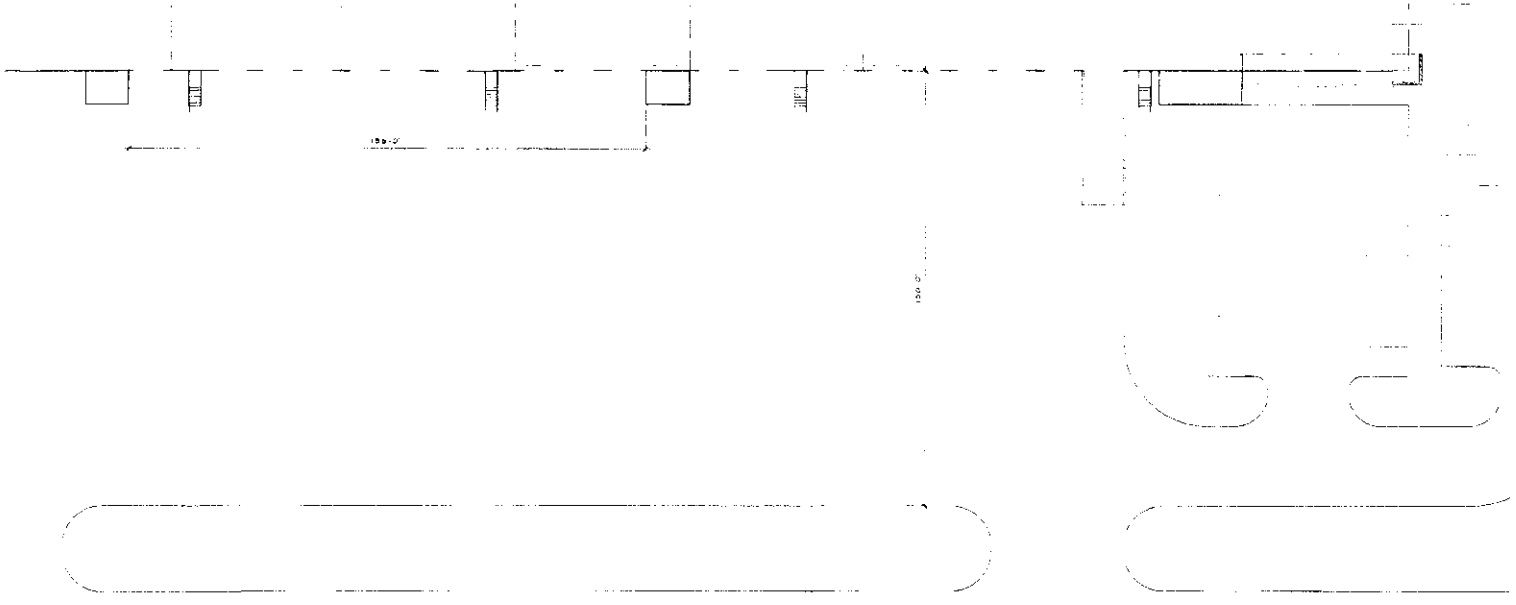
JOB #15-832

SHEET



EAST ELEVATION-BUILDING B

0 8 16 32 64'



FLOOR PLAN-BUILDING B

0 8 16 32 64'

LANCASTER SITE

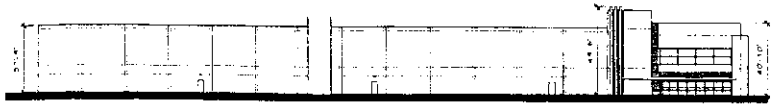
LANCASTER TEXAS

DALLAS COUNTY

HUNTINGTON

MINNARDT & ASSOCIATES ARCHITECTS

Job #15-833

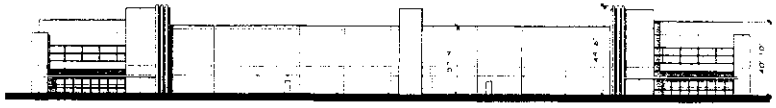


01 SOUTH ELEVATION-BUILDING B

0 15 30 60 120

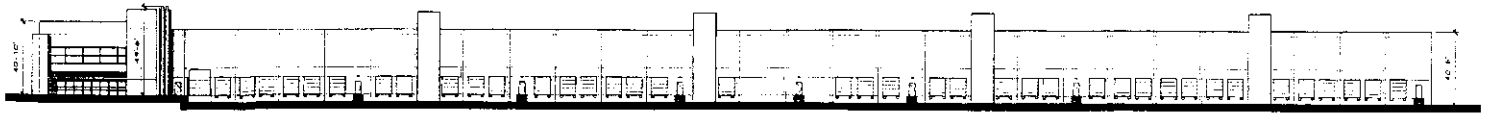
02 EAST ELEVATION-BUILDING B

0 15 30 60 120



03 NORTH ELEVATION-BUILDING B

0 15 30 60 120



04 WEST ELEVATION-BUILDING B

0 15 30 60 120

LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY

HUNTINGTON

ABUN-HAROT & ASSOCIATES ARCHITECTS, P.L.L.C.

JOB #15-653

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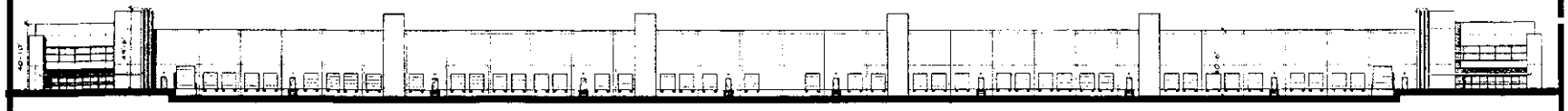

01 SOUTH ELEVATION-BUILDING C

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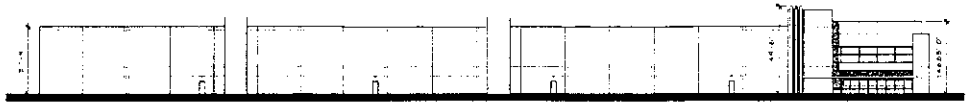
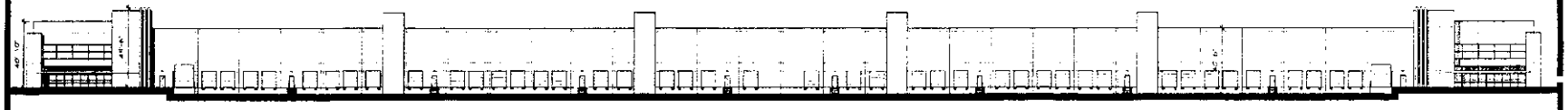


02 EAST ELEVATION-BUILDING C

0 15 30 60 120



03 NORTH ELEVATION-BUILDING C

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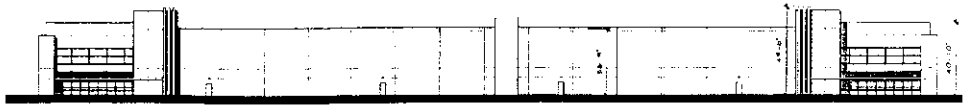


04 WEST ELEVATION-BUILDING C

0 15 30 60 120

LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY

HUNTINGTON

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

Job #15-835

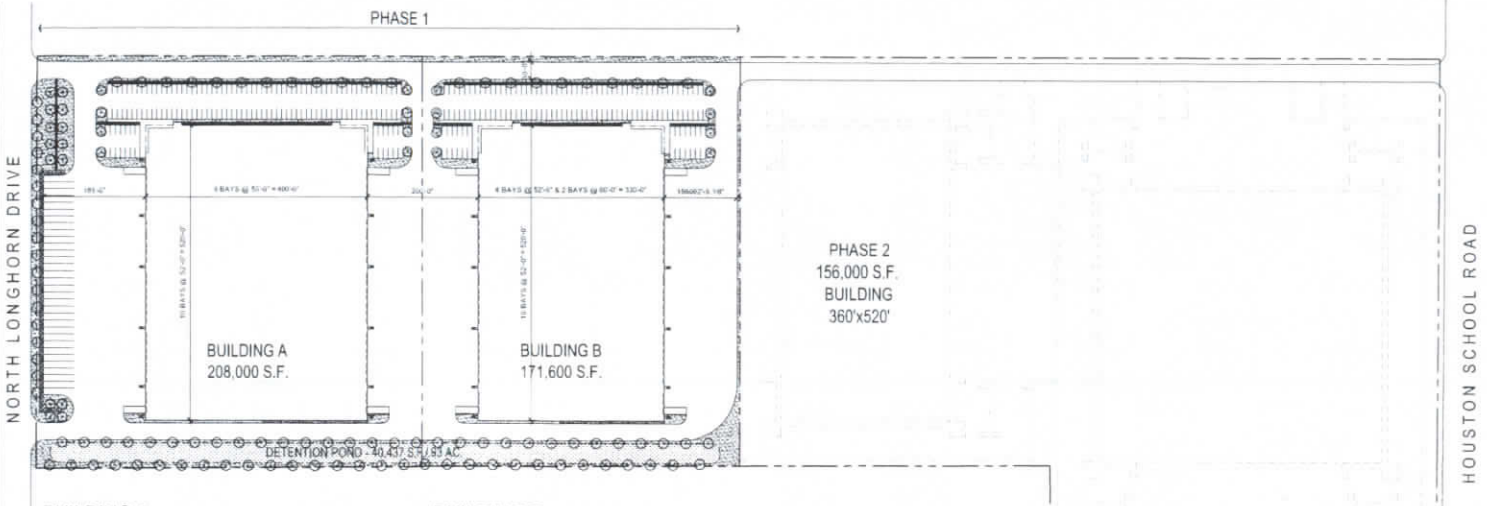
SHEET

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANCASTER LAND

LANCASTER, TEXAS

SITE PLAN



BUILDING A	
GROSS LAND AREA	504,699 S.F./11.6 AC.
DETENTION	23,411 S.F./.5 AC.
NET LAND AREA	481,288 S.F./11.0 AC.
BUILDING AREA	208,000 S.F.
COVERAGE	41.2%
PARKING PROVIDED	144 SPACES
TRAILER STORAGE	32 STALLS
9'x10' O.H. DOCK DOORS	54 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

BUILDING B	
GROSS LAND AREA	407,201 S.F./9.3 AC.
DETENTION	18,426 S.F./.4 AC.
NET LAND AREA	388,775 S.F./8.9 AC.
BUILDING AREA	171,600 S.F.
COVERAGE	44.1%
PARKING PROVIDED	130 SPACES
9'x10' O.H. DOCK DOORS	54 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

BUILDING 'A' AND BUILDING 'B'
TOTAL LAND AREA - 911,900 S.F./20.9 AC
PREVIOUS LAND AREA - 875,911 S.F./20.1 AC.
ADDITIONAL LAND REQUIRED - 35,989 S.F./.83 AC.

01 LANDSCAPE SITE PLAN

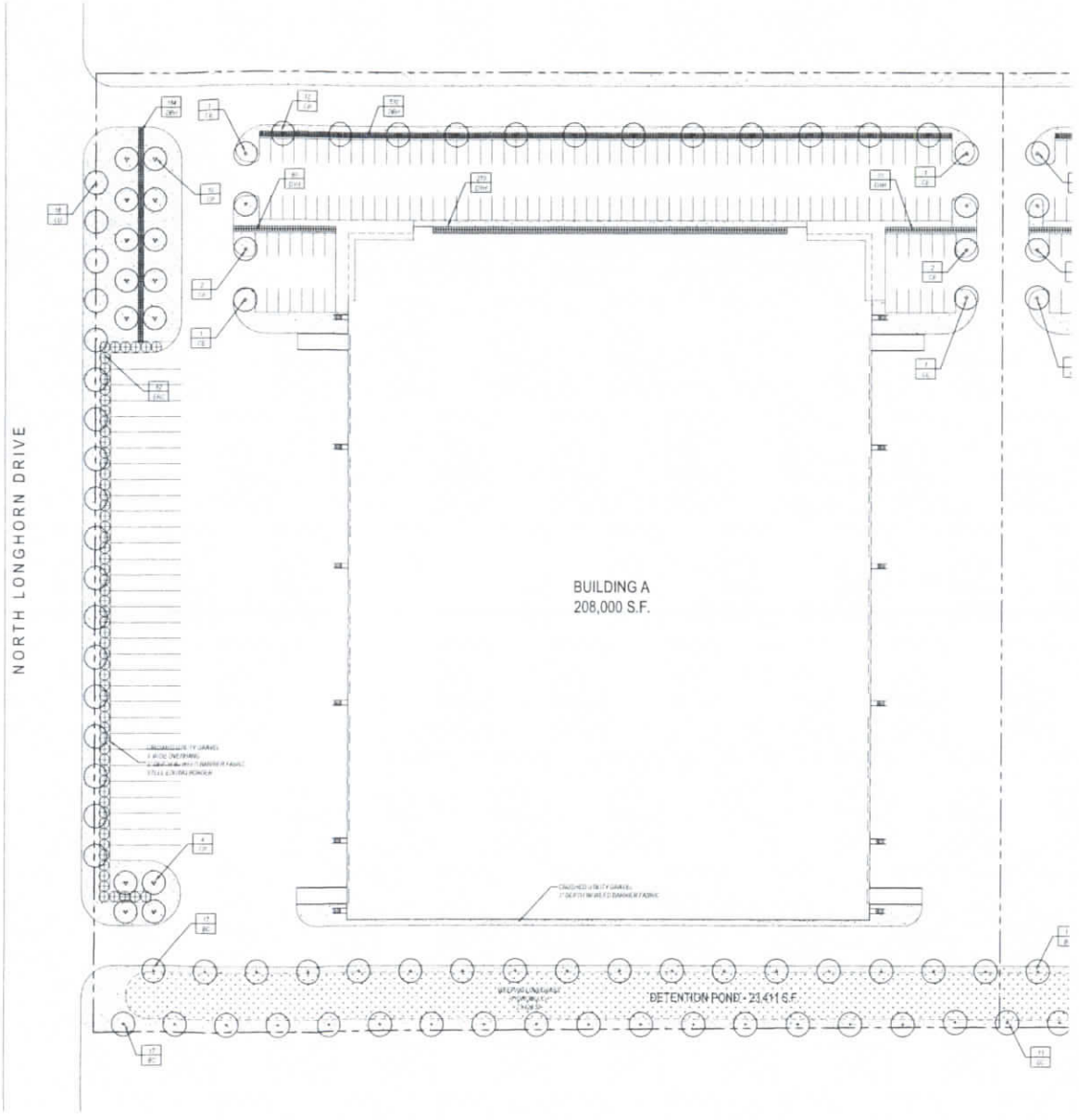
smr

HUNTINGTON™ INDUSTRIAL PARTNERS

5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.951.9016

06-01-15

L1.00



MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Some data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining an approved landscape and irrigation permit.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and sites shall be separated by steel edging. No sand in the concrete adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All trees shall be 3 in caliper minimum Particulars, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, Owner's agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such nuisance or plants not part of the plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide a separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on drawings.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Round ridges and valleys where water may pond.
3. All sheet stone to be removed and not shall be not as a minimum of 1" below finish grade. Contractor to coordinate operations with Owner's Construction Manager.
4. Irrigation repair shall be optional. Stable sod from the region. Areas on Sodden and sod, that fails adapt, dry, thin, yellowish, dead, dead, vegetation cover, combining no sod and 2 inch to sheet of stock.
5. All sheet areas to be fine graded, vegetation searched completely sealed, and final grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks, 1/4" minimum and larger, tin cans, stone, concrete spots, etc. to be removed prior to planting repair and any other obstruction.
7. Contractor shall provide 1/2" line each of imported topsoil and mulch. Mulch shall

PLANT LEGEND

QUANTITY	
PLANT TYPE	

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CP	Chinese Pistache
LRC	Eastern Red Cedar
LO	Live Oak

SHRUBS

TYPE	COMMON NAME
DH	Dwarf Burford Holly
DY	Dwarf Yaupon Holly

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

smr
LANDSCAPE ARCHITECTS, INC.

LANCASTER LAND

LANCASTER TEXAS

HUNTINGTON™ INDUSTRIAL PARTNERS

5950 Berkshire Lane
Suite 1250
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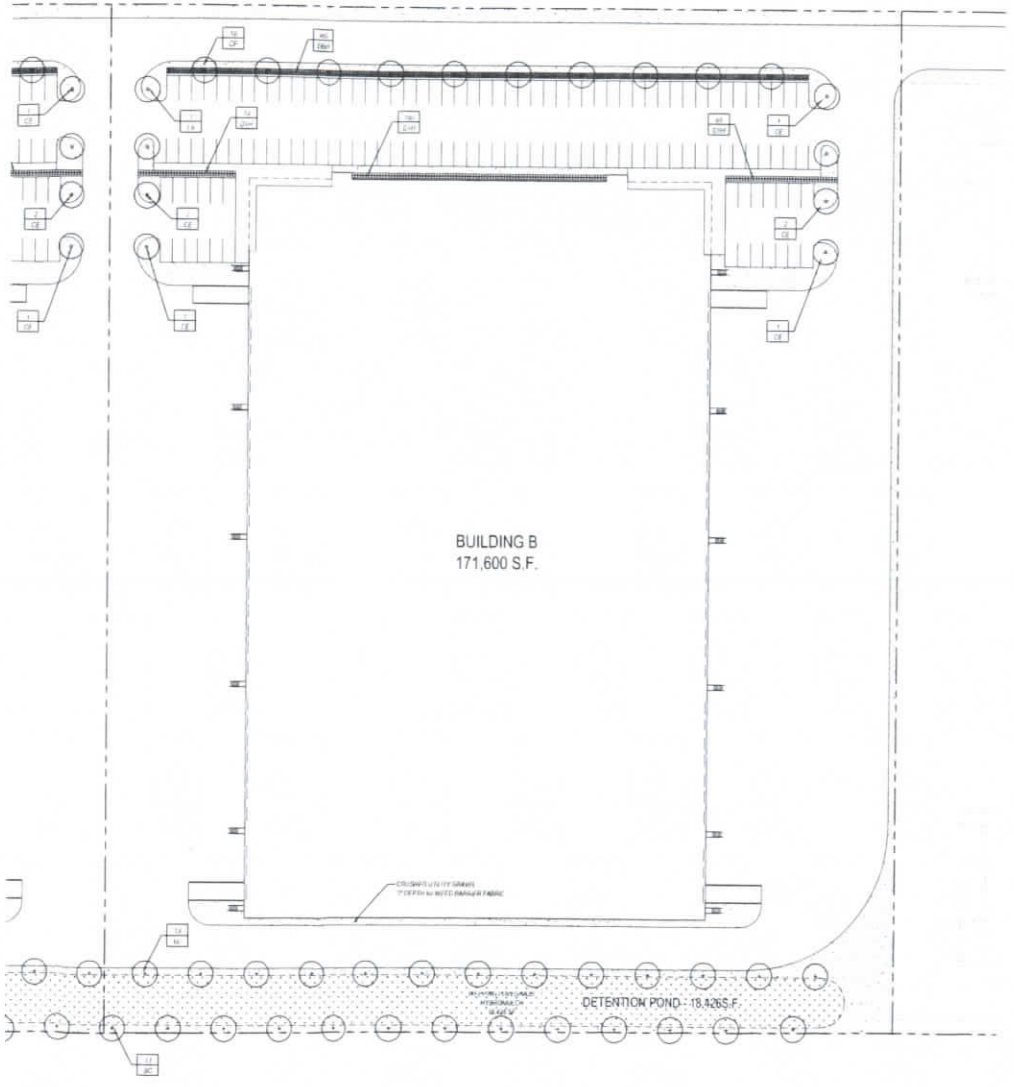
75225
972.951.9016

06-01-15

L1.01



MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

HYDROMULCH NOTES

1. [illegible]
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3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]

WEEPING LOVEGRASS NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

PLANT LEGEND

QUANTITY	
CAUTION	

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CP	Chinese Pistache
ENC	Eastern Red Cedar
LO	Live Oak

SHRUBS

TYPE	COMMON NAME
DSH	Dwarf Burford Holly
DYH	Dwarf Yaupon Holly

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

smr
landscape architects, inc.

LANCASTER LAND

LANCASTER, TEXAS

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INDUSTRIAL PARTNERS

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Dallas, Texas
75225
972.951.9016

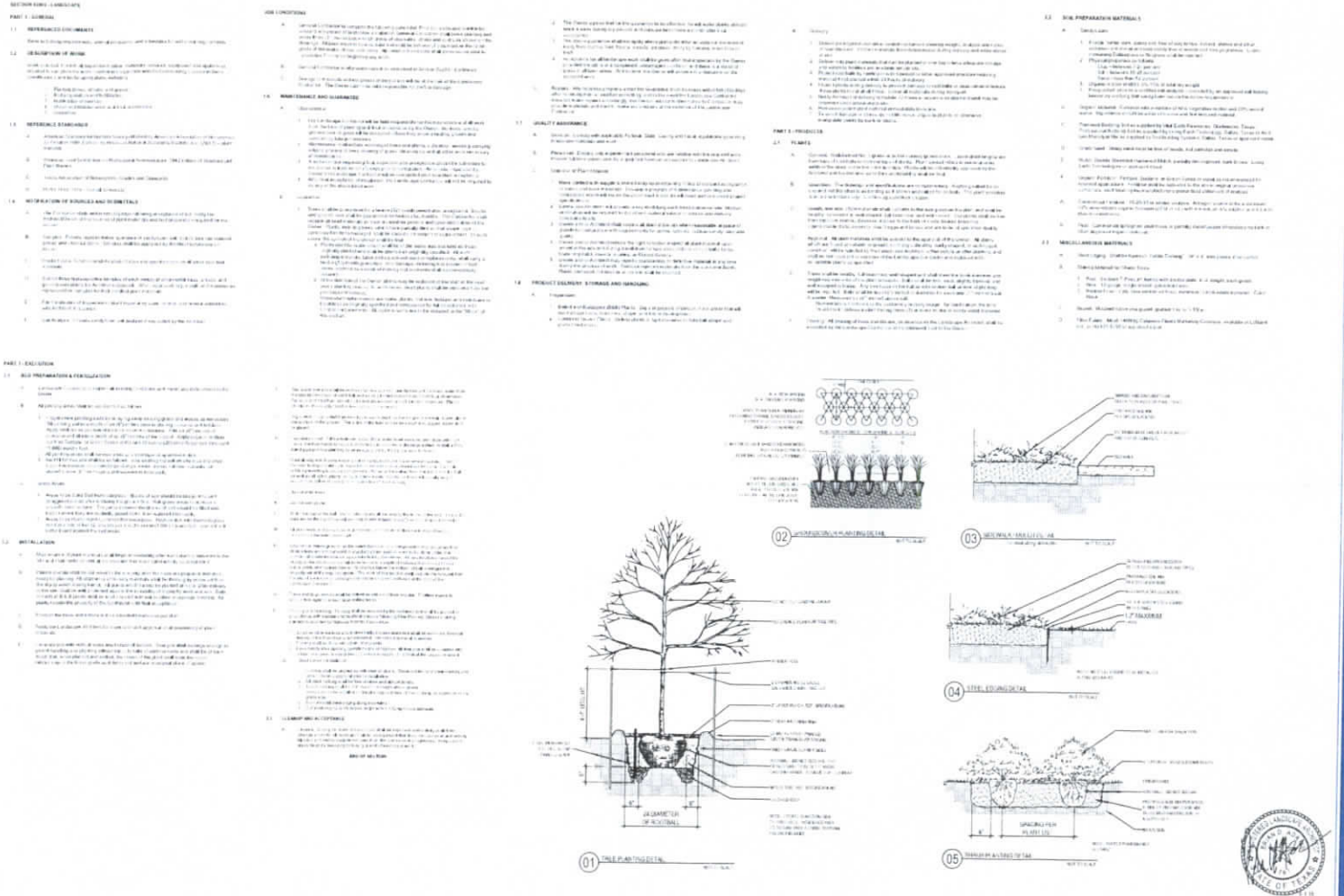
06-01-15

L1.02

MONHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANCASTER LAND

LANCASTER, TEXAS



smr

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Suite 1250
Dallas, Texas
75225
972.951.9016

06-01-15

L1.03

RESOLUTION NO. 2015-12-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.209 (d), OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE ARTICULATION REQUIREMENTS, INCREASED HEIGHT ON THE PROPOSED BUILDING AND FOR A TRUCK COURT FACING N. LONGHORN DRIVE TO BE LOCATED BETWEEN LONGHORN DRIVE AND NORTH HOUSTON SCHOOL ROAD AND MORE COMMONLY KNOWN AS 3201 N. HOUSTON SCHOOL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of forty seven feet and six inches(47'6"), and a reduction in the vertical articulation in accordance with the attached elevations, and a truck dock facing N. Longhorn Drive; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow forty seven feet, six inches (47' 6 and vertical articulation in accordance with attached elevations to be located between Longhorn Drive and North Houston School Road and more commonly known as 3201 N. Houston School Road, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 14th day of December, 2015.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

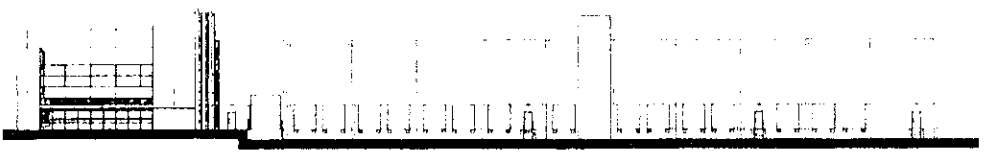
NORTH ELEVATION - BUILDING B

LANCASTER SITE

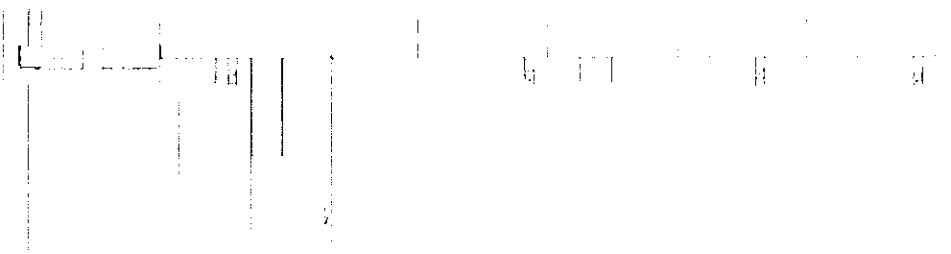
LANCASTER, TEXAS

DALLAS COUNTY

HUNTINGTON



EAST ELEVATION-BUILDING B

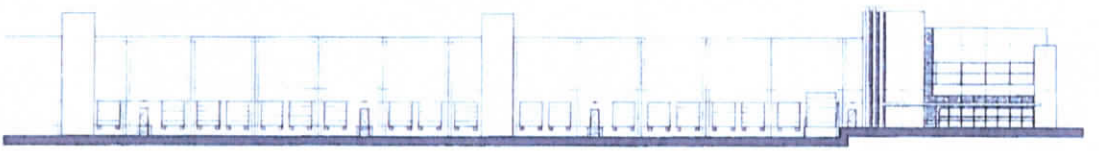


FLOOR PLAN BUILDING B

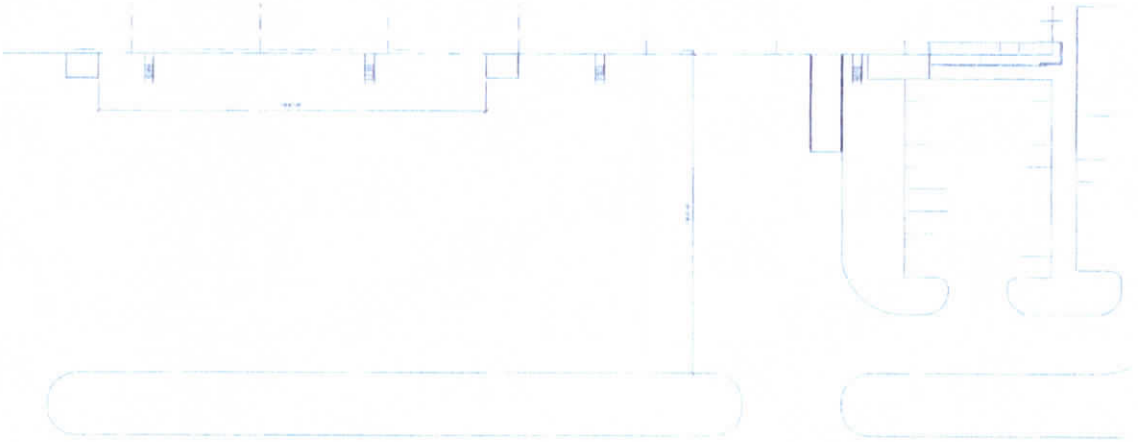
LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY



EAST ELEVATION-BUILDING B



FLOOR PLAN-BUILDING B

LANCASTER SITE

LANCASTER TEXAS

DALLAS COUNTY

01 SOUTH ELEVATION-BUILDING B

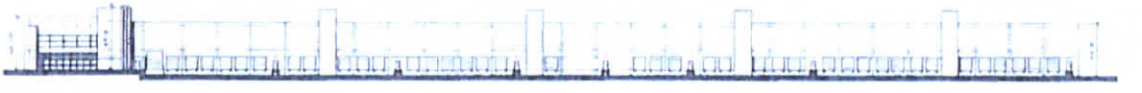
0 15 30 60 120

02 EAST ELEVATION-BUILDING B

0 15 30 60 120

03 NORTH ELEVATION-BUILDING B

0 15 30 60 120



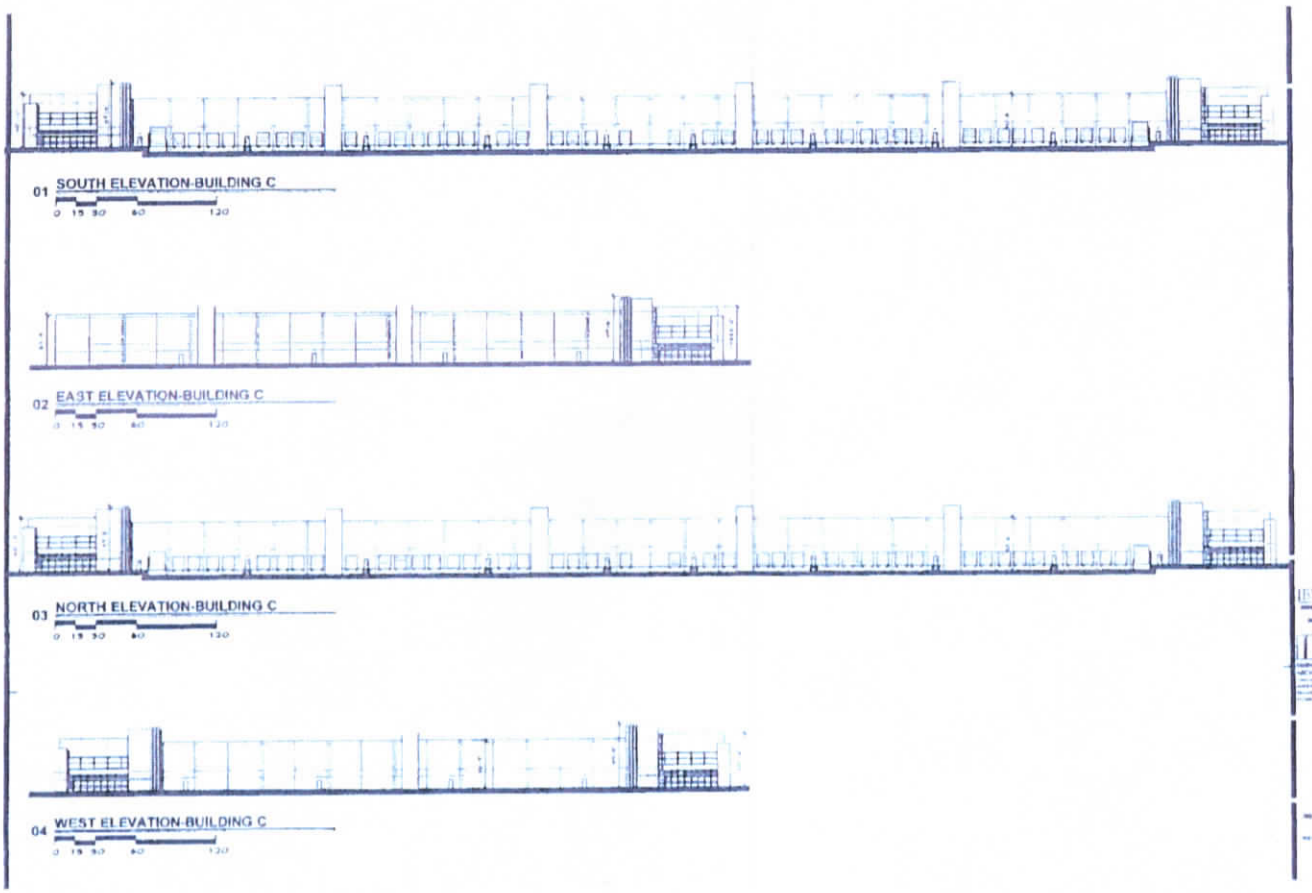
04 WEST ELEVATION-BUILDING B

0 15 30 60 120

DALLAS COUNTY

LANCASTER SITE

LANCASTER, TEXAS



LANCASTER SITE

LANCASTER TEXAS

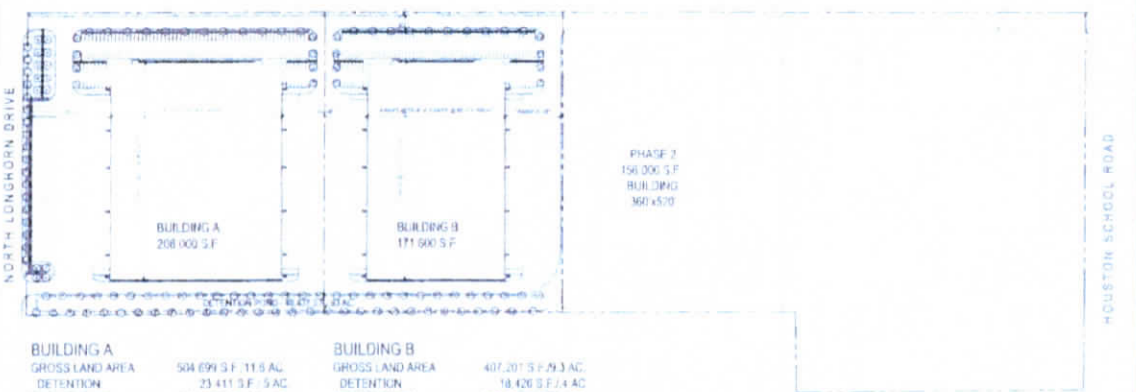
DALLAS COUNTY

LANCASTER LAND

LANCASTER TEXAS

SITE PLAN

PHASE 1



BUILDING A	
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DETENTION	23,411 S.F. / .5 AC
NET LAND AREA	481,288 S.F. / 11.0 AC
BUILDING AREA	208,000 S.F.
COVERAGE	41.2%
PARKING PROVIDED	144 SPACES
TRAILER STORAGE	32 STALLS
9'x10' O.H. DOCK DOORS	54 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

BUILDING B	
GROSS LAND AREA	407,201 S.F./9.3 AC
DETENTION	18,426 S.F./.4 AC
NET LAND AREA	388,775 S.F./8.9 AC
BUILDING AREA	171,600 S.F.
COVERAGE	44.1%
PARKING PROVIDED	130 SPACES
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BUILDING 'A' AND BUILDING 'B'
TOTAL LAND AREA - 911,900 S.F./20.9 AC
PREVIOUS LAND AREA - 875,911 S.F./20.1 AC
ADDITIONAL LAND REQUIRED - 35,989 S.F./.83 AC

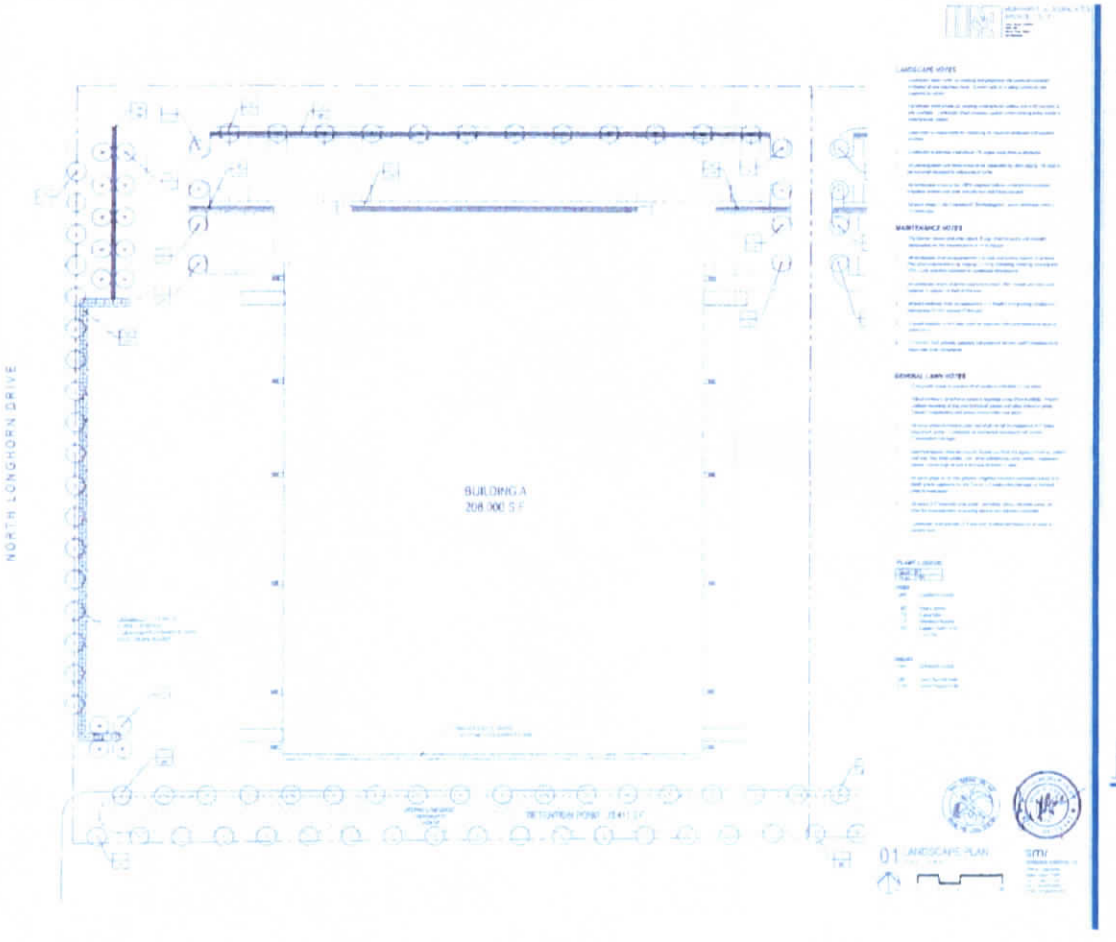
01 LANDSCAPE SITE PLAN SITE

HUNTINGTON

5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.951.9016

06-01-15

L1.00



LANCASTER LAND

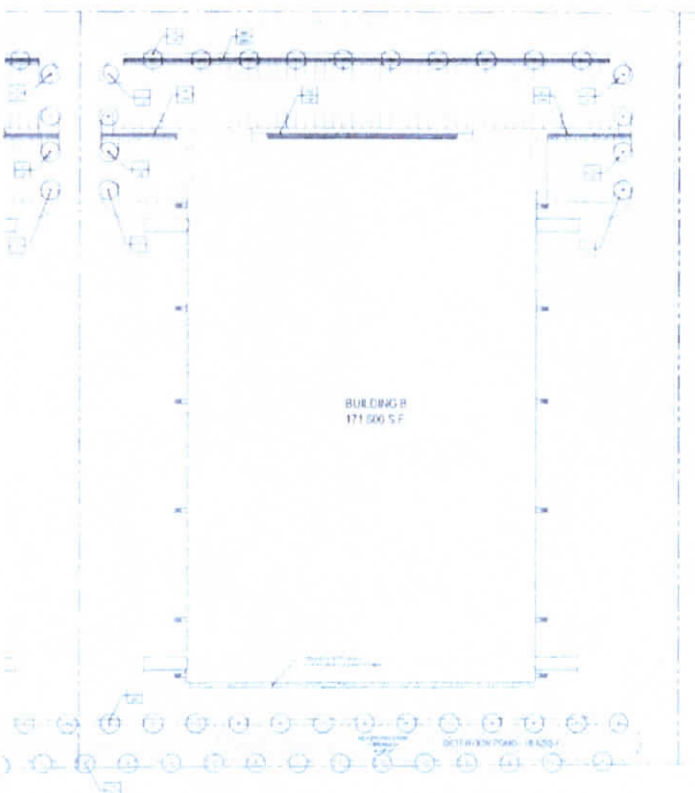
LANCASTER TEXAS

HUNTINGTON

5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.931.9016

06-01-15

L1.01



01 LANDSCAPE PLAN

LANCASTER LAND

LANCASTER TEXAS

HUNTINGTON

5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.951.9016

06-01-15

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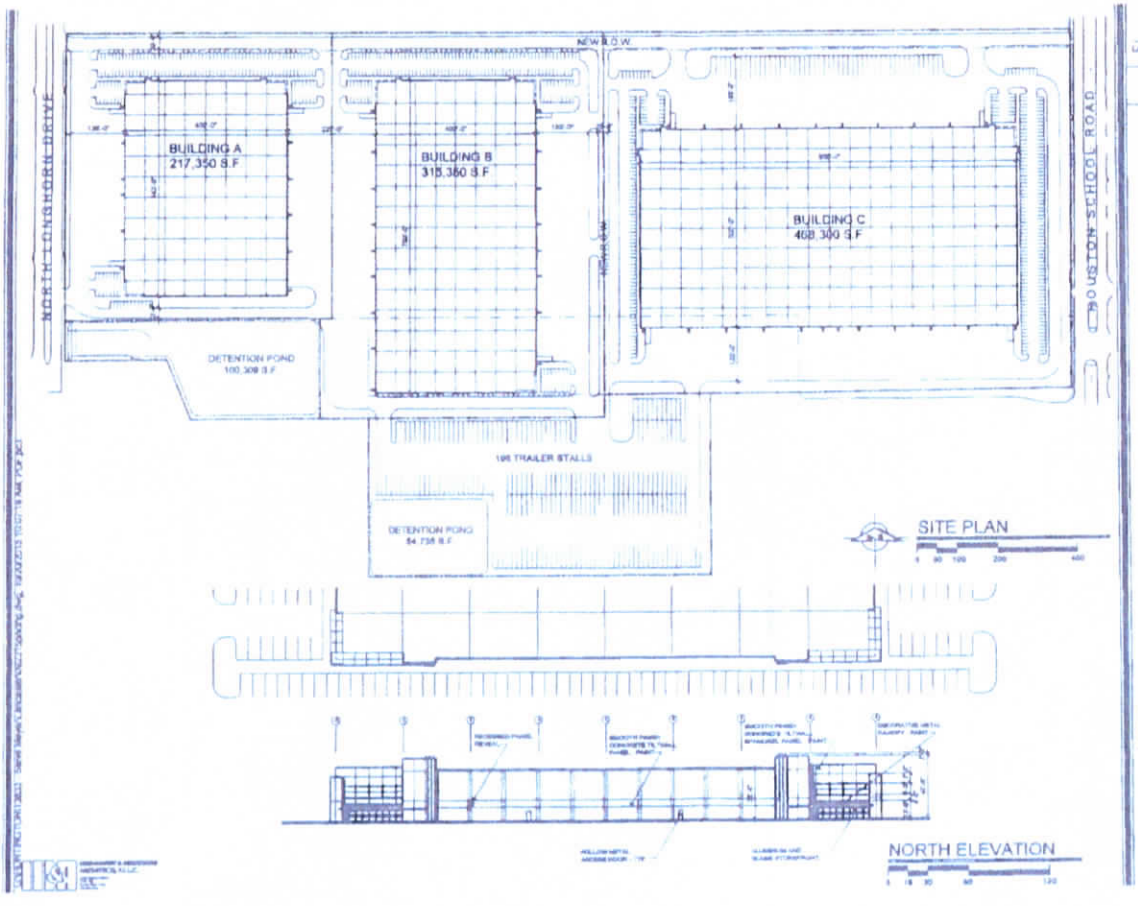

LANCASTER LAND

LANCASTER, TEXAS

SITE PLAN

BUILDING A

GROSS LAND AREA	475,753 S.F./10.9 AC
BUILDING AREA	217,350 S.F
COVERAGE	45.7%
PARKING PROVIDED	176 SPACES
9'x10' O.H. DOCK DOORS	53 DOORS
12'x14' O.H. DOORS W/ RAMPS	3 DOORS

BUILDING B

GROSS LAND AREA	687,326 S.F./15.3 AC
BUILDING AREA	315,360 S.F
COVERAGE	47.2%
PARKING PROVIDED	162 SPACES
9'x10' O.H. DOCK DOORS	76 DOORS
12'x14' O.H. DOORS W/ RAMPS	3 DOORS

BUILDING C

GROSS LAND AREA	1,058,282 S.F./24.3 AC
BUILDING AREA	468,300 S.F
COVERAGE	44.2%
PARKING PROVIDED	368 SPACES
TRAILER STORAGE	48 STALLS
9'x10' O.H. DOCK DOORS	103 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

MASTER PLAN LAND PARCELS

LARGE PARCEL	1,929,828 S.F./44.3 AC
HARGROVE PARCEL	144,832 S.F./3.33 AC
TIRE CENTER PARCEL	588,610 S.F./13.64 AC
TOTAL LAND AREA	2,664,565 S.F./61.17 AC

HUNTINGTON INDUSTRIAL PARTNERS
5950 Berkshire Lane
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10-20-15

LANCASTER CITY COUNCIL
Agenda Communication
January 25, 2016

Discuss and consider a resolution granting a request for Special Exceptions pursuant to Sections 14.505 (a) 2 and 3, height and articulations; to provide a Special Exception for increased height on the proposed Huntington Industrial site located between Longhorn Drive and North Houston School Road and more commonly known as 3201 N. Houston School Rd.

This request supports the City Council 2015-2016 Policy Agenda.

Goal: Quality Development

Background

This item was originally brought to City Council on December 14, 2015. The resolution has been amended to reflect a fifty (50') foot building height limit versus forty-seven feet, six inches (47'6"). In addition, the applicant submitted revised building elevations that do not depict articulations in the truck dock portions of the proposed buildings while also depicting truck docks facing N. Longhorn Drive. This mirrors the requested exceptions.

Proposed new development consists of approximately 61.17 acres and is planned to contain three buildings ranging in size from 217,350 square feet to 468,300 square feet (see attached Site Plan). In addition, this development will incorporate 13.54 acres of existing development (tire center).

Section 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC) states in Section 14.504 (a) 3 A (Maximum Building Height) that the height limit for all structures shall be as established in the Districts governing the property on which the structures are located. The District Development Standards table indicates that the maximum height of a building within the Light Industrial (LI) zoning district is thirty five feet (35').

Article 14.504 (5)(C). Loading docks shall not be oriented towards streets, public open space or residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally integrated minimum 14-foot tall wall the entire length of the loading space.

Article 14.505 (a) (3) (2) states under Vertical Articulation that no horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height. The applicant is stating that the vertical articulation requirement will cause a change in the height by a minimum of 25% of the wall height thereby resulting in unnecessarily tall parapets that in their opinion would add little visual interest to the building as well as reduce the available clear height available inside the building. The attached elevations are proposing that the building height will be articulated across the façade in a way that is proportionate to the building and would still meet the spirit and intent of the ordinance. This requirement is only applicable to walls that are visible from the street.

Due to the unique function of working on and maneuvering around large equipment, the changing requirements of the logistics industry and associated market requirements, the applicant is requesting that the total building height will need to be increased to fifty feet, (50') and not generally requiring articulations across the loading dock walls, to allow for an internal working clear height of thirty two (32'), exterior height of forty two (42') and forty seven feet, six inches (47'6") height including articulation elements.

Additionally, the applicant states that the configuration of the subject property necessitates truck docks facing Longhorn Drive and that articulation to the degree required by ordinance negatively impacts the functionality of the proposed buildings. The applicant proposes to mitigate this effect by meeting the above screening requirements.

Article 14.504 (a) (6) Unless approved by Exception, the following items shall be screened as follows:

A. Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening required under this Section must be at least six feet in height and may be provided by using a masonry fence (excluding tilt wall or concrete block unless otherwise approved by Exception), berms, plantings or a combination of the above.

B. Screening may be achieved by any method listed above, but must be at least 8 feet in height.

Article 14.804(c) (1)C sets maximum shrub spacing at no more than thirty-six (36) inches on center. As indicated above, the applicant proposes 24 inches on center. Article 14.909 (b) Street Tree Spacing states the spacing of street trees will be in accordance with recommendations of the Landscape Administrator. Closer spacing or group plantings may be approved by the Landscape Administrator in unique situations.

To mitigate the visibility of the truck dock from the street along Longhorn Drive, the applicant proposes the following landscaping at planting:

- 164 Dwarf Burford Holly shrubs (5 gallon; 24 inches on center spread)
- 18 Live Oaks (13 feet, 4-5 feet width)
- 62 Eastern Red Cedars (12-15 feet; full to base; 8 feet on center spread)

Article 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:

(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and
(3) Such Exception will not be contrary to the public interest; and
(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is locat[illegible] property for which the Exception is sought; and

(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Due to the changing market of the logistics industry, the applicant is requesting that the total building height will need to be increased to fifty feet (50'). It should also be of note that the maximum height within the nearby Commercial Highway (CH) zoning district is one hundred and forty feet (140').

Considerations

The purpose of the request is to seek an exception to the maximum building height in the Light Industrial (LI) zoning district, articulation standards and to allow truck docks to face Longhorn Drive.

- **Operational** – The City Council must determine if the height exception meet the intent of the ordinance while bringing the property from non-conforming status to a conforming site. To provide a facility conducive to maintenance of city vehicles and equipment the exception is necessary.
- **Legal** – The resolution has been reviewed and approved as to form by the City Attorney.
- **Financial** – There are no financial obligations for the City with approval of this exception request.
- **Public Information** – This resolution is being considered at a regular meeting of the City Council, in accordance with the Texas Open Meetings Act.

Options/Alternatives

1. Approve the resolution as presented.
2. Deny the request.

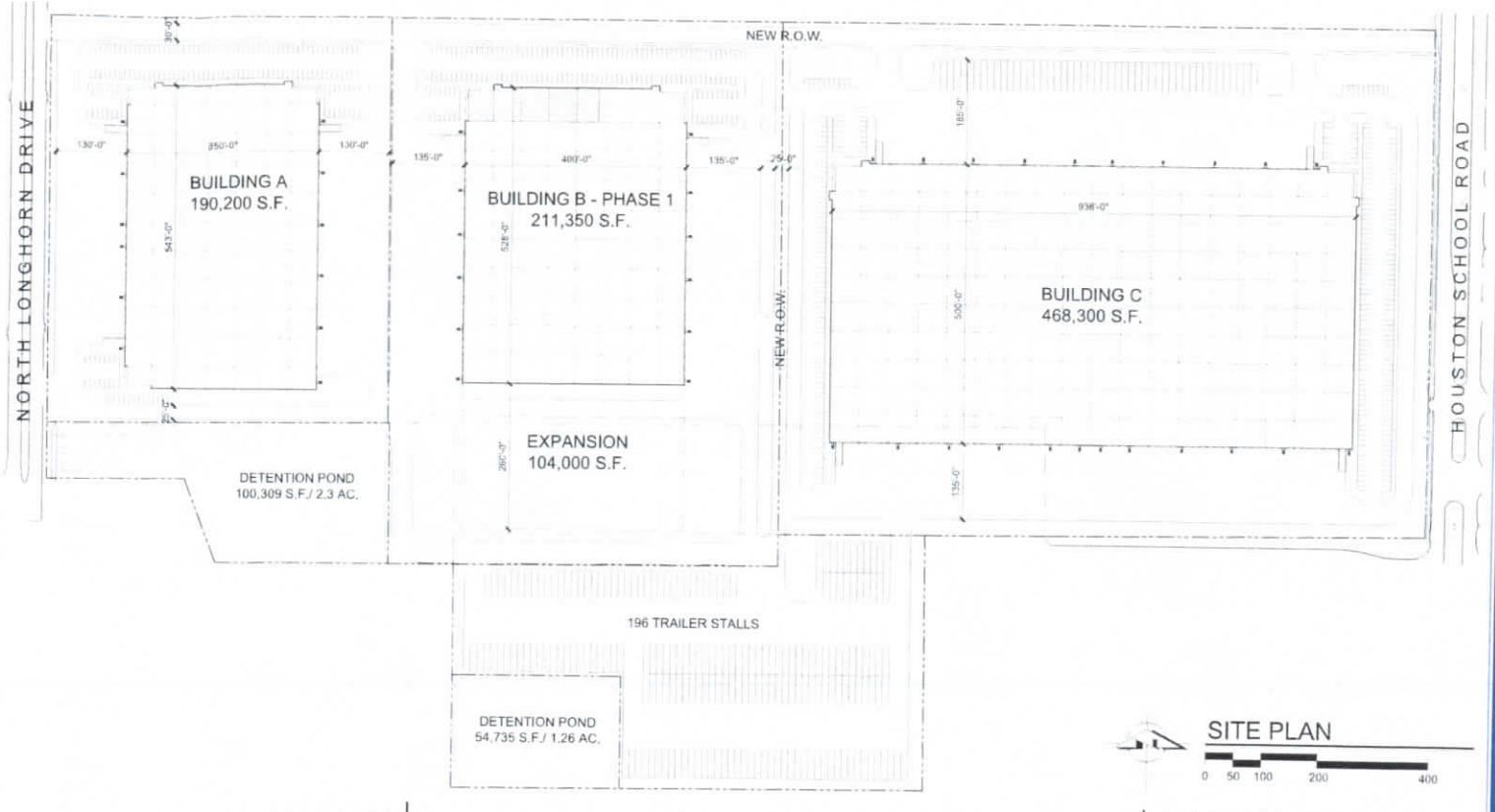
Recommendation

Staff recommendation is for approval of both exceptions height, articulation and to allow dock doors facing Longhorn Drive with the appropriate landscaping as identified in this communication, elevations and landscape plans.

Attachments

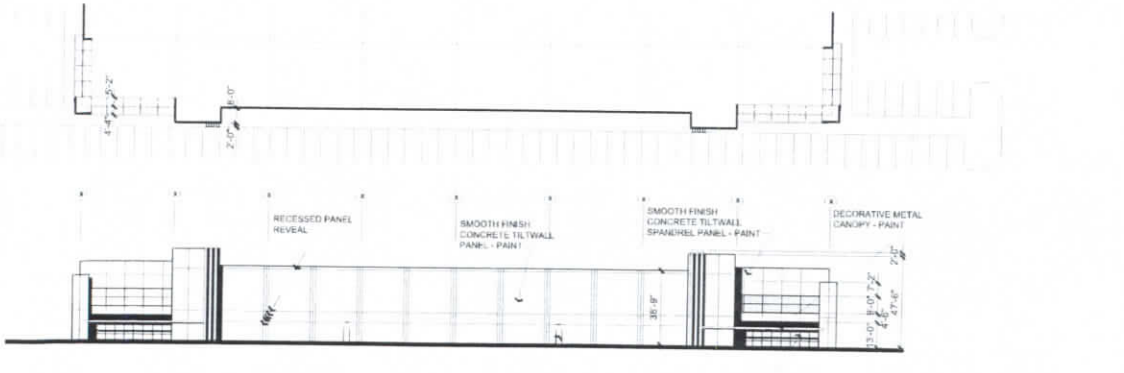
- Resolution
- Proposed Site Plan
- Elevation Plan
- Landscape Plans

Submitted By:
Mike Grace, AICP
Director, Development Services



SITE PLAN

0 50 100 200 400



NORTH ELEVATION

0 15 30 60 120

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANCASTER LAND

LANCASTER, TEXAS

SITE PLAN

BUILDING A

GROSS LAND AREA	452,282 S.F./10.38 AC.
BUILDING AREA	190,200 S.F.
COVERAGE	46.0%
PARKING PROVIDED	X SPACES
9'x10' O.H. DOCK DOORS	53 DOORS
12'x14' O.H. DOORS W/ RAMPS	3 DOORS

BUILDING B

GROSS LAND AREA	690,497 S.F./15.85 AC.
BUILDING AREA - PHASE 1	211,350 S.F.
COVERAGE	X%
PARKING PROVIDED	X SPACES
EXPANSION AREA	104,000 S.F.
TOTAL BUILDING AREA	315,350 S.F.
9'x10' O.H. DOCK DOORS	56 DOORS
12'x14' O.H. DOORS W/ RAMPS	2 DOORS

BUILDING C

GROSS LAND AREA	1,058,282 S.F./24.3 AC.
BUILDING AREA	468,300 S.F.
COVERAGE	44.3%
PARKING PROVIDED	268 SPACES
TRAILER STORAGE	48 STALLS
9'x10' O.H. DOCK DOORS	103 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

MASTER PLAN LAND PARCELS

LARGE PARCEL	1,929,826 S.F./44.3 AC.
HARGROVE PARCEL	144,932 S.F./3.33 AC.
TIRE CENTER PARCEL	589,910 S.F.13.54 AC.
TOTAL LAND AREA	2,664,668 S.F.61.17 AC.

DETENTION AREA

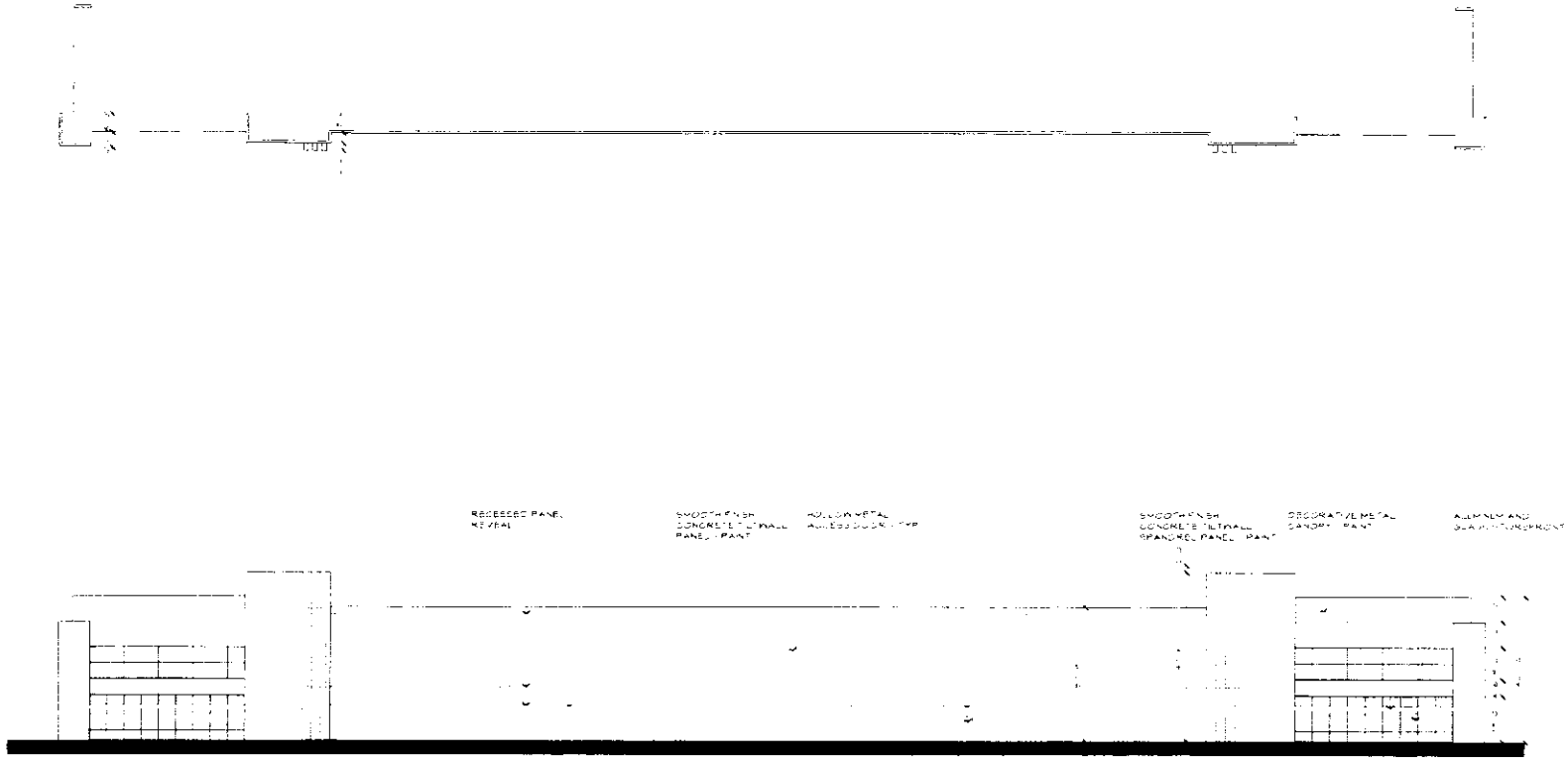
DETENTION POND A	100,309 S.F./ 2.30 AC.
DETENTION POND B	54,735 S.F./ 1.26 AC.
TOTAL	155,044 S.F./ 3.56 AC.

TRAILER STORAGE AREA 293,352 S.F./ 6.73 AC.

HUNTINGTON™ INDUSTRIAL PARTNERS

5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.951.9016

11-24-15



NORTH ELEVATION - BUILDING B

0 8 16 32 64

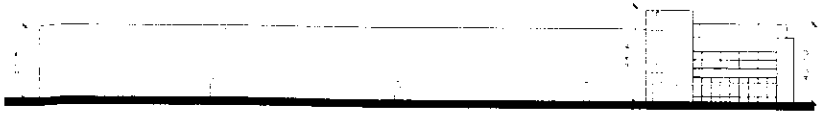
LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY

HUNTINGTON
2950 Berkshire Lane, Suite 1260
Dallas, Texas 75229
972.961.9016

MEINHARDT & ASSOCIATES ARCHITECTS P.C.

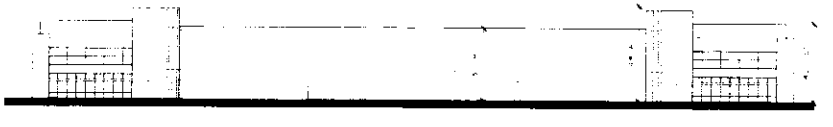


01 SOUTH ELEVATION-BUILDING B

0 15 30 60 120

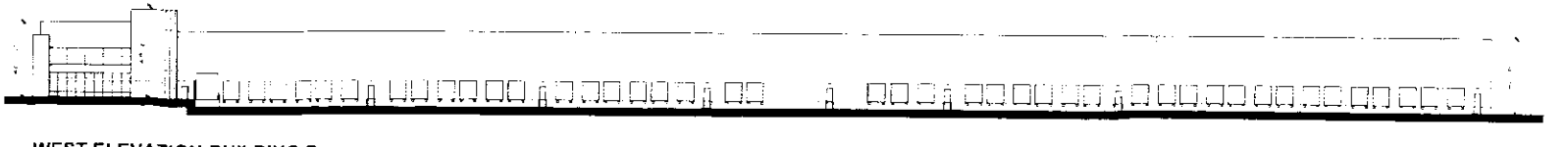
02 EAST ELEVATION-BUILDING B

0 15 30 60 120



03 NORTH ELEVATION-BUILDING B

0 15 30 60 120



04 WEST ELEVATION-BUILDING B

0 15 30 60 120

LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY

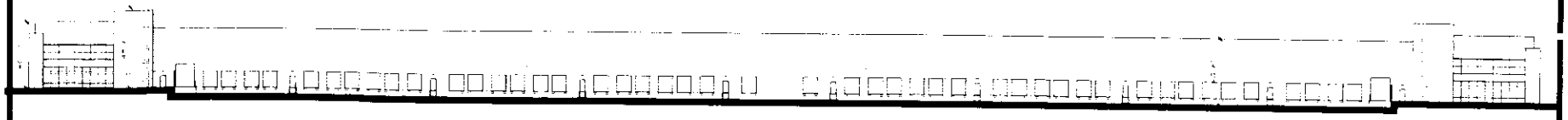
BUNGTON

8000 Gaylord Lane, Suite 1260

Dallas, Texas 75236

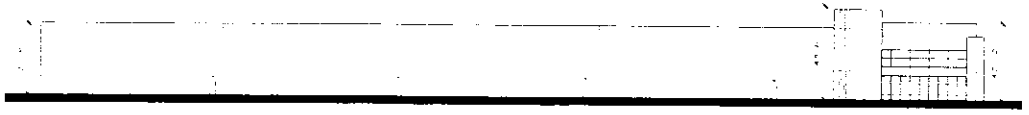
972.841.9010

MEINHARDT & ASSOCIATES ARCHITECTS, P.C.



01 SOUTH ELEVATION-BUILDING C

0 15 30 60 120

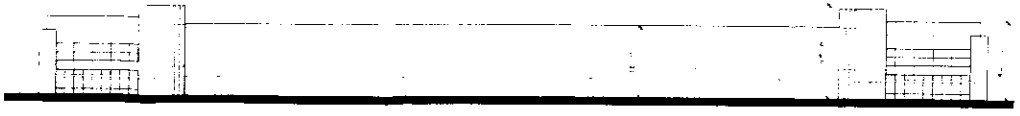


02 EAST ELEVATION-BUILDING C

0 15 30 60 120

03 NORTH ELEVATION-BUILDING C

0 15 30 60 120



04 WEST ELEVATION-BUILDING C

0 15 30 60 120

LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY

HUNTINGTON

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANCASTER LAND

LANCASTER TEXAS

SITE PLAN

PLANT LIST

TREES

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

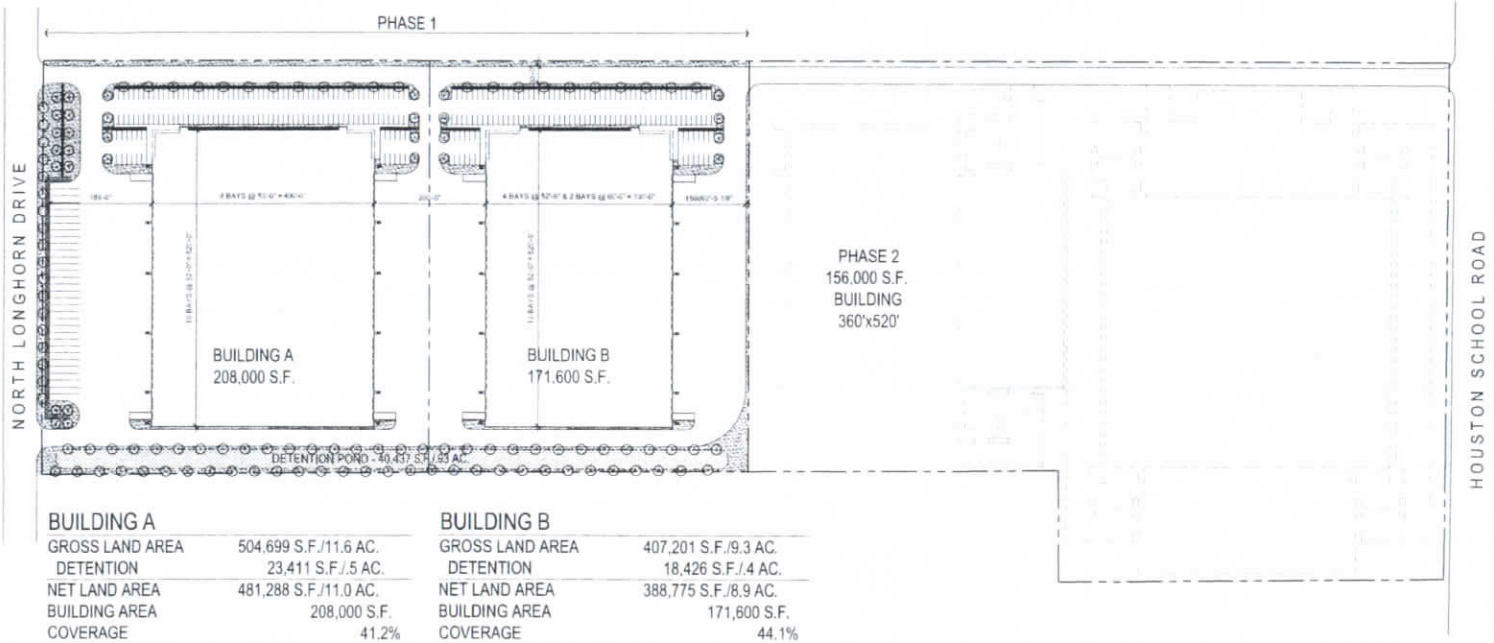
SHRUBS

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GROUNDCOVERS

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		[illegible]	[illegible]	[illegible]	[illegible]

NOTE: [illegible]



BUILDING A

GROSS LAND AREA	504,699 S.F./11.6 AC.
DETENTION	23,411 S.F./.5 AC.
NET LAND AREA	481,288 S.F./11.0 AC.
BUILDING AREA	208,000 S.F.
COVERAGE	41.2%
PARKING PROVIDED	144 SPACES
TRAILER STORAGE	32 STALLS
9'x10' O.H. DOCK DOORS	54 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

BUILDING B

GROSS LAND AREA	407,201 S.F./9.3 AC.
DETENTION	18,426 S.F./.4 AC.
NET LAND AREA	388,775 S.F./8.9 AC.
BUILDING AREA	171,600 S.F.
COVERAGE	44.1%
PARKING PROVIDED	130 SPACES
9'x10' O.H. DOCK DOORS	54 DOORS
12'x14' O.H. DOORS W/ RAMPS	4 DOORS

BUILDING 'A' AND BUILDING 'B'
TOTAL LAND AREA - 911,900 S.F./20.9 AC
PREVIOUS LAND AREA - 875,911 S.F./20.1 AC.
ADDITIONAL LAND REQUIRED - 35,989 S.F./.83 AC.

LANDSCAPE TABULATIONS: BLDG A
City of Lancaster

[illegible]

LANDSCAPE TABULATIONS: BLDG B
City of Lancaster

[illegible]

01 LANDSCAPE SITE PLAN

smr

HUNTINGTON™ INDUSTRIAL PARTNERS

5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.951.9016

06-01-15

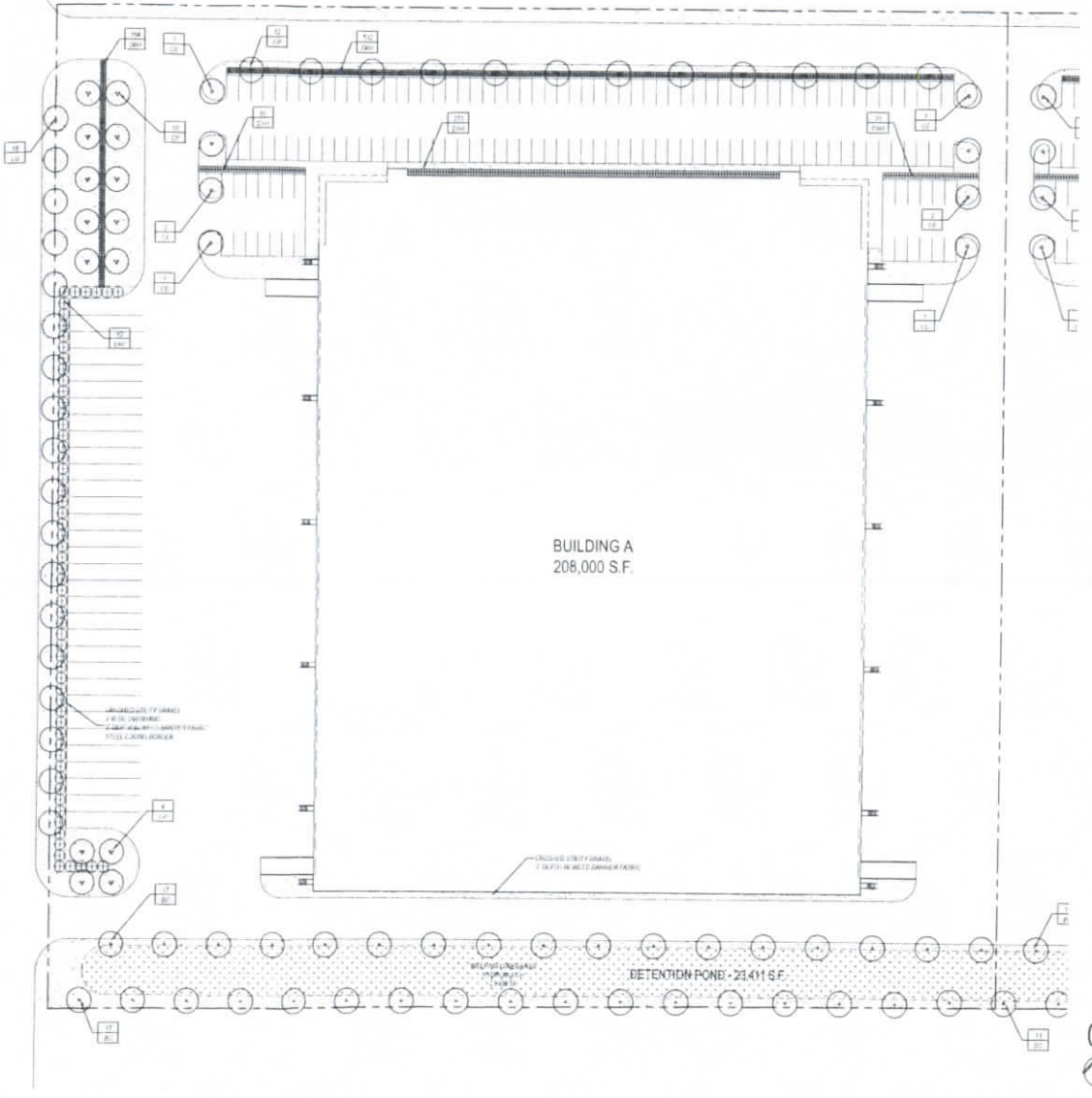
L1.00

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANCASTER LAND

LANCASTER TEXAS

NORTH LONGHORN DRIVE



LANDSCAPE NOTES

1. Contractor after verifying existing and proposed site easements and notify Architect of any discrepancies. Screen data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No edging to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. Plants shall be pruned, mowed, edged, watered, fertilized, weeded, mulched and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such materials or plants not a part of the plan.
4. All plant material shall be maintained on a monthly and growing season basis as approved by the Director of Parks.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on site plan.
2. Adjust contours to achieve positive drainage away from buildings. Provide positive grading at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left at a minimum of 1" below finished grade. Contractor to coordinate operations with Construction Manager.
4. Imported topsoil shall be natural, friable soil free of stones, lumps, roots, stumps, vegetation, debris, containing no toxic substances or other foreign matter.
5. All lawn areas to be fine graded, weed free, completely cleaned, and final grade approved by the Owner's Landscape Manager or Architect prior to installation.
6. All curbs, 24" curb and gutter, sidewalks, drives, concrete aprons, etc. shall be cleaned prior to planting bed and lawn installation.
7. Contractor shall provide 1" lime and 1" of imported topsoil in all areas to receive sod.

PLANT LEGEND

QUANTITY	
CONDITION	

TREES

TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CP	Chinese Pistache
DRC	Desert Red Cedar
LO	Live Oak

SHRUBS

TYPE	COMMON NAME
DBH	Dwarf Burford Holly
DNH	Dwarf Nellie R. Stevens Holly

01 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

smr

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5950 Berkshire Lane
Suite 1250
Dallas, Texas
75225
972.951.9016

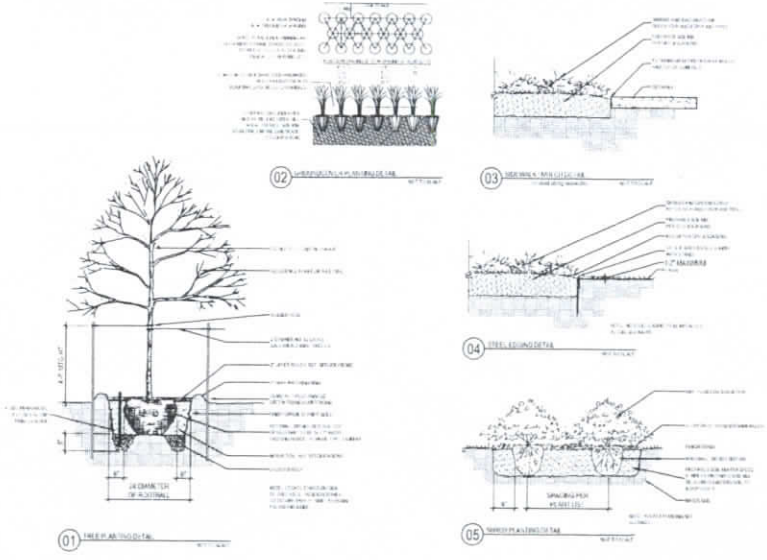
06-01-15

L1.01

MCINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

LANCASTER LAND

LANCASTER, TEXAS



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Dallas, Texas
75225
972.951.9016

06-01-15

L1.03

RESOLUTION NO. 2016-01-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.505 (A) 2 AND 3 HEIGHT AND ARTICULATIONS; TO PROVIDE A SPECIAL EXCEPTION FOR INCREASED HEIGHT ON THE PROPOSED HUNTINGTON INDUSTRIAL SITE LOCATED BETWEEN LONGHORN DRIVE AND NORTH HOUSTON SCHOOL ROAD AND MORE COMMONLY KNOWN AS 3201 N. HOUSTON SCHOOL ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of up to fifty feet (50'), and no vertical and horizontal articulation in the truck courts in accordance with the attached elevations; and truck court doors facing N. Longhorn Drive; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.505 (a) 2 and 3 of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow for vertical height up to fifty feet (50') from grade; and, the vertical and horizontal articulation in accordance with attached elevations and truck court doors facing N. Longhorn Drive, as depicted in Exhibit "A", to be located between N. Longhorn Drive and North Houston School Road and more commonly known as 3201 N. Houston School Road, be, and the same is, hereby granted; and the property shall be developed and constructed in conformity with the Lancaster Code of Ordinances and Development Code except as specially excepted herein.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 25th day of January, 2016.

ATTEST:

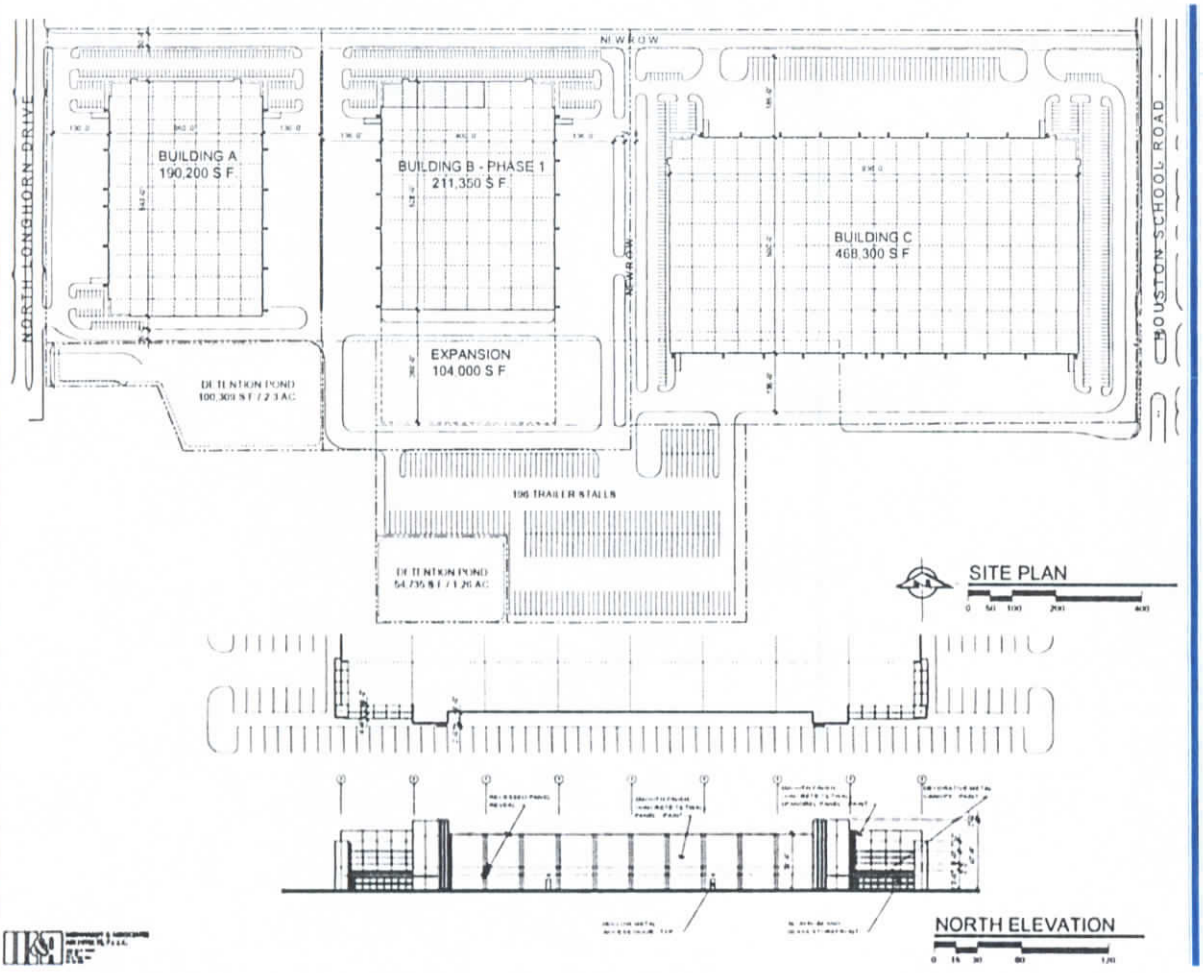
Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



LANCASTER LAND

LANCASTER TEXAS

SITE PLAN

BUILDING A

GROSS LAND AREA 452,282 S F /10.38 AC

BUILDING AREA	190,200 S F
COVERAGE	46.0%
PARKING PROVIDED	X SPACES
9'x10' O.H. DOCK DOORS	53 DOORS
12'x14' O.H. DOORS W/RAMPS	3 DOORS

BUILDING B

GROSS LAND AREA 690,407 S F /15.85 AC

BUILDING AREA - PHASE 1	211,350 S F
COVERAGE	X%
PARKING PROVIDED	X SPACES
EXPANSION AREA	104,000 S F
TOTAL BUILDING AREA	315,350 S F
9'x10' O.H. DOCK DOORS	56 DOORS
12'x14' O.H. DOORS W/RAMPS	2 DOORS

BUILDING C

GROSS LAND AREA 1,056,282 S F /24.3 AC

BUILDING AREA	468,300 S F
COVERAGE	44.3%
PARKING PROVIDED	208 SPACES
TRAILER STORAGE	48 STALLS
9'x10' O.H. DOCK DOORS	101 DOORS
12'x14' O.H. DOORS W/RAMPS	4 DOORS

MASTER PLAN LAND PARCELS

LARGE PARCEL	1,929,826 S F /44.3 AC
HARGROVE PARCEL	144,912 S F /3.33 AC
THE CENTER PARCEL	589,910 S F 13.54 AC
TOTAL LAND AREA	2,664,668 S F 61.17 AC

DETENTION AREA

DETENTION POND A	100,309 S F / 2.30 AC
DETENTION POND B	54,735 S F / 1.26 AC
TOTAL	155,044 S F / 3.56 AC

TRAILER STORAGE AREA 293,952 S F / 6.73 AC

HUNTINGTON INDUSTRIAL PARTNERS

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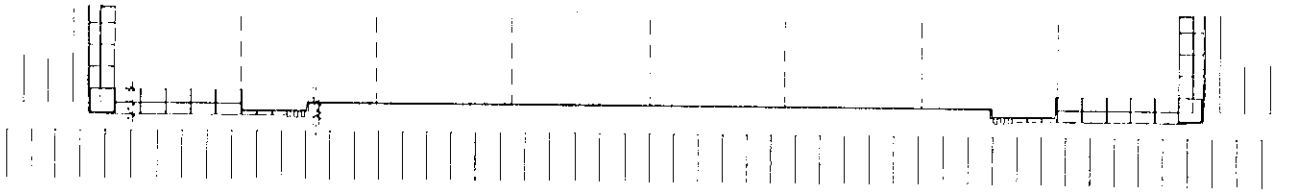
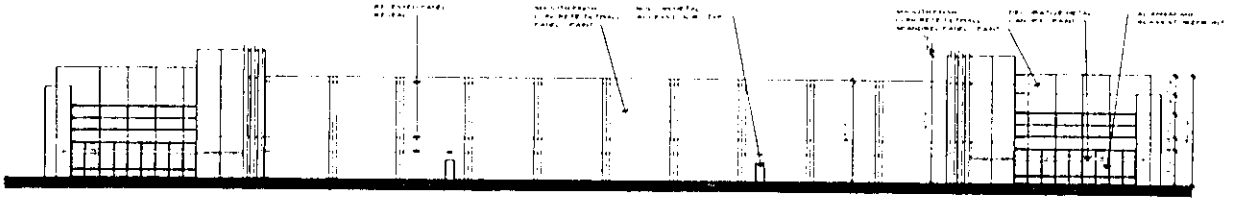
11-24-15



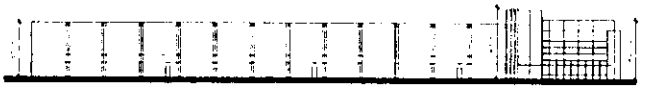


NORTH ELEVATION - BUILDING B

LANCASTER SITE

LANCASTER, TEXAS

DALLAS COUNTY



01 SOUTH ELEVATION-BUILDING B

02 EAST ELEVATION-BUILDING B

03 NORTH ELEVATION-BUILDING B

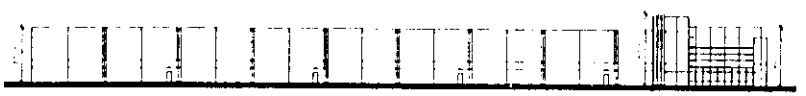
04 WEST ELEVATION-BUILDING B

LANCASTER SITE

DALLAS COUNTY

LANCASTER TEXAS

01 SOUTH ELEVATION-BUILDING C



02 EAST ELEVATION-BUILDING C

03 NORTH ELEVATION-BUILDING C

04 WEST ELEVATION-BUILDING C

LANCASTER SITE

DALLAS COUNTY

LANCASTER, TEXAS

LANCASTER CITY COUNCIL

City Council Regular Meeting **Item 2.**

Meeting Date: 06/27/2016

Policy Statement: This request supports the City Council 2015-2016 Policy Agenda

Goal(s): Quality Development

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

Discuss and consider a resolution granting a request for Special Exceptions pursuant to Sections 14.505 (a) 2 and 3, height and articulations; to provide a Special Exception for increased height and reduced vertical articulation on the proposed industrial site located on the northwest corner of Houston School Road and Wintergreen Road.

Background:

The proposed new development, consists of approximately 68.108 acres, and is planned to contain one building that is 651,414 square feet. In addition, this request includes the 4.66 acre tract that is a separate zoning action. Should the rezoning request for the 4.66 acre tract not be approved, this request would apply only to the 63.448 acre tract of land.

Article 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC), states in Section 14.504 (a) 3 A (Maximum, Building Height), that the height limit for all structures, shall be as established in the districts governing the property on which the structures are located. The District Development Standards table indicates that the maximum height of a building within the Light Industrial (LI) zoning district, is thirty-five feet (35').

Section 14.505 (a) (3) (2) states under Vertical Articulation that no horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height. The applicant is stating that the vertical articulation requirement will cause a change in the height by a minimum of 25% of the wall height thereby resulting in unnecessarily tall parapets that in their opinion would add little visual interest to the building as well as reduce the available clear height available inside the building. The applicant is requesting that at such time that development occurs, this requirement is satisfied by providing paint colors and material changes to meet the spirit and intent of the ordinance thereby providing visual interest.

Due to the unique function of maneuvering around large equipment, the changing requirements of the logistics industry and associated market requirements, the applicant is requesting that the total building height will need to be increased to fifty feet, (50') and not generally requiring articulations across the loading dock walls, to allow for an internal working clear height of thirty-two (32'), exterior height of forty-two (42') and forty-seven feet, six inches (47'6") height including articulation elements.

Article 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:
(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and

(3) Such Exception will not be contrary to the public interest; and
(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is located the property for which the Exception is sought; and
(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Operational Considerations:

The purpose of the request, is to seek an exception to the maximum building height in the Light Industrial (LI) zoning district, and articulation through the use of materials and color. The City Council must determine if the height exception and building articulation, meets the intent of the ordinance.

Legal Considerations:

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

Public Information Considerations:

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

Options/Alternatives:

1. Approve the resolution as presented.
2. Deny the request.

Recommendation:

Staff recommends approval of both exceptions to height and articulation, as presented.

Attachments

Resolution

Example Site Plan

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.505 (A) 2 AND 3, OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE ARTICULATION REQUIREMENTS AND INCREASED HEIGHT ON THE PROPOSED BUILDING LOCATED ON THE NORTHWEST CORNER OF HOUSTON SCHOOL ROAD AND WINTERGREEN ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty-five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of fifty feet (50'), and a reduction in the vertical articulation; and

WHEREAS, the applicant has confirmed that at such time development occurs, changes in paint colors and material changes will be made for vertical articulation; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein is warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow fifty (50') and vertical articulation made with paint color and material changes to be located on the northwest corner of Houston School Road and Wintergreen Road, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th day of June, 2016.

ATTEST:

Sorangel O. Arenas, City Secretary

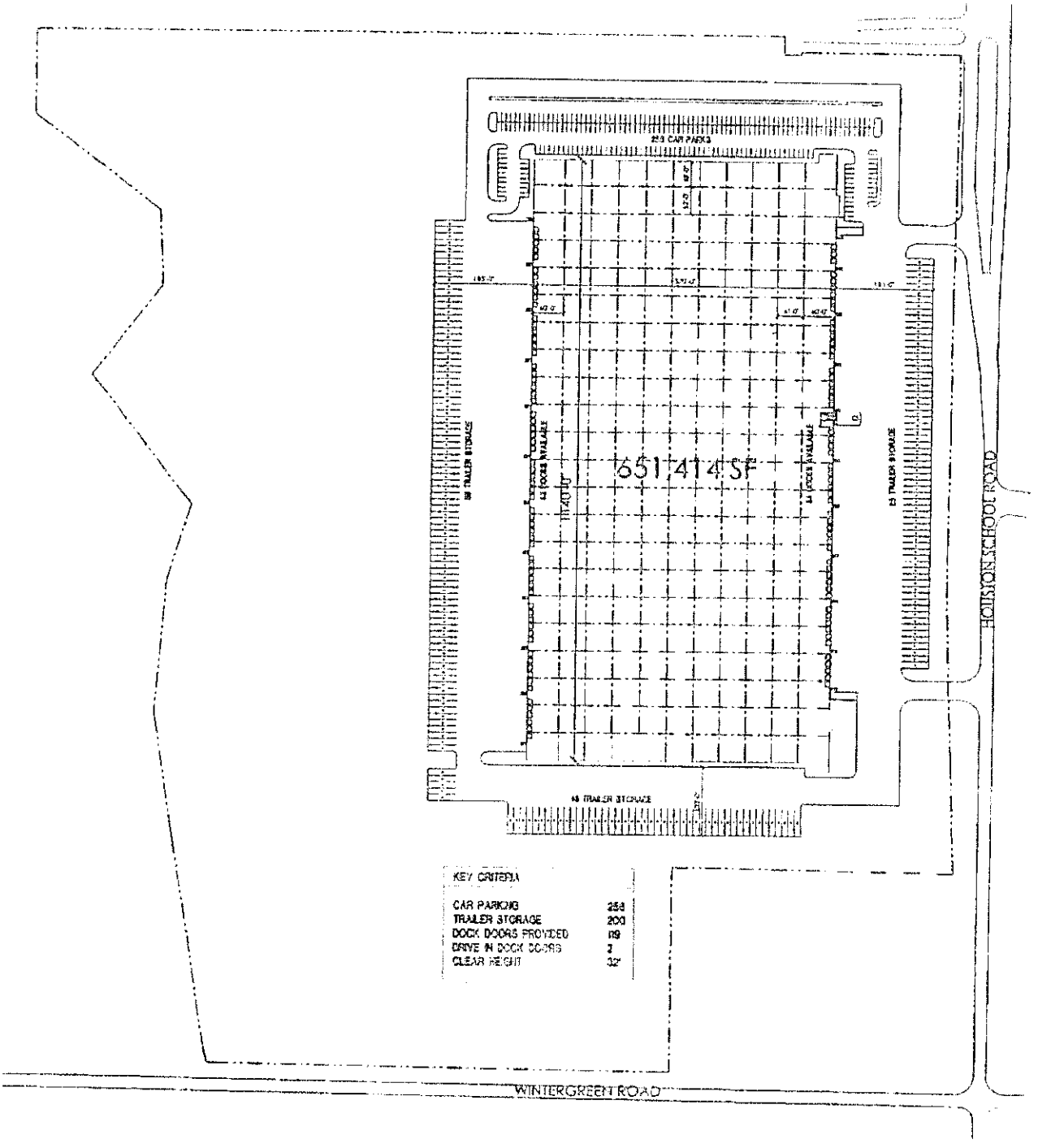
APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXAMPLE OF SITE PLAN



RESOLUTION NO. 2016-06-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.505 (A) 2 AND 3, OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE ARTICULATION REQUIREMENTS AND INCREASED HEIGHT ON THE PROPOSED BUILDING LOCATED ON THE NORTHWEST CORNER OF HOUSTON SCHOOL ROAD AND WINTERGREEN ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty-five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of fifty feet (50'), and a reduction in the vertical articulation; and

WHEREAS, the applicant has confirmed that at such time development occurs, changes in paint colors and material changes will be made for vertical articulation; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein is warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow fifty (50') and vertical articulation made with paint color and material changes to be located on the northwest corner of Houston School Road and Wintergreen Road, be, and the same is, hereby granted

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th day of June, 2016

ATTEST:

Sorangel O. Arenas, City Secretary

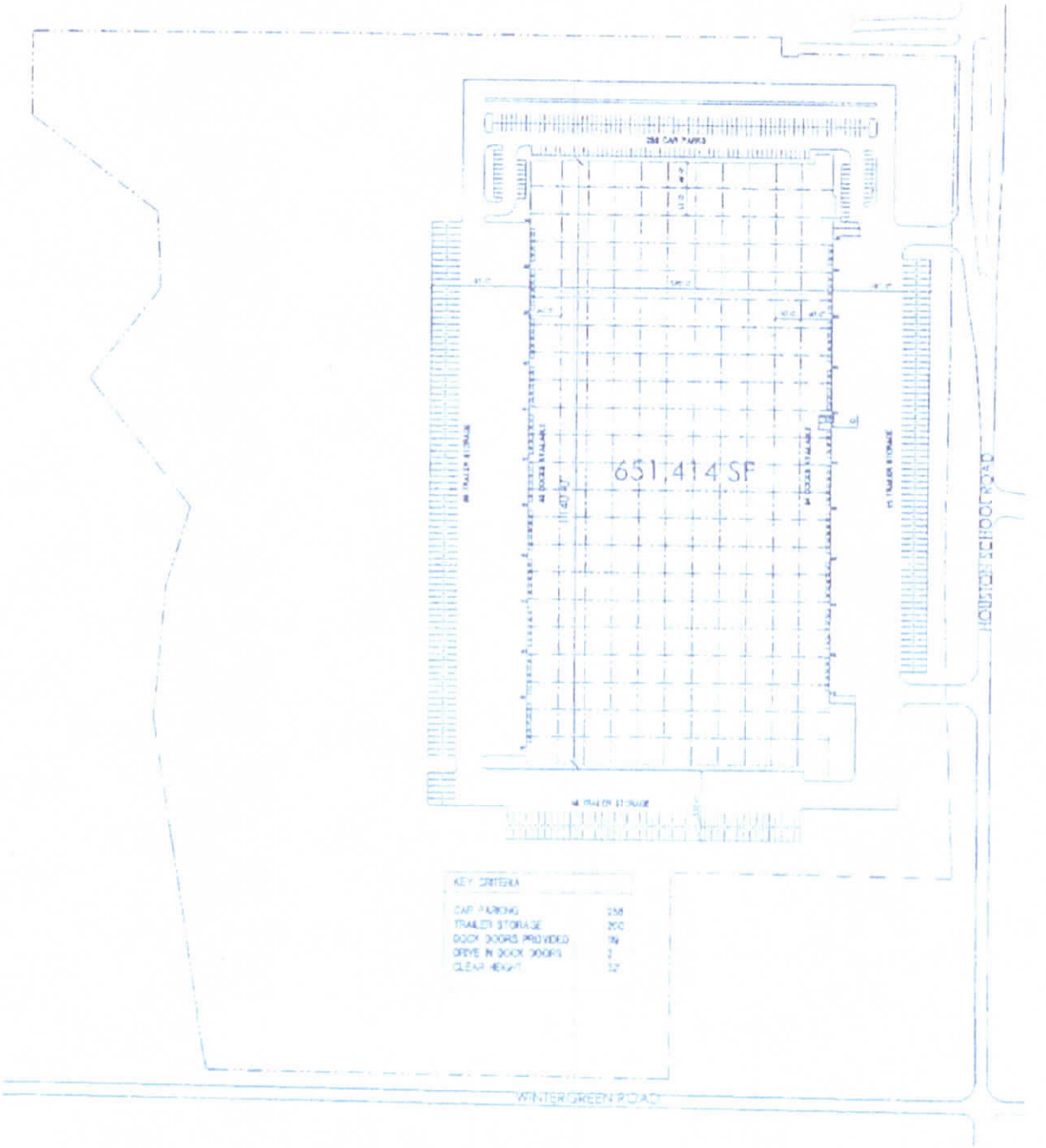
APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXAMPLE OF SITE PLAN



LANCASTER CITY COUNCIL

City Council Regular Meeting **Item 3.**

Meeting Date: 06/27/2016

Policy Statement: This request supports the City Council 2015-2016 Policy Agenda

Goal(s): Quality Development

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

Discuss and consider a resolution granting a request for Special Exceptions pursuant to Sections 14.505 (a) 2 and 3, height and articulations; to provide a Special Exception for increased height and reduced vertical articulation on the proposed industrial site located on the southwest corner of Houston School Road and Danieldale Road.

Background:

The proposed new development, consists of approximately 26 acres and is planned to contain one building that is 420,000 square feet, (see attached Site Plan).

Article 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC), states in Section 14.505, (a) 2 A (Maximum Building Height) that the height limit for all structures, shall be as established in the Districts governing the property on which the structures are located. The District Development Standards table, indicates that the maximum height of a building within the Light Industrial (LI) zoning district, is thirty five feet (35').

Section 14.505 (a) (3) (A) states under Vertical Articulation, that no horizontal wall shall extend for a distance greater than 4 times the height of the wall,without changing height by a minimum of 25% of the wall's height. The applicant is proposing a "cross-dock" building design, that provides for loading on both sides of the building, to avoid having loading facing at least one street. Additionally, they are requesting to have a loading dock facing Danieldale Road without articulation. They are stating that the tractor trailer traffic accessing the loading door, causes significant conflicts with any protrusion or bump out along the building wall. A distribution building with an articulated loading dock wall, will not be competitive in the marketplace with any nearby projects.

Due to the growing trend in industrial distribution buildings for taller buildings, to create more efficiency in using the cubic space available within the building footprint. There have been significant enhancements in material handling equipment, and fire sprinkler designs, such that taller buildings are becoming the standard in all competitive industrial distribution areas, to forty-nine feet (49'), and not generally requiring articulations across the loading dock walls, to allow exterior height of forty-nine feet (49').

Article 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:
(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and
(3) Such Exception will not be contrary to the public interest; and
(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized

for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is located the property for which the Exception is sought; and
(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Operational Considerations:

The purpose of the request is to seek an exception to the maximum building height in the Light Industrial (LI) zoning district and an exception to building articulation to allow for a loading dock facing Danieldale without articulation.

The City Council must determine if the height and articulation exception meets the intent of the ordinance.

Legal Considerations:

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

Public Information Considerations:

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

Options/Alternatives:

1. Approve the resolution as presented.
2. Deny the request.

Recommendation:

Staff recommends approval of both exceptions height and articulation.

Attachments

Resolution

Site plan and elevations

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.505 (A) 2 AND 3, OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE ARTICULATION REQUIREMENTS AND INCREASED HEIGHT ON THE PROPOSED BUILDING LOCATED ON THE SOUTHWEST CORNER OF HOUSTON SCHOOL ROAD AND DANIELDALE ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty-five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of forty-nine feet (49'), and a reduction in the vertical articulation on the loading dock that takes Danieldale Road; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow forty-nine feet (49') and reduction of vertical articulation on the loading dock that faces Danieldale Road to be located on the southwest corner of Houston School Road and Danieldale Road, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th day of June, 2016.

ATTEST:

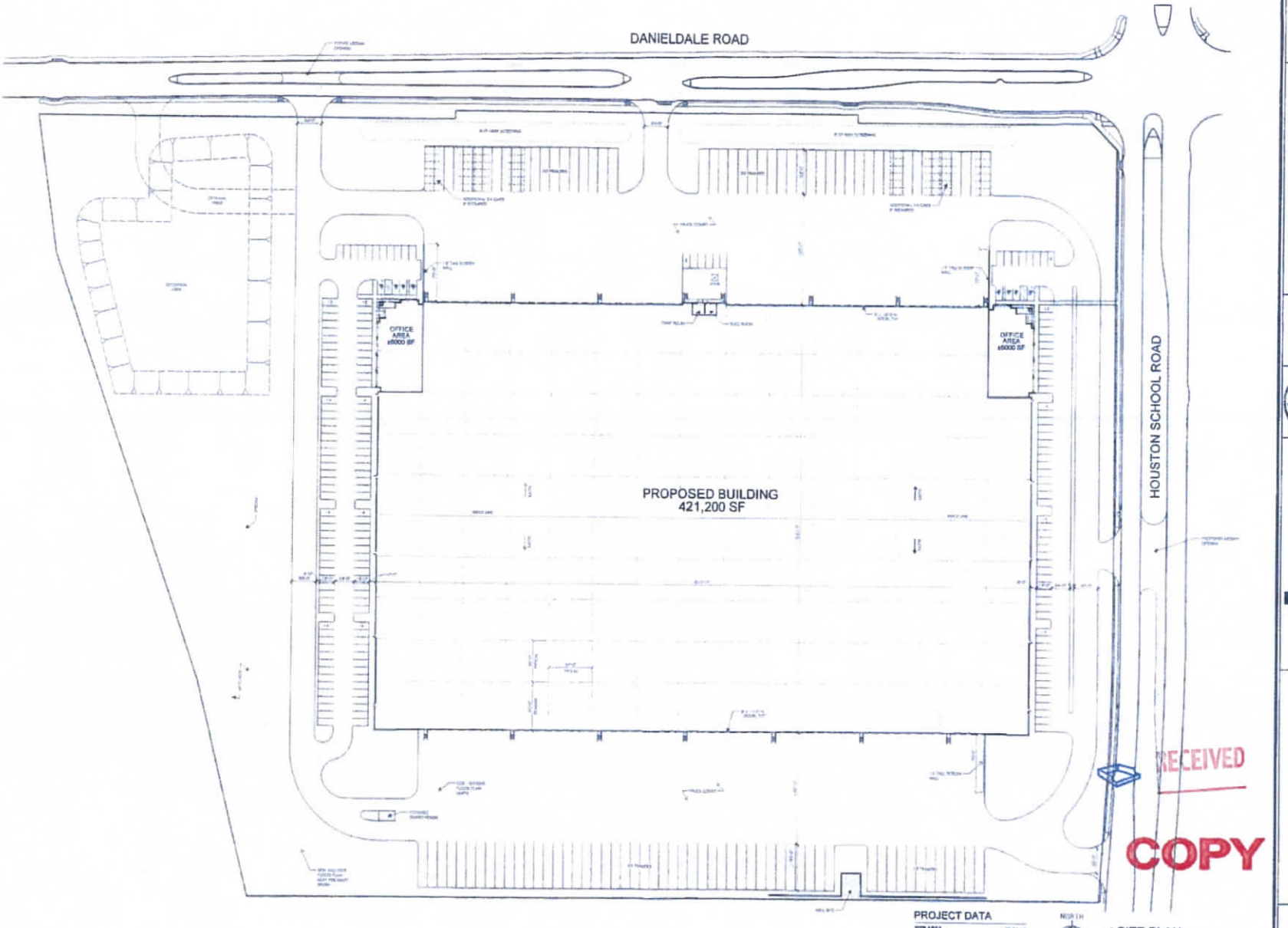
Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



1 SITE PLAN
SCALE: 1"=50'-0"

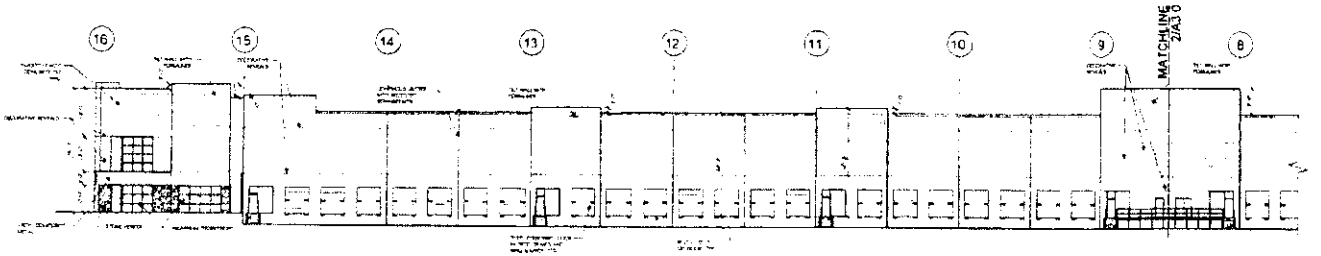
drawn
BD
checked
date
06/27/2018

FIRST INDUSTRIAL REALTY TRUST

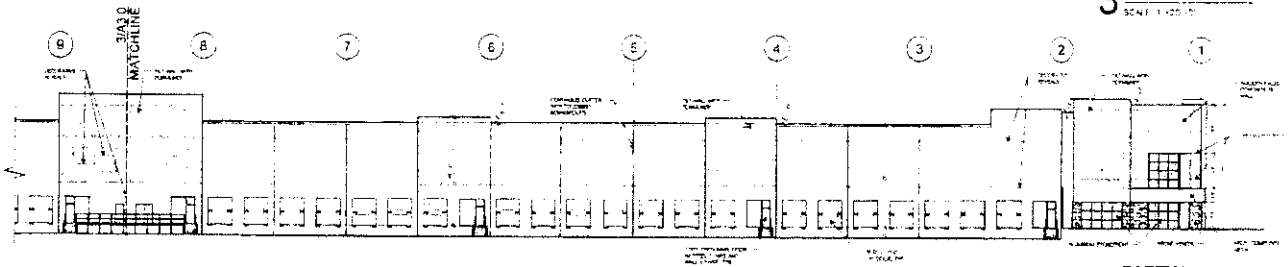
pdg
press design group, incorporated

FIRST INDUSTRIAL
I-20/35 DISTRIBUTION CENTER
LANCASTER, TEXAS

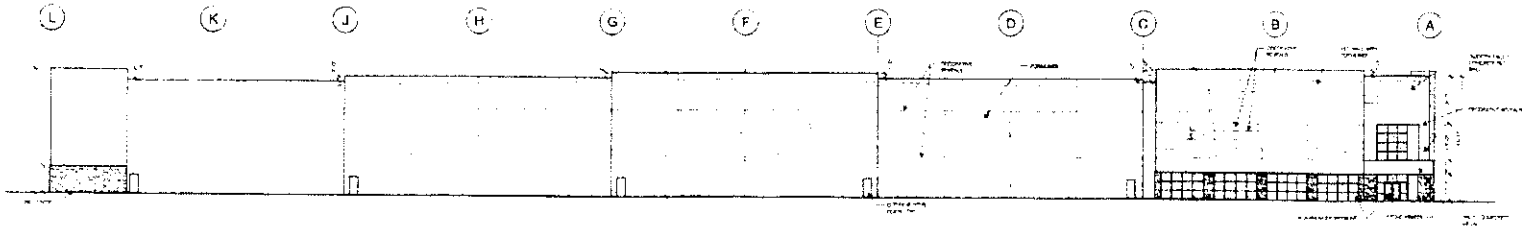
job no
1543
sheet
A1.0



3 PARTIAL NORTH ELEVATION



2 PARTIAL NORTH ELEVATION



1 EAST ELEVATION

FIRST INDUSTRIAL REALTY TRUST

pdg

pross design group, incorporated

FIRST INDUSTRIAL
I-20/35 DISTRIBUTION CENTER
LANCASTER, TEXAS

A3.0

RESOLUTION NO. 2016-06-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTION 14.505 (A) 2 AND 3, OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE ARTICULATION REQUIREMENTS AND INCREASED HEIGHT ON THE PROPOSED BUILDING LOCATED ON THE SOUTHWEST CORNER OF HOUSTON SCHOOL ROAD AND DANIELDALE ROAD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty-five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district; and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of forty-nine feet (49'), and a reduction in the vertical articulation on the loading dock that takes Danieldale Road; and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14.209 (d) of said code and meets the requirements of the Ordinance.

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow forty-nine feet (49') and reduction of horizontal and vertical articulation on the loading dock that faces Danieldale Road to be located on the southwest corner of Houston School Road and Danieldale Road, be, and the same is, hereby granted.

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th day of June, 2016.

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

DANIELDALE ROAD
HOUSTON SCHOOL ROAD
PROPOSED BUILDING
421,200 SF
PROJECT DATA
1 SITE PLAN
FIRST INDUSTRIAL
A1.0

COPY

3 PARTIAL NORTH ELEVATION

2 PARTIAL NORTH ELEVATION

1 EAST ELEVATION

FIRST INDUSTRIAL

A3.0

LANCASTER CITY COUNCIL

City Council Regular Meeting **Item 11.**

Meeting Date: 07/11/2016

Policy Statement: This request supports the City Council 2015-2016 Policy Agenda

Goal(s): Quality Development

Submitted by: Rona Stringfellow, Assistant City Manager

Agenda Caption:

Discuss and consider a resolution granting a request for Special Exceptions pursuant to Sections14.504 (a) 3 and 14.505 (a) (3) (2), height and articulations; to provide a Special Exception for increased height and reduced horizontal and vertical articulation on the future Industrial site located on the southeast corner of Longhorn Drive and West Drive.

Background:

The request is for approximately 42.467 acres currently zoned light industrial on the southeast corner of Longhorn Drive and West Drive. There is currently no development planned for this location. The property owner is requesting this exception for the purpose of their marketing.

Section 14.500 – District Development Regulations and Standards of the Lancaster Development Code (LDC) states in Section 14.504 (a) 3 A (Maximum Building Height) that the height limit for all structures shall be as established in the Districts governing the property on which the structures are located. The District Development Standards table indicates that the maximum height of a building within the Light Industrial (LI) zoning district is thirty five feet (35').

Article 14.505 (a) (3) (2) states under Vertical Articulation that no horizontal wall shall extend for a distance greater than 4 times the height of the wall without changing height by a minimum of 25% of the wall's height. The applicant is stating that the vertical articulation requirement will cause a change in the height by a minimum of 25% of the wall height thereby resulting in unnecessarily tall parapets that in their opinion would add little visual interest to the building as well as reduce the available clear height available inside the building. The applicant is requesting that at such time that development occurs, this requirement is waived so long as the industrial building meets the standards and intent of the ordinance thereby providing visual interest through a variety of materials and color.

Due to the growing trend in industrial distribution buildings for taller buildings, to create more efficiency in using the cubic space available within the building footprint. There have been significant enhancements in material handling equipment, and fire sprinkler designs, such that taller buildings are becoming the standard in all competitive industrial distribution areas. These requests do not generally require articulations across loading dock walls, to allow an exterior height of forty-nine feet (49').

Article 14.209 (d) of Chapter 14.200 – Authority and Administrative Procedures of the LDC states that the City Council, pursuant to the powers conferred upon it by State law, the ordinances of the City, and this Article may grant Exceptions herein provided to the provisions of this ordinance upon finding that:

(1) Such Exception will not substantially or permanently injure the appropriate use of adjacent property in the same district; and
(2) Such Exception will not adversely affect the health, safety or general welfare of the public; and

(3) Such Exception will not be contrary to the public interest; and
(4) Such Exception will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the Exception sought is located, except as provided elsewhere in this ordinance; and
(5) Such Exception will be in harmony with the spirit and purpose of this ordinance; and
(6) Such Exception will not alter the essential character of the district in which is located the property for which the Exception is sought; and
(7) Such Exception will not substantially weaken the general purposes of the zoning regulations established for the district in which the property is located; and
(8) Such Exception is within the spirit and intent of the City's Comprehensive plan and other policies.

Operational Considerations:

The purpose of the request is to seek an exception to the maximum building height in the Light Industrial (LI) zoning district and an exception to building articulation to allow for vertical and horizontal articulation to be fulfilled through the use of paint color and materials.

The City Council must determine if the height and articulation exceptions meet the intent of the ordinance.

Legal Considerations:

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

Public Information Considerations:

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

Options/Alternatives:

1. Approve the resolution as presented.
2. Deny the request.

Recommendation:

Staff recommends approval of resolution as presented.

Attachments

Resolution

RESOLUTION NO. 2016-07-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, GRANTING A REQUEST FOR SPECIAL EXCEPTIONS PURSUANT TO SECTIONS 14.504 (A) 3 AND 14.505 (A) (3) (2), OF THE LANCASTER DEVELOPMENT CODE; TO PROVIDE A SPECIAL EXCEPTION TO A REDUCTION IN THE HORIZONTAL AND VERTICAL ARTICULATION REQUIREMENTS AND INCREASED HEIGHT ON THE FUTURE INDUSTRIAL SITE LOCATED ON THE SOUTHEAST CORNER OF LONGHORN DRIVE AND WEST DRIVE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lancaster Development Code provides a thirty-five foot (35') maximum height for buildings, and a minimum change in vertical height of 25% for vertical articulation located within the Light Industrial (LI) zoning district, and

WHEREAS, the applicant has made a request for special exceptions to be granted to said height requirement, and vertical articulation to allow for the increased height of forty-nine feet (49'), and a reduction in the horizontal and vertical articulation, and

WHEREAS, after review and consideration, the City Council finds that the request for special exceptions as provided herein are warranted pursuant to §14 209 (d) of said code and meets the requirements of the Ordinance

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

SECTION 1. That the request for the special exceptions to the requirements of the Lancaster Development Code to allow forty-nine feet (49') and reduction of the horizontal and vertical articulation, to be fulfilled through the use of differing paint color and materials be, and the same is, hereby granted

SECTION 2. This Resolution shall become effective immediately from and after its passage, as the law and charter in such cases provides

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 11th day of July, 2016

ATTEST:

Sorangel O. Arenas, City Secretary

APPROVED:

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission 6.

Meeting Date: 04/04/2017

Policy Statement: This request supports the City Council 2016-2017 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M17-03 Discuss and consider a request to allow the use of tilt-up walls on the industrial building exterior walls on the property located at the southwest corner of Katy Street and E. Pleasant Run, as described as 1119 Katy Street, in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located on the southwest corner of E. Pleasant Run and Katy Street and is 6.7 acres of land.

2. **Current Zoning:** The subject property is currently zoned LI Light Industrial.

3. **Adjacent Properties**:
   North: PD – Planned Development (vacant)
   South: LI – Light Industrial (vacant)
   East: LI – Light Industrial (industrial uses)
   West: LI – Light Industrial (industrial uses)

4. **Comprehensive Plan Compatibility:** The Comprehensive Plan identifies this site as suitable for Light Industrial uses.

Operational Considerations:

The applicant is seeking approval to use tilt-up walls on the building exterior on 1119 Katy Street, located at southwest corner of E Pleasant Run and Katy Street.

Section 14.505, Industrial Districts of the Lancaster Development Code (LDC) states that each exterior wall shall consist of 100% masonry materials as defined in Article 14.1300. - Masonry, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20% stone. All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the Building Official) shall be limited to 50% of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first 8 feet above grade on a façade visible from a street or public area. Exceptions to this requirement, including allowing concrete tilt-up walls, may be permitted on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

P+Z - No City Council

Staff supports the applicant's request to use tilt-up walls. Tilt-up walls are recommended as the best durable building materials for industrial buildings. In addition, tilt-up walls are prevalent industrial building materials. As such staff recommends approval of the applicant's request to use tilt-up walls.

Public Information Considerations:

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

Options/Alternatives:

1. Approve the request as present.
2. Approve the request with modifications and direct staff.
3. Deny the request.

Recommendation:

Staff recommends approval of this request.

Attachments

Location Map

Site Plan and Elevation (unapproved))

Legend

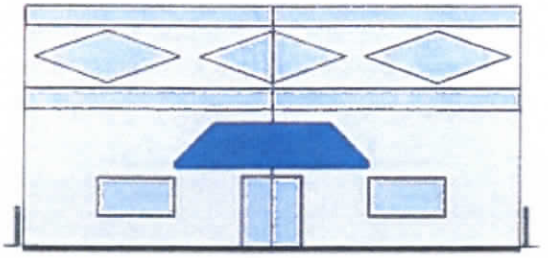
City Limits

Subject Property

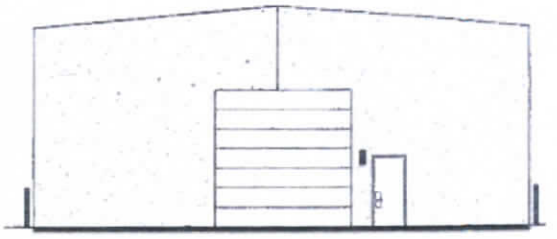
0 125 250 500 Feet

City of Lancaster
426 E Pleasant Run Rd
Zoned LI (Light Industrial)

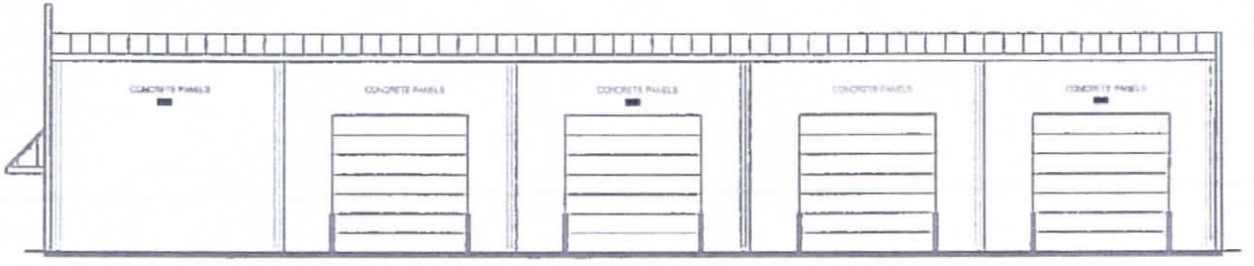
date: 03/28/2017



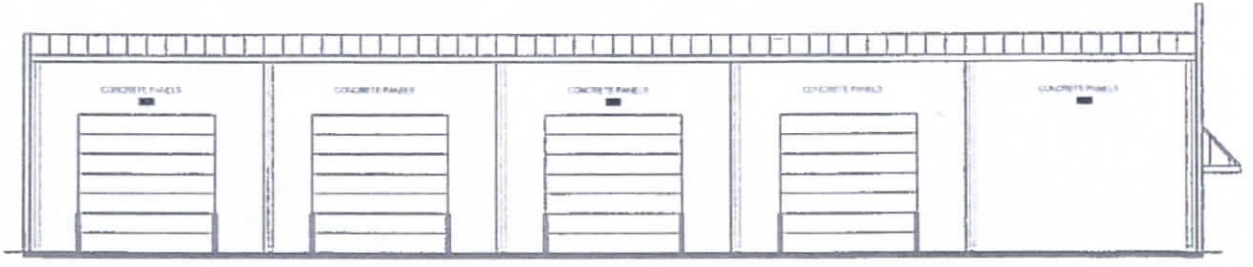
01 ELEVATION -FRONT



02 ELEVATION -REAR

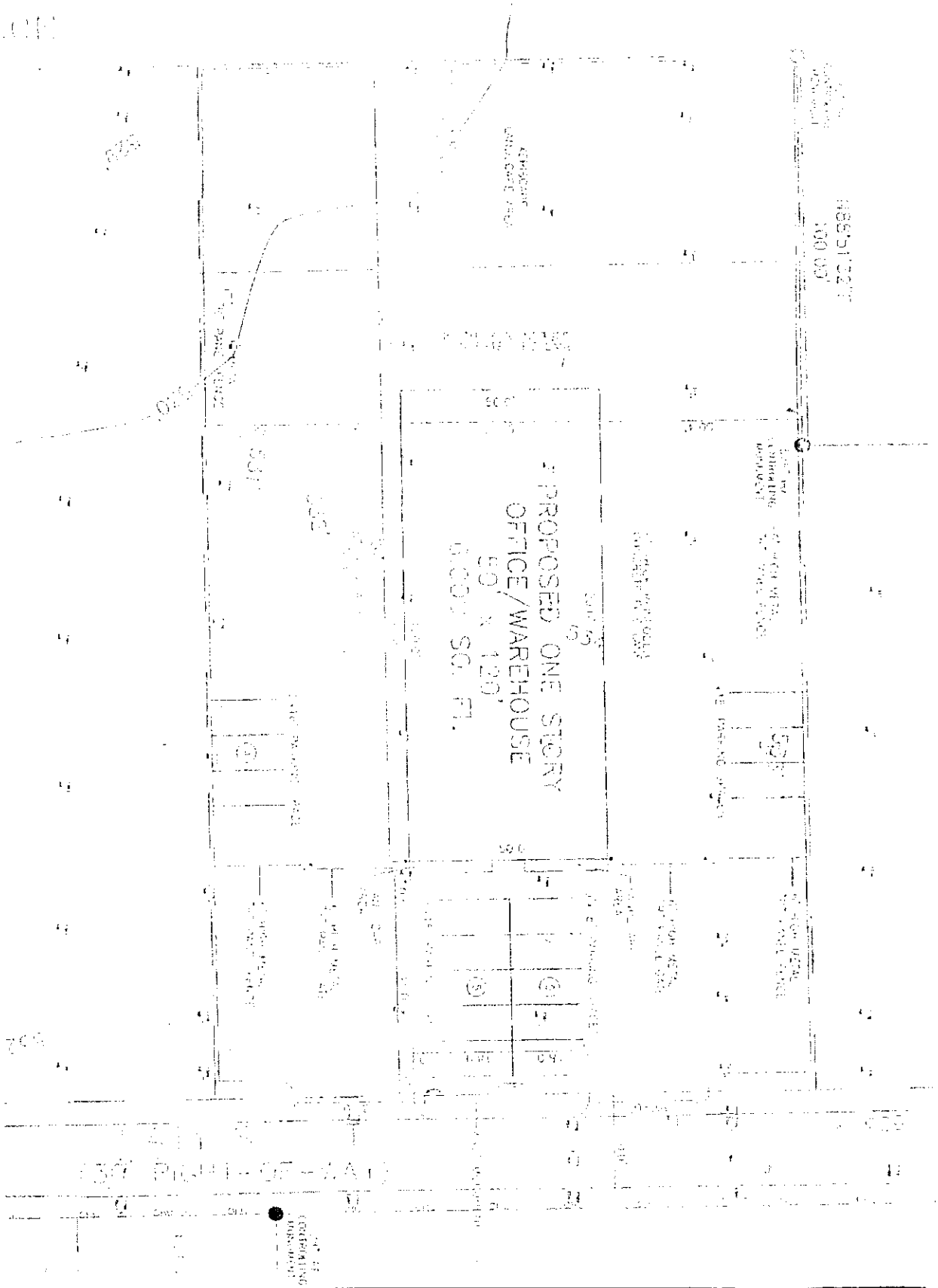


03 ELEVATION -NORTH



04 ELEVATION -SOUTH

Classic Design Group



A1					MARCO MEJIA KATY STREET LANCASTER, TEXAS	Classic Design Group

6. M17-03 Discuss and consider a request to allow the use of tilt-up walls on the industrial building exterior walls on the property located at the southwest corner of Katy Street and E. Pleasant Run, as described as 1119 Katy Street, in the City of Lancaster, Dallas County, Texas.

Senior Planner Bester Munyaradzi read the staff report into the record.

Marco Mejia, 1515 Rebecca Lane, Lancaster TX, stated that Tilt-wall construction is structurally better and visually pleasing versus stone which can be a maintenance issue. Also we own several buildings across the street and we would like to match those existing buildings to create a homogeneous look down the street.

Commissioner Johnson expressed her concern of building more Industrial buildings near the residential area versus building them in the existing Industrial Park areas.

A MOTION WAS MADE BY COMMISSIONER PROTHRO AND SECONDED BY COMMISSIONER HILL TO APPROVE M17-03 A REQUEST TO ALLOW THE USE OF TILT-UP WALLS ON THE INDUSTRIAL BUILDING EXTERIOR WALLS ON THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF KATY STREET AND E. PLEASANT RUN, AS DESCRIBED AS 1119 KATY STREET, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.

AYES: EARLE, PROTHRO, HILL, JOHNSON
NAYS:

THE MOTION CARRIED 4 to 0.

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission 7.

Meeting Date: 04/04/2017

Policy Statement: This request supports the City Council 2016-2017 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

M17-04 Discuss and consider a request for parking reduction and use of other accent materials in lieu of 20% stone requirement on street facing facades. The subject property is located on the northwest corner of Houston School Road and Wintergreen Road, of the Lancaster City Park, in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is generally located on the northwest corner of Wintergreen Road and Houston School Road.

2. **Current Zoning:** The subject property is currently zoned LI Light Industrial.

3. **Adjacent Properties:**
   North: LI – Light Industrial (partly vacant and industrial use)
   South: A-O – Agriculture Open and R – Retail (vacant and retail use)
   East: R- Retail and SF-6 Residential Medium (vacant and residences)
   West: LI – Light Industrial (vacant)

4. **Comprehensive Plan Compatibility**: The Comprehensive Plan identifies this site as light industry.

5. **Site Case History**:

Date	Body	Action
06/07/2016	P&Z	Z16-03 Amendment to the Comprehensive Plan Future Land Use Plan and a change in zoning classification from R-Retail to LI - Light Industrial - Recommended Approval
06/27/2016	CC	Z16-03 Amendment to the Comprehensive Plan Future Land Use Plan and a change in zoning classification from R-Retail to LI - Light Industrial - Approved
06/27/2017	CC	Special Exception for increased height and reduced vertical articulation - Approved

Operational Considerations:

P&Z - No City Council

The City of Lancaster Development Code (LDC) requires Warehouse Distribution Centers to provide one (1) parking space for every 2,000 square feet and one (1) for every two (2) employees, which is greater. The applicant is seeking a reduction in parking by providing 289 spaces instead 309 required parking for building A and 260 parking spaces instead of the 306 required parking for building B. Overall, the applicant is providing 63 less than the required parking spaces for Warehouse Distribution Centers. The applicant is able to convert parking spaces to additional automobile parking should more regular parking spaces be required when a specific tenant is in place.

The applicant is also requesting the use of accent materials such as formliner, reveals, painted surfaces and stone to meet the finish obligation in place of full 20% stone requirement along Wintergreen Road. Section 14.505 Industrial Districts of the LDC states that each exterior wall shall consist of 100% masonry materials as defined in Article 14.1300 Definitions - Masonry, excluding doors and windows, on walls which are visible from a public street or open space, including a minimum of 20% stone. All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the Building Official) shall be limited to 50% of the buildings exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first 8 feet above grade on a façade visible from a street or public area. Exceptions to this requirement, including allowing concrete tilt-up walls, may be permitted on a case by case basis by the Planning and Zoning Commission or City Council upon submission and approval of elevation drawings of the subject structure, and material samples.

Staff supports the applicant's request for reduction in parking due to the fact that the proposed building is speculative. The applicant will be able to narrow and provide the required parking when the end user is in place. As such and with only 63 less than the required parking in addition to room to convert trailer parking to regular parking spaces, staff is comfortable that the applicant will be able to provide required parking spaces when the exact tenant is in place.

The applicant is proposing the use of an 8' living screen to screen loading docks along Wintergreen Road. The living screen will cover the building from Wintergreen Road street view and the use of 20% stone from Wintergreen Road public street is not necessary. As such staff supports the applicant's request to use a combination of accent materials such as formliner, reveals, painted surfaces and stone to meet the finish obligation in place of full 20% stone requirement along Wintergreen Road. Please note that the applicant meets the 20% stone requirement along Houston School Road.

Public Information Considerations:

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

Options/Alternatives:

1. Approve the request as presented.
2. Deny the request.

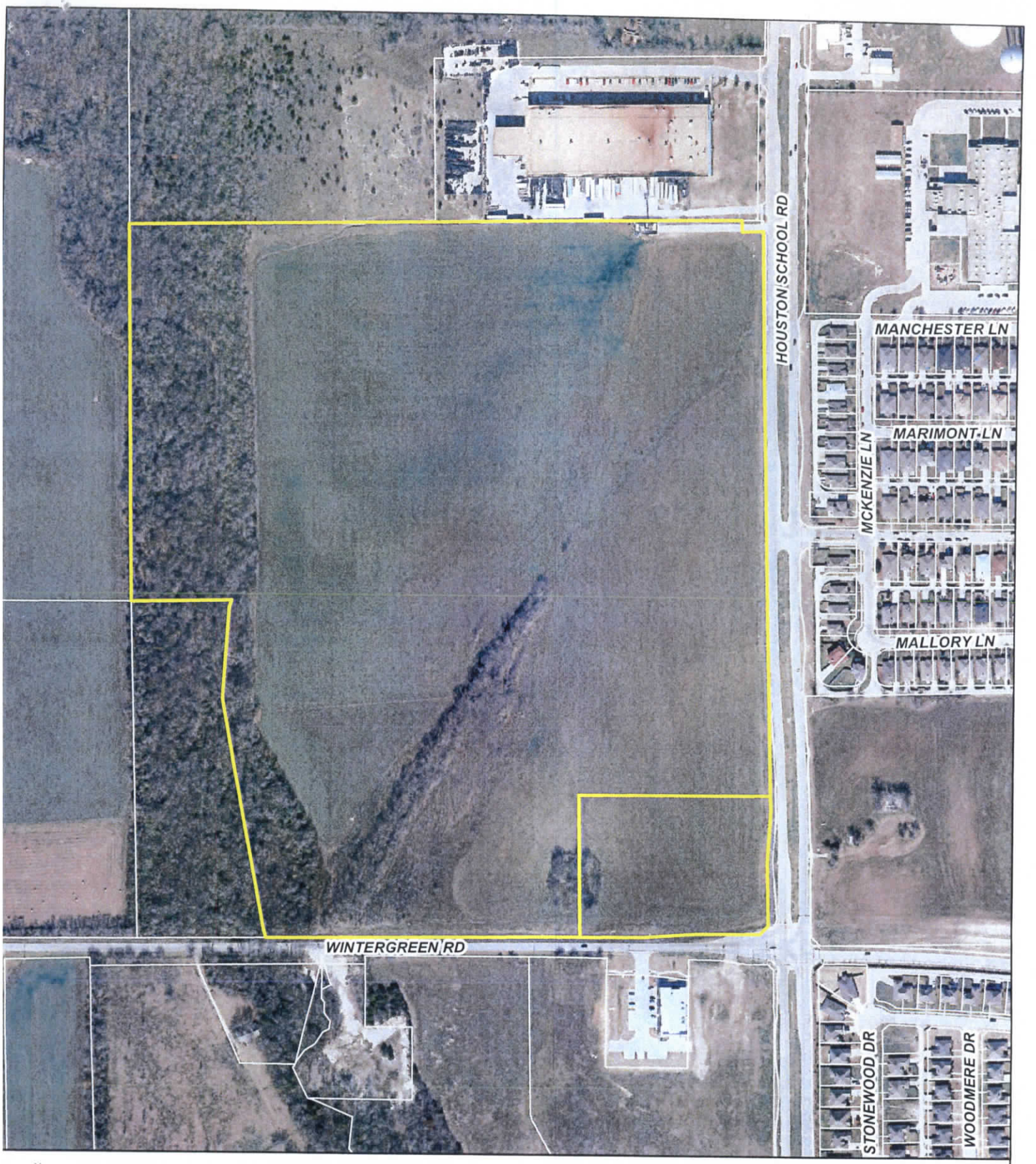
Recommendation:

Staff recommends approval of the request.

Attachments

Location Map

Site Plan and Elevation Renderings provided by the applicant



N
W E
S

Legend

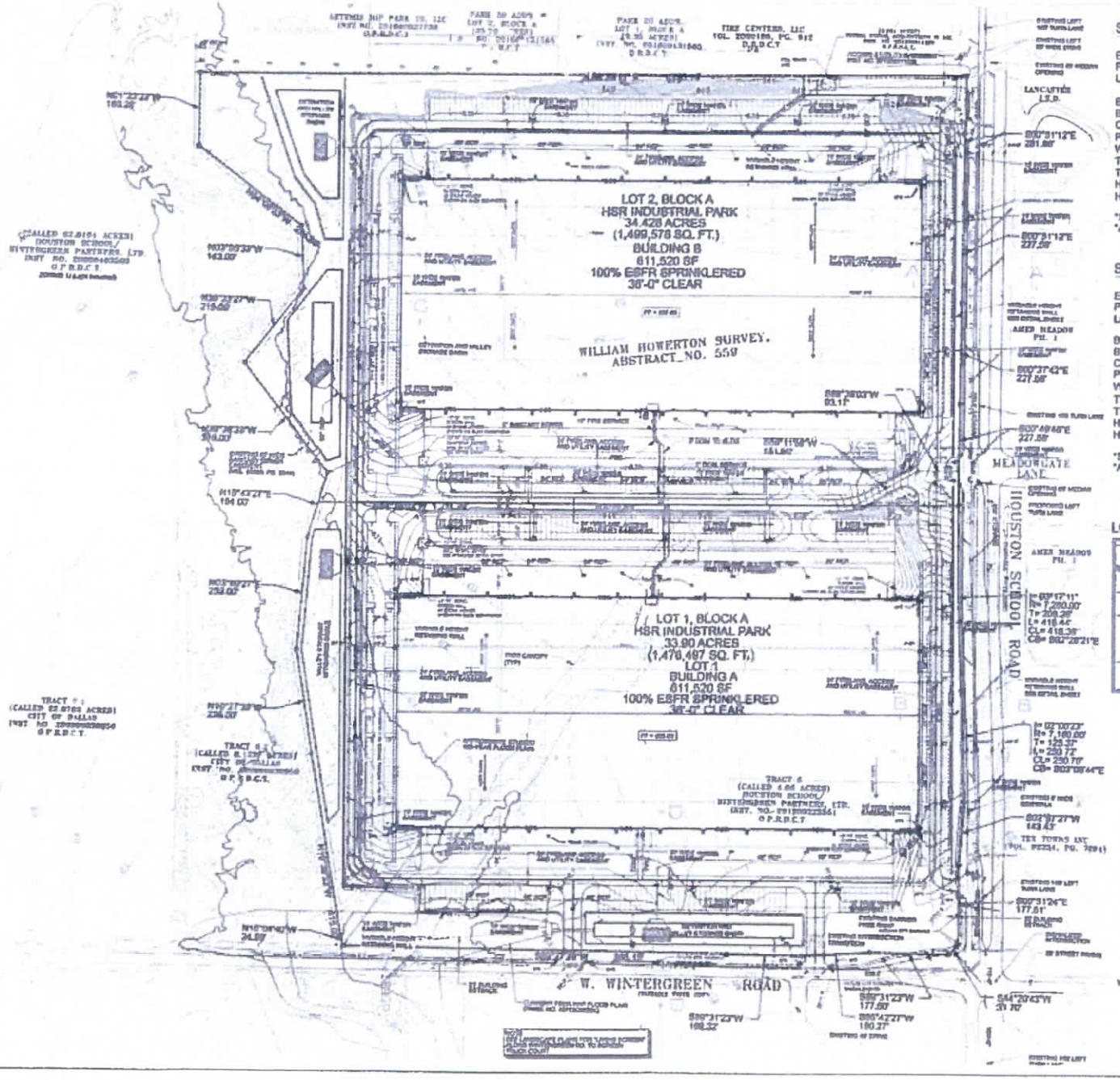
City Limits

Subject Property

0 165 330 660 Feet

City of Lancaster
2501 N Houston School Rd
Zoned LI (Light Industrial)

date: 03/28/2017



SITE DATA SUMMARY LOT 1

EXISTING ZONING	LI
PROPOSED USE (BLDG A)	S-1, B
LOT 1 AREA	1,476,497 SF
	33.9 AC.
BUILDING A AREA	611,520 SF
BUILDING A HEIGHT	40' (1-STORY)
COVERAGE	41.42%
PARKING REQUIRED	
WAREHOUSE PARKING (1/2000)	306
TOTAL REQUIRED	306
TOTAL PROVIDED	289
H/C SPACES REQUIRED	8
H/C SPACES PROVIDED	8

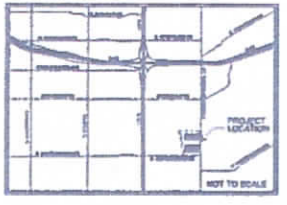
*SEE ATTACHED PARKING STUDY
*ALL PAVING TO BE CONCRETE

SITE DATA SUMMARY LOT 2

EXISTING ZONING	LI
PROPOSED USE (BLDG B)	S-1, B
LOT 2 AREA	1,499,578 SF
	34.428 AC.
BUILDING B AREA	611,520 SF
BUILDING B HEIGHT	40' (1-STORY)
COVERAGE	40.78%
PARKING REQUIRED	
WAREHOUSE PARKING (1/2000)	306
TOTAL REQUIRED	306
TOTAL PROVIDED	280
H/C SPACES REQUIRED	7
H/C SPACES PROVIDED	8

*SEE ATTACHED PARKING STUDY
*ALL PAVING TO BE CONCRETE

LOCATION MAP



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SITE PLAN

OF

HSR INDUSTRIAL PARK
LOT 2, BLOCK A

SITUATED IN THE
WILLIAM HOWERTON SURVEY, ABSTRACT NO. 559
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

PREPARED BY
PROSS DESIGN GROUP
5310 HARVEST HILL ROAD, SUITE 180
DALLAS, TEXAS 75230
CONTACT: MARK PROSS, AIA
TEL: 972-759-1400

CROW HOLDINGS CAPITAL
REAL ESTATE
LANCASTER, TEXAS

sheet
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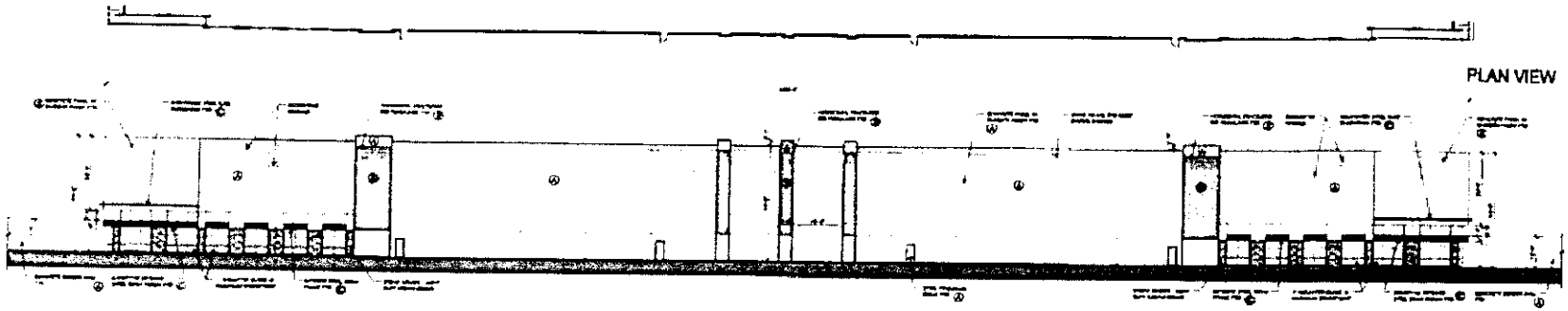
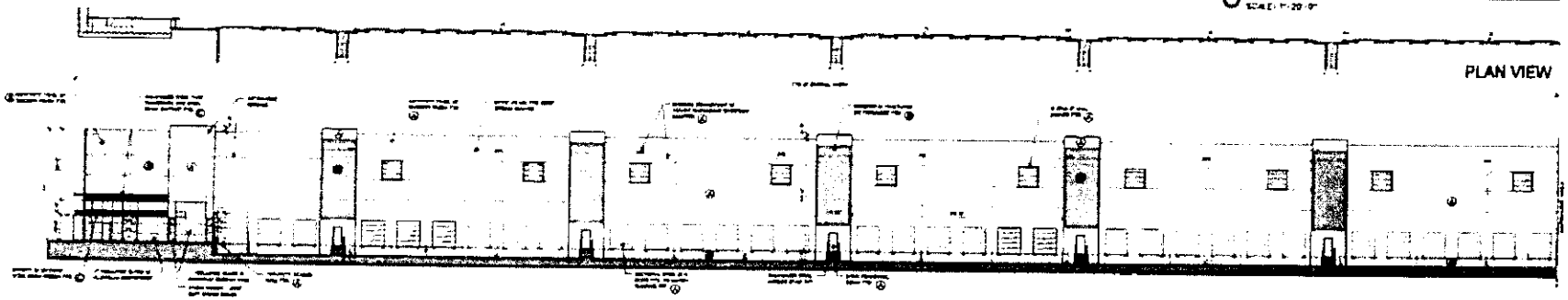
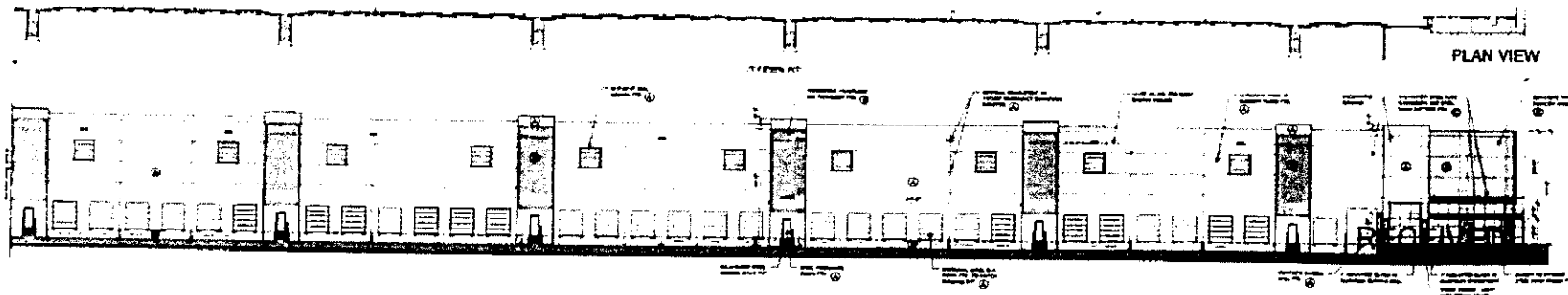


3 BUILDING A WEST ELEVATION
SCALE: 1"=20'-0"



2 BUILDING A PARTIAL SOUTH ELEVATION
SCALE: 1"=20'-0"



1 BUILDING A PARTIAL SOUTH ELEVATION
SCALE: 1"=20'-0"

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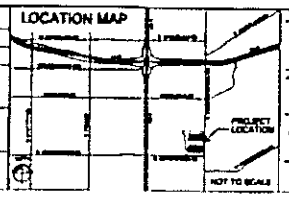
PAINT SCHEDULE		
	A	BABE PAINT COLOR - SW7694 BROWSBOUND
	B	ACCENT PAINT COLOR - SW7008 GRAY MATTERS
	C	SILVER - STEEL CANOPIES & SUNBCRETENS

MATERIAL CALCULATIONS: BUILDING A WEST ELEVATION		
TOTAL FACADE	34,323 SF	% OF FACADE
TOTAL MASONRY	32,848 SF	95.6%
TOTAL ACCENT MASONRY	2,606 SF	8.4%
STONE	880 SF	2.7%
FORMLINER	1,376 SF	5.7%
TOTAL NON-MASONRY	1,604 SF	2.4%
DOORS/WINDOWS/LOUVERS	1,475 SF	
STEEL CANOPIES/SUNBCRETENS	329 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	3,846 SF	15.8%

MATERIAL CALCULATIONS: BUILDING A SOUTH ELEVATION		
TOTAL FACADE	56,362 SF	% OF FACADE
TOTAL MASONRY	47,443 SF	84.1%
TOTAL ACCENT MASONRY	5,254 SF	9.3%
STONE	336 SF	0.6%
FORMLINER	4,918 SF	8.7%
TOTAL NON-MASONRY	8,920 SF	15.8%
DOORS/WINDOWS/LOUVERS	8,603 SF	
STEEL CANOPIES/SUNBCRETENS	317 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	14,192 SF	25.2%

LOCATION MAP



FACADE/ELEVATION PLAN
HSR INDUSTRIAL PARK
LOT 1 AND LOT 2, BLOCK A
8.4 ACRE TRACT
WILLIAM HOUSTON SURVEY, ABSTRACT NO. 588
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

PROBE DESIGN GROUP
8310 HARVEST HILL ROAD, SUITE 180
DALLAS, TEXAS 75230
CONTACT: MARK PROBE, AIA
TEL: 972-789-1400

CROW HOLDINGS CAPITAL
REAL ESTATE
LANCASTER, TEXAS

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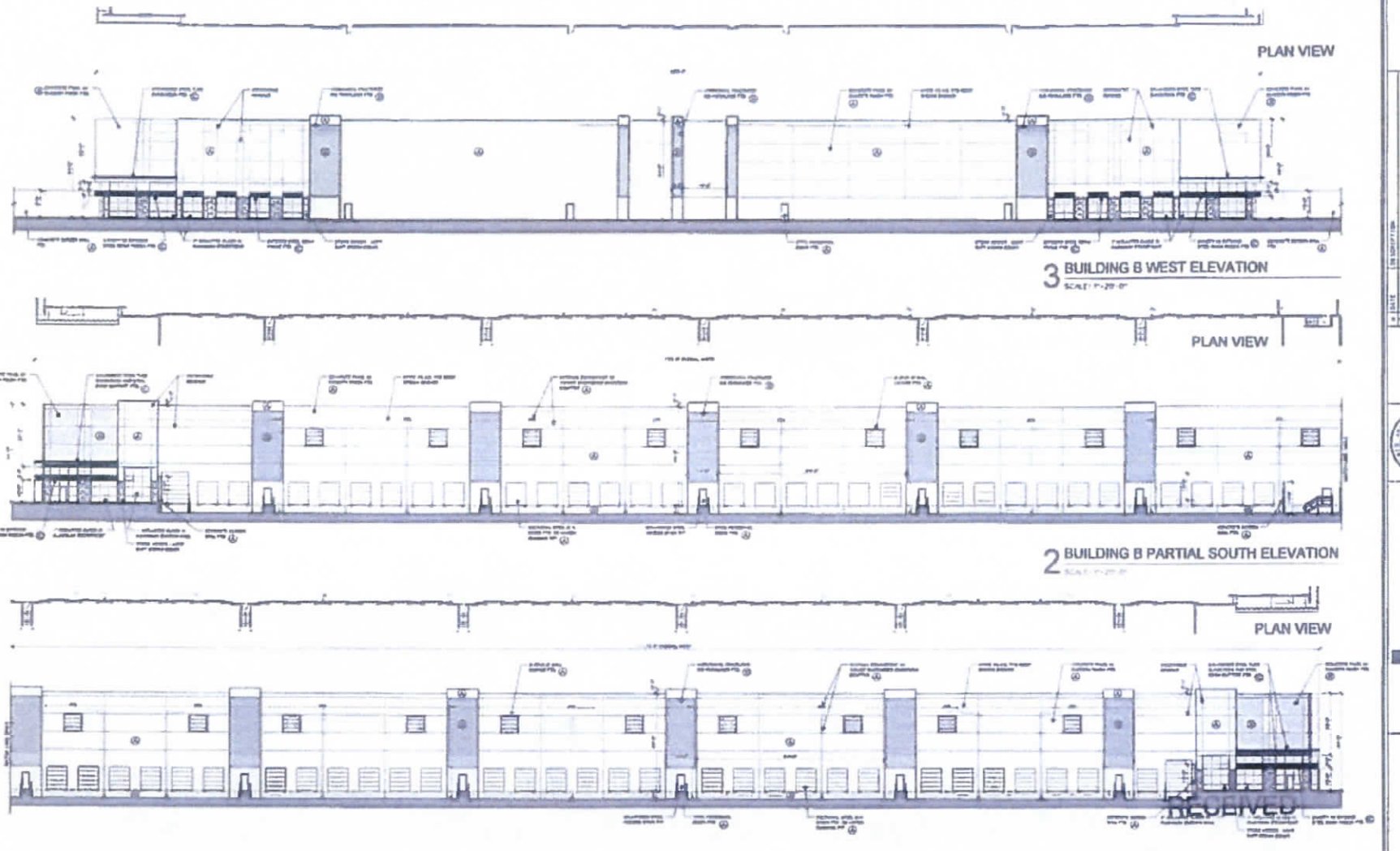

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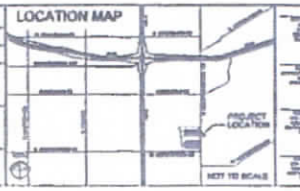
PAINT SCHEDULE	
A	BASE PAINT COLOR - SW 7004 SNOWBOUND
B	ACCENT PAINT COLOR - SW7069 IRON ORE
C	SILVER - STEEL CANOPIES & SUNSCREENS

MATERIAL CALCULATIONS: BUILDING B WEST ELEVATION		
TOTAL FACADE	34,333 SF	% OF FACADE
TOTAL MASONRY	23,916 SF	62.6%
TOTAL ACCENT MASONRY	2,089 SF	6.4%
STONE	850 SF	2.7%
FORMLINER	1,370 SF	5.7%
TOTAL NON-MASONRY	1,634 SF	7.4%
DOORS/WINDOWS/LOUVERS	1,475 SF	
STEEL CANOPIES/SUNSCREENS	159 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	3,843 SF	15.8%

MATERIAL CALCULATIONS: BUILDING B SOUTH ELEVATION		
TOTAL FACADE	58,362 SF	% OF FACADE
TOTAL MASONRY	47,891 SF	64.4%
TOTAL ACCENT MASONRY	5,254 SF	8.2%
STONE	326 SF	0.6%
FORMLINER	4,928 SF	8.7%
TOTAL NON-MASONRY	8,791 SF	15.6%
DOORS/WINDOWS/LOUVERS	8,474 SF	
STEEL CANOPIES/SUNSCREENS	317 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	14,046 SF	24.9%

LOCATION MAP



SITE PLAN / ELEVATION PLAN
OF
HSR INDUSTRIAL PARK
LOT 1 AND LOT 2, BLOCK A
69.4 ACRE TRACT
WILLIAM HOWERTON SURVEY, ABSTRACT NO. 559
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

PROSS DESIGN GROUP
5310 HARVEST HILL ROAD, SUITE 180
DALLAS, TEXAS 75230
CONTACT: MARK PROSS, AIA
TEL: 972-720-1400

#	DATE	DESCRIPTION
1	02/08/2017	FIRST SUBMITTAL
2	02/24/2017	SITE STANDARDS
3	03/07/2017	SITE STANDARDS

drawn
JE
CHECKED BY
MP
DATE
03/07/2017

pdg
pross design group, incorporated

CROW HOLDINGS CAPITAL
REAL ESTATE
LANCASTER, TEXAS

job no
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sheet
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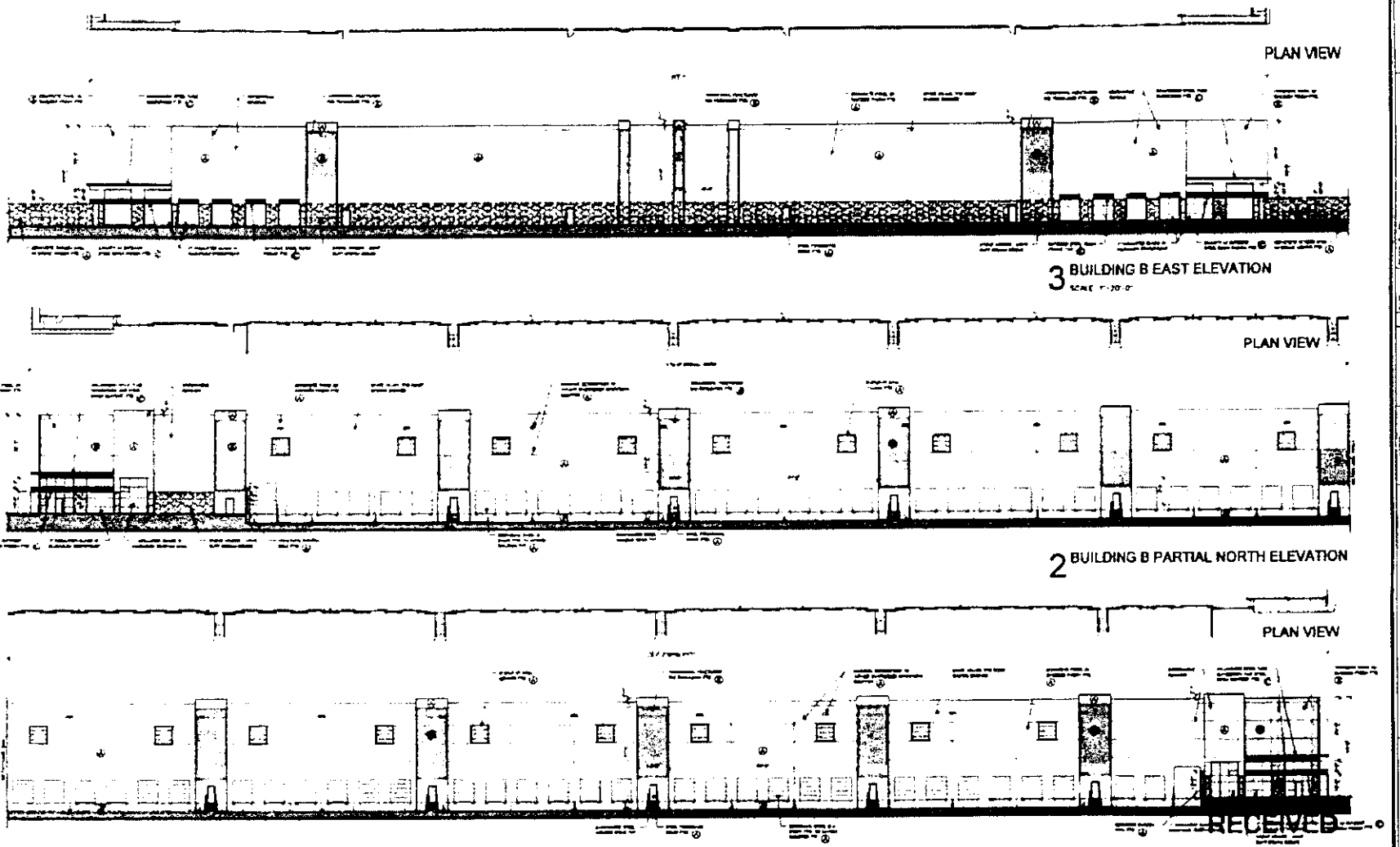

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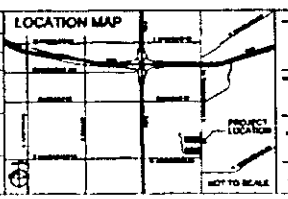
Planning Division

PAINT SCHEDULE	
Ⓐ	SAME PAINT COLOR - SW 7694 BROWSBOUND
Ⓑ	ACCENT PAINT COLOR - SWPDM GRAY MATTERS
Ⓒ	SILVER STEEL CANOPIES & BUNKORETHS

MATERIAL CALCULATIONS: BUILDING B EAST ELEVATION		
TOTAL FACADE	34,323 SF	% OF FACADE
TOTAL MASONRY	27,846 SF	80.9%
TOTAL ACCENT MASONRY	8,347 SF	24.7%
STONE	4,571 SF	20.8%
FORMLINER	1,379 SF	5.7%
TOTAL NON-MASONRY	1,884 SF	7.4%
DOORS/WINDOWS/LOUVERS	1,475 SF	
STEEL CANOPIES/BUNKORETHS	309 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	8,848 SF	33.1%

MATERIAL CALCULATIONS: BUILDING B NORTH ELEVATION		
TOTAL FACADE	36,382 SF	% OF FACADE
TOTAL MASONRY	47,622 SF	84.9%
TOTAL ACCENT MASONRY	5,834 SF	9.9%
STONE	666 SF	1.1%
FORMLINER	4,609 SF	8.7%
TOTAL NON-MASONRY	8,769 SF	16.6%
DOORS/WINDOWS/LOUVERS	8,443 SF	
STEEL CANOPIES/BUNKORETHS	717 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	14,394 SF	25.3%

LOCATION MAP



FACADE/ELEVATION PLAN
NEW INDUSTRIAL PARK
LOT 1 AND LOT 2, BLOCK A
68.4 ACRE TRACT
WILLIAM HOMERTON SURVEY, ABSTRACT NO. 699
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

PROSS DESIGN GROUP
5310 HARVEST HILL ROAD, SUITE 195
DALLAS, TEXAS 75230
CONTACT: MARK PROSS, AIA
TEL: 972-789-1400

CROW HOLDINGS CAPITAL
REAL ESTATE
LANCASTER, TEXAS

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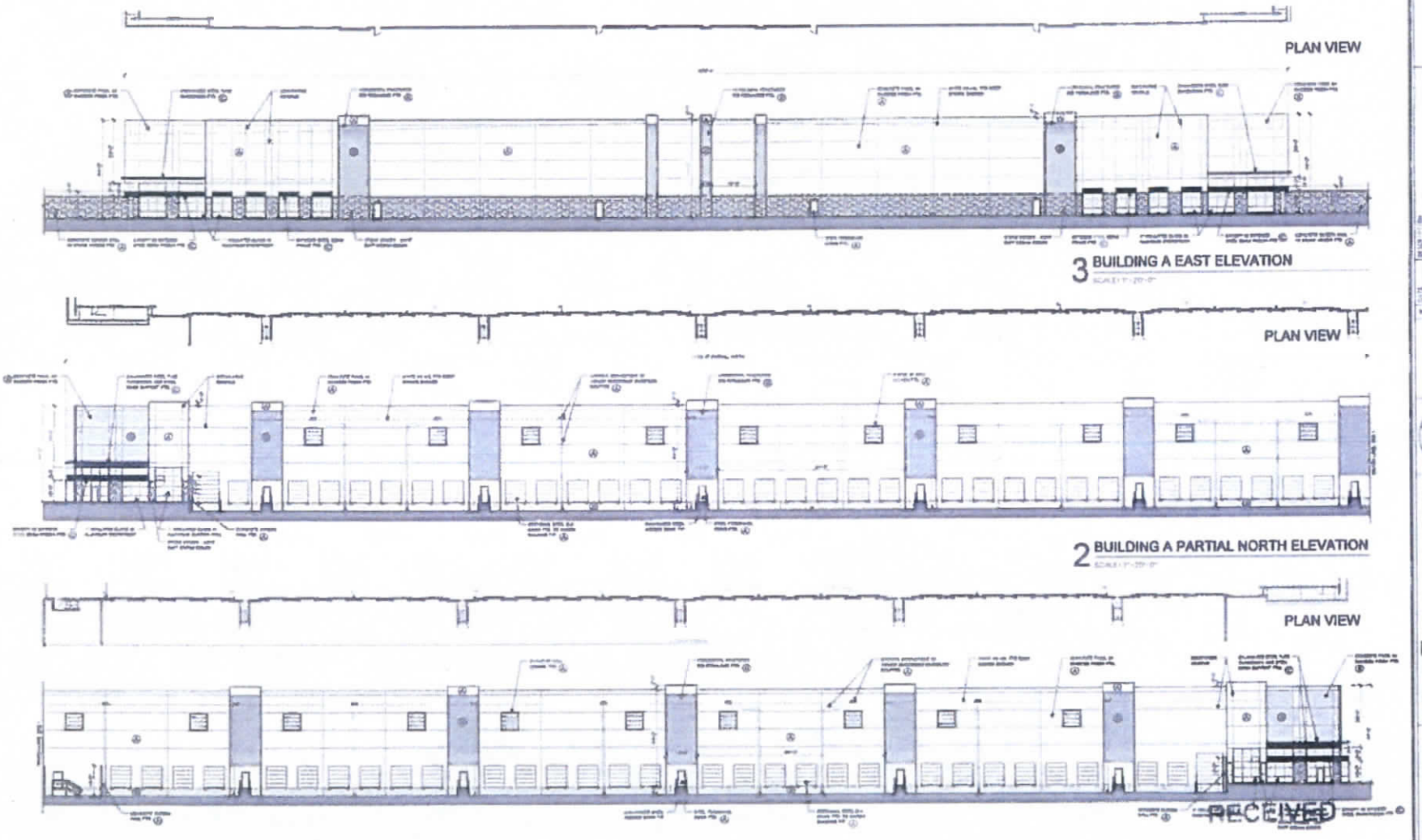

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MAR 27 2017

PAINT SCHEDULE	
A	BASE PAINT COLOR - SW 7034 BROWSBOUND
B	ACCENT PAINT COLOR - SW7015 GRAY MATTERS
C	SILVER STEEL CANOPIES & SUNSCREENS

MATERIAL CALCULATIONS: BUILDING A EAST ELEVATION		
TOTAL FACADE	34,322 SF	% OF FACADE
TOTAL MASONRY	22,616 SF	62.9%
TOTAL ACCENT MASONRY	8,347 SF	25.7%
STONE	4,871 SF	20.0%
FORMLINER	1,316 SF	5.7%
TOTAL NON-MASONRY	1,894 SF	7.4%
DOORS/WINDOWS/LOUVERS	1,475 SF	
STEEL CANOPIES/SUNSCREENS	323 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	8,046 SF	33.1%

MATERIAL CALCULATIONS: BUILDING A NORTH ELEVATION		
TOTAL FACADE	56,302 SF	% OF FACADE
TOTAL MASONRY	47,891 SF	84.4%
TOTAL ACCENT MASONRY	8,294 SF	8.3%
STONE	328 SF	0.6%
FORMLINER	4,823 SF	8.7%
TOTAL NON-MASONRY	5,701 SF	10.6%
DOORS/WINDOWS/LOUVERS	5,474 SF	
STEEL CANOPIES/SUNSCREENS	317 SF	
TOTAL ACCENT MASONRY + NON-MASONRY	14,046 SF	24.9%

LOCATION MAP

FACADE/ELEVATION PLAN

Planning Division

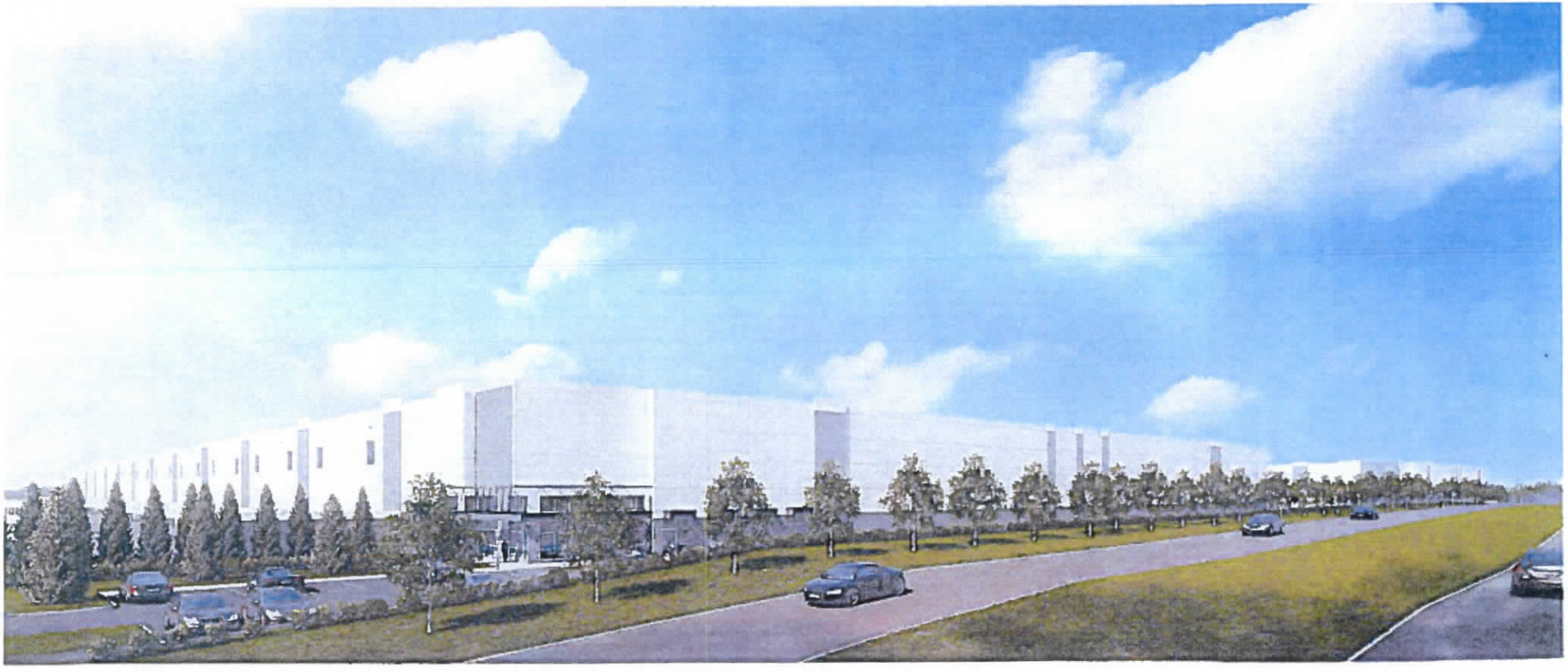
[illegible] PARK
LOT 1 AND LOT 2, BLOCK A
[illegible]
68.4 ACRE TRACT
WILLIAM HOMERSTON SURVEY, ABSTRACT NO. 589
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

PROSS DESIGN GROUP
5310 HARVEST HILL ROAD, SUITE 180
DALLAS, TEXAS 75230
CONTACT: MARK PROSS, AIA
TEL: 972-788-1400

CROW HOLDINGS CAPITAL
REAL ESTATE
LANCASTER, TEXAS

pdg
PROSS DESIGN GROUP, INCORPORATED
ARCHITECTURE, INTERIOR DESIGN, PLANNING

1003
A3.1



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Planning Division

RECEIVED

MAR 27 2017

Planning Division

7. M17-04 Discuss and consider a request for parking reduction and use of other accent materials in lieu of 20% stone requirement on street facing facades. The subject property is located on the northwest corner of Houston School Road and Wintergreen Road, of the Lancaster City Park, in the City of Lancaster, Dallas County, Texas.

Senior Planner Bester Munyaradzi read the staff report into the record. The parking reduction portion was removed from the request by the applicant.

A MOTION WAS MADE BY COMMISSIONER AGUILAR AND SECONDED BY COMMISSIONER HILL TO APPROVE M17-04 DISCUSS AND CONSIDER A REQUEST USE OF OTHER ACCENT MATERIALS IN LIEU OF 20% STONE REQUIREMENT ON STREET FACING FACADES. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HOUSTON SCHOOL ROAD AND WINTERGREEN ROAD, OF THE LANCASTER CITY PARK, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS.

AYES: EARLE, PROTHRO, HILL, JOHNSON
NAYS:

THE MOTION CARRIED 4 to 0.

LANCASTER CITY COUNCIL

Work Session **5.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community

Submitted by: Opal Mauldin-Jones, City Manager;

Fabrice Kabona, Assistant to the City Manager

Agenda Caption:

Discuss Ordinance 23-97, Chapter 4, Article 4.01, Section 4.01.10-12, of the Lancaster Code of Ordinance "dangerous dog".

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Marco Mejia requested that an item be placed on the agenda for the purpose of Council reviewing the ordinance and to consider amendments to the current ordinance to address "dangerous dogs".

Research Analysis

In preparation for this discussion, staff reviewed the City of Lancaster Code of Ordinance and the Texas Local Government Code. The Lancaster Code of Ordinance provides the following options in addressing dangerous animals:

Sec. 4.01.010 Confinement and restraint of dangerous or vicious animal

It shall be the duty of every citizen of the city who is the owner or possessor of a dangerous or vicious animal, who has knowledge of the likely dangerous or vicious propensities of an animal, to keep such animal muzzled, under confinement, under restraint or within a house or garage or upon a leash or chain strong enough to restrain such animal and prevent such animal from running loose or breaking loose. The city manager may at any time specify conditions for the maintenance of a dangerous or vicious animal within the city or may order the removal of such an animal as hereinafter required. (2002 Code, sec. 2.109)

Sec. 4.01.011 Destruction of vicious animal; order to remove animal from city

(a) Any vicious animal found running at large and endangering the safety of persons and property may be destroyed by the local health authority or any police officer or animal control officer in the interest of public safety if such danger is imminent and a real or apparent necessity exists to destroy such vicious animal.
(b) The local health authority may order any owner or person having care, custody or control of any vicious animal to take such animal permanently from the city. This order may be appealed in writing within five days of receipt of the order to the judge of the municipal court of the city. The judge of the municipal court may uphold, reverse or modify the order and may stipulate restrictions on the animal as a condition to allow the animal to remain in the city. If the judge of the municipal court upholds the order, the owner or person having care, control or custody shall not bring the animal back inside the city limits. If any animal subject of an appeal under this section has been placed in quarantine, such quarantine

shall continue until the appeal as provided herein has been exhausted.
(c) If the owner or person having care, custody or control of the vicious animal has failed to remove such animal as provided for in subsections (a) and (b) above, such animal may be impounded and humanely euthanized.
(d) The owner or person having care, custody or control of a vicious or wild animal must report the disposition and relocation of such animal to the local health authority, in writing, within ten days after the expiration date for removal of such animal from the city. Each day thereafter such information is not provided shall constitute a separate offense.
(e) The local health authority shall be authorized to obtain a search and seizure warrant if there is probable cause to believe that an animal ordered to be removed from the city for being vicious has not been so removed, or any other violation in which the Texas Code of Criminal Procedure authorizes issuance of search warrants.
(2002 Code, sec. 2.110)

Sec. 4.01.012 Notice of vicious or dangerous propensities of animal

Any person who has knowledge of any animal who is or demonstrates vicious or dangerous propensities may, upon application to the clerk of the city municipal court, cause written notice to be given by said clerk to the owner of such animal, such notice to be mailed to the owner by registered or certified mail, return receipt requested. A copy of such letter with the receipt showing delivery shall be prima facie evidence that the owner of such animal has notice of the vicious or dangerous propensity of such animal. The city manager may cause an investigation to be made of such complaint and may, under such circumstances as deemed appropriate, require the removal of any animal of a vicious or dangerous propensity from the city. (2002 Code, sec. 2.112)

The Texas Local Government Code provides further enforcement options not included in the Lancaster City ordinance pertaining to the owner of the dog involved in an unprovoked attack on another person that occurs at a location other than the owner's property and secure enclosure:

Sec. 822.005 "Attack by Dog", (excerpt below) it states that *an offense under this section is a felony of the third degree unless the attack causes death, in which event the offense is a felony of the second degree.*

Sec. 822.005. ATTACK BY DOG. (a) A person commits an offense if the person is the owner of a dog and the person:
(1) with criminal negligence, as defined by Section 6.03, Penal Code, fails to secure the dog and the dog makes an unprovoked attack on another person that occurs at a location other than the owner's real property or in or on the owner's motor vehicle or boat and that causes serious bodily injury, as defined by Section 1.07, Penal Code, or death to the other person; or
(2) knows the dog is a dangerous dog by learning in a manner described by Section 822.042(g) that the person is the owner of a dangerous dog, and the dangerous dog makes an unprovoked attack on another person that occurs at a location other than a secure enclosure in which the dog is restrained in accordance with Subchapter D and that causes serious bodily injury, as defined by Section 822.001, or death to the other person.
(b) An offense under this section is a felony of the third degree unless the attack causes death, in which event the offense is a felony of the second degree.
(c) If a person is found guilty of an offense under this section, the court may order the dog destroyed by a person listed in Section 822.004.
(d) A person who is subject to prosecution under this section and under any other law may be prosecuted under this section, the other law, or both.

The Texas Penal Code Chapter 12., states the following:

Sec. 12.33. SECOND DEGREE FELONY PUNISHMENT. (a) An individual adjudged guilty of a felony of the second degree shall be punished by imprisonment in the Texas Department of Criminal Justice for

any term of not more than 20 years or less than 2 years.
(b) In addition to imprisonment, an individual adjudged guilty of a felony of the second degree may be punished by a fine not to exceed $10,000.

Sec. 12.34. THIRD DEGREE FELONY PUNISHMENT. (a) An individual adjudged guilty of a felony of the third degree shall be punished by imprisonment in the Texas Department of Criminal Justice for any term of not more than 10 years or less than 2 years.
(b) In addition to imprisonment, an individual adjudged guilty of a felony of the third degree may be punished by a fine not to exceed $10,000.

This item is for Council to discussion and direction at the request of Councilmember Marco Mejia.

Attachments

Ordinance 23-97

Section 4.01.10-12

Local Government Code Sec. 822.005

Penal Code - Chapter 12, Sec. 12.33-34

ORDINANCE NO. 23-97

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS AMENDING THE LANCASTER CODE OF ORDINANCES BY CHANGING THE DEFINITION OF DOG AT LARGE AND DANGEROUS DOG, ADDING A DEFINITION FOR VICIOUS ANIMAL, AMENDING SECTION 2.110 TO ALLOW THE MUNICIPAL JUDGE TO ORDER REMOVAL OF A VICIOUS ANIMAL; PROVIDING PENALTIES FOR VIOLATIONS OF SUCH ORDERS; AMENDING SECTION 2.207 TO CHANGE THE DEFINITION OF RUNNING AT LARGE IN THE FRONT YARD OF THE OWNER'S PROPERTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED ($500.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That Section 2.106, of the Code of Ordinances of the City of Lancaster, Texas shall be amended to read as follows:

"Section 2.106 Definitions Used in Chapter

. . . .

Dog at large shall mean not completely confined by a building, wall or fence of sufficient strength or construction to restrain the animal, except when such animal is either on a leash or held in the hands of the owner or keeper, or under direct supervision of the owner within the limits of the owner's private property. An animal within an automobile or other vehicle shall not be deemed running at large.

. . . ."

SECTION 2: That Section 2.106, of the Code of Ordinances of the City of Lancaster, Texas shall be amended to add a definition for vicious animal, to read as follows:

"....

Vicious animal shall mean any individual animal that has on two previous occasions without provocation attacked or bitten any person or other animal, or other individual animal which the local health authority or his representative has reason to believe has a dangerous disposition likely to be harmful to humans or other animals.
...."

SECTION 3. That Section 2.1110, of the Code of Ordinances of the City of Lancaster, Texas shall be amended to read as follows:

"Section 2.110 Complaint as to Vicious Animal

A. Any vicious animal found running at large and endangering the safety of persons and property may be destroyed by the local health authority, or any police officer or animal control officer in the interest of public safety if such danger is imminent and a real or apparent necessity exists to destroy such vicious animal.

B. The local health authority may order any owner or person having care, custody or control of any vicious animal to take such animal permanently from the City. This order may be appealed in writing within five days of receipt of the order to the judge of the municipal court of the City of Lancaster. The judge of the municipal court may uphold, reverse or modify the order and may stipulate restrictions on the animal as a condition to allow the animal to remain in the City. If the judge of the municipal court upholds the order, the owner or person having care, control or custody shall not bring the animal back inside the City limits. If any animal, subject of an appeal under this section, has been placed in quarantine, such quarantine shall continue until the appeal, as provided herein, has been exhausted.

C. If the owner or person having care, custody or control of the vicious animal has failed to remove such animal as provided for in A and B above, such animal may be impounded and humanely euthanized.

D. The owner or person having care, custody or control of a vicious or wild animal must report the disposition and relocation of such animal to the local health authority in writing, within ten days after the expiration date for removal of such animal from the City. Each day thereafter such information is not provided shall constitute a separate offense.

E. The local health authority shall be authorized to obtain a search and seizure warrant if there is probable cause to believe that an animal ordered to be removed from the City for being vicious has not been so removed, or any other violation in which the Texas Code of Criminal Procedure authorizes issuance of search warrants."

SECTION 4. That Section 2.207, of the Code of Ordinances of the City of Lancaster, Texas shall be amended to read as follows:

"Section 2.207 Running at Large Prohibited

(a) It shall be unlawful for the owner or person who possesses, keeps or harbors any dog or other animal other than a cat, to fail to keep such dog or animal from running at large, as defined herein, within the corporate limits of the City.

(b) The local health authorities are authorized to impound such animals running at large."

SECTION 5. That Section 2.601, of the Code of Ordinances of the City of Lancaster, Texas shall be amended to read as follows:

"Section 2.601 Dangerous Dog Defined

. . . .

(2) Commits Unprovoked Acts in a Place other than an enclosure in which the dog was being kept and that was reasonably certain to prevent the dog from leaving the enclosure on its own and those acts caused a person to reasonably believe that the dog will attach and cause bodily injury to that person."

SECTION 6. All ordinances of the City of Lancaster in conflict with the provisions of this ordinance or the Code of Ordinances, as amended hereby, are hereby repealed, and all other ordinances of the city not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 7. If any article, paragraph, subdivision, clause or provision of this ordinance or the Code of Ordinances, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, or of the Code of Ordinances, as amended hereby, other than the part so declared to be invalid or unconstitutional.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Lancaster, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Five Hundred ($500.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this ordinance shall take effect immediately from and after its passage, and it is so ordained.

DULY PASSED by the City Council of the City of Lancaster, Texas, on the 8th day of September, 1997.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(BAS/sb 08-27-97)

http://z2codes.franklinlegal.net/franklin/Z2Browser2.html?showset=lancasterset

Sec. 4.01.010 Confinement and restraint of dangerous or vicious animal

It shall be the duty of every citizen of the city who is the owner or possessor of a dangerous or vicious animal, who has knowledge of the likely dangerous or vicious propensities of an animal, to keep such animal muzzled, under confinement, under restraint or within a house or garage or upon a leash or chain strong enough to restrain such animal and prevent such animal from running loose or breaking loose. The city manager may at any time specify conditions for the maintenance of a dangerous or vicious animal within the city or may order the removal of such an animal as hereinafter required. (2002 Code, sec. 2.109)

Sec. 4.01.011 Destruction of vicious animal; order to remove animal from city

(a) Any vicious animal found running at large and endangering the safety of persons and property may be destroyed by the local health authority or any police officer or animal control officer in the interest of public safety if such danger is imminent and a real or apparent necessity exists to destroy such vicious animal.

(b) The local health authority may order any owner or person having care, custody or control of any vicious animal to take such animal permanently from the city. This order may be appealed in writing within five days of receipt of the order to the judge of the municipal court of the city. The judge of the municipal court may uphold, reverse or modify the order and may stipulate restrictions on the animal as a condition to allow the animal to remain in the city. If the judge of the municipal court upholds the order, the owner or person having care, control or custody shall not bring the animal back inside the city limits. If any animal subject of an appeal under this section has been placed in quarantine, such quarantine shall continue until the appeal as provided herein has been exhausted.

(c) If the owner or person having care, custody or control of the vicious animal has failed to remove such animal as provided for in subsections (a) and (b) above, such animal may be impounded and humanely euthanized.

(d) The owner or person having care, custody or control of a vicious or wild animal must report the disposition and relocation of such animal to the local health authority, in writing, within ten days after the expiration date for removal of such animal from the city. Each day thereafter such information is not provided shall constitute a separate offense.

(e) The local health authority shall be authorized to obtain a search and seizure warrant if there is probable cause to believe that an animal ordered to be removed from the city for being vicious has not been so removed, or any other violation in which the Texas Code of Criminal Procedure authorizes issuance of search warrants.

(2002 Code, sec. 2.110)

Sec. 4.01.012 Notice of vicious or dangerous propensities of animal

Any person who has knowledge of any animal who is or demonstrates vicious or dangerous propensities may, upon application to the clerk of the city municipal court, cause written notice to be given by said clerk to the owner of such animal, such notice to be mailed to the owner by registered or certified mail, return receipt requested. A copy of such letter with the receipt showing delivery shall be prima facie evidence that the owner of such animal has notice of the vicious or dangerous propensity of such animal. The city manager may cause an investigation to be made of such complaint and may, under such circumstances as deemed appropriate, require the removal of any animal of a vicious or dangerous propensity from the city. (2002 Code, sec. 2.112)

http://www.statutes.legis.state.tx.us/StatutesByDate.aspx?code=HS&level=SE&value=822.047&date=2/24/2015

Health and Safety Code 822.005 on 2/24/2015

Sec. 822.005. ATTACK BY DOG. (a) A person commits an offense if the person is the owner of a dog and the person:

(1) with criminal negligence, as defined by Section 6.03, Penal Code, fails to secure the dog and the dog makes an unprovoked attack on another person that occurs at a location other than the owner's real property or in or on the owner's motor vehicle or boat and that causes serious bodily injury, as defined by Section 1.07, Penal Code, or death to the other person; or

(2) knows the dog is a dangerous dog by learning in a manner described by Section 822.042(g) that the person is the owner of a dangerous dog, and the dangerous dog makes an unprovoked attack on another person that occurs at a location other than a secure enclosure in which the dog is restrained in accordance with Subchapter D and that causes serious bodily injury, as defined by Section 822.001, or death to the other person.

(b) An offense under this section is a felony of the third degree unless the attack causes death, in which event the offense is a felony of the second degree.

(c) If a person is found guilty of an offense under this section, the court may order the dog destroyed by a person listed in Section 822.004.

(d) A person who is subject to prosecution under this section and under any other law may be prosecuted under this section, the other law, or both.

Acts 1989, 71st Leg., ch. 678, Sec. 1, eff. Sept. 1, 1989. Renumbered from Health & Safety Code Sec. 822.004 and amended by Acts 1997, 75th Leg., ch. 99, Sec. 1, eff. Sept. 1, 1997.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 669 (H.B. 1355), Sec. 5, eff. September 1, 2007.

http://www.statutes.legis.state.tx.us/Docs/PE/htm/PE.12.htm#12.33

Sec. 12.33. SECOND DEGREE FELONY PUNISHMENT. (a) An individual adjudged guilty of a felony of the second degree shall be punished by imprisonment in the Texas Department of Criminal Justice for any term of not more than 20 years or less than 2 years.

(b) In addition to imprisonment, an individual adjudged guilty of a felony of the second degree may be punished by a fine not to exceed $10,000.

Acts 1973, 63rd Leg., p. 883, ch. 399, Sec. 1, eff. Jan. 1, 1974.
Renumbered from Penal Code Sec. 12.32 by Acts 1973, 63rd Leg., p. 1124, ch. 426, art. 2, Sec. 2, eff. Jan. 1, 1974. Amended by Acts 1993, 73rd Leg., ch. 900, Sec. 1.01, eff. Sept. 1, 1994.
Amended by:

Acts 2009, 81st Leg., R.S., Ch. 87 (S.B. 1969), Sec. 25.147, eff. September 1, 2009.

Sec. 12.34. THIRD DEGREE FELONY PUNISHMENT. (a) An individual adjudged guilty of a felony of the third degree shall be punished by imprisonment in the Texas Department of Criminal Justice for any term of not more than 10 years or less than 2 years.

(b) In addition to imprisonment, an individual adjudged guilty of a felony of the third degree may be punished by a fine not to exceed $10,000.

Acts 1973, 63rd Leg., p. 883, ch. 399, Sec. 1, eff. Jan. 1, 1974.
Renumbered from Penal Code Sec. 12.33 by Acts 1973, 63rd Leg., p. 1124, ch. 426, art. 2, Sec. 2, eff. Jan. 1,1974. Amended by Acts 1989, 71st Leg., ch. 785, Sec. 4.01, eff. Sept. 1, 1989; Acts 1990, 71st Leg., 6th C.S., ch. 25, Sec. 7, eff. June 18, 1990; Acts 1993, 73rd Leg., ch. 900, Sec. 1.01, eff. Sept. 1, 1994.
Amended by:

Acts 2009, 81st Leg., R.S., Ch. 87 (S.B. 1969), Sec. 25.148, eff. September 1, 2009.

LANCASTER CITY COUNCIL

Work Session **6.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss the background research tracking the changes of Beltline Road from a state highway maintained by the Texas Department of Transportation (TxDOT) to a City of Lancaster roadway and discuss options to improve reconstruction of the segment from Bluegrove Road and State Highway 342 (Dallas Avenue).

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Carol Strain-Burk requested that an item be included on the agenda for the purpose of Council receiving an update on all of the background research tracking the changes of Beltline Road being a State Highway maintained by the Texas Department of Transportation (TxDOT) to a City of Lancaster roadway.

In June 1988, the City of Lancaster entered into an agreement with the State Department of Highways and Public Transportation via minute order number 87562 for the rights-of-way acquisition, utility adjustments and relocation and construction of Beltline Road from Interstate Highway 35 to Bluegrove Road for a cost estimate of $5,004,000.

The City of Lancaster agreed to main the roadway, regulate traffic and prevent encroachment on the rights-of-way. The project was completed in 2006.

During the fiscal year of 2017, budget preparation, staff proposed evaluation of Beltline Road from Bluegrove to State Highway 342. At this time staff is in the planning phase of the project. We will coordinate with an engineering firm to evaluate the roadway and propose a design for reconstruction.

Staff is unable to provide a cost-estimate for the repair as we are early in the process.

Attachments

Minute Order# 87562

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

DALLAS County MINUTE ORDER

District No. DALLAS (18)

WHEREAS, in DALLAS COUNTY in the City of Lancaster on BELTLINE ROAD from Interstate Highway 35E to Blue Grove Road, a distance of approximately 2.1 miles, a project is required; and

WHEREAS, this project qualifies for the 1988-92 Urban System /Principal Arterial Street System Program (Major Urbanized Areas) approved this date by State Highway and Public Transportation Commission action;

NOW, THEREFORE, IT IS ORDERED that the Engineer-Director is hereby directed to tender the following proposal to Dallas County and the City of Lancaster:

Provided Dallas County and the City of Lancaster will:

1. Provide fifty percent of the cost of right of way clear of obstructions and free of cost to the State with acquisition procedures to be in accordance with policies of the State Department of Highways and Public Transportation and with applicable Federal and State laws governing the acquisition policies for acquiring real property.

2. Provide fifty percent of the cost of eligible utility adjustments as may be required in accordance with policies of the State Department of Highways and Public Transportation.

3. Upon completion of the construction of this project, maintain that portion of the work which is its responsibility in accordance with Federal and State requirements, and agree to regulate traffic and prevent encroachment on the right of way, all in accordance with governing policies and regulations of the State Department of Highways and Public Transportation.

The State Department of Highways and Public Transportation will:

1. Provide fifty percent of the cost of right of way clear of obstructions with acquisition procedures to be in accordance with policies of the State Department of Highways and Public Transportation and with applicable Federal and State laws governing the acquisition policies for acquiring real property.

2. Provide fifty percent of the cost of eligible utility adjustments as may be required in accordance with policies of the State Department of Highways and Public Transportation.

3. Provide relocation assistance as may be determined to be eligible under the Relocation Assistance Program.

4. Provide for construction.

5. Maintain that portion of the work which is its responsibility in accordance with present maintenance agreements.

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

DALLAS County MINUTE ORDER

District No. DALLAS (18)

Upon acceptance of the provisions of this Order by Dallas County and the City of Lancaster, IT IS FURTHER ORDERED that Beltline Road from Interstate Highway 35E to Blue Grove Road be and is hereby designated a PRINCIPAL ARTERIAL STREET; and

IT IS FURTHER ORDERED that the Engineer-Director is hereby authorized to proceed in the most feasible and economical manner with project development to include any necessary agreements, right of way acquisition, utility adjustments, relocation assistance and construction at an estimated cost of $5,004,000 to the State which will be funded from the 1988-92 Urban System/Principal Arterial Street System Program (Major Urbanized Areas).

This Order shall become operative upon acceptance by Dallas County and the City of Lancaster; and if not accepted within 120 days of the date hereof, the action herein contained shall be automatically canceled.

Submitted by Sharon Little
(Title) Administrative Assistant

Examined and recommended by: Roger W. Welsch
Deputy Director

Approved R E Stotzer, Jr.
Engineer-Director

Minute Number 87562

Date Passed JUN 23 88

LANCASTER CITY COUNCIL

Work Session **7.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Opal Mauldin-Jones, City Manager; Jim Brewer, Public Works Director

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Agenda Caption:

Discuss and receive a presentation regarding the various levels and types of road repair and comparison of longevity of each process.

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Carol Strain-Burk requested that an item be placed on the agenda for the purpose of Council receiving an update of the road maintenance and repair process.

Our Public Works department will make a presentation regarding road repair.

LANCASTER CITY COUNCIL

Work Session **8.**

Meeting Date: 10/16/2017

Policy Statement: This request supports the City Council 2017-2018 Policy Agenda

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

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss and receive an update regarding the City Council Request for Proposals (RFP) 2017-77 for Strategic Planning Services.

Background:

As prescribed in the City Council rules and procedures as amended September 2016, Section D. City Council Agenda Process, Subsection 1.b., City Council requested that an item be placed on the agenda for the purpose of Council discussing the Request for Proposals process for Strategic Planning Services.

At the conclusion of the 2017 City Council Strategic Planning Session held on Monday, July 17, 2017 Mayor Pro Tem Clyde Hairston and Deputy Mayor Pro Tem Nina Morris requested to review and discuss the facilitator contract for the City Council annual Strategic Planning Session.

Council requested that staff prepare an RFP for review and consideration.

A memo was provided to Council on Tuesday, July 25, 2017 advising of the process and providing Council an opportunity to provide feedback prior to the advertising. Staff received no feedback.

The City Council Request for Proposals (RFP) for Strategic Planning Services RFP 2017-77 was advertised on August 10, 13, 17, 20, 24 and 27, 2017. The information also appeared in the City Official Publication of Record, Focus Daily News. The RFP closed on Thursday, September 28, 2017.

There were a total of 36 firms that reviewed the proposal; however, only one firm submitted a proposal. The Novak Consulting Group was the firm that submitted a proposal.

Options/Alternatives:

1. Council may review the proposal, and interview the respondent and make a final decision.
2. Council may reject all proposals and provide direction to staff.

The purpose of this item is to seek direction from Council.

Attachments

My Profile Help Log Off
Welcome ad39891
Workgroup: Purchasing

Home | Bids | Contracts | Suppliers | Admin

Sealed Status

Return | Award Lines | Award Suppliers | No Award Event | Copy | Cancel | Documents | Extract | Reassign | History

Bid Number 2017-77 (Strategic Planning Services - City Council)
Close Date & Time 9/28/2017 03:00:00 PM (CT)
Bid Duration 27 days 2 hours 56 minutes 41 seconds

Award Details | Responses | Manual Responses | Event Details | Messages | Invitations (193) | Participation
Activities (4) | Attachments (6) | Attributes (34) | Line Items (1) | Notes

Respondents

Supplier Name	Classifications	Response	Lines	Submission Date
		All		
All Clear Emergency Management Group		Viewed	(0)	
Berger Engineering Company		Unsubmitted	(0)	
BidPrime		Viewed	(0)	
Bronner Group LLC	WBE,DBE	Viewed	(0)	
CDW-G	DIR,TCP,TIP	Viewed	(0)	
Chris Hartung Consulting, LLC		Viewed	(0)	
Chris Howell Communications, LLC		Viewed	(0)	
C-N-T Redi Mix, LLC		No Bid	(0)	9/27/2017 12:08 PM (CT)
CPS HR Consulting (Cooperative Personnel Services)	TCP	Viewed	(0)	
DataCom Design Group	DIR	Viewed	(0)	
ENTRAM CORP		Viewed	(0)	
Farnsworth Group, Inc.		Viewed	(0)	
Hampton Golf, Inc.	MBE	Viewed	(0)	
IAMJ Enterprises Inc		Viewed	(0)	
Imperial Services		Viewed	(0)	
IMS		Viewed	(0)	
JDGray Group LLC		Viewed	(0)	
JW Counseling, Coaching and Consulting Services (Julie A. Williams DBA JW Counseling, Coaching and Consulting Services)		Viewed	(0)	
Kimley-Horn and Associates, Inc.		Viewed	(0)	
Managing Results, LLC		Viewed	(0)	

1 2 — 36 items in 2 pages

Note: To view/manage a supplier's response or audit history, click the row or spy glass. Click the supplier's name to view their profile.

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Welcome ad39891
Workgroup: Purchasing

Home | Bids | Contracts | Suppliers | Admin

Sealed Status

Return | Award Lines | Award Suppliers | No Award Event | Copy | Cancel | Documents | Extract | Reassign | History

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Activities (4) | Attachments (6) | Attributes (34) | Line Items (1) | Notes

Respondents

Supplier Name	Classifications	Response	Lines	Submission Date
		A		
Matrix Consulting Group, LTD		Viewed	(0)	
Maulana Dotch Inc	MBE	Viewed	(0)	
McClure Consulting		Viewed	(0)	
MGT of America		Viewed	(0)	
Moss Adams LLP		Viewed	(0)	
Onvia		Viewed	(0)	
P3 Partners		Viewed	(0)	
Raftelis Financial Consultants, Inc.		Viewed	(0)	
Sawyers Construction, Inc.		Viewed	(0)	
Seven Outsource		Viewed	(0)	
Sirius Golf Advisors, LLC		Viewed	(0)	
The Novak Consulting Group	WBE	Submitted	(1)	9/25/2017 10:51 AM (CT)
Touchstone Golf		Viewed	(0)	
True North Consulting Group, LLC.		Viewed	(0)	
Whitmore Construction	MBE	Viewed	(0)	
Wier & Associates, Inc.		Viewed	(0)	

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36 Items in 2 pages

Note: To view/manage a supplier's response or audit history, click the row or spy glass. Click the supplier's name to view their profile.