



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

Tuesday, April 7, 2020 - 7:00 PM



IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency, and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.

**However, the meeting will be broadcast live via video at the following address:
[<http://www.lancaster-tx.com; agenda and minutes; watch meetings; specialty>].**

Public comments will be taken during the Public Testimony and Public Hearing items, respectively, and may made by filling out a citizen comment form prior to 5:00 p.m., and calling the following telephone number: [(877) 309-2073 access code 949-725-613].

CALL TO ORDER

PUBLIC TESTIMONY:

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

CONSENT AGENDA:

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

1. Consider approval of minutes from the Open Meetings Act Joint Special Meeting held on March 2, 2020 and the Planning and Zoning Commission Regular Meeting held on March 3, 2020.

ACTION:

2. PS20-07 Discuss and consider a preliminary plat approval for Midpoint Logistics Center Lots 1-5 Block B being 94.467 acres of land located on the northwest corner of North Dallas Avenue and Telephone Road. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.
3. PS20-08 Discuss and consider a Preliminary Plat for Boardwalk Phase 3A and 3B, being 174 residential lots on approximately 59.422 acres located north of Swift Fox Drive, approximately 320 feet east of Ames Road and directly west of Dizzy Dean Drive. The property is described as a tract of land that is a part of the Jonathon L. Sampson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.

4. PS20-09 Discuss and consider a preliminary plat for Oakmont 20/35 being 41.653 acres located at the southeast corner of North Longhorn Drive and West Drive and addressed as 2900 West Drive, a tract of land out of the William Howerton Survey, Abstract No. 559 in the City of Lancaster, Dallas County, Texas.
5. Discuss and consider appointment of one (1) regular member to the City of Lancaster Historic Landmark Preservation Committee (HLPC).

PUBLIC HEARING:

6. Z20-01 Conduct a Public Hearing and consider a Specific Use Permit (SUP) request for a gas station with eight (8) fuel dispensers and a self-service carwash; an exception for four (4) semi-truck fueling canopies; fuel dispensing facilities; fast food restaurant and convenience store to be located within 150 feet of a residential district at the southwest corner of West Wintergreen Road and North Houston School Road. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.
7. Z20-04 Conduct a public hearing and consider an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

ADJOURNMENT

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

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities 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.

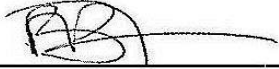
CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

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 April 3, 2020 @ 7:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



**Bester Munyaradzi,
Board Liaison**

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

1.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Consider approval of minutes from the Open Meetings Act Joint Special Meeting held on March 2, 2020 and the Planning and Zoning Commission Regular Meeting held on March 3, 2020.

Background:

Attached for your review and consideration are minutes from the:

1. Open Meetings Act Joint Special Meeting held on March 2, 2020.
2. Planning and Zoning Commission Regular Meeting held on March 3, 2020.

Attachments

March 2, 2020 Draft Minutes

March 3, 2020 Draft Minutes

MINUTES

PLANNING & ZONING COMMISSION JOINT SPECIAL MEETING OF MARCH 2, 2020

The Planning & Zoning Commission of the City of Lancaster, Texas, met in a called Joint Special Session in the Lancaster Recreation Center, 1700 Veterans Memorial Parkway on March 2, 2020 at 6:30 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar
Temika Whitfield
Angela Murphy, Alternate

Commissioners Absent:

Lawrence Prothro
Ernest Casey

City Staff Present:

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Assistant City Manager
Carey Neal, Assistant to the City Manager
Dori Lee, Director of Human Resources
Sean Johnson, Director of Quality of Life and Cultural Services
Jermaine Sapp, Equipment Services & Facilities Director
Shane Shepard, Director of Economic Development
Sam Urbanski, Police Chief
Jason Boulton, Assistant Police Chief
Charley Miller, Assistant Police chief
Kenneth Johnson, Fire Chief
Chris Youngman, Assistant Fire Chief
DeeDee Hillary, EMS Chief
Shannin Phillips, Administrative Secretary (Fire Chief)
Shawn Gary, Fire Marshal
Melina Villanueva, Administrative Secretary (Fire Marshal)
Kim Hall, Finance Director
Kellen Benbrook, Airport Manager
Kaylon Jackson, Recreation Supervisor
Kenne Johnson, Administrative Secretary (Quality of Life & Cultural Services)
Bester Munyaradzi, Senior Planner
John Melton, Library Manager
Cheryl Womble, Administrative & Community Relations Supervisor
Deborah Bunton, Administrative Secretary (City Manager's Office)
Jerry Rand, City Marshal
Ron Gleaves, I.T. Manager
David T. Ritter, City Attorney
Cynthia Smith, Deputy City Secretary
Sorangel O. Arenas, City Secretary

Call to Order:

Commissioner Aguilar called the meeting to order at 6:47 p.m. on March 2, 2020.

1. Welcome.

Mayor Hairston welcomed all Boards, Commissions, and Committees to the training.

2. State mandated Texas Open Meetings Act Training conducted by Brown & Hofmeister, L.L.P
City Attorney Ritter led the training.

3. Receive an update on City projects from City Manager.
City Manager Mauldin-Jones provided an update.

MOTION: Commissioner Whitfield made a motion, seconded by Commissioner Murphy, to adjourn. The vote was cast 3 for, 0 against. [Casey and Prothro absent]

The meeting was adjourned at 7:56 p.m.

ATTEST:

APPROVED:

Bester Munyaradzi, Board Secretary

Acting Chair

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF MARCH 3, 2020

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on March 3, 2020, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Acting Chair
Lawrence Prothro
Tamika Whitfield
Ernest Casey
Angela Murhpy, Alternate

Commissioners Absent:

Ty G. Jones, Vice-Chair

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner

Call to order:

Acting Chair, Aguilar called the meeting to order at 7:00 p.m. on March 3, 2020.

Public Testimony:

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

Dee Hinkle was a pre-registered citizen before the call to order to speak on item 5.

CONSENT AGENDA:

Acting Chair Aguilar requested to move Item 5 from the action item to the consent portion of the agenda.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to move action item 5 to the consent agenda. The vote was cast 5 for, 0 against. [Jones absent]

Acting Chair Aguilar read the consent agenda.

- 1. HLPC 20-02 Discuss and consider a Certificate of Appropriateness to install a wrought iron fence, wrought iron gate, and wood fence on the properties addressed as 620 and 626 South Dallas Avenue, Lancaster, Dallas County, Texas.**
- 2. HLPC 20-03 Discuss and consider a Certificate of Appropriateness to remove three (3) windows and replace them with siding; replace four (4) windows with new windows; replace two (2) doors with new doors and remove (1) door and replace with siding on a house located at 311 East Cedar Street, Lancaster, Dallas County, Texas.**
- 5. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on February 4, 2020.**

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to approve the consent agenda. The vote was cast 5 for, 0 against. [Jones absent]

PUBLIC HEARING:

- 3. Z20-03 Conduct a public hearing and consider a Specific Use Permit (SUP) for an in-home daycare at the property addressed as 1335 Pennsylvania Avenue; Lot 25 Block E in Boardwalk Phase 1 Subdivision. The property is located in Jonathan L. Samson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.**

This is a request of an in-home daycare for up to 12 children. The applicant currently has six (6) children in the home (three – 2 year olds, two – 1 year olds and one – 3 year old). The in-home daycare has been licensed since July 2018, and has been in operation since August 2018. As noted above, the LDC requires in-home daycares to obtain a Specific Use Permit (SUP) in all residential zoning districts. The applicant is therefore seeking to bring the business into compliance with the City's requirements. The subject property is in an alley served residential neighborhood and residents use alleys in and out of their properties leaving Pennsylvania Avenue free for traffic dropping off and picking up children for this in-home daycare. There are two (2) outside employees that assist with the in-home daycare. The in-home daycare is operational Monday through Friday 6:00 a.m. – 6:00 p.m. Staff recommends approval of the request for the SUP with the following conditions: 1) Less than six children under the age of two and half years old being kept on the first floor with a level of exit discharge. 2) If more than five children under the age of two and half years old are kept on the premise, an automatic fire sprinkler system is required. 3) Compliance with Home Occupation Regulations. 4) Confirmation by Animal Services that all animals kept on-site meet state and local regulations regarding immunizations and microchipping.

Commissioner Prothro asked if there have been prior violations for the in-home daycare.

Planner Chetuya stated that staff is not aware of any violations.

Commissioner Prothro asked why aren't all in-home daycares required to install fire sprinkler systems.

Senior Planner Munyaradzi stated that a fire sprinkler is cost prohibitive for in-home daycare operators and the reason why there is a requirement for fire sprinkler systems only if there are more than 5 children under the age of two and half years.

Acting Chair Aguilar asked if there are any inspections to follow up on the in-home daycares.

Senior Planner Munyaradzi stated that the Fire Marshall does perform an annual fire inspection for in-home daycares.

Acting Chair Aguilar opened the public hearing.

No one spoke.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 5 for, 0 against. [Jones absent]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to approve the

item per staff recommendations. The vote was cast 5 for, 0 against. [Jones absent]

- 4. Z20-04 Conduct a public hearing and consider an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street, north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas. Staff recommends this item be postponed to the April 7, 2020 Planning and Zoning meeting.**

Staff requested that this item be postponed to April 7, 2020 meeting.

Acting Chair Aguilar opened the public hearing.

Dee Hinkle, 105 E. 5th Street Lancaster, shared her concerns regarding Lancaster Mills (Agenda item 5).

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to close the public hearing. The vote was cast 5 for, 0 against. [Jones absent]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to postpone the item to the April 7, 2020 Planning and Zoning meeting and that the information that was referenced by Dee Hinkle be included in the next packet. The vote was cast 5 for, 0 against. [Jones absent]

- 6. Discuss and consider appointment of one (1) regular member to the City of Lancaster Historic Landmark Preservation Committee (HLPC).**

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to recommend Mark Riggs as a candidate for HLPC. The vote was cast 5 for, 0 against. [Jones absent]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Casey to adjourn the meeting. The vote was cast 5 for, 0 against. [Jones absent]

The meeting was adjourned at 7:23 p.m.

ATTEST:

Bester Munyaradzi, Senior Planner

APPROVED:

Isabel Aguilar, Acting Chair

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS20-07 Discuss and consider a preliminary plat approval for Midpoint Logistics Center Lots 1-5 Block B being 94.467 acres of land located on the northwest corner of North Dallas Avenue and Telephone Road. The property is described as being out of the Smith Elkins Survey, Abstract no. 430, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located on the northwest corner of North Dallas Avenue and Telephone Road and is approximately 94.467 acres in size.
2. **Current Zoning:** The subject property is currently zoned Planned Development - Light Industrial District (PD-LI).
3. **Adjacent Properties:**
North: Planned Development - Light Industrial District (PD-LI) - Lindt & Sprüngli
South: Single Family Residential (SF-6) - Lancaster North 2 Phase 1
East: Planned Development - Light Industrial District (PD-LI) - Vacant
West: Single Family Residential (SF-5) - Meadowview Subdivision Phase 5
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed warehouse use is consistent with the Comprehensive Plan.

5. Case History:

Date	Body	Action
12/07/04	P&Z	Z05-03 Charleston Park PD favorable recommendation
12/13/04	CC	Z05-03 Charleston Park PD denied
07/05/05	P&Z	Z05-22 Summerfield PD favorable recommendation
07/05/05	P&Z	Z05-22 Summerfield PD approved
09/06/11	P&Z	Z11-08 Lancaster Trade Center- Straight zoning to LI negative recommendation
10/10/11	CC	Z11-08 Lancaster Trade Center- Straight zoning to LI applicant withdrew request
07/02/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken
07/23/13	P&Z	Meeting Cancelled
08/06/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD favorable recommendation
08/26/13	CC	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken

Operational Considerations:

This is a request for approval of a preliminary plat with multiple phases to enable independent and final development of associated lots/phases. The phasing will allow development finalization of each phase independent of each other. The plat is in substantial conformance with the subdivision regulations.

Access to the properties will be provided from Dizzy Dean Drive (no truck access to site), Midpoint Drive and North Dallas Avenue. The applicant will be responsible for all utilities and infrastructure necessary for development. The preliminary plat was reviewed by the Engineering Division and there are no comments at this time. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of all final plats.

Public Information Considerations:

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

Options/Alternatives:

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

Recommendation:

Staff recommends approval of this preliminary plat.

Attachments

Location Map

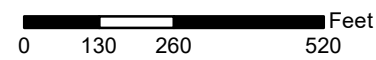
Preliminary Plat

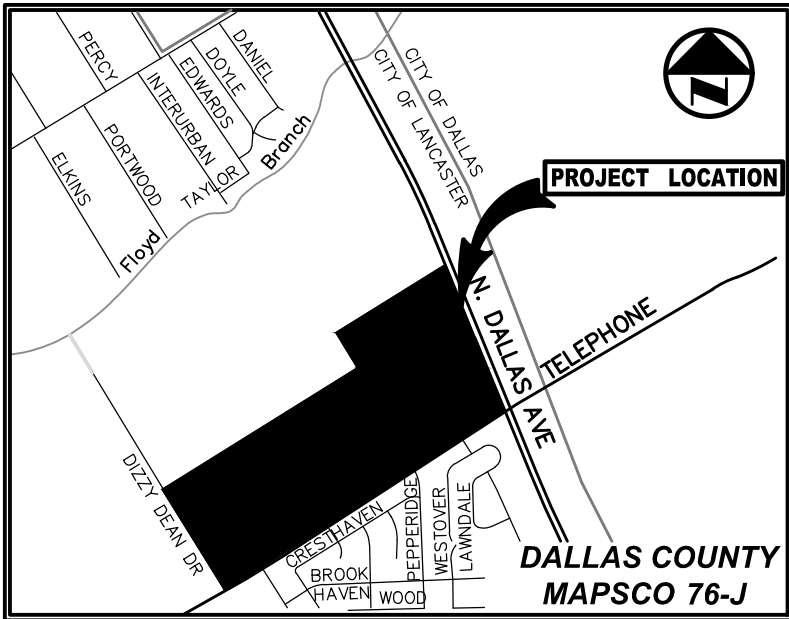
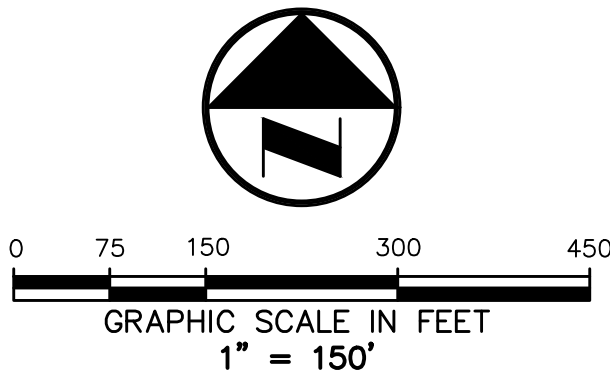


City of Lancaster Midpoint

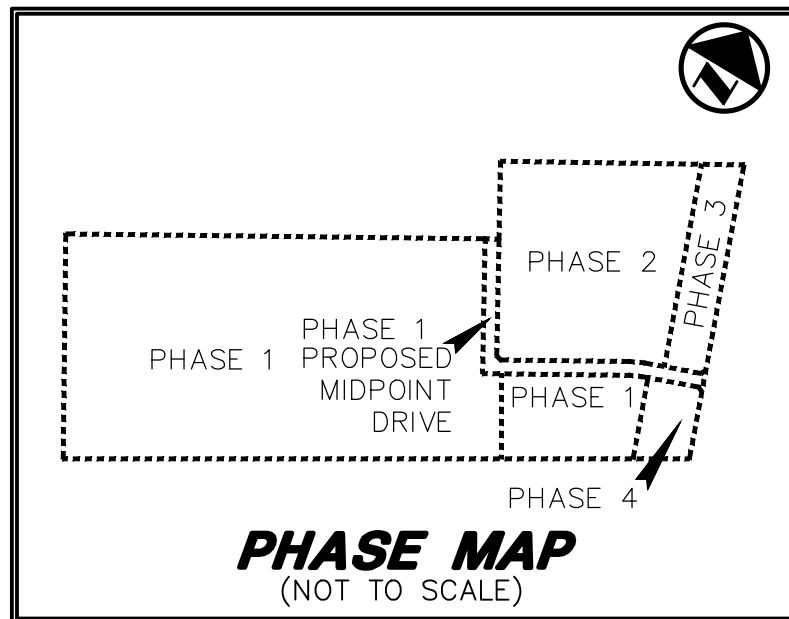
DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster's GIS (Geographic Information System) Division as a public service. The GIS Division is continually updating the data and attempting to provide the most accurate information possible. Such information is intended for reference only. It is the responsibility of the user to confirm any discrepancies in the data. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

- Fire Hydrants
- Storm Sewer Lines
- Sewer Lines
- Water Lines
- City Limits
- Parcels
- FEMA 100yr Floodplain





VICINITY MAP
(NOT TO SCALE)



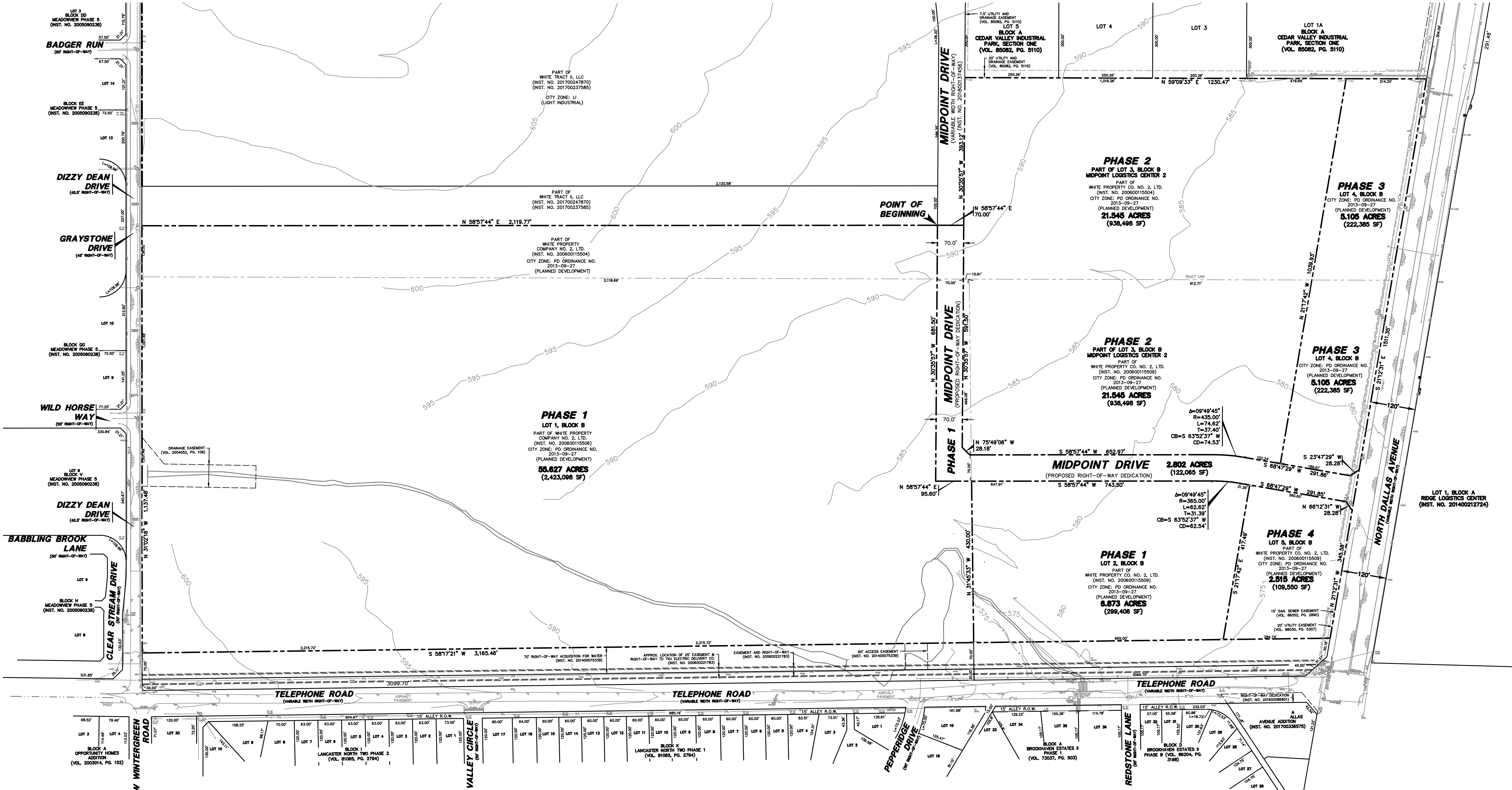
PHASE MAP
(NOT TO SCALE)

LEGEND

- Fire Hydrant (FH)
- Guy Anchor (GA)
- Manhole (Type Unknown) (MH)
- Mailbox (MB)
- Pull Box Electric (PBE)
- Power Pole (PP)
- W/ Light (W/L)
- PP W/ Guy Anchor (PPWGA)
- PP W/ Cross Arm (Length in Feet) (PPWCA)
- Traffic Sign (TS)
- San Sewer Manhole (SS)
- Traffic Signal (TS)
- Storm Sewer Manhole (SSM)
- Water Meter (WM)
- Water Valve (WV)
- 5/8-Inch Iron Rod (IRS)
- W/Pacheco Koch Cap Set (W/PK)
- Controlling Monument (C.M.)
- Property Line (PL)
- Easement Line (EL)
- Setback Line (SL)
- Fence (F)
- Overhead Utility Line (OUL)

AREA TABLE

Lot	Area (Acres)	Area (Square Feet)
LOT 1	55.627 AC	2,423,098 SF
LOT 2	6.873 AC	299,408 SF
LOT 3	21.545 AC	938,498 SF
LOT 4	5.105 AC	222,385 SF
LOT 5	2.515 AC	109,550 SF
MIDPOINT DRIVE	2.802 AC	122,065 SF
TOTAL	94.467 AC	4,115,002 SF




NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014, and Map No. 48113C0633K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- All underground utility information depicted on the survey is based on available record information on file at the City of Lancaster and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Preliminary Plat - For Inspection Purposes Only. Approved for Preparation of Final Plat.
- The purpose of this plat is to create 5 lots and Midpoint Drive of undeveloped land.

SHEET 1 OF 7
PHASED PRELIMINARY PLAT
MIDPOINT LOGISTICS
CENTER 2
LOTS 1, 2, 3, 4, 5 AND
MIDPOINT DRIVE, BLOCK B
94.467 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY JAN	CHECKED BY LMG	SCALE 1"=50'	DATE MARCH 2020	JOB NUMBER 3560-20.003
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OWNER:
WHITE COMPANY PROPERTY NO. 2, LTD.
PO Box 85072
MESQUITE, TEXAS 75134
PHONE: (214) 370-9000
CONTACT: ED KEPNER

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

CONTALEZ, J. / 1200 45 AM
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PHASED PRELIMINARY PLAT- LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE, BLOCK B MIDPOINT LOGISTICS CENTER 2

1. **Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (NAD83), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000138506.**
2. **Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014, and Map No. 48113C0635K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:**

Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. **All underground utility information depicted on the survey is based on available record information on file at the City of Lancaster and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Locking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted.**
4. **The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.**
5. **The survey abstract lines shown hereon are approximate and are not attached to the ground.**
6. **Preliminary Plat – For Inspection Purposes Only. Approved for Preparation of Final Plat.**
7. **The purpose of this plat is to create 5 lots and Midpoint Drive of undeveloped land.**



◆ FLY HYDRANT	STW	STORM SEWER MANHOLE
○ GUY ANCHOR	WMO	WATER METER
MC MANHOLE (TYPE UNKNOWN)	WV	WATER VALVE
MB MAIL BOX	IRS	5/8-INCH IRON ROD
★ POWER POLE	WV	"PACHOCO KOCHI" CAP SET
☆ PP / LIGHT	(C.M.)	CONTROLLING MONUMENT
PP / GUY ANCHOR	---	PROPERTY LINE
PP / W / CROSS	---	EASEMENT LINE
ARM (LENGTH IN FEET)	---	SEBACK LINE
SIGN = TRAFFIC SIGN	---	FENCE
ST SAN, SEWER MANHOLE	OH	OVERHEAD UTILITY LINE

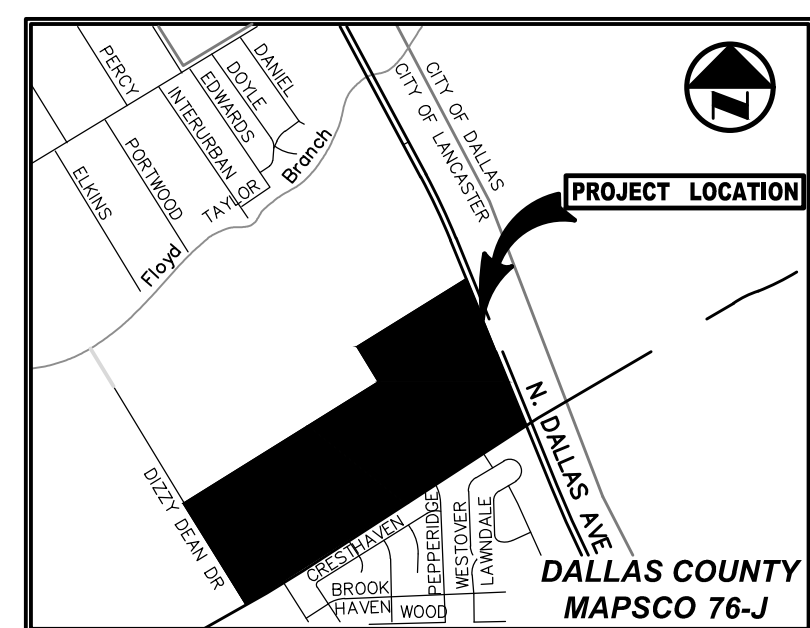
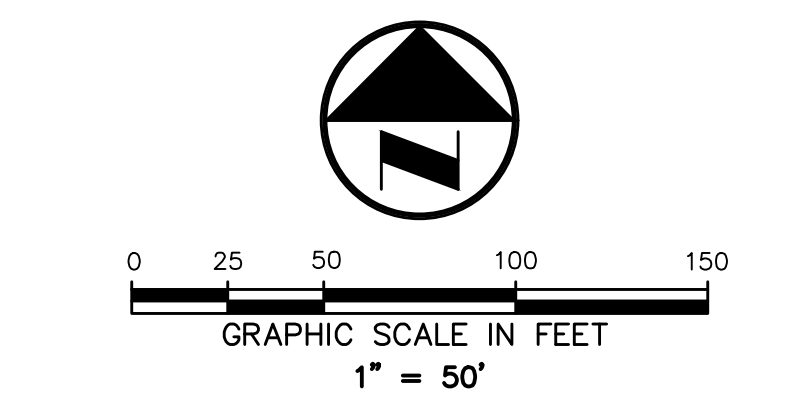
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<i>TOTAL</i>	<i>94,467 AC</i>	<i>4,115,002 SF</i>

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

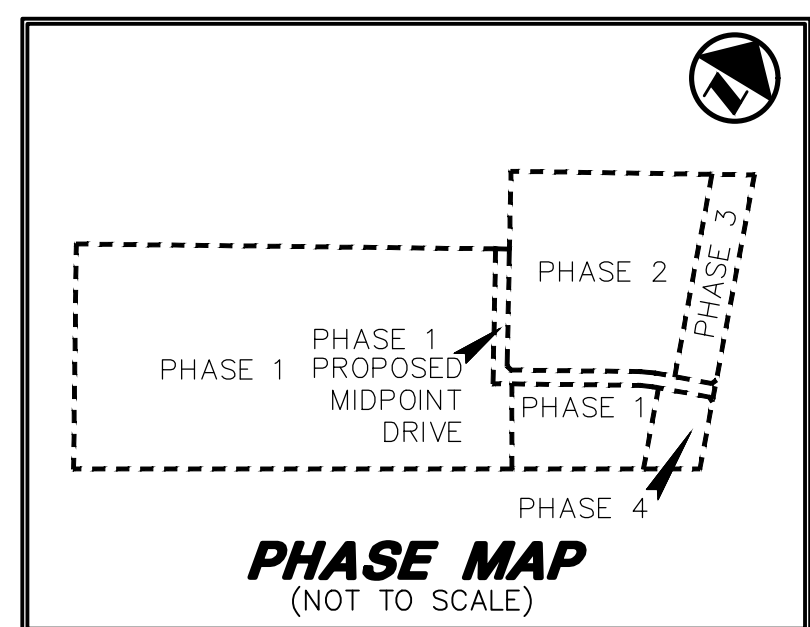
<i>DRAWN BY</i> DHM	<i>CHECKED BY</i> LMG	<i>SCALE</i> 1"=50'	<i>DATE</i> MARCH 2020	<i>JOB NUMBER</i> 3560-20.003
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LGONZALEZ
3/31/2020 5:02 PM
M: \DWG-35\3560-20.003\DWG\SURVEY C3D 2018\3560-20.003PP1.DWG

PRELIMINARY PLAT - LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE BLOCK B MIDPOINT LOGISTICS CENTER 2



















VICINITY MAP
(NOT TO SCALE)



PHASE MAP
(NOT TO SCALE)

LEGEND

PH  FIRE HYDRANT	 STAFF SIGNAL
— GUY ANCHOR	STM  STORM SEWER MANHOLE
WM  MANHOLE (TYPE UNKNOWN)	WM  WATER METER
WD  MAILBOX	WV  WATER VALVE
WSP  PULL BOX ELECT	S  5/8-INCH IRON ROD
W  POWER POLE	W/P  PACHECO KNOB CAP SET
 W/P W/ LIGHT	(C.M.S.)  CONTROLLING MONUMENT
— PP W/ GUY ANCHOR	— — — — — PROPERTY LINE
PP(1)  PROPERTY LINE	— — — — — EASEMENT LINE
— ARM (LENGTH IN FEET)	— — — — — SETBACK LINE
SIGN  STAFF SIGNAL	— — — — — FENCE
SS  SAN. SEWER MANHOLE	— — — — — OVERHEAD UTILITY LINE
	— — — — — OHL

<i>AREA TABLE</i>		
LOT 1	55.627 AC	2,423,098 SF
LOT 2	6.873 AC	299,406 SF
LOT 3	21.545 AC	938,498 SF
LOT 4	5.105 AC	222,385 SF
LOT 5	2.515 AC	109,550 SF
MIDPOINT DRIVE	2.802 AC	122,065 SF
TOTAL	94.467 AC	4,115,002 SF

NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxSD Dallas County surface adjustment factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014, and Map No. 48113C0635K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on sold map. Relevant zones are defined on sold map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
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4. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
5. The survey abstract lines shown hereon are approximate and are not located on the ground.
6. Preliminary Plat - For Inspection Purposes Only. Approved for Preparation of Final Plat.
7. The purpose of this plat is to create 5 lots and Midpoint Drive of undeveloped land.

SHEET 3 OF 7
PHASED PRELIMINARY PLAT
**MIDPOINT LOGISTICS
CENTER 2**
LOTS 1, 2, 3, 4, 5 AND
MIDPOINT DRIVE, BLOCK B
94.467 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
MITH ELKINS SURVEY, ABSTRACT NO. 4
DALLAS COUNTY, TEXAS

OWNER:
WHITE COMPANY PROPERTY NO. 2, LTD.
PO Box 85072
MESQUITE, TEXAS 75134
PHONE: (214) 370-9000
CONTACT: ED KEPNER

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


Pacheco Koch

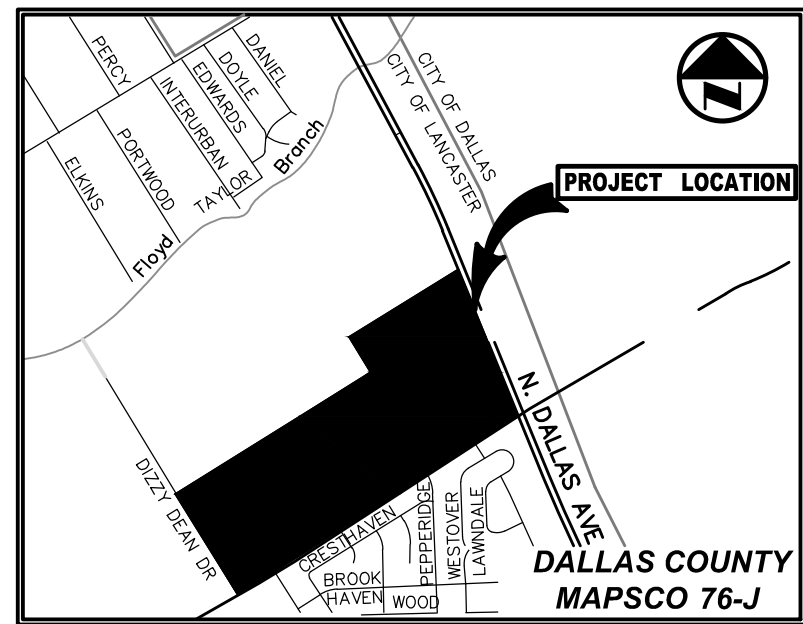
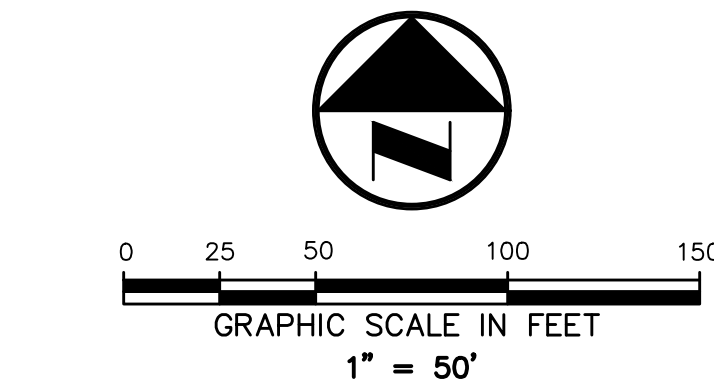
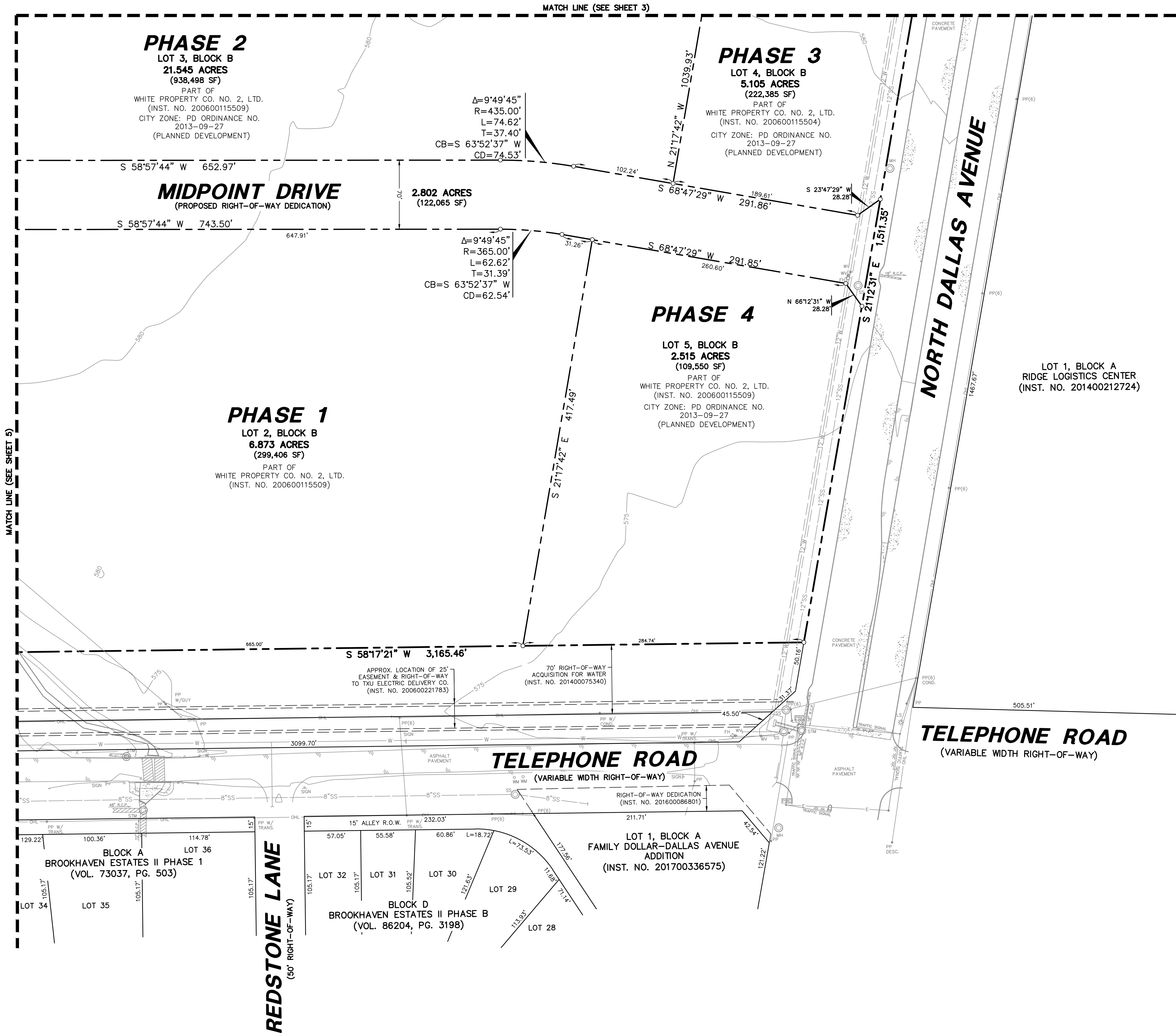
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

<i>DRAWN BY</i> DHM	<i>CHECKED BY</i> LMG	<i>SCALE</i> 1"=50'	<i>DATE</i> MARCH 2020	<i>JOB NUMBER</i> 3560-20.003
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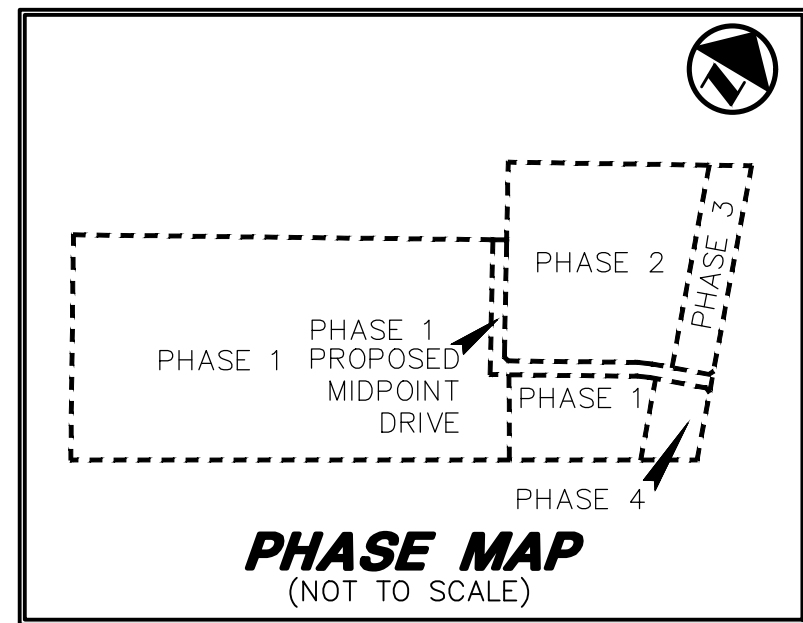
PRELIMINARY PLAT-- LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE BLOCK B MIDPOINT LOGISTICS CENTER 2

GONZALEZ
3/31/2020 5:02 PM
M:\DWG-35\3560-20.003\DWG\SURVEY C3D 2018\3560-20.003P1.DWG

LONGVALEZ, L. 34, AM
M:\WORK\3560-20.003\DWG\SURVEY, C3D 2018\3560-20.003PP1.DWG



VICINITY MAP
(NOT TO SCALE)



LEGEND

PH	FIRE HYDRANT	ST	TRAFFIC SIGNAL
GA	GUY ANCHOR	STM	STORM SEWER MANHOLE
WM	WATER MANHOLE (TYPE UNKNOWN)	WM	WATER METER
MB	MAILBOX	WV	WATER VALVE
PBE	PULL BOX ELECTRIC	IRS	5/8-INCH IRON ROD
PP	POWER POLE	W/P	"PACHECO KOCH" CAP SET
PP W/L	PP W/ LIGHT	(C.M.)	CONTROLLING MONUMENT
PP W/G	PP W/ GUY ANCHOR	---	PROPERTY LINE
PP W/C	PP W/ CROSS	---	EASEMENT LINE
PP W/L	PP W/ LIGHT	---	SETBACK LINE
PP W/G	PP W/ GUY ANCHOR	---	FENCE
PP W/C	PP W/ CROSS	---	OVERHEAD UTILITY LINE
SS	SAN. SEWER MANHOLE	---	

AREA TABLE

LOT	ACRES	SQ. FT.
LOT 1	55.627 AC	2,423,098 SF
LOT 2	6.873 AC	299,408 SF
LOT 3	21.545 AC	938,498 SF
LOT 4	5.105 AC	222,385 SF
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MIDPOINT DRIVE	2.802 AC	122,065 SF
TOTAL	94.467 AC	4,115,002 SF

NOTES

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SHEET 4 OF 7
PHASED PRELIMINARY PLAT
MIDPOINT LOGISTICS
CENTER 2
LOTS 1, 2, 3, 4, 5 AND
MIDPOINT DRIVE, BLOCK B
94.467 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS

OWNER:
WHITE COMPANY PROPERTY NO. 2, LTD.
PO Box 85072
MESQUITE, TEXAS 75134
PHONE: (214) 370-9000
CONTACT: ED KEPNER

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

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	LMG	1"=50'	MARCH 2020	3560-20.003

PRELIMINARY PLAT - LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE BLOCK B MIDPOINT LOGISTICS CENTER 2

MATCH LINE (SEE SHEET 2)

PHASE 1

LOT 1, BLOCK B
55.627 ACRES
(2,423,098 SF)

PART OF WHITE PROPERTY COMPANY
NO. 2, LTD.
(INST. NO. 200600115506)
CITY ZONE: PD ORDINANCE NO.
2013-09-27
(PLANNED DEVELOPMENT)

PHASE 2

LOT 3, BLOCK B
21.545 ACRES
(938,498 SF)

PART OF
WHITE PROPERTY CO. NO. 2, LTD.
(INST. NO. 200600115509)
CITY ZONE: PD ORDINANCE NO.
2013-09-27
(PLANNED DEVELOPMENT)

2.802 ACRES
(122,065 SF)

PHASE 1

LOT 2, BLOCK B
6.873 ACRES
(299,406 SF)

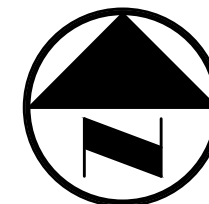
PART OF
WHITE PROPERTY CO. NO. 2, LTD.
(INST. NO. 200600115509)
CITY ZONE: PD ORDINANCE NO.
2013-09-27
(PLANNED DEVELOPMENT)

TELEPHONE ROAD

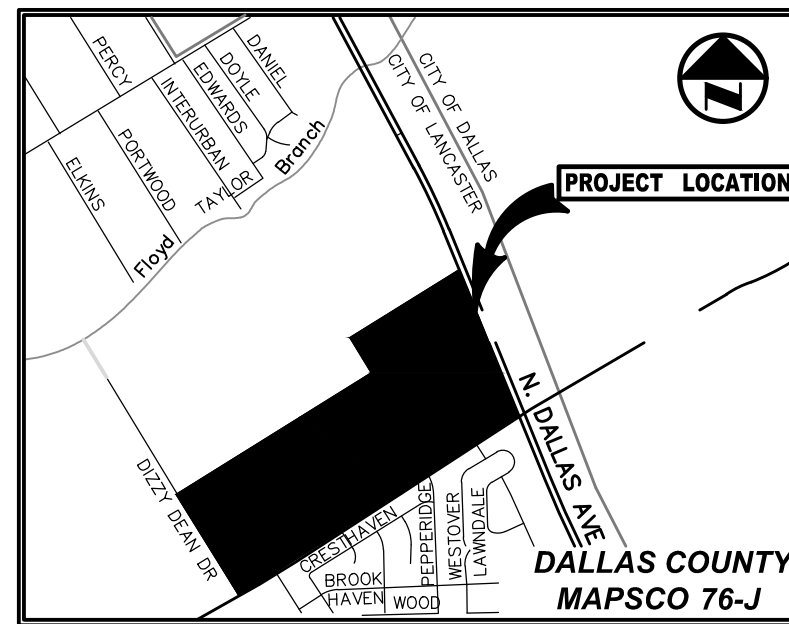
(A VARIABLE WIDTH RIGHT-OF-WAY)

MIDPOINT DRIVE
(PROPOSED RIGHT-OF-WAY DEDICATION)

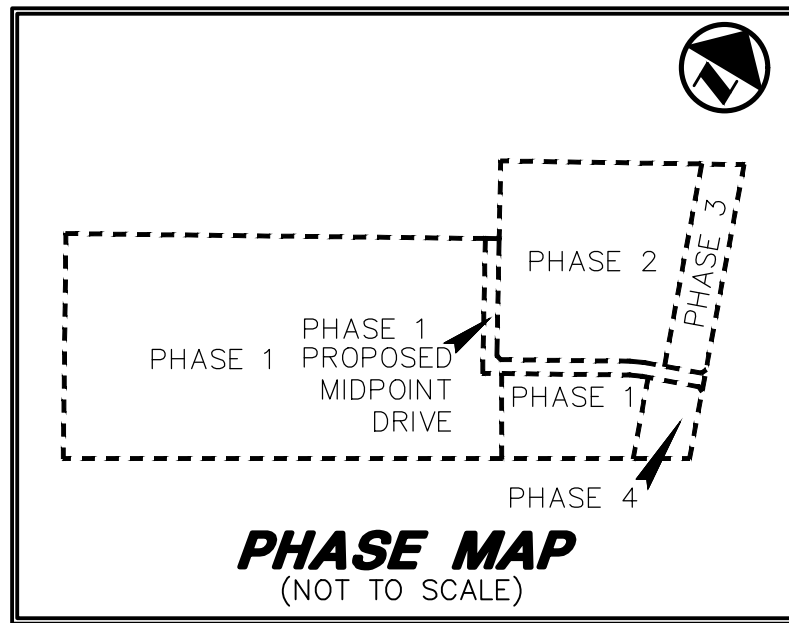
PEPPERIDGE DRIVE
(50' RIGHT-OF-WAY)



0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'



VICINITY MAP
(NOT TO SCALE)



PHASE MAP
(NOT TO SCALE)

LEGEND

PH	FIRE HYDRANT	STW	STORM SEWER MANHOLE
GA	GUY ANCHOR	WM	WATER METER
WM	MANHOLE (TYPE UNKNOWN)	WV	WATER VALVE
MB	MAILBOX	IRS	5/8-INCH IRON ROD
PB	PULL BOX ELECTRIC	W/P	"PACHECO KOCH" CAP SET
PP	POWER POLE	(C.M.)	CONTROLLING MONUMENT
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PP	PP W/ GUY ANCHOR	---	EASEMENT LINE
PP	PP W/ CROSS ARM (LENGTH IN FEET)	---	SETBACK LINE
SS	TRAFFIC SIGN	---	FENCE
SS	SAN. SEWER MANHOLE	---	OVERHEAD UTILITY LINE

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SHEET 5 OF 7
PHASED PRELIMINARY PLAT
MIDPOINT LOGISTICS
CENTER 2
LOTS 1, 2, 3, 4, 5 AND
MIDPOINT DRIVE, BLOCK B
94.467 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	LMG	1"=50'	MARCH 2020	3560-20.003

OWNER:
WHITE COMPANY PROPERTY NO. 2, LTD.
PO Box 85072
MESQUITE, TEXAS 75134
PHONE: (214) 370-9000
CONTACT: ED KEPNER

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

2,215.72'
S 58°17'21" W 3,165.46'

70' RIGHT-OF-WAY
ACQUISITION FOR WATER
(INST. NO. 201400075339)

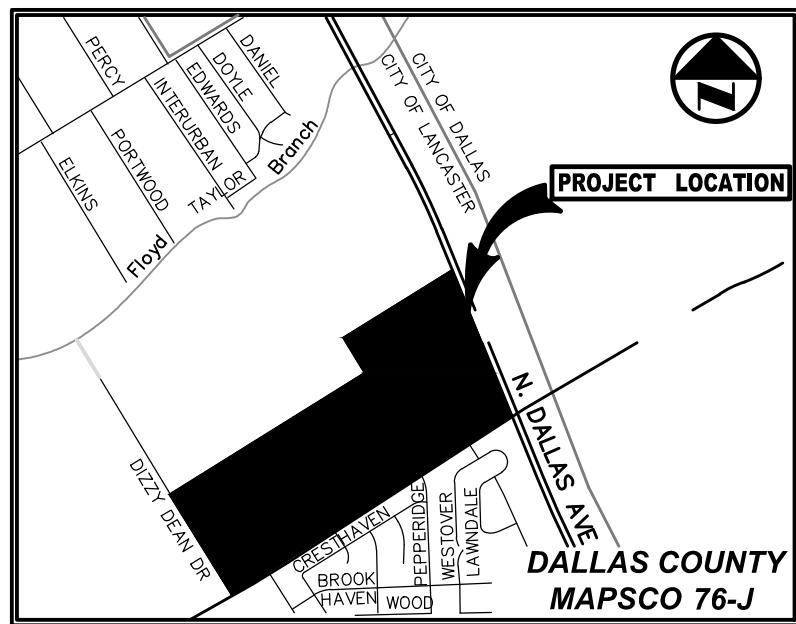
APPROX. LOCATION OF 25'
EASEMENT & RIGHT-OF-WAY
TO TXU ELECTRIC DELIVERY CO.
(INST. NO. 200600221783)

EASEMENT AND RIGHT-OF-WAY
(INST. NO. 200600221783)

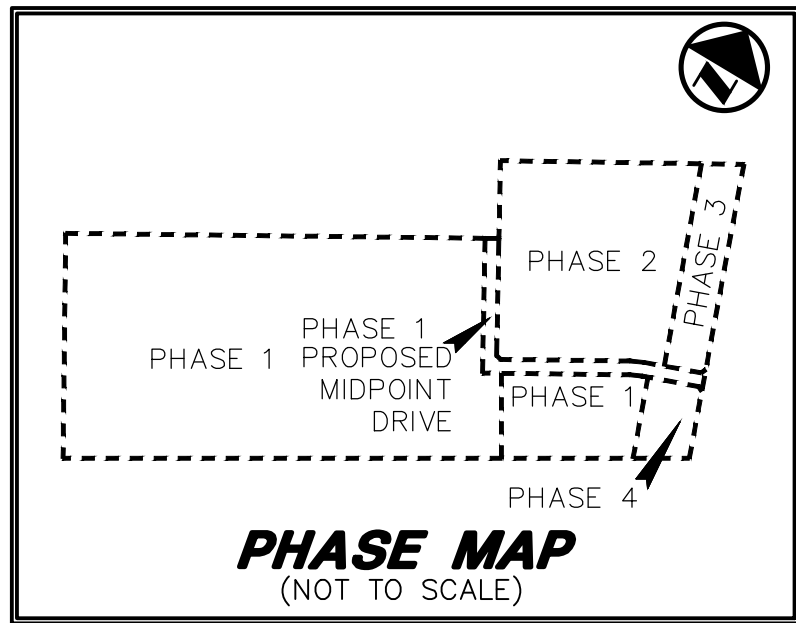
60' ACCESS EASEMENT
(INST. NO. 201400075339)

* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.		OHL		* PP. W/ TRANS.	
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AREA TABLE		
LOT 1	55.627 AC	2,423,098 SF
LOT 2	6.873 AC	299,406 SF
LOT 3	21.545 AC	938,498 SF
LOT 4	5.105 AC	222,385 SF
LOT 5	2.515 AC	109,550 SF
MIDPOINT DRIVE	2.802 AC	122,065 SF
TOTAL	94.467 AC	4,115,002 SF



VICINITY MAP
(NOT TO SCALE)



PHASE MAP
(NOT TO SCALE)

<p> FH FIRE HYDRANT GUY ANCHOR MH MANHOLE (TYPE UNKNOWN) MB MAILBOX EBL ELECT. BOX P POWER POLE PP W/ LIGHT PP W/ GUY ANCHOR PP(PT) W/ CROSS ARM (LENGTH IN FEET) SIGN SIGN SS SAN. SEWER MANHOLE </p>	<p> TRAFFIC SIGNAL STW STORM SEWER MANHOLE W WATER METER WV WATER VALVE 5/8-INCH IRON ROD "PACHCOE KOCH" CAP SET CONTROLLING MONUMENT PROPERTY LINE EASEMENT LINE SETBACK LINE FENCE OVERHEAD UTILITY LINE </p>
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<i>AREA TABLE</i>		
LOT 1	55,627 AC	2,423,098 SF
LOT 2	6,873 AC	299,406 SF
LOT 3	21,545 AC	938,498 SF
LOT 4	5,105 AC	222,385 SF
LOT 5	2,515 AC	109,550 SF
MIDPOINT DRIVE	2,802 AC	122,065 SF
<i>TOTAL</i>	<i>94,467 AC</i>	<i>4,115,002 SF</i>

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TXDOT Dallas County surface adjustment factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 48113C0495K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014, and Map No. 48113C0635K, Community-Panel No. 480182 0495 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. All underground utility information depicted on the survey is based on available record information on file at the City of Lancaster and the appropriate public utility companies. This information has been verified where possible by visible utility apertures. The surveyor cannot guarantee the accuracy or completeness of these records. Looking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted.
4. The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
5. The survey abstract lines shown hereon are approximate and are not located on the ground.
6. Preliminary Plat – For Inspection Purposes Only. Approved for Preparation of Final Plat.
7. The purpose of this plat is to create 5 lots and Midpoint Drive of undeveloped land.

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

SHEET 6 OF 7
PHASED PRELIMINARY PLAT
**MIDPOINT LOGISTICS
CENTER 2**
LOTS 1, 2, 3, 4, 5 AND
MIDPOINT DRIVE, BLOCK B
94.467 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS

	<h1 style="margin: 0;">Pacheco Koch</h1>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000		
	DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
	DHM	LMG	1"=50'	MARCH 2020	3560-20.003

PRELIMINARY PLAT - LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE BLOCK B MIDPOINT LOGISTICS CENTER 2

LOOKALEZ
10/17/2020 5:05 PM
M:\VMS-35\3560-20.003\DWG\SURVEY_C3D_2018\3560-20.003PPT.DWG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, White Property Company No. 2, LTD is the owner of a 94.467 acre tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas; said tract being part of that certain tract of land described in General Warranty Deed with Vendors Lien to White Property Company No. 2, LTD recorded in Instrument No. 200600115504, all of that certain tract land described in General Warranty Deed with Vendor's Lien to White Property Company No. 2, LTD, recorded in Instrument No. 200600115506 and part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to White Property Company No. 2, LTD, recorded in Instrument No. 200600115509, both in the Official Public Records of Dallas County, Texas; said 94.467 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the westernmost end of the south terminus of Midpoint Drive (a variable width right-of-way) as dedicated by Midpoint Logistics Center, Midpoint Drive, an addition to the city of Lancaster, Texas according to the plat recorded in Instrument No. 201800137456 in said Official Public Records; said point being the southeast corner of that certain tract of land described in Special Warranty Deed to White Tract II, LLC, recorded in Instrument No. 201700237585 in said Official Public Records with Correction Instrument as to a Recorded Original Instrument to White Tract II, LLC recorded in Instrument No. 201700247870 in said Official Public Records;

THENCE, North 58 degrees, 57 minutes, 44 seconds East, along the most southerly southeast line of said Midpoint Drive, a distance of 70.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner at the easternmost end of the south terminus of said Midpoint Drive;

THENCE, North 30 degrees, 35 minutes, 57 seconds West, departing the said southeast line of Midpoint Drive, and along a northeast line of said Midpoint Drive, a distance of 393.12 feet to a 1/2-inch iron rod found for corner at the southwest corner of Lot 5, Block A, Cedar Valley Industrial Park, Section One, an addition to the City of Lancaster according to the plat recorded in Volume 85082, Page 5110 in the Deed Records of Dallas County, Texas;

THENCE, North 59 degrees, 09 minutes, 33 seconds East, departing the said northeast line of Midpoint Drive, and along the northwest line of said first referenced White Property Company tract and the southeast line of Lots 5, 4, and 3 of said Cedar Valley Industrial Park, Section One, and southwest line of Lot 1A, Block A, Cedar Valley Industrial Park, Section One, an addition to the City of Lancaster according to the plat recorded in Volume 87056, Page 6824 in said Deed Records, a distance of 1,230.47 feet to a 1/2-inch iron rod found for corner in the southwest right-of-way line of North Dallas Avenue (a 120-foot width right-of-way); said point being the southeast corner of said Lot 1A and the northeast corner of said first referenced White Property Company tract;

THENCE, South 21 degrees, 12 minutes, 31 seconds East, departing the northwest line of said first referenced White Property tract and the southwest line of said Lot 1A, and along the southwest line of said North Dallas Avenue and the northeast line of said first referenced White Property tract, at a distance of 543.99 feet passing the southeast line of the said first referenced White Property tract and the northwest line of said third referenced White Property tract, continuing along the northeast line of the said third referenced White Property tract and the said southwest line of North Dallas Avenue in all a total distance of 1,511.35 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the said southwest line of North Dallas Avenue; said point being the east corner of the third referenced White Property tract and the north corner of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Instrument No. 201400075340 in said Official Public Records;

THENCE, South 58 degrees, 17 minutes, 21 seconds West, departing the said southwest line of North Dallas Avenue and along the southeast line of the said third referenced White Property tract and the northeast line of said City of Dallas tract, at a distance of 949.74 feet passing a 1/2-inch iron rod with "TX REG NO 100189-00" cap found for the south corner of the third referenced White Property tract, the east corner of the second referenced White Property tract, the west corner of said City of Dallas tract, and the north corner of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Instrument No. 201400075339 of said Official Public Records, continuing along the northwest line of said second referenced City of Dallas tract and the said southeast line of the second referenced White Property tract in all a total distance of 3,165.46 feet to a 1/2-inch iron rod with "TX REG NO 100189-00" cap found for corner in the east right-of-way line of Dizzy Dean Drive (a variable width right-of-way) and the west line of the second referenced White Property tract; said point being the northwest corner of the second referenced City of Dallas tract;

THENCE, North 31 degrees, 02 minutes, 16 seconds West, along the said northeast line of Dizzy Dean Drive and the southwest line of the second referenced White Property tract at a distance of 1,001.48 passing the said northwest line of second referenced White Property tract and the said southeast line of the second referenced White Property tract, then continuing along the said northeast line of Dizzy Dean Drive and the southwest line of said second referenced White Property tract in all a total distance of 1,137.48 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the said east line of Dizzy Dean Drive; said point being the southwest corner of White Tract II tract;

THENCE, North 58 degrees, 57 minutes, 44 seconds East, departing the said northeast line of Dizzy Dean Drive and the southwest line of said second referenced White Property tract, along the southwest line of said White Tract II tract, a distance of 2,119.77 feet to the POINT OF BEGINNING;

CONTAINING: 4,115,002. square feet or 94.467 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That I, _____, owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE, BLOCK B, MIDPOINT LOGISTICS CENTER 2, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2020.

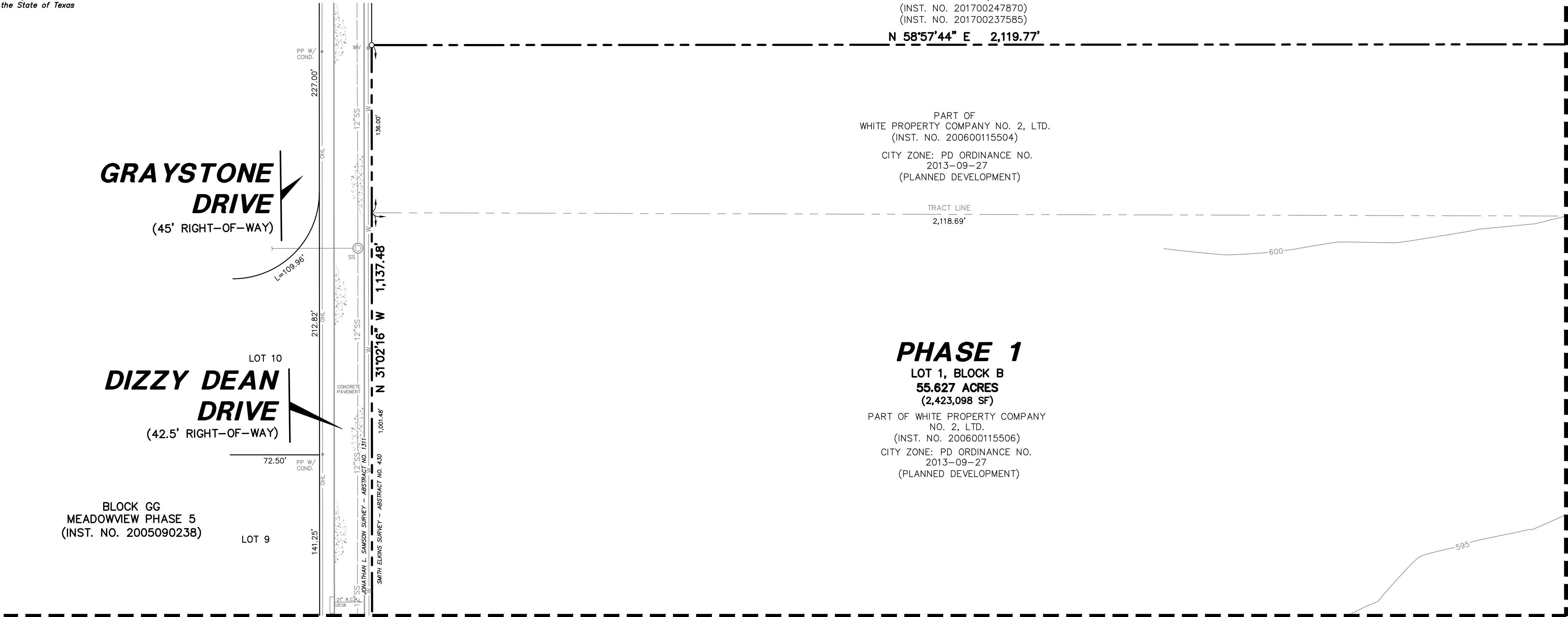
Name

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me he each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for
the State of Texas



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 3/31/20.

Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kyle Coleman Harris, known to to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CITY CERTIFICATION

Approval

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

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

Senior Planner Date

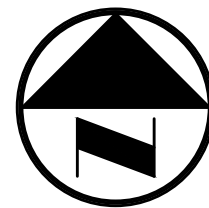
PART OF
WHITE TRACT II, LLC
(INST. NO. 201700247870)
(INST. NO. 201700237585)
N 58°57'44" E 2,119.77'

PART OF
WHITE PROPERTY COMPANY NO. 2, LTD.
(INST. NO. 200600115504)
CITY ZONE: PD ORDINANCE NO.
2013-09-27
(PLANNED DEVELOPMENT)
TRACT LINE
2,118.69'

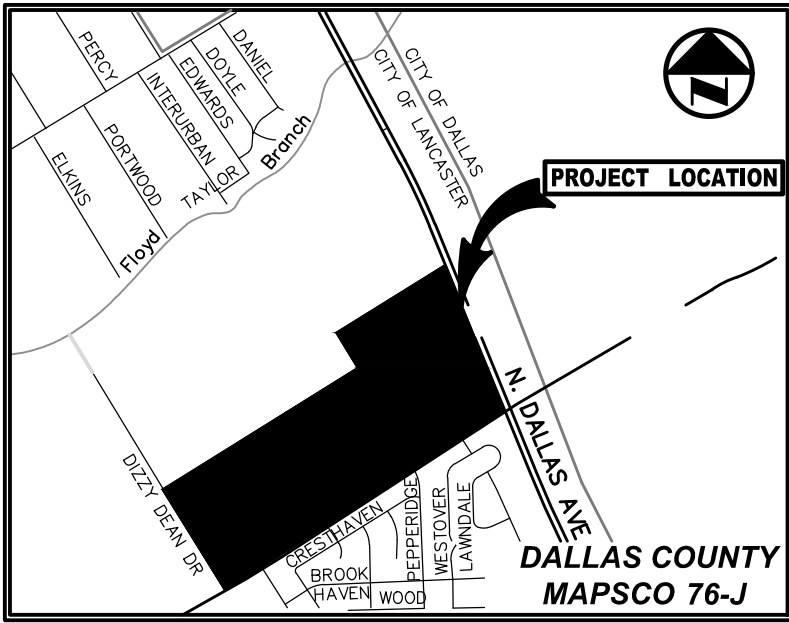
PHASE 1

LOT 1, BLOCK B
55.627 ACRES
(2,423,098 SF)

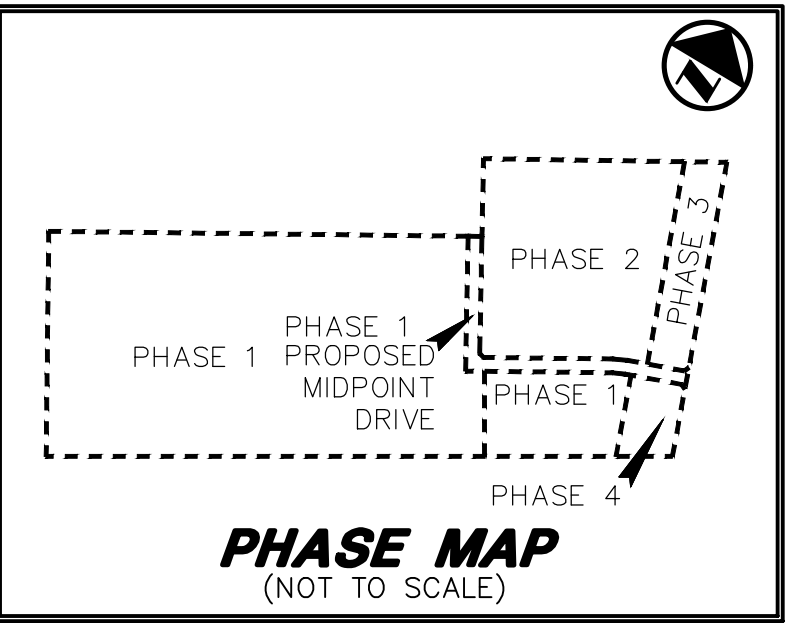
PART OF WHITE PROPERTY COMPANY
NO. 2, LTD.
(INST. NO. 200600115506)
CITY ZONE: PD ORDINANCE NO.
2013-09-27
(PLANNED DEVELOPMENT)



0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'



VICINITY MAP
(NOT TO SCALE)



LEGEND

FH ♦ FIRE HYDRANT
— GUY ANCHOR
WH ○ MANHOLE (TYPE UNKNOWN)
MB □ MAILBOX
P □ PULL BOX ELECTRIC
PP W/ LIGHT
PP (1) PP W/ CROSS
ARM (LENGTH IN FEET)
SIGN T TRAFFIC SIGN
SS ○ SAN. SEWER MANHOLE
T S S S → TRAFFIC SIGNAL
STM ○ STORM SEWER MANHOLE
WM WATER METER
WV WATER VALVE
IRS 5/8-INCH IRON ROD
W/"PACHECO KOCH" CAP SET
(C.M.) CONTROLLING MONUMENT
— PROPERTY LINE
— EASEMENT LINE
— SETBACK LINE
— FENCE
— OVERHEAD UTILITY LINE

AREA TABLE

LOT	ACRES	SQ. FT.
LOT 1	55.627 AC	2,423,098 SF
LOT 2	6.873 AC	299,408 SF
LOT 3	21.545 AC	938,498 SF
LOT 4	5.105 AC	222,385 SF
LOT 5	2.515 AC	109,550 SF
MIDPOINT DRIVE	2.802 AC	122,065 SF
TOTAL	94.467 AC	4,115,002 SF

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, Map No. 4811300495K, Community-Panel No. 480182-0495 K, Map Revised Date: July 7, 2014, and Map No. 4801300635K, Community-Panel No. 480182-0495 K, Map Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- All underground utility information depicted on the survey is based on available record information on file at the City of Lancaster and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Preliminary Plat - For Inspection Purposes Only. Approved for Preparation of Final Plat.
- The purpose of this plat is to create 5 lots and Midpoint Drive of undeveloped land.

SHEET 7 OF 7
PHASED PRELIMINARY PLAT
MIDPOINT LOGISTICS
CENTER 2
LOTS 1, 2, 3, 4, 5 AND
MIDPOINT DRIVE, BLOCK B
94.467 ACRES
LOCATED IN THE CITY OF LANCASTER
AND BEING OUT OF THE
SMITH ELKINS SURVEY, ABSTRACT NO. 430,
DALLAS COUNTY, TEXAS

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY DHM		CHECKED BY LMG	
SCALE 1"=50'		DATE MARCH 2020	
		JOB NUMBER 3560-20.003	

OWNER:
WHITE COMPANY PROPERTY NO. 2, LTD.
PO Box 85072
MESQUITE, TEXAS 75134
PHONE: (214) 370-9000
CONTACT: ED KEPNER

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

PRELIMINARY PLAT - LOTS 1, 2, 3, 4, 5 AND MIDPOINT DRIVE BLOCK B MIDPOINT LOGISTICS CENTER 2

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS20-08 Discuss and consider a Preliminary Plat for Boardwalk Phase 3A and 3B, being 174 residential lots on approximately 59.422 acres located north of Swift Fox Drive, approximately 320 feet east of Ames Road and directly west of Dizzy Dean Drive. The property is described as a tract of land that is a part of the Jonathon L. Sampson Survey, Abstract No. 1311 in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located north of Swift Fox Drive, approximately 320 feet east of Ames Road and directly west of Dizzy Dean Drive. It is 59.422 acres in size.
2. **Current Zoning:** The subject property is currently located in Planned Development Single Family Residential (PD-SF) 73.
3. **Adjacent Properties:**
North: Planned Development 73, (Single Family Homes)
South: SF-5 Residential Medium, (Single Family Homes)
East: SF-5 Residential Medium, (Single Family Homes)
West: Agricultural Open, (Single Family Homes)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for residential uses. This request is consistent with the Comprehensive Plan.

5. Case/Site History:

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

Operational Considerations:

This is a request for preliminary plat approval of 174 residential lots and associated street rights-of-way for the purpose of developing Boardwalk Phase 3A and 3B, a single-family residential development along with associated infrastructure. Phase 1 and 2 have been successfully developed, Phase 3 would be the final phase of this development.

Primary access to the property would be provided through existing Boardwalk Avenue on the west; Katydid Lane on the east side, Marvin Gardens and Indiana Avenue. The applicant will be responsible for all utilities and infrastructure necessary for the development. Final Plat approval, substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of the proposed plat.

Public Information Considerations:

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

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval of the preliminary plat.

Attachments

Location Map

Preliminary Plat

**Boardwalk Subdivision PH 3A &
3B Zoned: PD (Single Family)**



Legend

- City Limits
- Parcels

0 110 220 440 Feet

date: 03/30/2020



Owners Certification

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, LAND LINK REALTY, LLC, is the sole owner of a 59.422 acre tract of land situated in the Jonathon L. Sampson Survey, Abstract No. 1311, Dallas County, Texas, being all of that certain 59.988 acre tract of land conveyed to Symphony Boardwalk, LLC as recorded in Document No. 201700052351, Dallas County Deed Records, and being more fully described by metes and bounds as follows:

BEGINNING a 5/8 inch iron rod found at the east corner of said 59.988 acre tract, and the northwest line of Block C, Lancaster Gardens Addition, and addition to the City of Lancaster as recorded in Volume 12, Page 295, Dallas County Map Records, said point also being the north corner of Meadowview, Phase 5, an addition to the City of Lancaster;

THENCE South 59 deg. 30 min. 42 sec. West along the south line of said Meadowview, Phase 5, pass the north line of Meadowview, Phase 2, an addition to the City of Lancaster as recorded in Volume 2003148, Page 154 of the said map records, a distance of 3333.37 feet to a 1/2 inch iron rod found in the east line of Franklin Farms Addition, an addition to the City of Lancaster as recorded in Volume 12, Page 103 of the said map records;

THENCE North 16 deg. 53 min. 40 sec. West along the west line of this tract and the east line of the said Franklin Farms Addition, a distance of 401.21 feet to a 1/2 inch iron rod;

THENCE North 17 deg. 02 min. 36 sec. West along the west line of this tract and the east line of the said Franklin Farms Addition, a distance of 103.88 feet to a 1/2 inch iron rod found in the south line of Lot 1, Block ZZ as recorded in Volume 2004153, Page 2592 of the said deed records;

THENCE North 59 deg. 30 min. 42 sec. East along the south line of the said Lot 1, Block ZZ and this tract, a distance of 699.26 feet to a point;

THENCE North 30 deg. 15 min. 00 sec. West along the northeast line of the said Lot 1, Block ZZ and this tract, a distance of 705.89 feet to a point in the southwest line of Boardwalk, Phase 2, an addition to the City of Lancaster as recorded in Doc. No. 200600331231;

THENCE along the south line of the said Boardwalk, Phase 2 the following courses and distances:

North 59 deg. 45 min. 00 sec. East a distance of 640.81 feet to a 1/2 inch iron rod;

North 30 deg. 15 in. 00 sec. West a distance of 15.96 feet to a 1.2 inch iron rod;

North 59 deg. 45 min. 00 sec. East a distance of 200.00 feet to a 1/2 inch iron rod;

South 30 deg. 14 min. 58 sec. East a distance of 16.00 feet to a 1/2 inch iron rod;

THENCE North 59 deg. 45 in. 00 sec. East a distance of 581.99 feet to a 1/2 inch iron rod found in the west line of Boardwalk, Phase 1 as recorded in Volume 2004018, Page 10153 of the said map records;

THENCE along the common line of this tract and the said Boardwalk, Phase 1 the following courses and distances:

South 30 deg. 15 min. 00 sec. East a distance of 125.00 feet to a 1/2 inch iron rod;

South 59 deg. 45 min. 00 sec. West a distance of 250.00 feet;

South 30 deg. 15 min. 00 sec. East a distance of 176.69 feet to a 1.2 inch iron rod found in a curve to the right having a radius of 56.00 feet and a chord bearing South 24 deg. 13 min. 37 sec. West and a chord length of 40.89 feet;

THENCE along said curve to the right a distance of 41.86 feet to a 1/2 inch iron rod found in a curve to the left having a radius of 40.00 feet and a chord bearing South 44 deg. 12 min. 41 sec. West and a chord length of 52.90 feet;

THENCE along said curve to the left a distance of 57.80 feet to a 1/2 inch iron rod;

THENCE South 02 deg. 05 min. 32 sec. West a distance of 17.46 feet to a 1/2 inch iron rod;

THENCE South 87 deg. 54 min. 28 sec. East a distance of 174.84 feet to a 1/2 inch iron rod found in a curve to the right having a radius of 40.00 feet and a chord bearing South 70 deg. 32 min. 37 sec. East and a chord distance of 23.88 feet;

THENCE along said curve to the right a distance of 24.25 feet to a 1/2 inch iron rod;

THENCE South 57 deg. 35 min. 01 sec. East a distance of 50.00 feet to a 1/2 inch iron rod found in a curve to the right having a radius of 175.00 feet and a chord bearing North 46 deg. 05 min. 00 sec. East and a chord length of 82.70 feet;

THENCE along said curve to right a distance 83.49 feet to a 1/2 inch iron rod;

THENCE North 59 deg. 45 min. 00 sec. East a distance of 35.46 feet to a 1/2 inch iron rod;

THENCE South 30 deg. 15 min. 00 sec. East a distance of 54.56 feet to a 1/2 inch iron rod;

THENCE South 87 deg. 54 min. 28 sec. East a distance of 90.54 feet to a 1/2 inch iron rod found in a curve to the left having a radius of 245.00 feet and a chord bearing North 75 deg. 55 min. 16 sec. East and a chord distance of 136.47 feet;

THENCE along said curve to the left a distance of 138.30 feet to a 1/2 inch iron rod;

THENCE North 59 deg. 45 min. 00 sec. East along the south line of said Boardwalk, Phase 1 and the north line of this tract, a distance of 924.53 feet to a 1/2 inch iron rod found in the southwest line of the said Lancaster Gardens Addition;

THENCE South 30 deg. 11 min. 38 sec. East along the common line of this tract and the said Boardwalk, Phase 1 a distance of 354.14 feet to a 1/2 inch iron rod;

THENCE South 31 deg. 37 min. 03 sec. East along the common line of this tract and the said Boardwalk, Phase 1 a distance of 200.30 feet to the POINT OF BEGINNING and containing 59.422 acres of land more or less.

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, LAND LINK REALTY, LLC, Owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as *Boardwalk, Phase 3A & Phase 3B*, in addition to the City of Lancaster, Lots 1-20, Block F, Lots 8-16, Block H, Lots 11-20, Block J, Lots 11-20, Block Q, Lots 1-16, Block S, Lots 1-16, Block T, Lots 1-14, Block U, Lots 1-10, Block V, Lots 1-8, Block W, Lots 1-24, Block X, Block Y and Lots 1-20, Block Z, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I/we certify that I/we are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat.

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

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

The PID shall have the authority to collect membership fees;

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

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

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

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

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

Detention Pond will be maintained by the PID.

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

Farrukh Azim, Manager

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

Approval
Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

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

Senior Planner

Date

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

William P. Price
Registered Professional Land Surveyor No. 3047

STATE OF TEXAS
COUNTY OF DALLAS

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

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

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

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

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

PRELIMINARY PLAT
BOARDWALK, PHASE 3A & PHASE 3B
LOTS 1-20, BLOCK F
LOTS 8-16, BLOCK H
LOTS 11-20, BLOCK J
LOTS 11-20, BLOCK Q
LOTS 1-16, BLOCK S
LOTS 1-16, BLOCK T
LOTS 1-14, BLOCK U
LOTS 1-10, BLOCK V
LOTS 1-8, BLOCK W
LOTS 1-24, BLOCK X
LOTS 1-17, BLOCK Y
LOTS 1-20, BLOCK Z
174 LOTS

59.422 ACRES SITUATED IN

JONATHAN L. SAMSON SURVEY, ABSTRACT NO 1311

CITY OF LANCASTER, DALLAS COUNTY, TEXAS


























SHEET: 2 OF 2

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

ENGINEER:

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

LEGEND

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

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
surveygroup@att.net

JOB NO.:

17-042

DATE:

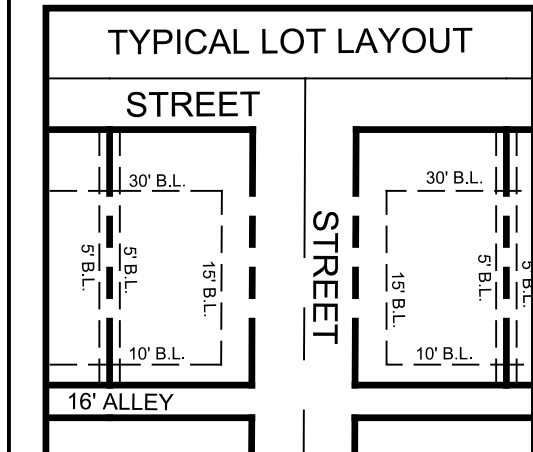
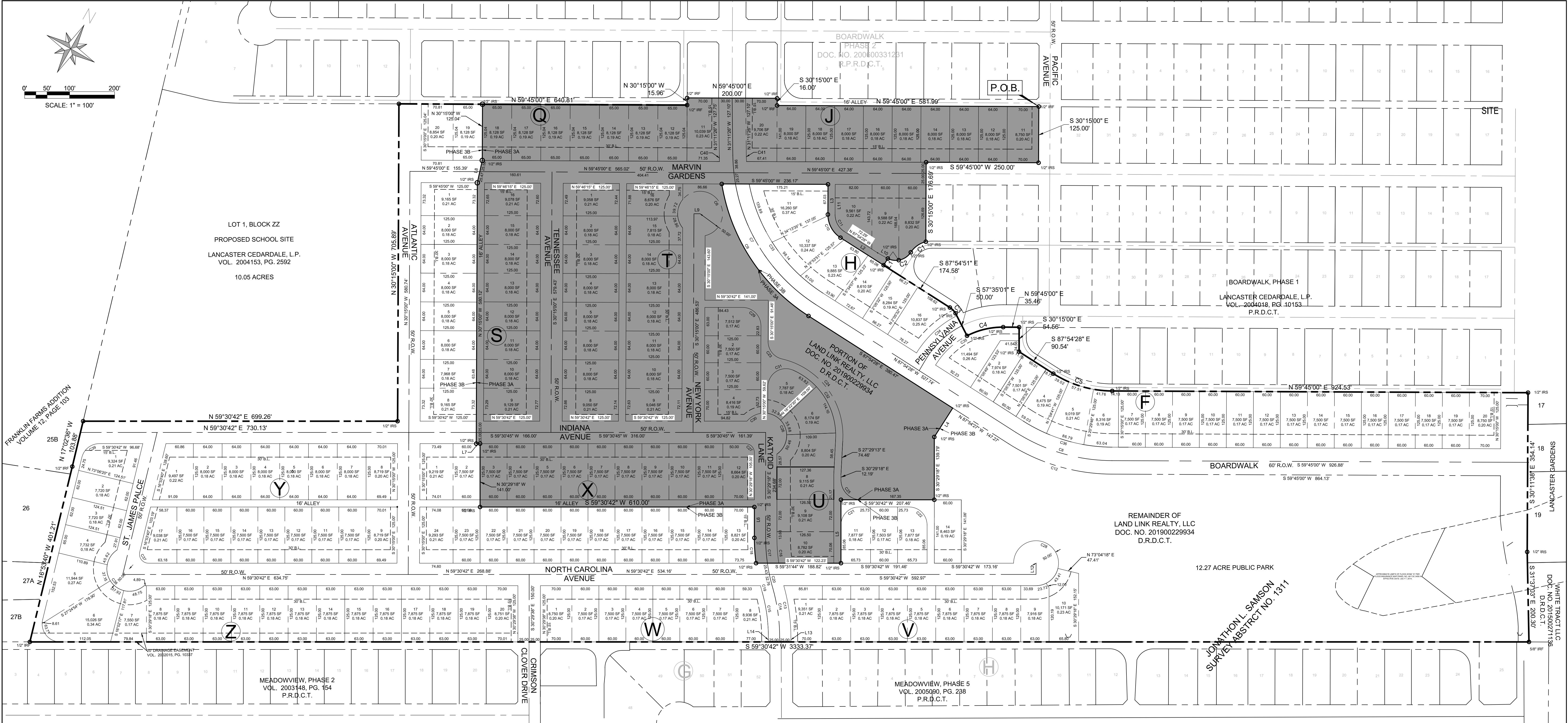
03/24/2020

SCALE:

1" = 100'

DRAWN BY:

RP



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

NOTE:

- Upon completion and approval of park land and improvements built by the developer, the City will maintain the park.
- The fence will be a 6 foot wood board on board fence.

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

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

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

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

NO.	DATE	REVISION
1.		
2.		
3.		

TBPS No. 101733-00

SURVEY GROUP		JOB NO.:	17-042
SURVEYING * CONSULTING * MANAGEMENT		DATE:	03/24/2020
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE:	1" = 100'
(817) 354-1445 surveygroup@att.net		DRAWN BY:	RP

PRELIMINARY PLAT
BOARDWALK, PHASE 3A & PHASE 3B
LOTS 1-20, BLOCK F
LOTS 8-16, BLOCK H
LOTS 11-20, BLOCK J
LOTS 11-20, BLOCK Q
LOTS 1-16, BLOCK S
LOTS 1-16, BLOCK T
LOTS 1-14, BLOCK U
LOTS 1-10, BLOCK V
LOTS 1-8, BLOCK W
LOTS 1-24, BLOCK X
LOTS 1-17, BLOCK Y
LOTS 1-20, BLOCK Z
174 LOTS
59.422 ACRES SITUATED IN
JONATHAN L. SAMSON SURVEY, ABSTRACT NO 1311
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

SHEET: 1 OF 2

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

4.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

PS20-09 Discuss and consider a preliminary plat for Oakmont 20/35 being 41.653 acres located at the southeast corner of North Longhorn Drive and West Drive and addressed as 2900 West Drive, a tract of land out of the William Howerton Survey, Abstract No. 559 in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located at the southeast corner of North Longhorn Drive and West Drive on 41.653 acres of land.
2. **Current Zoning:** The subject property is currently zoned Light Industrial (LI) District.
3. **Adjacent Properties:**
North: LI Light Industrial (Vacant)
South: LI - Light Industrial (Vacant)
East: LI Light Industrial (Vacant and Tire Company)
West: LI – Light Industrial (Dallas County Schools Bus Facility)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for logistics and distribution uses. The proposed warehouse use is compatible with the Future Land Use Plan.

5. **Case History/Background:**

Date	Body	Action
06/11/18	CC	M18-09 Partial Right-of-way Abandonment Longhorn Drive
06/19/18	P&Z	PS18-08 Oakmont 20/35 Preliminary Plat Approved

This preliminary plat was initially approved June 19, 2018 and is approaching its expiration date. Section 14.6102, subsection (f) of the Subdivision Ordinance, "Preliminary plats for developments that are not phased or not to be developed sequentially shall expire and be deemed null and void 24 months after approval unless a final plat is filed and approved for all of the preliminary plat within that time or unless the Planning and Zoning Commission, in its discretion, extends such period of validity." The applicant is therefore seeking to keep the preliminary plat valid in addition to incorporating Longhorn Drive excess ROW that was abandoned by City Council in June, 2018.

Operational Considerations:

This is a request for preliminary plat approval of one (1) light industrial lot and associated infrastructure for Logistics and Distribution development. The proposed lots meet the Subdivision Ordinance requirements of the Lancaster Development Code. Access into the property will be provided from N. Longhorn Drive and West Drive.

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

Public Information Considerations:

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

Options/Alternatives:

1. Approve the preliminary plat, as presented.
2. Deny the preliminary plat, as presented.

Recommendation:

Staff recommends approval of this preliminary plat.

Attachments

Location Map

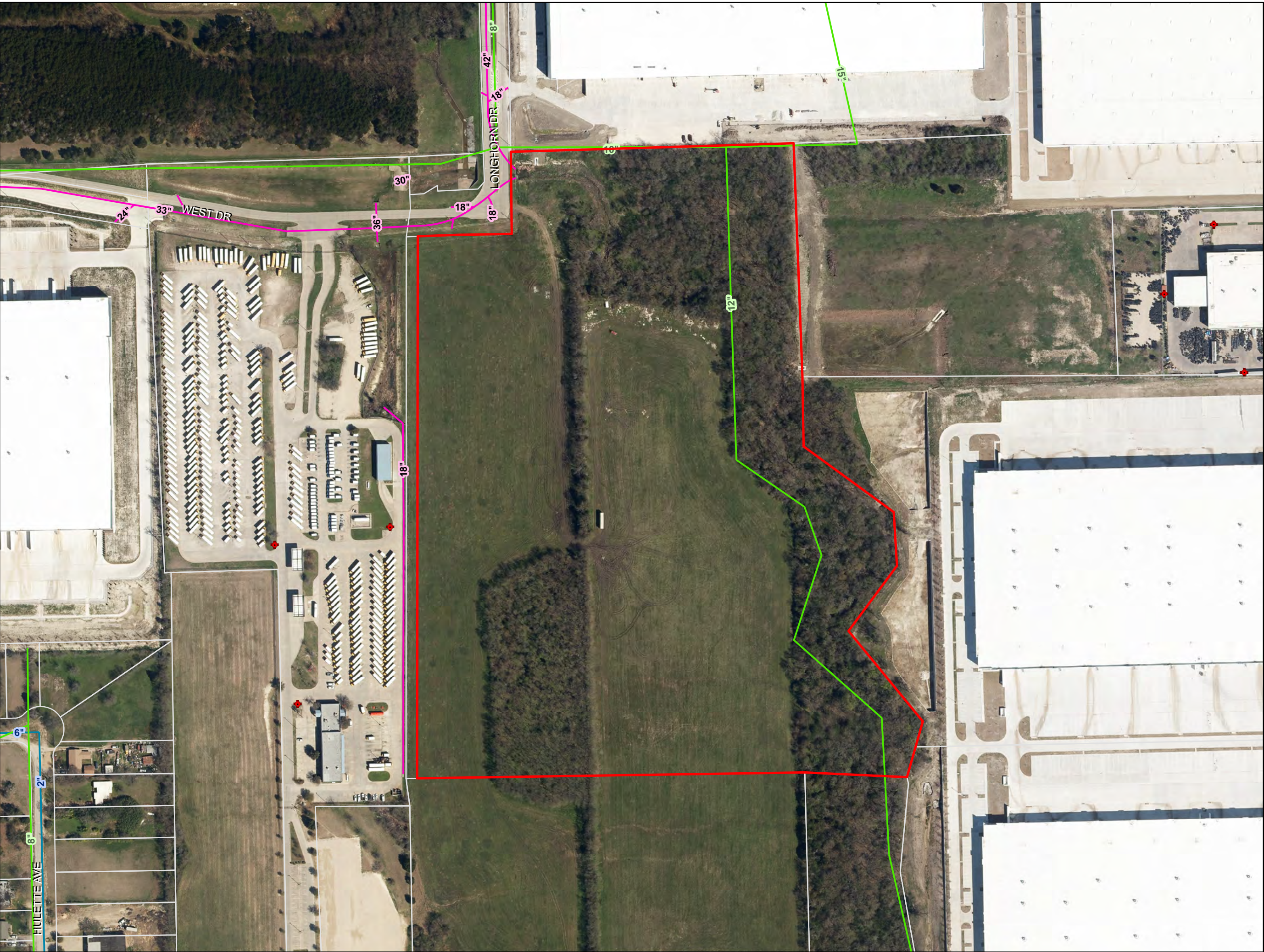
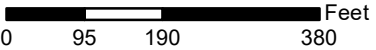
Preliminary Plat

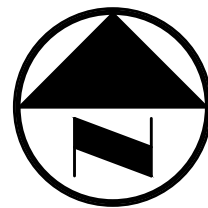


City of Lancaster
2900 West Dr
Zoning: LI (Light Industrial)

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster's GIS (Geographic Information System) Division as a public service. The GIS Division is continually updating the data and attempting to provide the most accurate information possible. Such information is intended for reference only. It is the responsibility of the user to confirm any discrepancies in the data. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

- Fire Hydrants
- Storm Sewer Lines
- Sewer Lines
- Water Lines
- City Limits
- Parcels
- FEMA 100yr Floodplain





0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

LOT 2, BLOCK A
FFE ADDITION
(VOL. 92135, PG. 2700)

INVESTMENTS TRANSPORTATION
SERVICES, LLC
(INST. NO. 201400125248)

**NORTH LONGHORN
DRIVE**

WEST DRIVE

(VARIABLE WIDTH RIGHT-OF-WAY)
CITY OF LANCASTER
(VOL. 2004073, PG. 2349)
(VOL. 2004073, PG. 2343)

ZONING "LI"
(LIGHT INDUSTRIAL)

ZONING "LI"
(LIGHT INDUSTRIAL)

20' SANITARY
SEWER EASEMENT
(VOL. 70222, PG. 667)

25' X 25' SANITARY
SEWER EASEMENT
(VOL. 70222, PG. 667)

DRAINAGE EASEMENT
(VOL. 2000038, PG. 4134)
(VOL. 2004073, PG. 2356)

WINTERGREEN/HS PARTNERS, LTD.
(INST. NO. 201700051852)

ZONING "LI"
(LIGHT INDUSTRIAL)

N 88°19'50" E
251.61'

1/2-INCH IRON
ROD FOUND

1/2-INCH IRON
ROD FOUND

1/2-INCH IRON
ROD FOUND

20' WATER EASEMENT
(INST. NO.)

RIGHT-OF-WAY ABANDONMENT
(ORDINANCE NO. 2018-06-11)
(INST. NO. 201800176679)

PROP. PUBLIC 20'
WATER ESMT

20' PRIVATE SANITARY
SEWER EASEMENT
(INST. NO.)

SOUTHWEST SERVICE
CENTER ADDITION
(VOL. 2000249, PG. 7)

2015 ACQUISITIONS 5 LLC
(INST. NO. 201500146983)

ZONING "LI"
(LIGHT INDUSTRIAL)

EXHIBIT "A", TRACT 2
CITY OF DALLAS
(INST. NO. 200900030950)

N 00°03'55" E 1,436.37'

LOT 1, BLOCK A
GLOBAL BTS
(INST. NO. 2019000257227)

GLOBAL LONGHORN CENTER, L.P.
(INST. NO. 201800054436)

ZONING "LI"
(LIGHT INDUSTRIAL)

N 88°19'05" E 749.12'

APPROXIMATE LOCATION
OF 20' WIDE SANITARY
SEWER EASEMENT
(VOL. 70222, PG. 674)

**POINT OF
BEGINNING**

APPROXIMATE LOCATION OF
20' WIDE SANITARY SEWER EASEMENT
(VOL. 86247, PG. 1695)

3/8-INCH IRON
ROD FOUND
(C.M.)

20' WATER EASEMENT
(INST. NO.)

20' SANITARY SEWER EASEMENT
(VOL. 83220, PG. 5044)

LOT 2, BLOCK A
PARK 20
(INST. NO. 201600131565)

ARTEMIS HIP PARK 20, LLC
(INST. NO. 201600027737)

ZONING "LI"
(LIGHT INDUSTRIAL)

VARIABLE WIDTH
PRIVATE DRAINAGE
EASEMENT
(INST. NO.)

20' PRIVATE SANITARY
SEWER EASEMENT
(INST. NO.)

N 88°28'56" E
10.00'

1/2-INCH IRON ROD
W/1/2" HALF" CAP
FOUND

1/2-INCH IRON ROD
W/1/2" HALF" CAP
FOUND

CH REALTY VI/I DALLAS
HOUSTON SCHOOL RD, L.P.
(INST. NO. 201700102740)

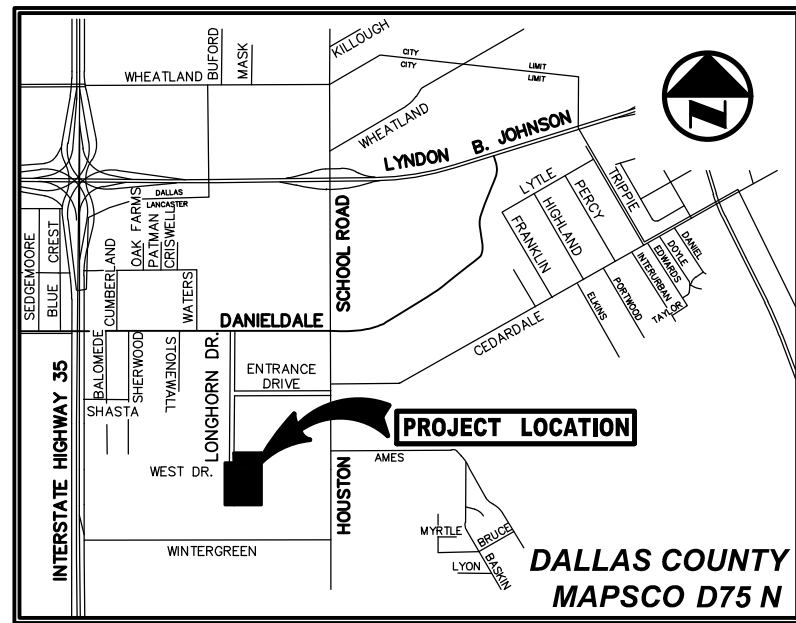
ZONING "LI"
(LIGHT INDUSTRIAL)

VARIABLE WIDTH
PRIVATE DRAINAGE
EASEMENT
(INST. NO.)

20' WATER EASEMENT
(INST. NO.)

20' SANITARY SEWER EASEMENT
(VOL. 83220, PG. 5044)

MATCHLINE (SEE SHEET 2)



VICINITY MAP
(NOT TO SCALE)

LEGEND

- | | |
|-----------------------------|----------------------------|
| ● P PAINT MARK PURPLE | --- PROPERTY LINE |
| ○ SIGN "T" TRAFFIC SIGN | --- EXISTING EASEMENT LINE |
| ○ SS SAN. SEWER MANHOLE | --- PROPOSED EASEMENT LINE |
| ○ STM STORM SEWER MANHOLE | --- STORM DRAIN LINE |
| (C.M.) CONTROLLING MOUNTAIN | --- SANITARY SEWER LINE |
| | --- 613 EXIST. CONTOUR |
| | --- 613 VENT |

SEE SHEET 3 FOR LEGAL DESCRIPTION,
SURVEYOR'S CERTIFICATE, & GENERAL NOTES

SHEET 1 OF 3
PRELIMINARY PLAT
OAKMONT 20/35
LOT 1, BLOCK A

41.653 ACRE TRACT BEING OUT OF THE
WILLIAM HOWERTON SURVEY, ABSTRACT NO. 559,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

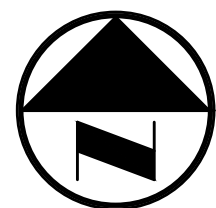
SURVEYOR/ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER/DEVELOPER
PME OAKMONT LANCASTER, LLC
3520 PIEDMONT ROAD NE #100,
ATLANTA, GEORGIA 30305
PH: (404) 840-1990
CONTACT: THOMAS A. COBB

Pacheco Koch

DRAWN BY CO/MWW	CHECKED BY KCH	SCALE 1"=50'	DATE MARCH 2020	JOB NUMBER 3011-18.065
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OAKMONT 20/35 LOT 1, BLOCK A - PRELIMINARY PLAT

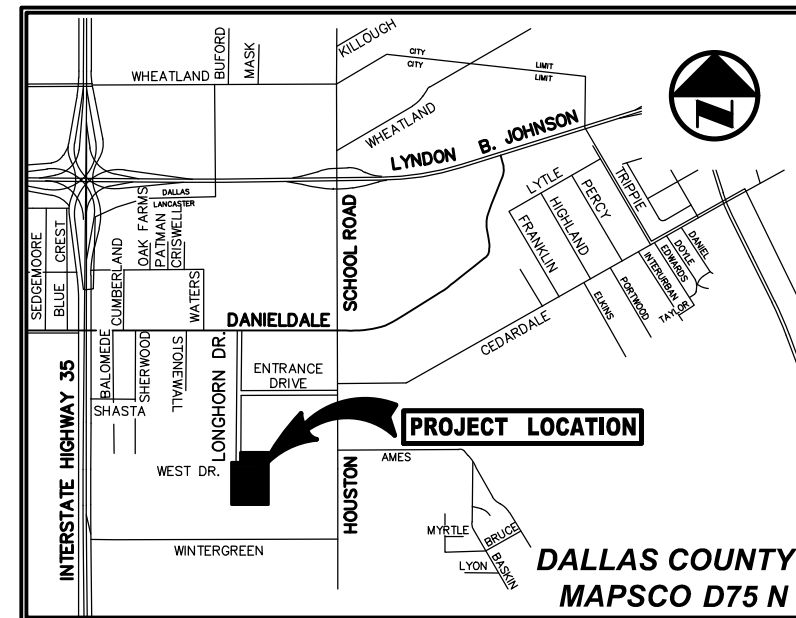


0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

LEGEND

- | | | | |
|--------|----------------------|-----|------------------------|
| P | PAINT MARK PURPLE | --- | PROPERTY LINE |
| TS | TRAFFIC SIGN | --- | EXISTING EASEMENT LINE |
| SS | SAN. SEWER MANHOLE | --- | PROPOSED EASEMENT LINE |
| STM | STORM SEWER MANHOLE | --- | STORM DRAIN LINE |
| (C.M.) | CONTROLLING MOUNMENT | --- | SANITARY SEWER LINE |
| | | --- | EXIST. CONTOUR |
| | | --- | VENT |

MATCHLINE (SEE SHEET 1)



VICINITY MAP
(NOT TO SCALE)

SOUTHWEST SERVICE
CENTER ADDITION
(VOL. 2000249, PG. 7)

2015 ACQUISITIONS 5 LLC
(INST. NO. 201500146983)

ZONING "LI"
(LIGHT INDUSTRIAL)

EXHIBIT "A", TRACT 2
CITY OF DALLAS
(INST. NO. 200900030950)

LOT 1, BLOCK A
PME OAKMONT LANCASTER, LLC.
(INST. NO. 201800168864)

41.653 ACRES
(1,814,398 SF)

ZONING "LI"
(LIGHT INDUSTRIAL)

CH REALTY VII/I DALLAS
HOUSTON SCHOOL RD, L.P.
(INST. NO. 201700102740)

ZONING "LI"
(LIGHT INDUSTRIAL)

SHEET 2 OF 3
PRELIMINARY PLAT
OAKMONT 20/35
LOT 1, BLOCK A

41.653 ACRE TRACT BEING OUT OF THE
WILLIAM HOWERTON SURVEY, ABSTRACT NO. 559,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

SURVEYOR/ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE HARRIS

OWNER/DEVELOPER
PME OAKMONT LANCASTER, LLC
3520 PIEDMONT ROAD NE #100,
ATLANTA, GEORGIA 30305
PH: (404) 840-1990
CONTACT: THOMAS A. COBB

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY CO/MWW	CHECKED BY KCH	SCALE 1"=50'	DATE MARCH 2020	JOB NUMBER 3011-18.065
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OAKMONT 20/35 LOT 1, BLOCK A - PRELIMINARY PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, PME Oakmont Lancaster, LLC is the owner of a 41.653 acre (1,814,398 square feet) tract of land situated in the William Howeton Survey, Abstract Number 559, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to PME Oakmont Lancaster, LLC recorded in Instrument No. 201800168864 of the Official Public Records of Dallas County, Texas and being part of Longhorn Drive abandoned by Ordinance No. 2018-06-11 recorded in Instrument No. 201800176679 of said Official Public Records; said 41.653 acre tract also being more particularly described as follows:

BEGINNING, at a 3/8-inch iron rod found for corner in the south line of that certain tract of land described in Special Warranty Deed to Global Longhorn Center, L.P. recorded in Instrument No. 201800054436 of said Official Public Records; said point being the northwest corner of Lot 1, Block A, Park 20, an addition to the City of Lancaster, Texas according to the plat recorded in Instrument No. 201600131565 of said Official Public Records;

THENCE, South 01 degrees, 23 minutes, 58 seconds East, along the west line of said Lot 1, a distance of 649.96 feet to a 1/2-inch iron rod with "HALFF" cap found for corner at the southwest corner of said Lot 1;

THENCE, North 88 degrees, 28 minutes, 56 seconds East, along the south line of said Lot 1, a distance of 10.00 feet to a 1/2-inch iron rod with "HALFF" cap found for corner; said point being the northwest corner of that certain tract of land described in Special Warranty Deed to CH Realty VI/I Dallas Houston School Rd. L.P. recorded in Instrument No. 201700102740 of said Official Public Records;

THENCE, along the westerly line of said CH Realty VI/I Dallas Houston School Rd. L.P. tract, the following six (6) calls:

South 01 degrees, 23 minutes, 46 seconds East, a distance of 160.44 feet to a point for corner (unable to set due to existing sanitary sewer manhole);

South 54 degrees, 06 minutes, 45 seconds East, a distance of 294.84 feet to a point for corner (unable to set due to existing sanitary sewer manhole);

South 03 degrees, 55 minutes, 45 seconds East, a distance of 143.00 feet to a point for corner (unable to set due to existing sanitary sewer manhole);

South 36 degrees, 23 minutes, 15 seconds West, a distance of 215.00 feet to a point for corner (unable to set due to existing sanitary sewer manhole);

South 39 degrees, 38 minutes, 45 seconds East, a distance of 310.00 feet to a point for corner (unable to set due to existing sanitary sewer manhole);

South 15 degrees, 43 minutes, 15 seconds West, a distance of 131.16 feet to a 1/2-inch iron rod with "NDM" cap found for corner; said point being the northeast corner of that certain tract of land described in Exhibit "A", Tract 3 in Warranty Deed to the City of Dallas recorded in Instrument No. 200900030950 of said Official Public Records;

THENCE, South 89 degrees, 08 minutes, 12 seconds West, along the north line of said Exhibit "A", Tract 3, at a distance of 272.55 feet the northwest corner of said Exhibit "A", Tract 3 and the northeast corner of Exhibit "A", Tract 1 in said Warranty Deed to City of Dallas, continuing for a total distance of 1,310.53 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of Exhibit "A", Tract 2 of said City of Dallas tract;

THENCE, North 00 degrees, 03 minutes, 55 seconds East, along the east line of said Exhibit "A", Tract 2, a distance of 1,436.37 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap found for corner in the south right-of-way line of West Drive (a variable width right-of-way);

THENCE, North 88 degrees, 19 minutes, 50 seconds East, along the said south line of West Drive, a distance of 251.61 feet to a point for corner; said point being the southeast intersection of said West Drive and North Longhorn Drive;

THNCE, North 01 degrees, 14 minutes, 29 seconds West, along the east line of said North Longhorn Drive, a distance of 217.54 feet to a 1/2-inch iron rod with "HALFF" cap found for corner at the southwest corner of said Global Longhorn Center, L.P. tract;

THENCE, North 88 degrees, 19 minutes, 05 seconds East, departing the said east line of North Longhorn Drive and along the said south line of the Global Longhorn Center, L.P. tract, a distance of 749.12 feet to the POINT OF BEGINNING;

CONTAINING: 1,814,398 square feet or 41.653 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That PME Oakmont Lancaster, LLC owner, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as LOT 1, BLOCK A, OAKMONT 20/35, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2020.

PME Oakmont Lancaster, LLC
a Texas limited partnership;

By: _____
Stephen L. Nelson
Authorized Signatory

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Stephen L. Nelson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me he each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

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



Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Kyle Coleman Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____th day of _____, 2020.

Notary Public in and for the State of Texas

CITY CERTIFICATION

Approval

"PRELIMINARY PLAT – For Inspection Purposes Only"
"Approved for Preparation of Final Plat"

Chairman, City of Lancaster,
Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name & Title

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

Senior Planner

Date

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983(2011), Texas North Central Zone 4202. Distances reported have been scaled by applying a surface combination factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0635 K, Community–Panel No. 480182 0635 K, Revised Date: July 7, 2014, & Map No. 48113C0630 K, Community–Panel No. 480182 0630 K, Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- All underground utility information depicted on the survey is based on available record information on file at the City of Lancaster and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground as a result of locate #1856161240.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- The purpose of this preliminary plat is to create one new lot from unplatted property and and portion of abandoned right-of–way.
- Landowner shall be responsible for maintaining all private detention pond facilities constructed on site.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

SHEET 3 OF 3
PRELIMINARY PLAT
OAKMONT 20/35
LOT 1, BLOCK A
41.653 ACRE TRACT BEING OUT OF THE
WILLIAM HOWERTON SURVEY, ABSTRACT NO. 559,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F–469 TX REG. SURVEYING FIRM LS–10008000	
DRAWN BY CO/MWW	CHECKED BY KCH	SCALE NONE	DATE MARCH 2020
		JOB NUMBER 3011–18.065	

SURVEYOR/ENGINEER
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235–3031
CONTACT: KYLE HARRIS

OWNER/DEVELOPER
PME OAKMONT LANCASTER, LLC
3520 PIEDMONT ROAD NE #100,
ATLANTA, GEORGIA 30305
PH: (404) 840–1990
CONTACT: THOMAS A. COBB

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

5.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Discuss and consider appointment of one (1) regular member to the City of Lancaster Historic Landmark Preservation Committee (HLPC).

Background:

For boards and commissions appointments, recruiting efforts for applications are made through various sources including:

- Lancaster Connection - Spring, Summer and Fall Issues
- Lancaster Live
- Lancaster Today
- Invitation to the participants of the 2019 Civic Leadership Academy
- Invitation to the participants of the 2019 Citizens Public Safety Academy
- City of Lancaster's website
- Cable Channel 16
- Social media
- Town Hall Meetings
- Recreation Center
- Library
- Utility Billing monthly Statements

At the March 23, 2020 City Council Meeting, after considerable deliberation, City Council voted to return this item to the Planning & Zoning Commission for reconsideration. In addition, staff received additional documents from Glenn Hooper which includes his resume and a letter to the City Council. The added documents have been attached to this agenda item.

Attached, please find application forms from four (4) candidates for the Commission's review in the nomination process.

Operational Considerations:

The applications of those interested in filling positions on the HLPC are brought to the Planning and Zoning Commission (P&Z) to fill vacancies alongside names of current members who wish to be reappointed. P&Z appoints and/or reappoints HLPC members and must be confirmed by the City Council prior to the person becoming an official appointment to HLPC.

Under ordinance 2018-12-53, the committee must be composed of at least:

- three (3) shall have experience and/or expertise in the following fields:
 - architecture
 - planning
 - landscape architecture
 - building construction
 - real estate appraisal
- one (1) shall be a member of the Lancaster Historical Society
- one (1) shall be the owner of a designated historic landmark or property within an historic district

Member	Role/Capacity	Term Expires
Vacant	Regular Member	2021
Patricia Siegfried-Giles	Member of Lancaster Historical Society*	2020
Dee Hinkle	Owns Property in the Historic District*	2020
Amy Glover	Building Construction Experience*	2021
Estelle Hernandez	Regular Member	2021
Paul Wiseman	Alternate/Real Estate Broker/	2020
Glenn Hooper	Architect*	New Applicant
Marc Riggs		New Applicant
Mark Larson		New Applicant
Abraham Riser Jr.		New Applicant

*ordinance requirement

Options/Alternatives:

The Planning and Zoning Commission may choose to:

1. Make appointments based on the applications.
2. Request staff to seek additional applications.

Recommendation:

Staff recommends appointing one (1) person with experience in architecture, planning, landscape architecture, building construction, or real estate appraisal to fill the vacant (1) regular position to fulfill requirements set forth under Ordinance 2018-12-53.

Attachments

HLPC APPLICATIONS

Alphabetical list of all applicants (indicates capacity)



**City of Lancaster, Texas
Boards, Commissions and Committees
Application**



Name: GLENN Hooper DOB: [REDACTED] Date: 1/13/2020
 Address: 323 S DALLAS Zip: 75146
 Home Phone: N/A Cell Phone: 972 533 7056
 Email Address: gphooper@yahoo.com Length of residency: 20 yr
 Occupation: Architect

To be an effective member, you must be willing to attend and participate in all scheduled meetings.

Please list the Board/Commission/Committee you wish to serve on in order of preference.

1. HLPC
2. _____
3. _____

You may attach any particular qualifications you feel would be beneficial in serving. (I.e. resume)

Have you previously served on any Lancaster board, commission, or committee? ☒ YES ☐ NO

Are you a registered voter? ☒ YES ☐ NO

Do you have any delinquent accounts (utility, property taxes, etc.) with the City? ☐ YES ☒ NO

DISCLOSURE OF PERSONAL INFORMATION

I, GLENN Hooper, an applicant for, or an appointed official, for the City of Lancaster, Texas, elect to:

- ☐ ALLOW public access to my personal information
☒ NOT ALLOW public access to my personal information

Note: Under the Public Information Act, a personal e-mail address or DOB is not public information and will not be released.

Signature: Glenn Hooper Date: 1/13/2020

Please return your completed application to the City Secretary's Office at 211 N. Henry St., or mail to P. O. Box 940, Lancaster, TX 75146 or fax to (972) 275-0914 or email at citysecretary@lancaster-tx.com. If you have any questions, please feel free to give our office a call at 972.218.1309.

Applications are always welcome as vacancies may occur throughout the year.

Office Use Only

Received by: _____ Date: _____ Address verified: _____
 Registered Voter verified: _____ Financial liability verified: _____
 Interviewed by Council: _____ Appointed by Council: _____
 Oath administered: _____ OMA /PIA Training completed: _____

Glenn Hooper AIA, NCARB
gphooper@yahoo.com - 972-533-7056
URL: [LinkedIn.com/in/glennhooper](https://www.linkedin.com/in/glennhooper)

LICENSED ARCHITECT - State of Texas, State of Georgia

Experienced designing a wide variety of building types, and construction types. I have worked on both private and federal projects. Have worked on the design team in the following tasks, developed preliminary design, building code review, construction documents, architectural specifications using office masters, and construction administration. Successful at coordinating documents and specifications with design team consultants.

SKILLS

Architectural construction documents, Building code review, RFI's, Shop Drawings, ComCheck
AutoCad LT 2018, ShareFile, Windows, Word, Excel, Pages, IOS

PROFESSIONAL EXPERIENCE

Rogers Ford Interior Design and Architecture Nov 2016 - Aug 2018
Architect

Drafted architectural construction documents. Worked on building section details for bank headquarters building.

Hardy McCullah/MLM Architects, Dallas Texas Apr 2013 - Oct 2016
Project Architect / Specification Writer

Federal Emergency Management Nov 2012
FEMA Home Inspector following Hurricane Sandy, New Jersey.

Sher Dye & Associates, Dallas Texas Aug 2011- Feb 2012
Architect – Special contract for Army Air Force Exchange Service
Drafted architectural construction documents, assembled specifications for new retail spaces at Base Exchange facilities located on Air Force bases. Coordinated with mechanical electrical and plumbing disciplines. Designed and drafted new construction to meet renovation requirements. Assisted principal in Construction Administration.

Accomplishments
Completed two projects for Army Air Force Exchange Service.

Hardy McCullah/MLM Architects, Dallas Texas Nov 1997 - Apr 2011
Project Architect / Specification Writer

Authored architectural specifications. Maintained office masters of architectural specification sections. Coordinated with other disciplines to insert Structural, MEP, and landscape specification sections to complete the project manual. Coordinated consultants door hardware schedule with drawings and specifications. Researched evaluated building materials when needed for projects.

Performed building Code review for projects, performing exit and occupancy calculations. Knowledgeable of ADA accessibility code requirements. Organized Code review information on drawings for city officials.

Participated in design meetings with Owners to define project requirements. Drafted preliminary design drawings for Owners approval.

INDUSTRIAL:

Federal Express Ground Distribution Facility, Alliance Airport, Fort Worth, Texas: (Client: Alston Construction) The 305,000 SF facility was based on the Federal Express metal building photo-type. The building was converted to a concrete tilt-up to meet Alliance Airport design guidelines. The distribution facility has 26,000 SF of offices and 275,000 SF as a package sorting area. At this facility, packages delivered by aircraft are sorted into local delivery trucks. Completed in 2015.

Western Currency Facility: Bureau of Engraving and Printing, Fort Worth, Texas. (Client: Department of the Treasury) Printing Facility for United States Currency. The 50 Acre Facility included offices, printing area, and a 10,000 square foot Federal Reserve vault. Completed in 1990.

Gas Turbine Engine Facility: Kelly Air Force Base, San Antonio, Texas. (Client: Fort Worth Division Core of Engineers), Project was a 135,000 square foot engine assembly and testing facility. Completed in 1988.

EDUCATION:

Texas Tech University Research Building:, Lubbock Texas: (Client: Texas Tech University) The building is the first of a twelve building master plan designed as a research campus. Each of the buildings is approximately 125,000 square feet on two floors, and houses lab spaces for multiple discipline research activities. Each of the research buildings would continue the Spanish Renaissance style using the Texas Tech building materials.

Southwest University, Dallas Texas: (Client: Southwest Airlines,) The university space is about 30,000 square feet on the first floor of the Southwest headquarters building at Love Field. This training area was designed to have a "university" look versus the office standard in the rest of the headquarters building. The corridor wall had a thin brick and cast stone base veneer over the stud walls in contrast to the rest of the interior. Completed in 2006.

Police training classrooms and Firing Range, Fort Worth Texas: (Client: Tarrant County Community College) This was a separate facility from the junior college, but located on the same campus. The facility 20,000 sf of classroom space with an outdoor firing range.

M. J. Neeley School of Business Charles Tandy Business Center, Fort Worth Texas: (Client: Texas Christian University), The new 85,000 sf 3 level classroom business building is an addition to the existing Dan Rodgers Hall. Some of the new classrooms contain video conferencing equipment.

ENTERTAINMENT:

Irving Entertainment Center: (Client: Las Colinas Group,) Irving Texas, The Entertainment Center includes a 5,000 seat performance theater surrounded by seven free standing restaurants and public plaza. The venue has a four level 1,200 car parking garage that can be expanded to ten levels and 2,400 cars. The garage has separate entrances for valet and public parking. The theater building is designed to be LEED certified. Estimated construction cost, 250 million dollars.

EDUCATION AND CREDENTIALS

Masters of Architecture – University of Texas at Arlington
Bachelor of Science – University of Texas at Arlington

References Available Upon Mutual Interest

March 22, 2020

Re: reappointment to HLPC Board position

To Mayor and Lancaster City Council members:

Due to the current circumstances preventing me from appearing in person before you at this time, please include this as part of the public comments portion of your meeting. I have been asked to prepare this introduction letter by city council member Carl Burk after she spoke earlier with the city attorney.

My name is Glenn Hooper, I have served as a member of the of the HLPC board since August 2007. After joining the board I worked with HLPC members, and the city consultant to draft the HLPC guidelines. Since 2015 I have held the position of chair person for the HLPC board.

My qualifications to serve on the board are the following:

- I have lived in the Lancaster historic district in the Hunstable Moffett home for the last 22 years.
- I am a practicing architect. I am currently registered to practice architecture in the states of Texas and Georgia.
- I Have worked on a wide variety of commercial project types as Architect, and as specification writer.

Attached is a resume for your reference.

I know the term of the members is renewed every two years. Staff usually notified members when their terms expire and if they wish to renew. In 2019 there was not a scheduled HLPC meeting in August, or September. I informed Staff that I would not be present for the October 22 meeting. There were no scheduled meetings in November nor December. I have researched and did not find any emails from staff informing me that my term had expired. I received an invite email, Jan 21, 2020, to the open meeting class held earlier this month. When I arrived at the meeting, I was not listed as a member of the HLPC board. I had to produce the email invite received earlier from Staff.

I know it was my fault that I missed the reappointment at the appropriate time. I still do wish to continue to serve as a member of the HLPC board.

Thank you for your time in considering this matter.

Sincerely



Glenn Hooper AIA, NCARB
323 S Dallas Ave.
gphooper@yahoo.com
972 533 7056

Attachments

Glenn hooper resume

HLPC application 1/13/2020

Guzman, Josie

Subject: FW: Online Form Submittal: Board Application Form

From: noreply@civicplus.com [mailto:noreply@civicplus.com]

Sent: Friday, February 15, 2019 11:30 AM

To: City Secretary <citysecretary@lancaster-tx.com>

Subject: Online Form Submittal: Board Application Form

Board Application Form

Select the Board,
Commission, or
Committee applying for

Historic Landmark Preservation Committee

Personal Information

First Name	Marc
Last Name	Riggs
Address	119 N Stewart Ave
City	Lancaster
State	Texas
Zip	75146
Length of Residency	5 years
Home Phone Number	916 420-6889
Email Address	riggsmarc@yahoo.com
Occupation	Fire Alarm and Security Industry

Organization Membership Information

Have you ever served as a
member of any Lancaster
Boards, Commissions, or
Committees?

No

If yes, which

Field not completed.

Please list any particular qualifications you feel would be beneficial to serving on any particular board or commission.

Familiar with the history of Lancaster, Architecture and Fire Alarm / Building Life Safety Codes

Please Enter Basic Resume Information Below

Mid South Fire Solutions

Disclosure of Personal Information

I ALLOW public access to my personal information

To be an effective member of a Board or Commission, you must be willing to attend and participate in all scheduled meetings.

Email not displaying correctly? [View it in your browser.](#)

Click [here](#) to report this email as spam.



City of Lancaster, Texas
Boards, Commissions and Committees
Application



Name: MARK EDWARD LARSON DOB: [REDACTED] Date: 06/07/2019
 Address: 2224 MERREMAE LANE Zip: 75146
 Home Phone: 972-220-8684 Cell Phone: 214-404-8121
 Email Address: MARK.LARSON77@YAHOO.COM Length of residency: 29 YEARS
 Occupation: RETIRED ELECTRICAL ENGINEER - (SELF EMPLOYED)

To be an effective member, you must be willing to attend and participate in all scheduled meetings.

Please list the Board/Commission/Committee you wish to serve on in order of preference.

1. HESTOREC LANDMARK PRESERVATION COMMITTEE
2. _____
3. _____

You may attach any particular qualifications you feel would be beneficial in serving. (I.e. resume)

Have you previously served on any Lancaster board, commission, or committee? ☒ YES ☐ NO

Are you a registered voter? ☒ YES ☐ NO

Do you have any delinquent accounts (utility, property taxes, etc.) with the City? ☐ YES ☒ NO

DISCLOSURE OF PERSONAL INFORMATION

I, MARK E. LARSON, an applicant for, or an appointed official, for the City of Lancaster, Texas, elect to:

- ☒ ALLOW public access to my personal information
☐ NOT ALLOW public access to my personal information

Note: Under the Public Information Act, a personal e-mail address or DOB is not public information and will not be released.

Signature: Mark E. Larson Date: 06/07/2019

Please return your completed application to the City Secretary's Office at 211 N. Henry St., or mail to P. O. Box 940, Lancaster, TX 75146 or fax to (972) 275-0914 or email at citysecretary@lancaster-tx.com. If you have any questions, please feel free to give our office a call at 972.218.1309.

Applications are always welcome as vacancies may occur throughout the year.

Office Use Only		
Received by: <u>Mayra A Ortiz</u>	Date: <u>6/10/2019</u>	Address verified: <u>6/10/2019 MO</u>
Registered Voter verified: <u>06/19/19 JG</u>	Financial liability verified: _____	
Interviewed by Council: _____	Appointed by Council: _____	
Oath administered: _____	OMA /PIA Training completed: _____	



RECEIVED OCT 11 2019



TREE CITY USA

Name: Abraham Riser Jr Date: 10/11/2019
Address: 255 N. Dallas Ave. # 125 Apt. - Lancaster TX
Email: ariserjr@gmail.com Phone: 969-672-6750
Are You a Lancaster Resident? ☒ yes ☐ no 969-427-3279

Please check three (3) of the Boards, Commissions,
Corporations or Committees you wish to serve on

- | | |
|---|--|
| <input type="checkbox"/> Airport Advisory Board | <input checked="" type="checkbox"/> Parks & Recreation Advisory |
| <input type="checkbox"/> Animal Shelter Advisory Committee | <input type="checkbox"/> Recreational Development Corporation (4B) |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Museum Advisory Board |
| <input checked="" type="checkbox"/> Historic Landmark <u>3rd</u> Preservation Committee | <input type="checkbox"/> Planning & Zoning Commission |
| <input type="checkbox"/> Economic Development Corporation (4A) | <input type="checkbox"/> Property Standards & Appeals Board <u>2nd</u> |
| <input type="checkbox"/> Library Advisory Board | <input checked="" type="checkbox"/> Youth Advisory Committee |
| | <input type="checkbox"/> Zoning Board of Adjustment |

Historic Landmark Preservation Commission

2020

Candidate	Capacity
Glenn Hooper	Architect
Marc Riggs	Fire Alarm, security in addition to architecture, building life safety experience.
Mark E. Larson	Self Employed Electrical Engineer
Marchal Adams	Not Applicable
Wynter M. Dalton	Self Employed Insurance Agent and Life Coach
Abraham Riser Jr.	Not Applicable

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

6.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z20-01 Conduct a Public Hearing and consider a Specific Use Permit (SUP) request for a gas station with eight (8) fuel dispensers and a self-service carwash; an exception for four (4) semi-truck fueling canopies; fuel dispensing facilities; fast food restaurant and convenience store to be located within 150 feet of a residential district at the southwest corner of West Wintergreen Road and North Houston School Road. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located on the southwest corner of West Wintergreen Road and North Houston School Road and is 8.28 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R).
3. **Adjacent Properties:**
North: Light Industrial - (Houston School Road Industrial Park)
South: Retail - (Vacant)
East: Zero Lot Line Single Family Residential (Single Family Residential Homes)
West: Retail - (Vacant)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan does not identify this site as being suitable for commercial uses. This request is not consistent with the 2016 Comprehensive Plan.
5. **Case History/Background:**

Date	Body	Action
02/04/20	P&Z	Z20-01 Postponed this item to the April 7, 2020 P&Z regular meeting

The applicant requested that this item be postponed to the March 3, 2020 Planning and Zoning Meeting per the attached letter, however, at the February 4, 2020 Planning and Zoning meeting, the City attorney recommended to the applicants that this case be postponed to the April 7, 2020 Planning and Zoning meeting in order to allow the applicant more time to address the outstanding issues. The applicant agreed for the case to be postponed to the April 7, 2020 Planning and Zoning regular meeting.

Per the attached letter, the applicant is again requesting for this item to be postponed to the next Planning and Zoning Commission meeting that will be in person.

Operational Considerations:

This is a request to consider a Specific Use Permit (SUP) for a gas station with eight (8) fuel dispensers and a self-service carwash; an exception for four (4) semi-truck fueling canopies; fuel dispensing facilities; fast food restaurant and convenience store to be located within 150 feet of a residential district at the southwest corner of West Wintergreen Road and North Houston School Road. This item was postponed from the February 4, 2020 Planning and Zoning meeting at the applicant's request.

Lancaster Development Code (LDC) Regulations:

- A retail store with more than two (2) fuel dispensers and a car wash/self-service requires an SUP in the Retail zoning district.
- Semi-truck fueling canopies are not permitted in a Retail District.
- Combination of a gas station, fast food restaurant, and convenience store uses are not permitted within one hundred fifty feet (150') of a residential district.

Consistency with the Comprehensive Plan: The City's 2016 Comprehensive Plan identifies this site as suitable for commercial development. The Future Land Use Map identifies this property as a Commercial Node. Commercial Nodes occur at major intersections and based on the place types, commercial nodes would allow community or regional commercial centers. Commercial centers are commercial developments that includes predominantly retail businesses with access driveways or parking spaces shared by one or more of the businesses. The Lancaster Development Code (LDC) prohibits combination gas station, fast food restaurant, and convenience store to be within 150 feet of a residential district. Section 14.501 General,

Subsection H. Combination Gas Station, Fast Food Restaurant, Convenience Store, (1) of the LDC states that Combination of gas station, fast food restaurant, convenience store shall not be permitted within one hundred fifty feet (150') of a residential district. The proposed combination of uses are within 150 feet of a residential district. The proposed semi-truck fueling, combination fueling station, fast food restaurant, and convenience store are not allowed and should be removed.

Potential Impact on Adjacent Development: The subject property is currently undeveloped. Properties to the west and south are undeveloped. The properties to the east are occupied by single family homes and the property to the north is a warehouse distribution center. The LDC prohibits uses that will bring increased truck traffic to Retail districts. The four (4) proposed semi-truck fueling canopies will bring increased truck traffic in Retail district and within 150 feet of residential uses to the east.

Availability of utilities and access: The subject property is served by City of Lancaster sewer and water. The applicant will be responsible for connecting to those utilities.

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

Timing of Development as it relates to Lancaster's Capital Improvement Plan: The City of Lancaster Capital Improvement Plan (CIP) does not have improvement plans for North Houston School Road. The Master Thoroughfare Plan identifies both West Wintergreen Road and Houston School Road as Major Arterial Type B 100 feet rights-of-ways (ROW). The existing ROW on West Wintergreen Road varies and 44 to 56 feet of rights-of-way (ROW) is required to be dedicated along Wintergreen Road. Houston School Road is 100 feet of ROW and no ROW dedication is required.

Based upon an analysis of the five (5) considerations that must be taken into consideration when reviewing a change in zoning application, staff recommends denial of the request for a gas station with eight (8) fuel dispensers, four (4) semi-truck fueling canopies, car wash/self-service, and an exception for

fuel dispensing facilities, fast food restaurant and convenience store to be located within 150 feet of a residential district.

Reasons for denial recommendation:

- Section 14.504 Commercial Districts, Subsection (c) Retail (R) District (1) Purpose A, B & D, of the LDC states that
 - A. "The Retail District is established to provide limited retail and service uses for one or more neighborhoods. The uses specified in this district include most types of retail activity and are located on, or at the intersections of, major thoroughfares. This district does not include strip commercial, large shopping centers, wholesaling operations, lumber yards, contractor yards, and warehousing with high volumes of truck traffic and low volumes of retail type traffic."
 - B "This district will not be a major retail district, and will try to avoid intensive commercial uses and large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering from residential areas, and the traffic from such uses should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares."
 - C. "This zone is a light retail zone, and it is intended that limited commercial uses fall in this district. Since the zone will be located close to residential areas, the development standards are stringent and require as high a standard of development as the R and NS districts."

Semi-truck fueling canopies would therefore increase truck traffic at this retail corner and trucks stopping for fueling would cause noise that would not be ideal within 150 feet of the residential uses to the east.

- Section 14.501 General, Subsection H. Combination Gas Station, Fast Food Restaurant, Convenience Store, (1) of the LDC states that "Combination gas station, fast food restaurant, convenience store shall not be permitted within one hundred fifty feet (150') of a residential district."

The proposed combination of uses are within 150 feet of a residential district. Combination of a gas station, fast food restaurant, convenience store would be disruptive to a peaceful and quiet environment deserved by citizens in the residential neighborhood to the east.

- Funding Recommendations section of the 2006 Streetscape Master Plan states that, "Developers will be financially responsible for the sidewalks, entranceways, fences and treed parkways adjacent to their developments whether it is residential, commercial, or light industrial in nature."

The City is currently updating the 2006 Streetscape Master plan; the current plan calls for an entry feature at the subject property. While the Streetscape plan is underway, staff recommends that the applicant put money into an escrow account that will be used to build an entry feature that will be adopted with the updated Streetscape Master plan. The applicant is not willing to wait for the completion of the Streetscape Master plan update and staff recommends that the applicant comply with putting money into an escrow account till the new Streetscape Plan is adopted.

Public Information Considerations:

On January 24, 2020, a notice for this public hearing appeared in the Focus Daily Newspaper. Staff mailed 16 notifications of this public hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. There were four (4) letters received in support and five (5) letters received in opposition of this zoning change request.

- Section 14.208 City Council, Subsection (d) Council Approval or Denial, (1) of the (LDC) states that, "Approval of an Item. The Council may approve the request or amendment either as requested, or in the form of a more restrictive district, and subject to such appropriate conditions as are allowed by law. However, when a proposed zoning request is heard by the City Council that has been denied by the Planning and Zoning Commission, a three-fourths (3/4) majority vote by the city council shall be required for approval."

31% of the owners of lots within 200 feet of the site have submitted a letter in opposition to this request. Therefore, a favorable vote of three-fourths (3/4) of all the members of the Council would be required for approval of this request.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the request to postpone this case.
2. The Planning and Zoning Commission may deny the request to postpone this case and proceed with the public hearing.

Recommendation:

Staff recommends denial of the request to postpone this item to a future meeting and denial of the case.

Attachments

Location Map

Site Plan

Elevations

Landscape Plan

Renderings

Future Land Use Map

Letters in Opposition (6)

Letters in Support (4)

Letter to Postpone to March 3, 2020 Meeting

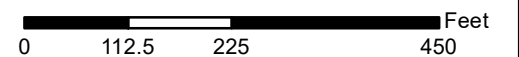
Letter to Postpone to In Person Meeting



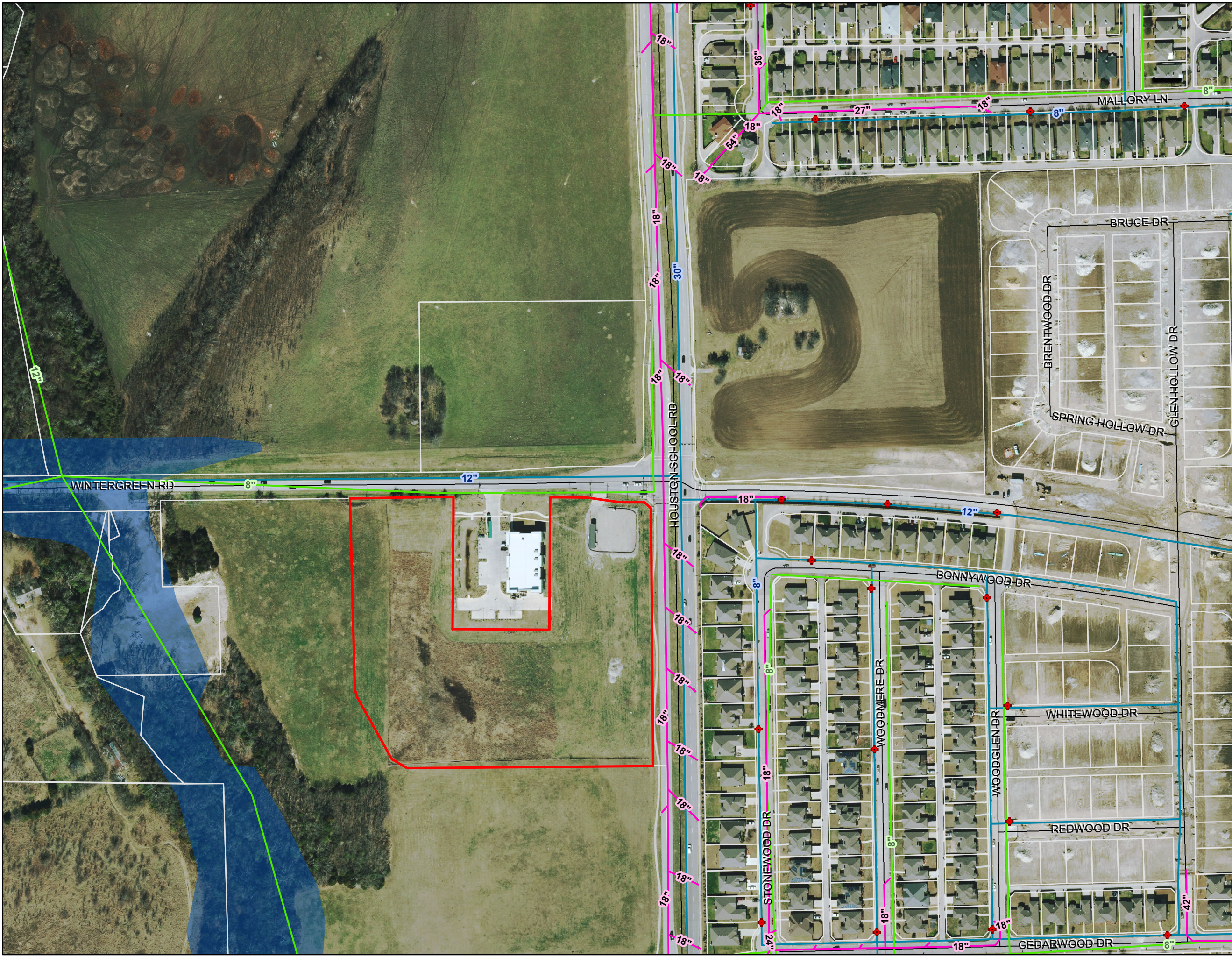
City of Lancaster
2600 W. Wintergreen Rd.
Zoning: Retail (R)

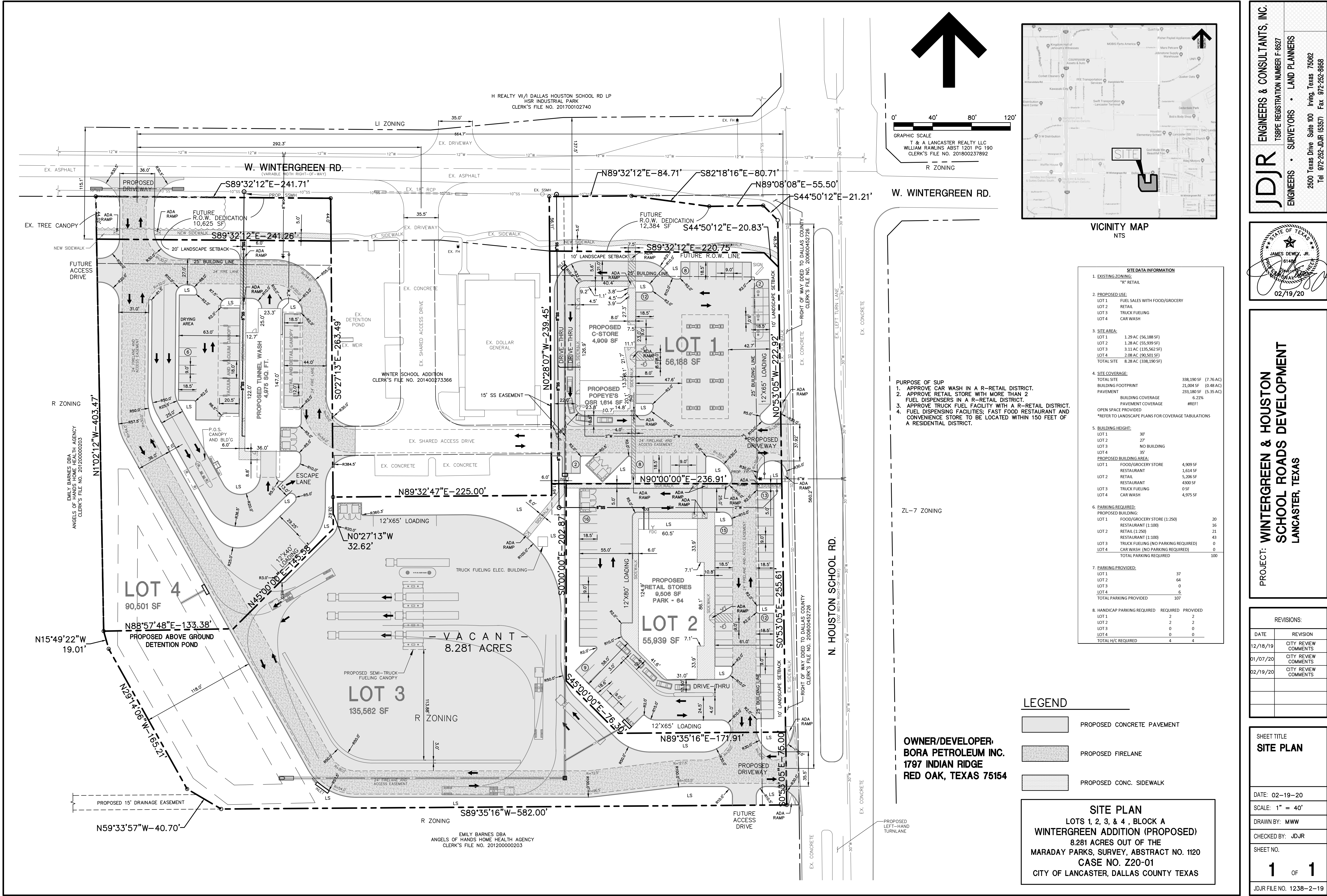
DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster's GIS (Geographic Information System) Division as a public service. The GIS Division is continually updating the data and attempting to provide the most accurate information possible. Such information is intended for reference only. It is the responsibility of the user to confirm any discrepancies in the data. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

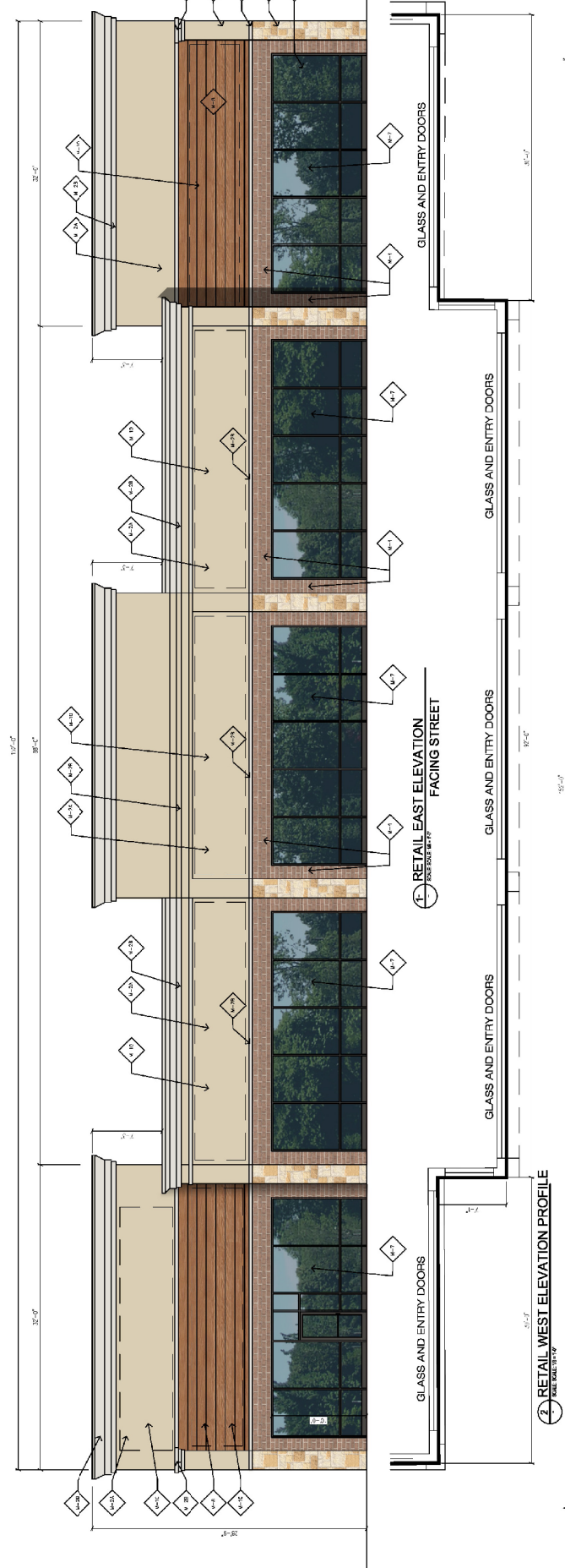
- Fire Hydrants
- Storm Sewer Lines
- Sewer Lines
- Water Lines
- Parcels
- FEMA 100yr Floodplain



date: 12/03/2019







1. RETAIL EAST ELEVATION
FACING STREET

2. RETAIL WEST ELEVATION PROFILE

3. RETAIL SOUTH ELEVATION

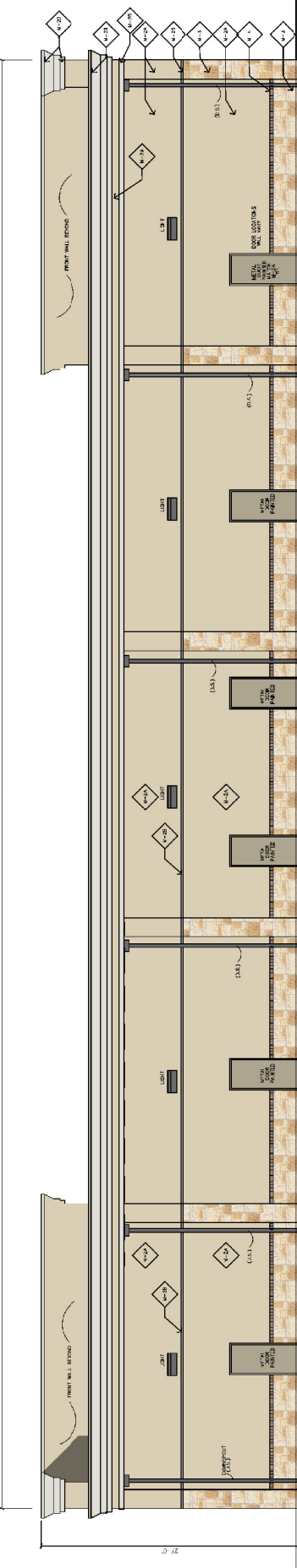
4. RETAIL NORTH ELEVATION

5. RETAIL WEST ELEVATION

6. RETAIL EAST ELEVATION

7. RETAIL SOUTH ELEVATION

8. RETAIL NORTH ELEVATION



9. RETAIL WEST ELEVATION

10. RETAIL EAST ELEVATION

11. RETAIL SOUTH ELEVATION

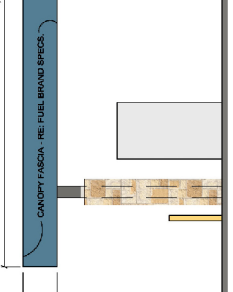
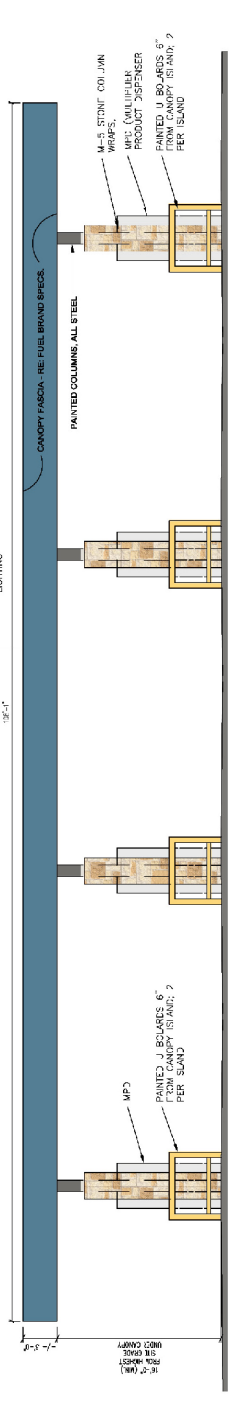
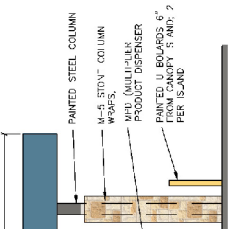
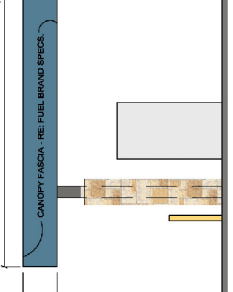
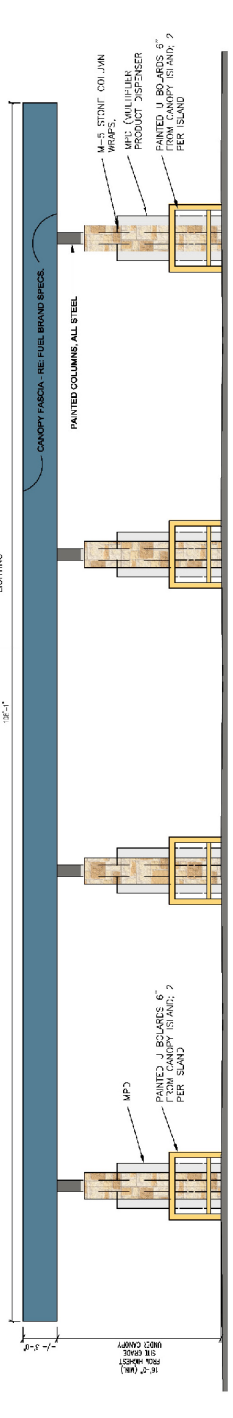
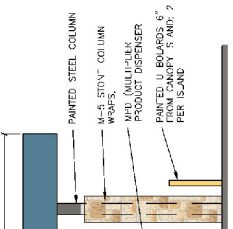
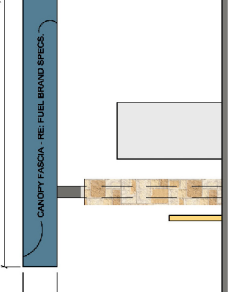
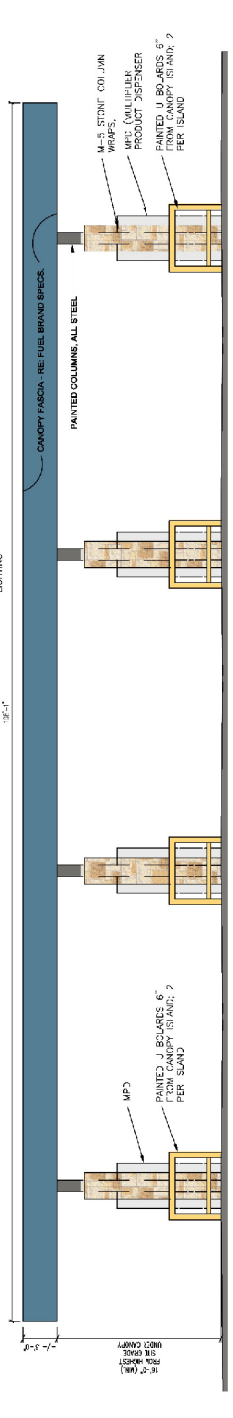
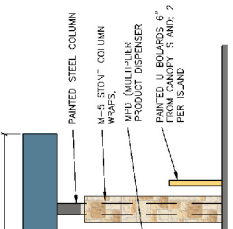
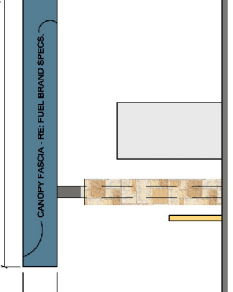
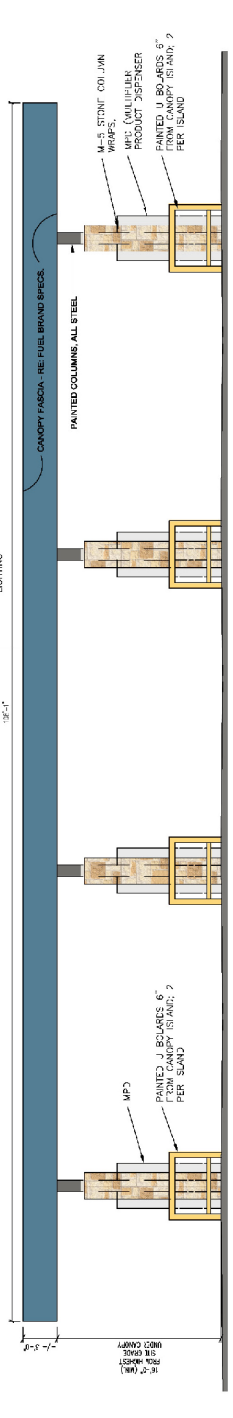
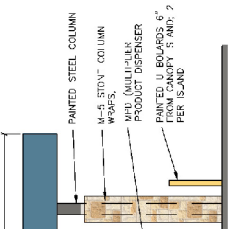
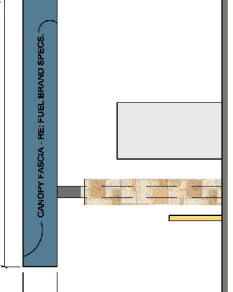
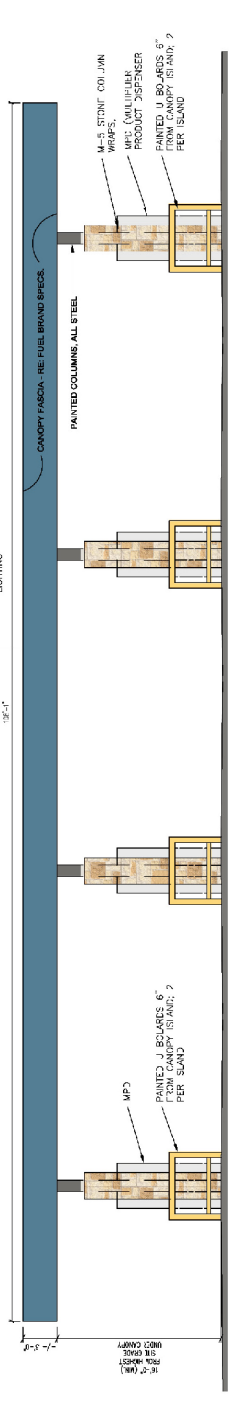
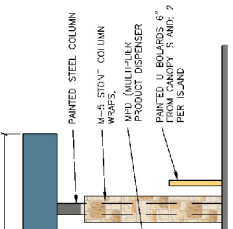
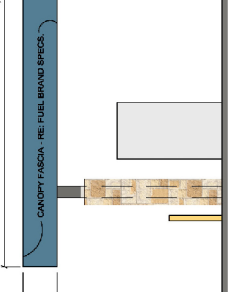
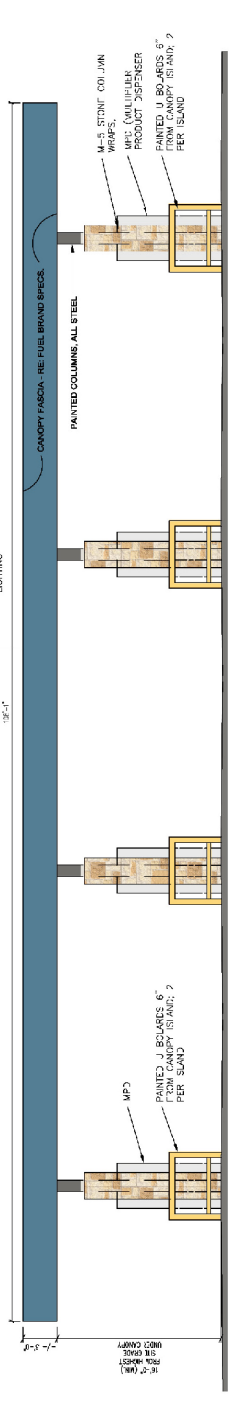
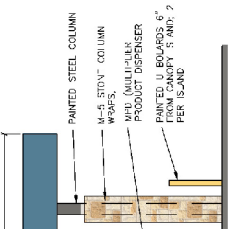
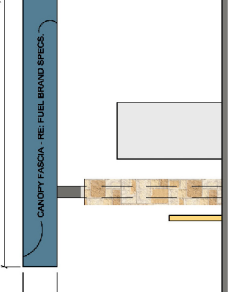
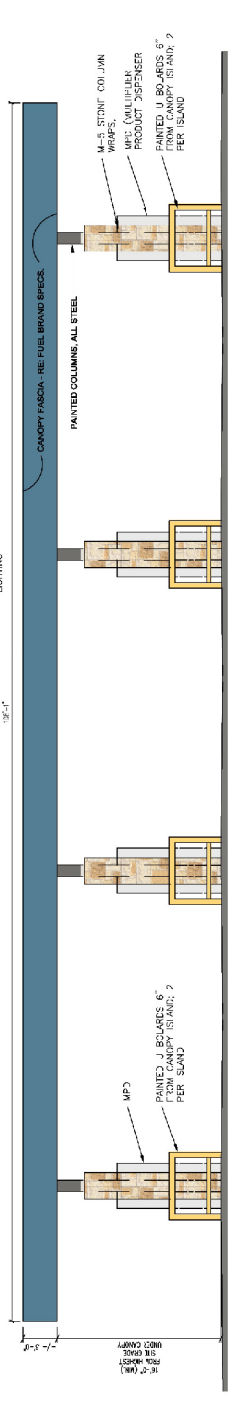
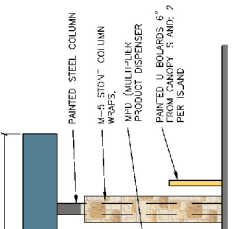
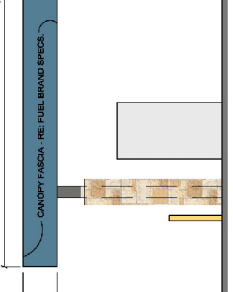
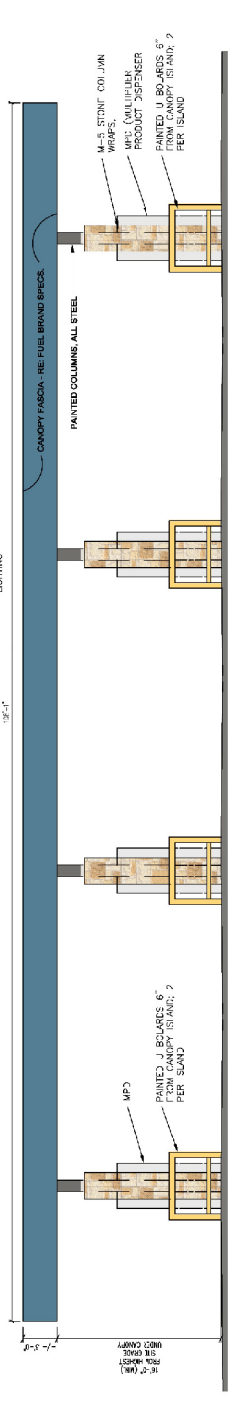
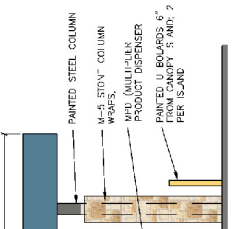
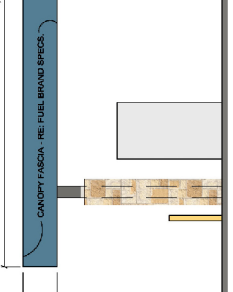
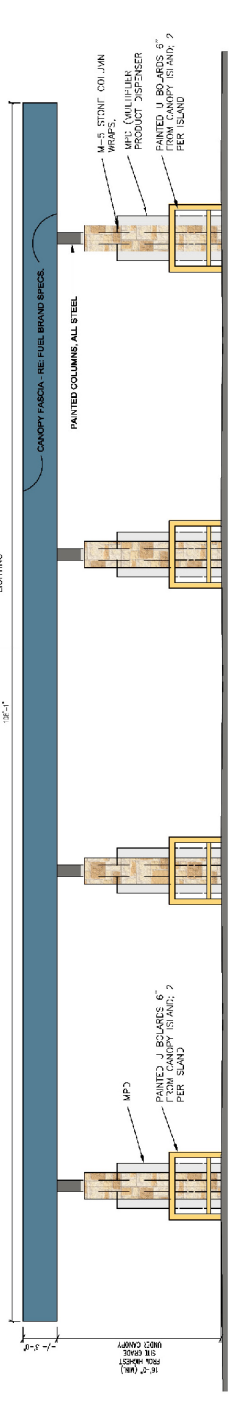
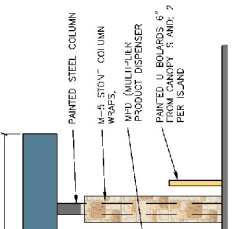
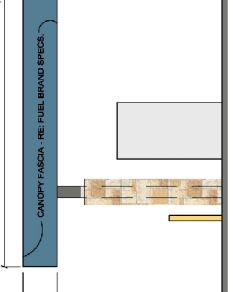
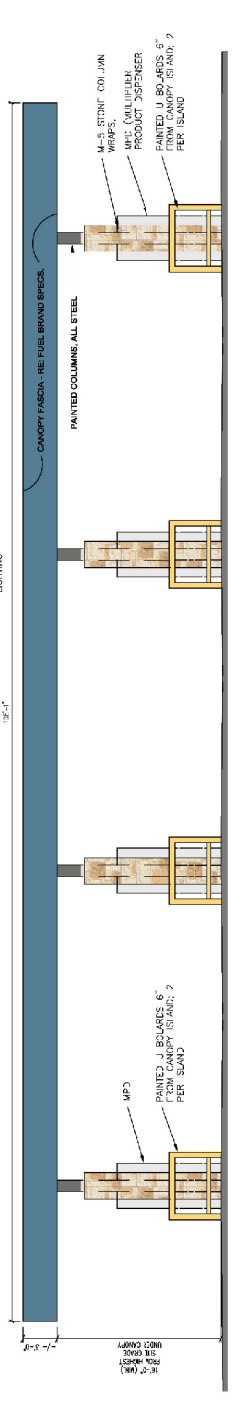
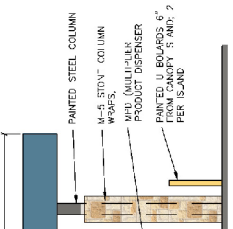
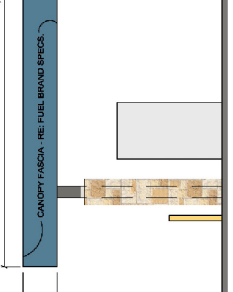
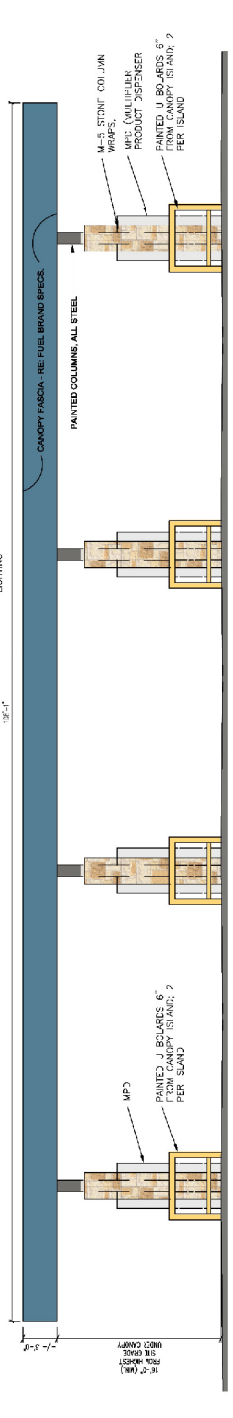
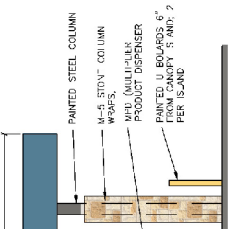
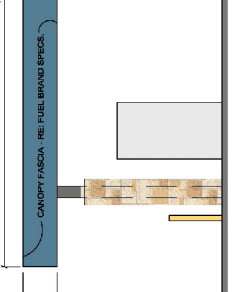
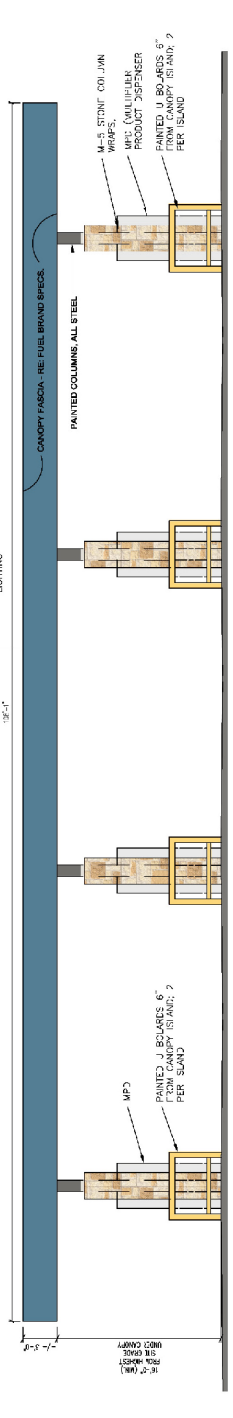
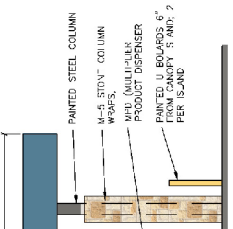
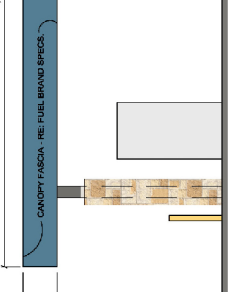
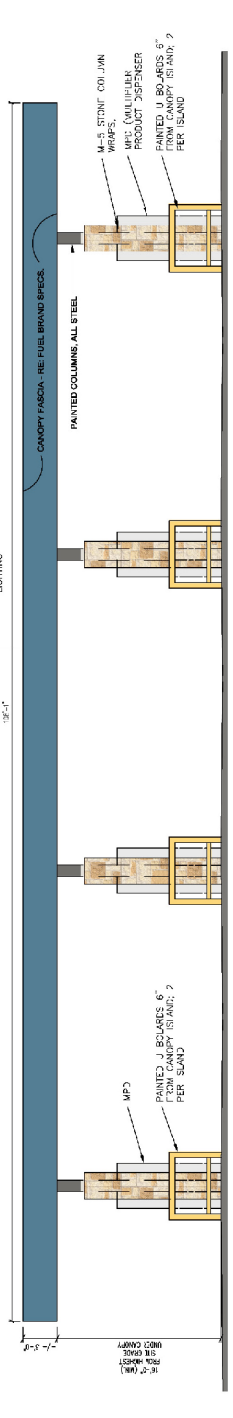
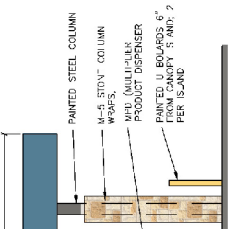
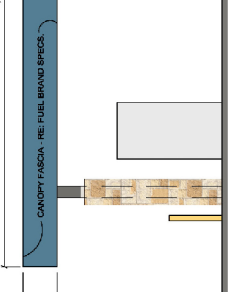
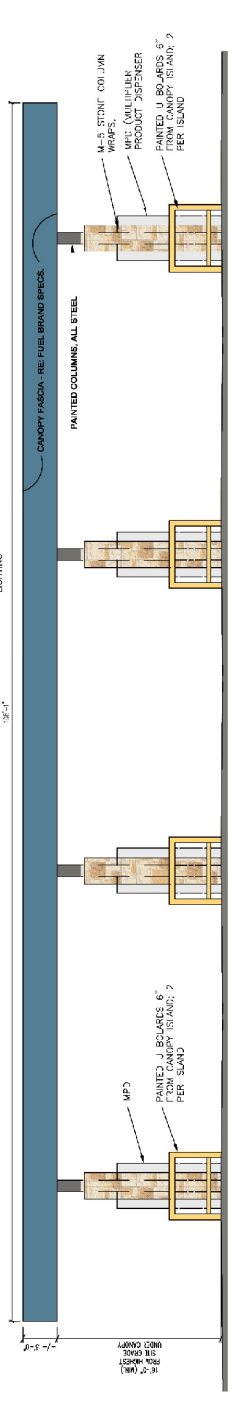
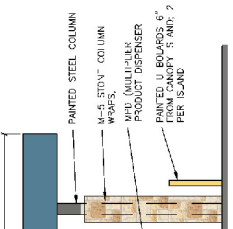
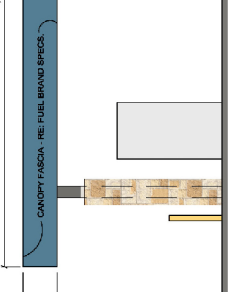
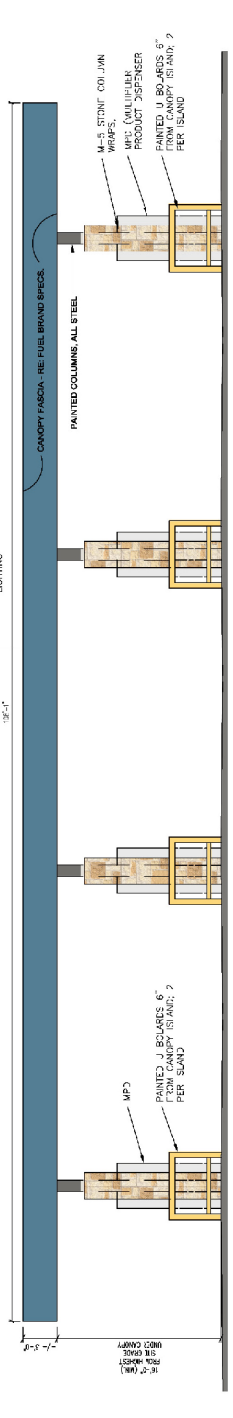
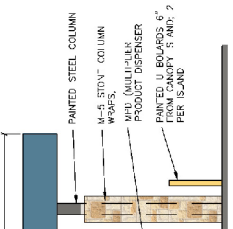
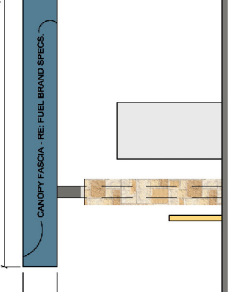
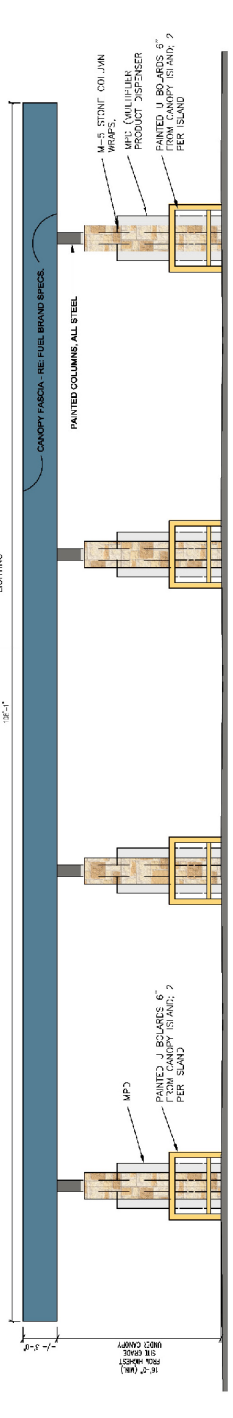
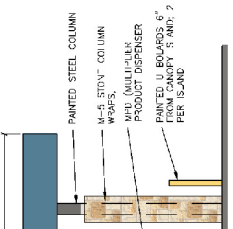
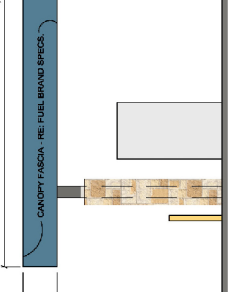
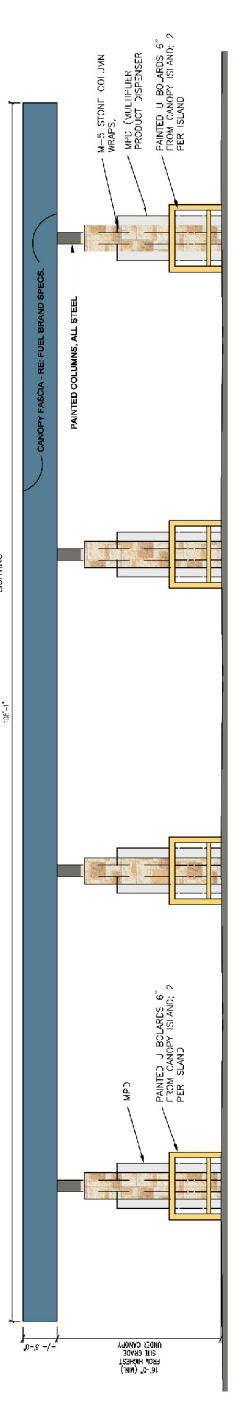
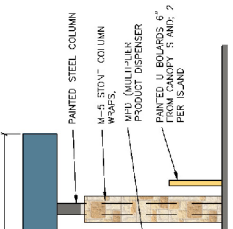
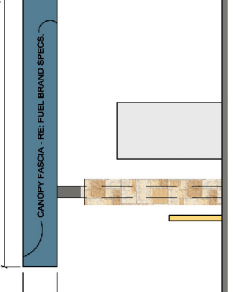
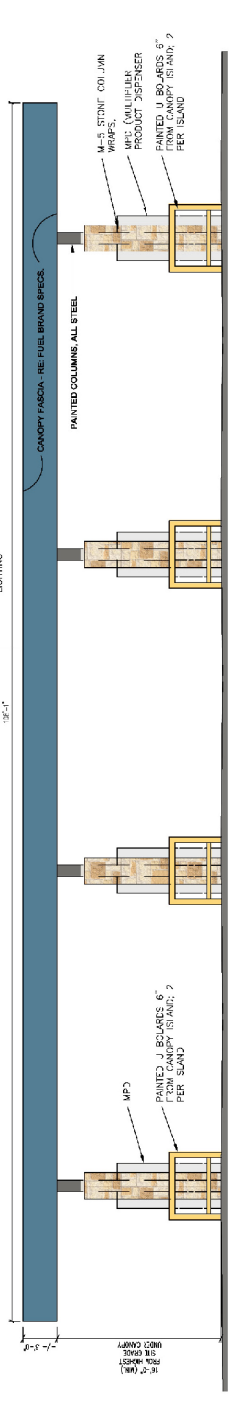
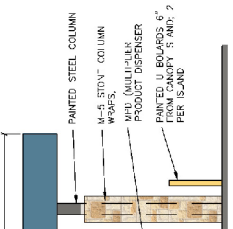
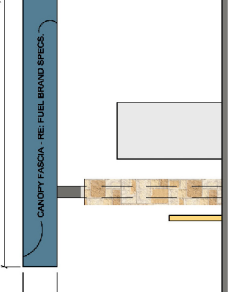
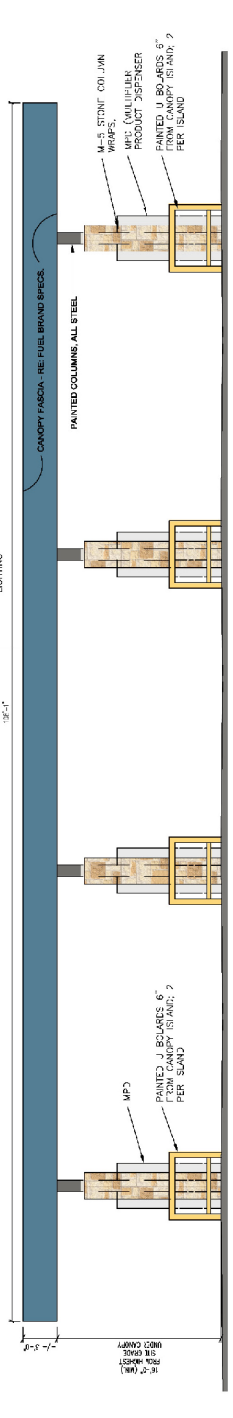
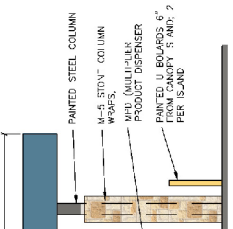
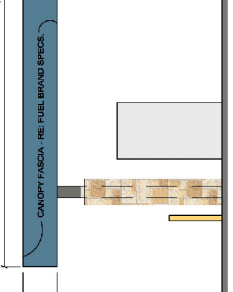
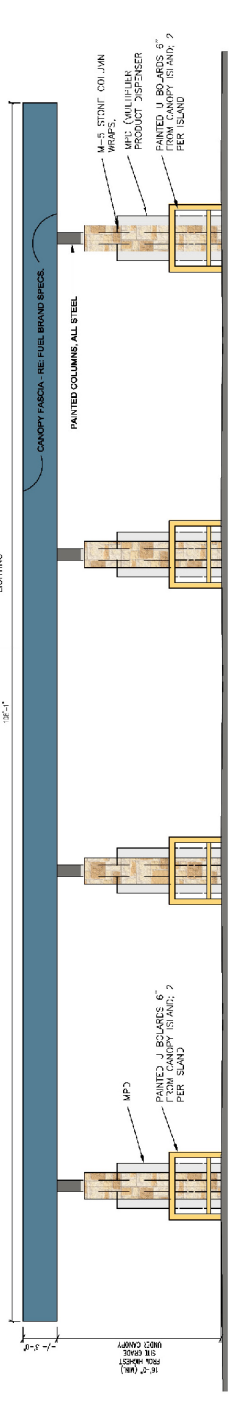
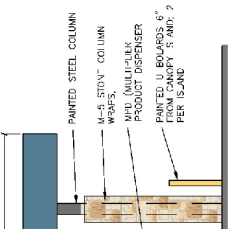
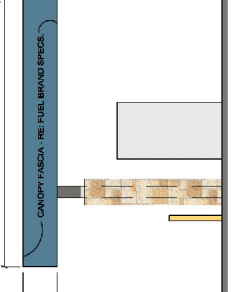
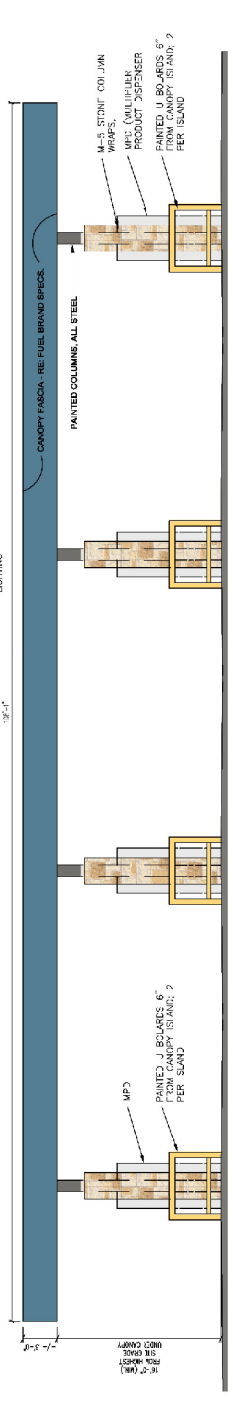
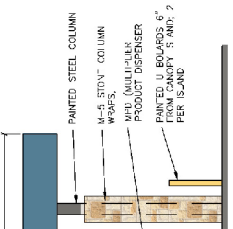
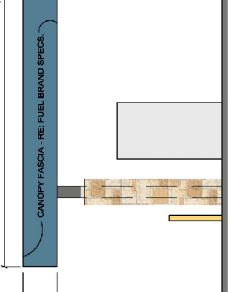
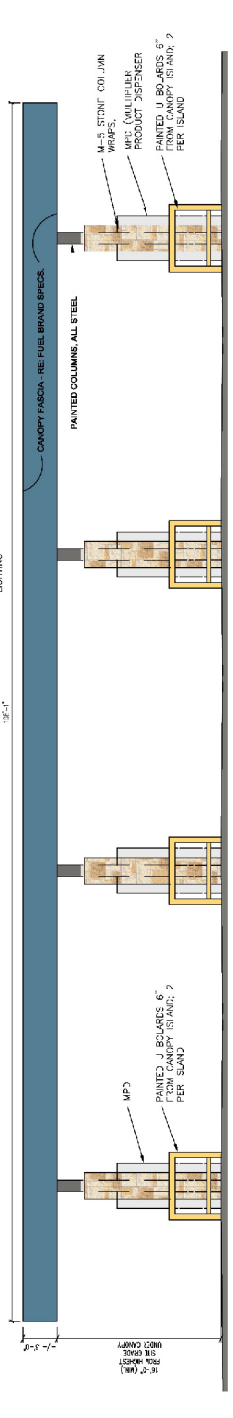
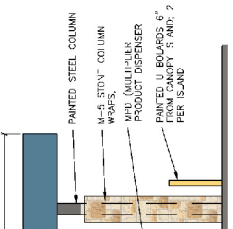
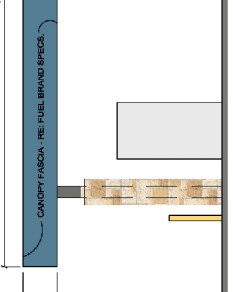
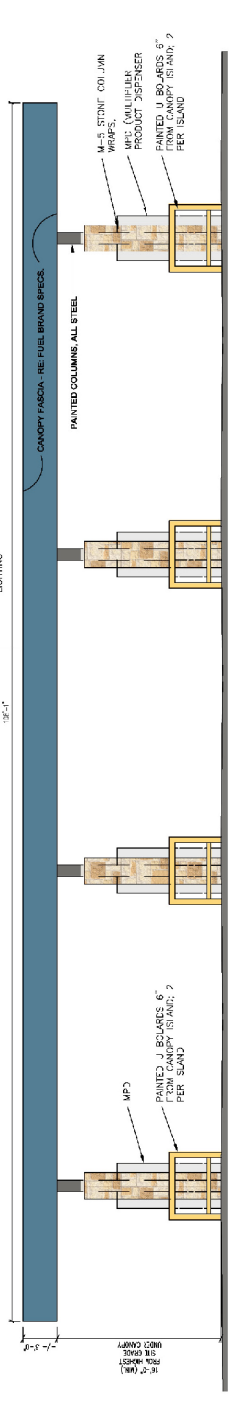
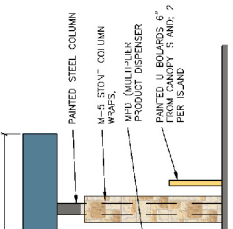
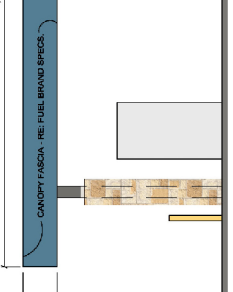
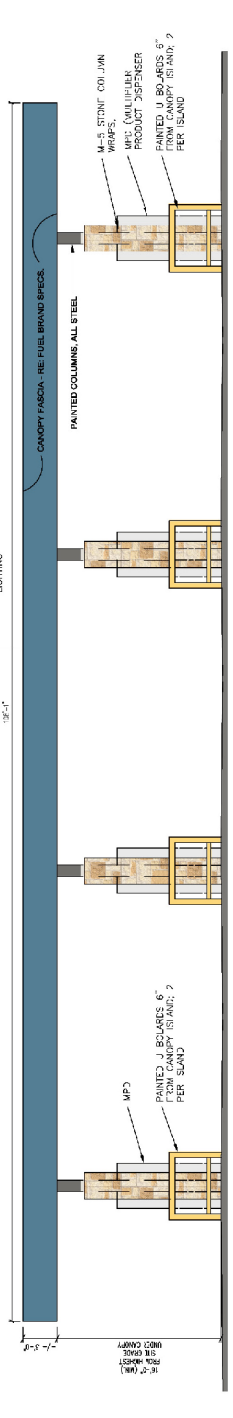
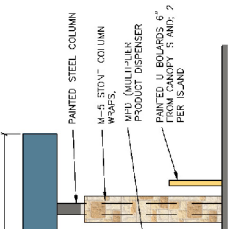
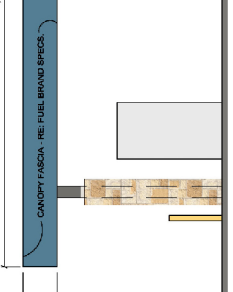
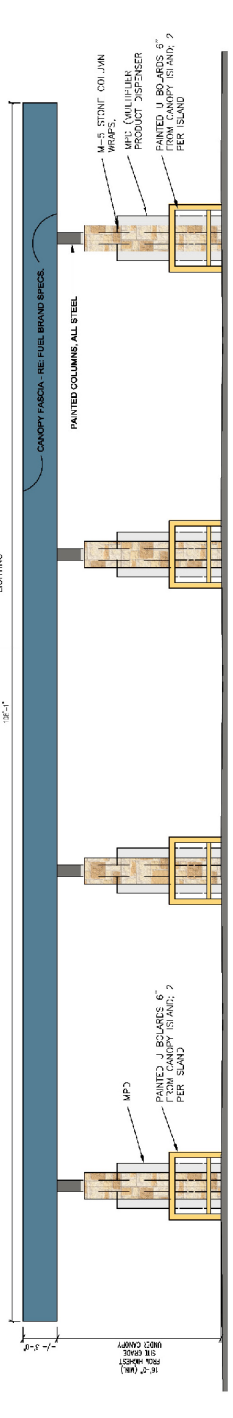
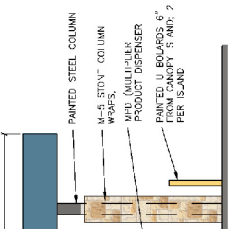
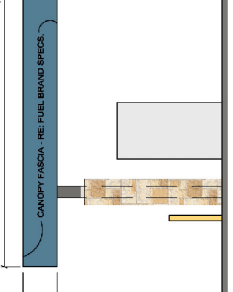
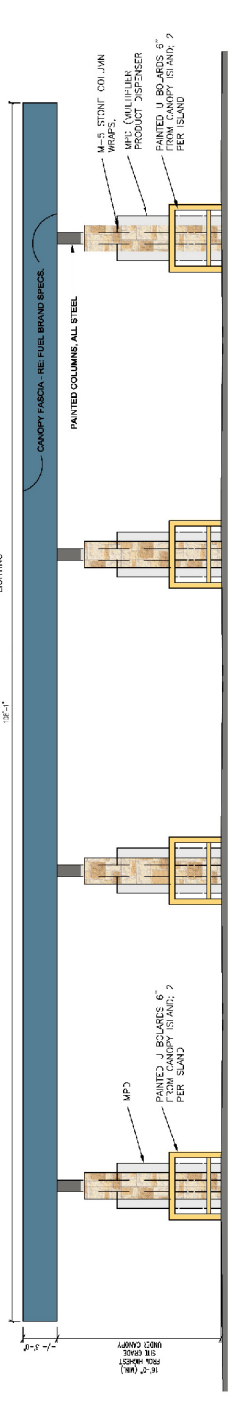
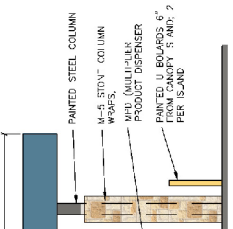
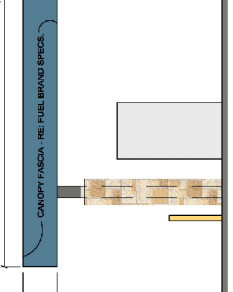
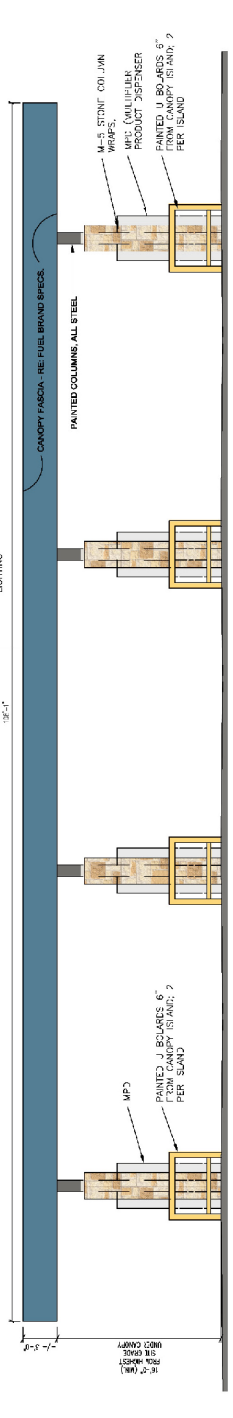
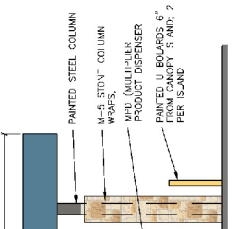
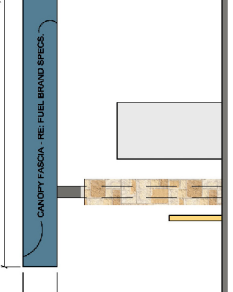
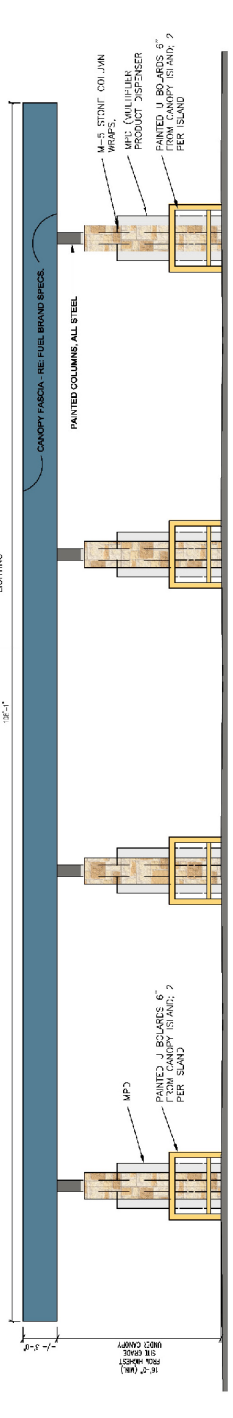
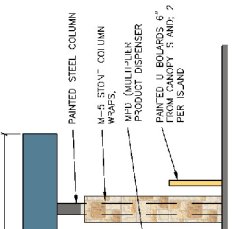
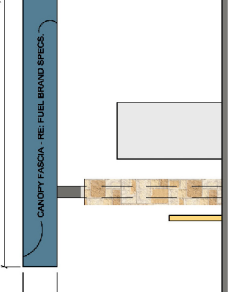
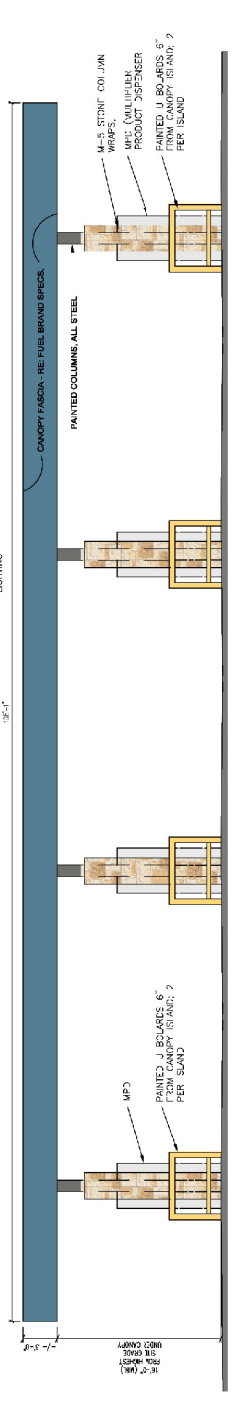
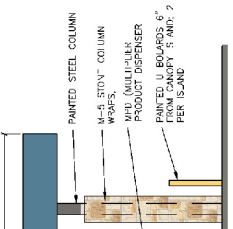
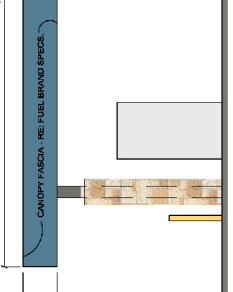
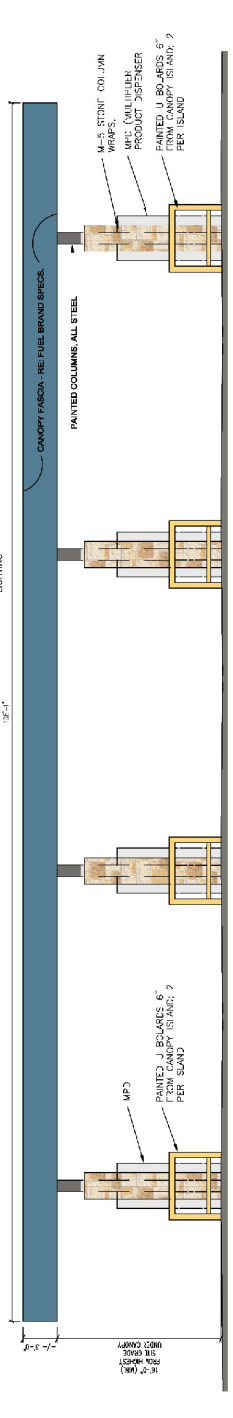
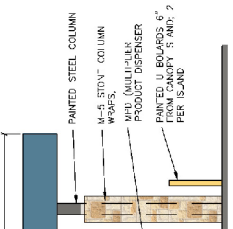
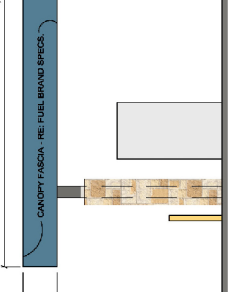
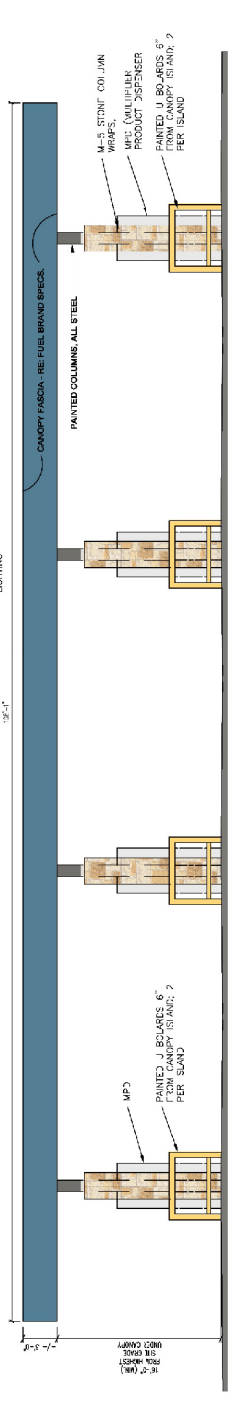
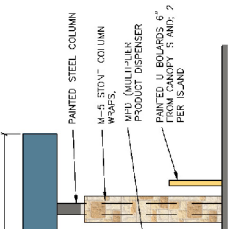
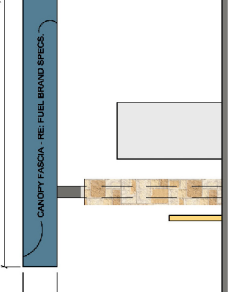
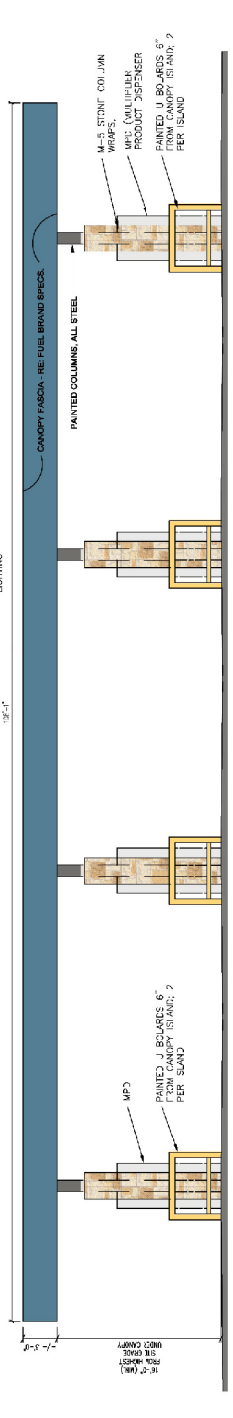
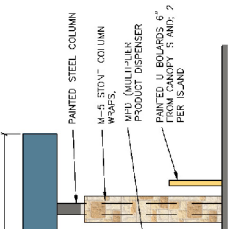
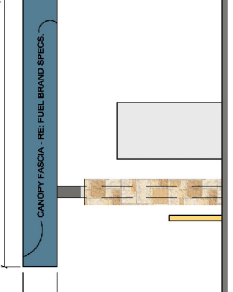
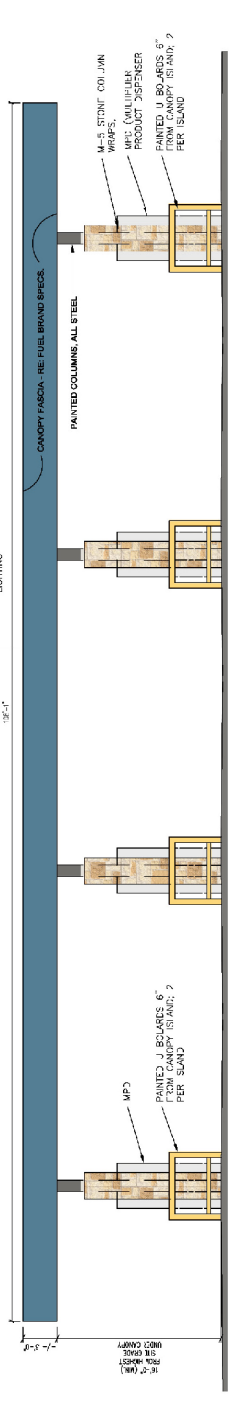
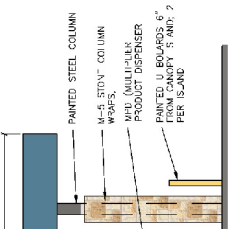
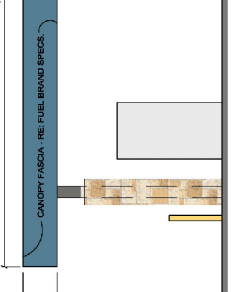
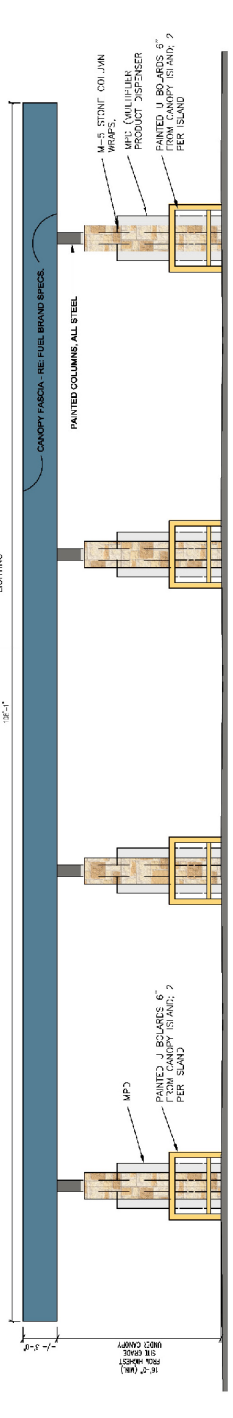
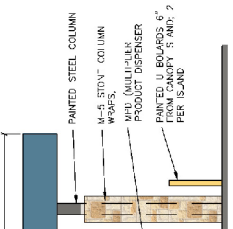
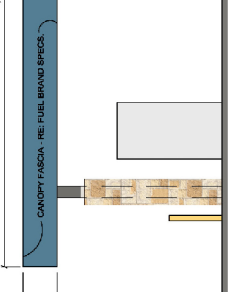
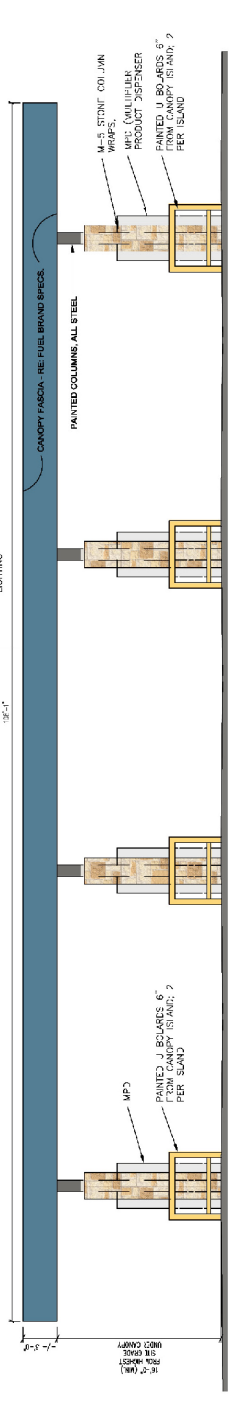
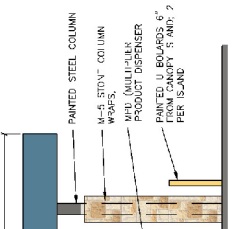
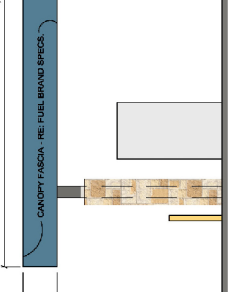
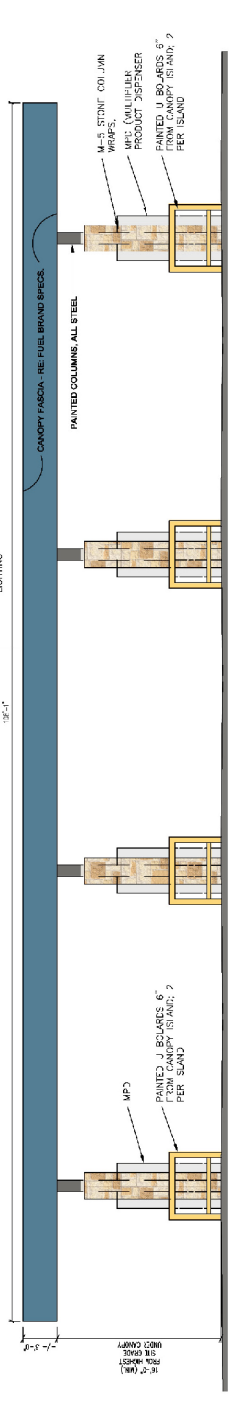
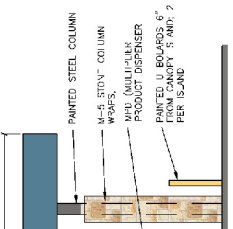
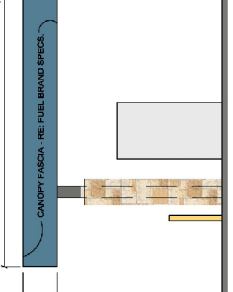
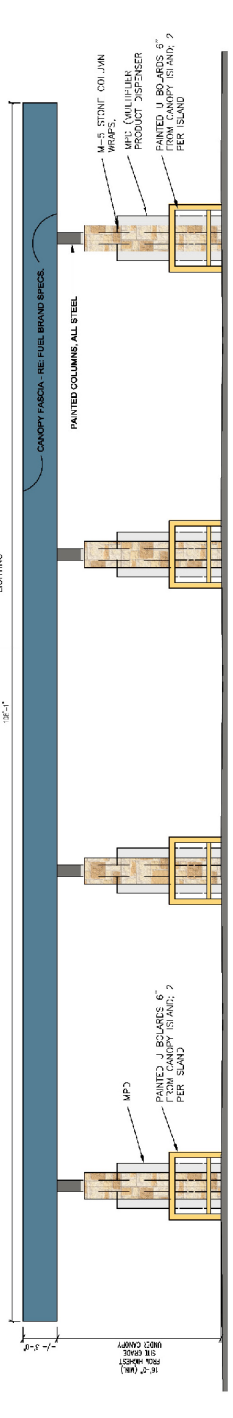
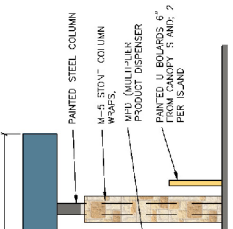
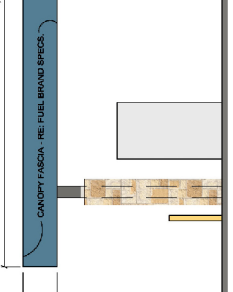
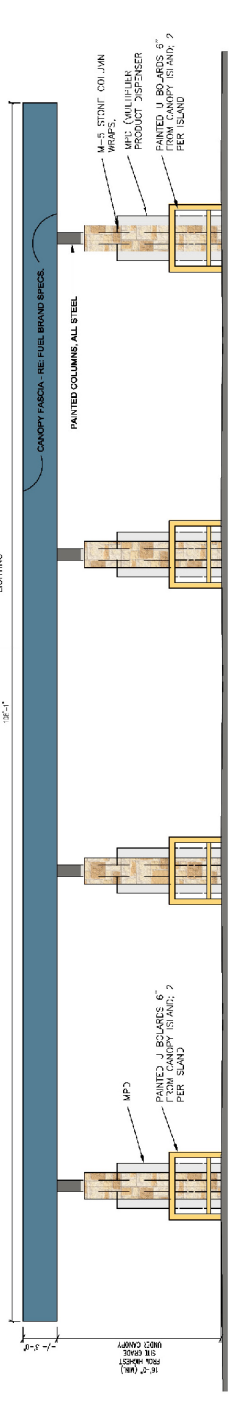
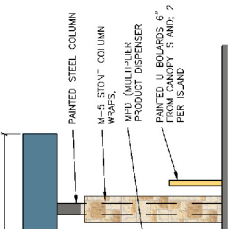
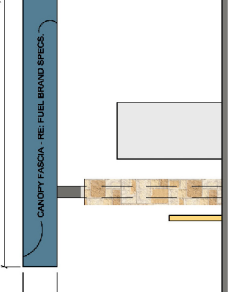
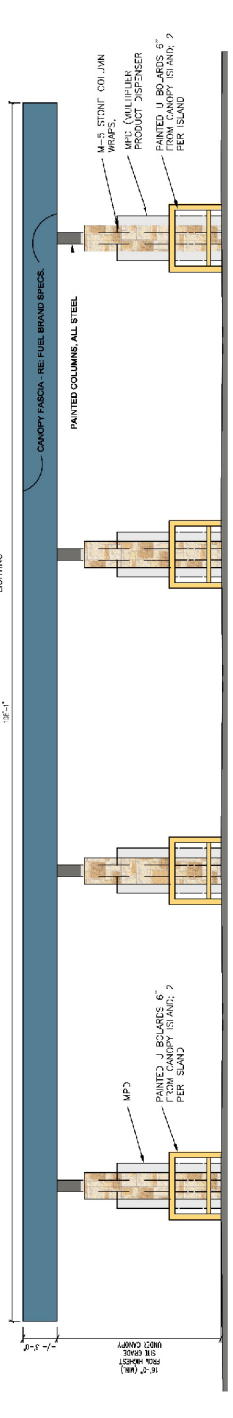
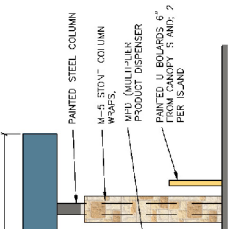
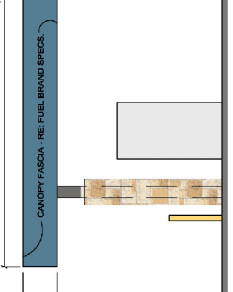
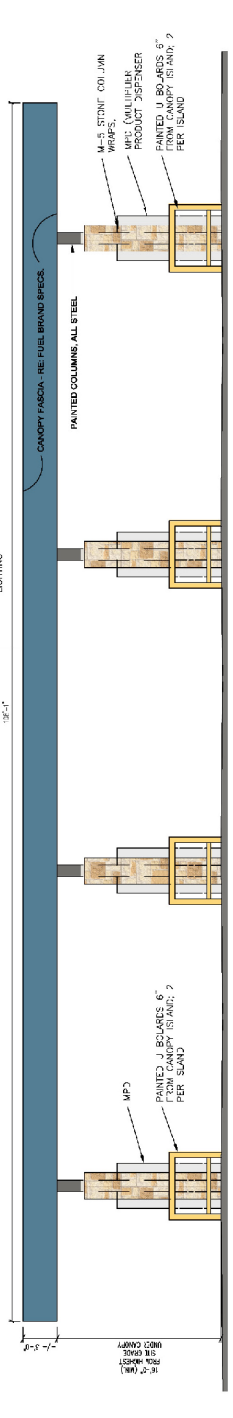
12. RETAIL NORTH ELEVATION

13. CONVENIENCE STORE FUEL CANOPY ELEVATION (EAST & WEST)

14. TRUCK DIESEL FUEL CANOPY ELEVATION (EAST & WEST)

15. TRUCK DIESEL FUEL CANOPY ELEVATION (NORTH & SOUTH)

16. CONVENIENCE STORE FUEL CANOPY ELEVATION (NORTH & SOUTH)





2409 CHADWICK LANE
GARLAND, TEXAS 75044
WWW.CROWN-A-D.COM

SPECIAL USE PERMIT
S.E.C. WINTERGREEN AND
HOUSTON SCHOOL ROAD
S.E.D. LANCASTER, TEXAS

DATE	DESCRIPTION
9-17-19	REV EW
10-1-19	REV EW
12-23-19	REV EW

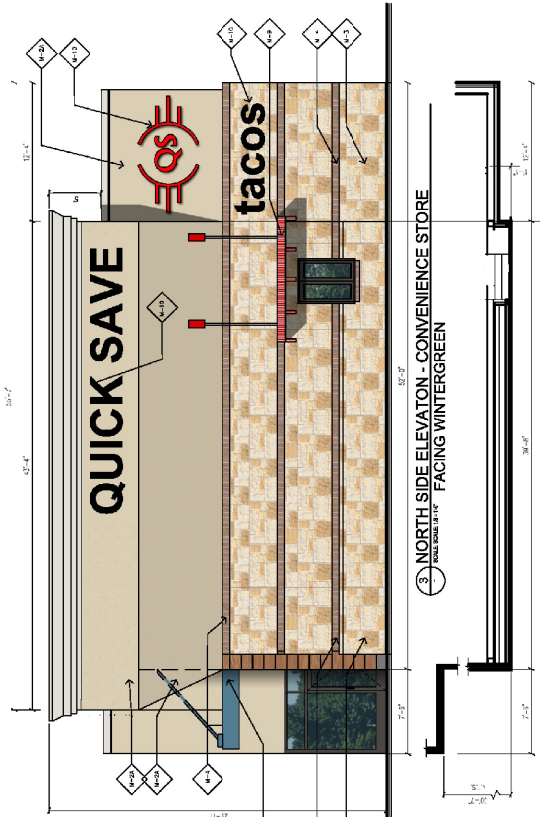
SCALE: 1/8"=1'-0"
GRAPHIC SCALE

PROJECT NO.
139-02

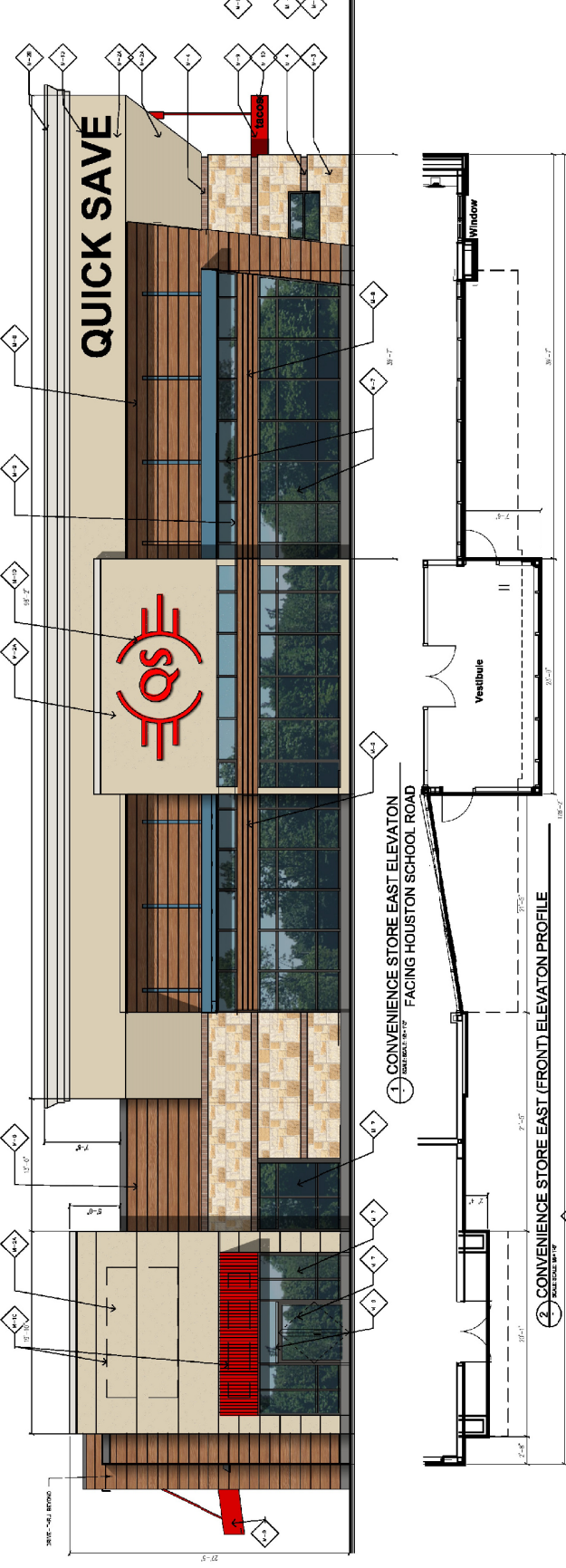
SHEET NO.
EL-1

BUILDING ELEVATION S
0.0'S 1, 2, 3, & 4, BLOCK A
WINTERGREEN ADDITION (PROPOSED)
8.281 ACRES OUT OF THE
MARADAY PARKS, SURVEY, ABSTRACT NO. 1120
CASE NO. Z20-0
CITY OF LANCASTER, DALLAS COUNTY TEXAS

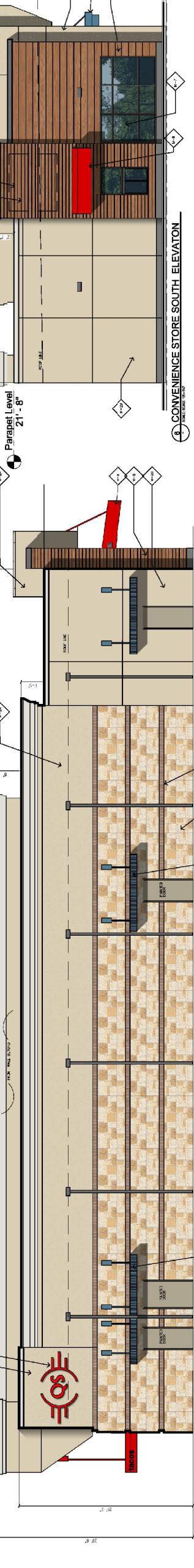
FINISH SCHEDULE	
M-1	PREFINISHED STANDING SEAM ROOF AND FASCIA-TRIM ACCESSORIES
M-2A	3 PART STUCCO, COLOR #
M-2B	3 PART STUCCO, COLOR #
M-3	LEUDERS STONE
M-4	BRICK, ACME #
M-5	CAST STONE ADVANCE STONE - CLASSIC WHITE
M-6	PAINTED STEEL FRAME OVERHANDING STANDING SEAM ROOF
M-7	STOREFRONT SYSTEM CLEAR ANODIZED, TEMPERED GLASS
M-8	FINISHED, TEMPERED GLASS
M-9	FIBER CEMENT, NICHIA TILE, VINTAGE WOOD
M-10	PREFINISHED METAL PANEL
M-11	BUILDING SIGNAGE, DESIGN AND MATERIALS TO MEET ALL CODE AND ORDINANCES



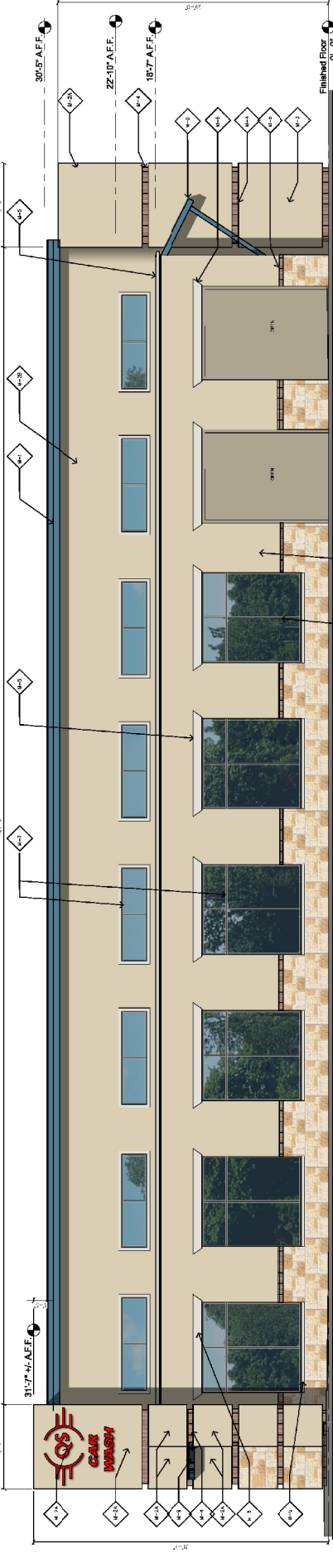
1. CONVENIENCE STORE EAST ELEVATION
FACING HOUSTON SCHOOL ROAD



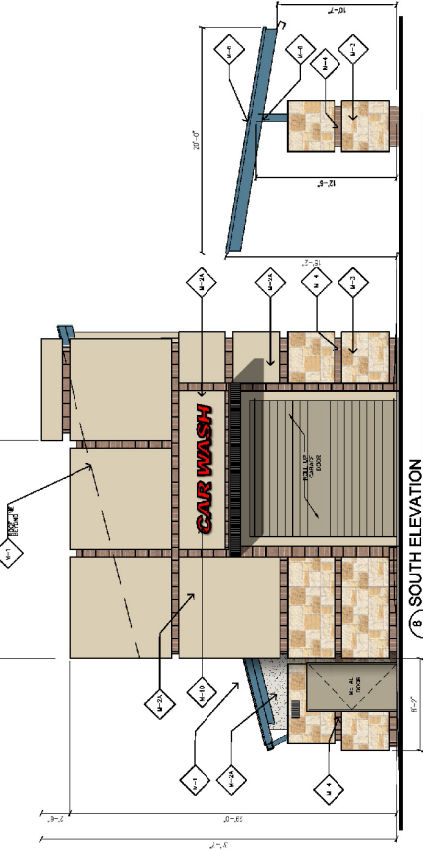
2. CONVENIENCE STORE EAST (FRONT) ELEVATION PROFILE



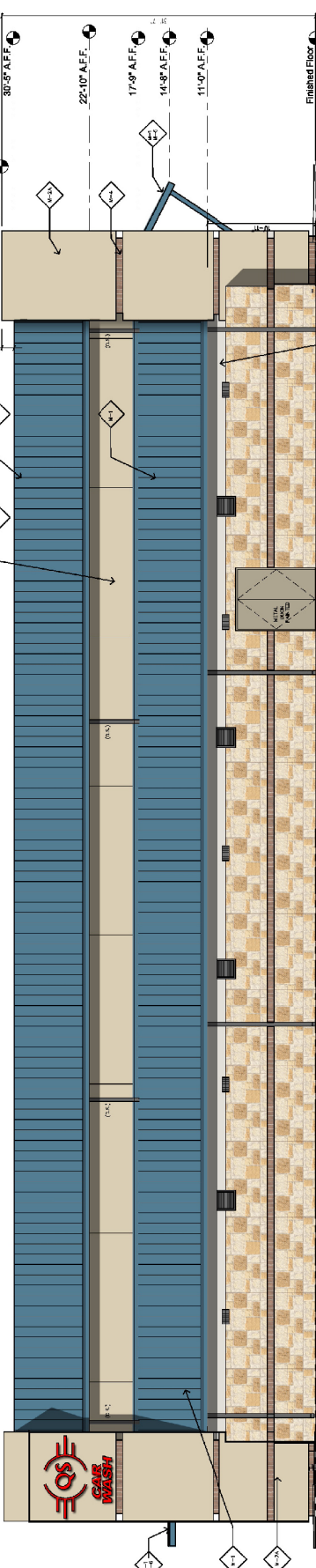
3. CONVENIENCE STORE NORTH ELEVATION PROFILE
FACING WINTERGREEN



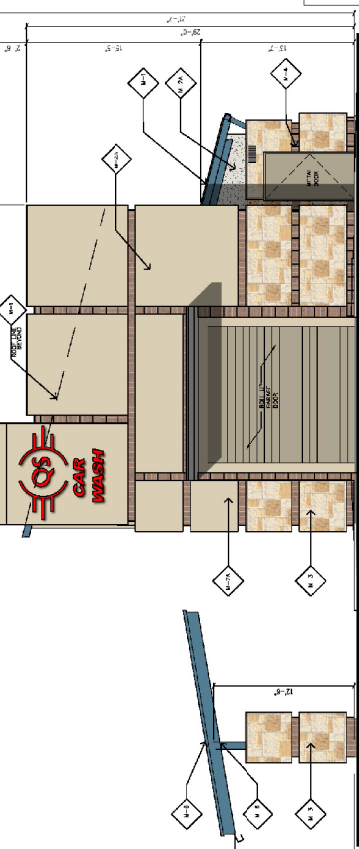
4. CONVENIENCE STORE WEST ELEVATION



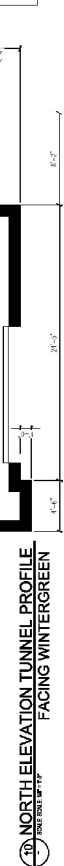
5. SOUTH ELEVATION



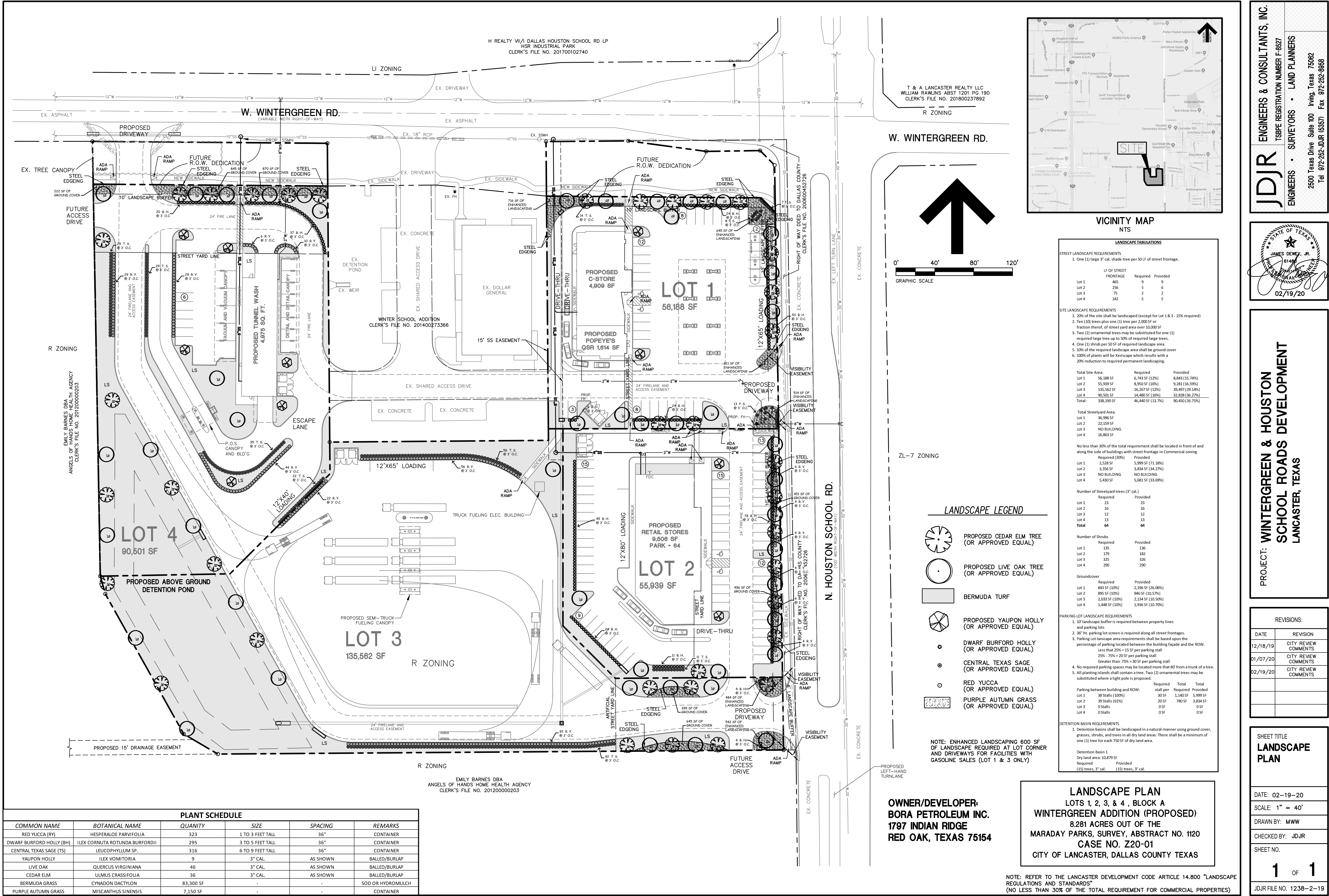
6. EAST EXTERIOR ELEVATION - TUNNEL WASH



7. WEST ELEVATION = TUNNEL WASH



8. NORTH ELEVATION TUNNEL WASH
FACING WINTERGREEN





BUILDING ELEVATIONS
LOTS 1, 2, 3, & 4, BLOCK A
WINTERGREEN ADDITION (PROPOSED)
8.281 ACRES OUT OF THE
MARADAY PARKS, SURVEY, ABSTRACT NO. 1120
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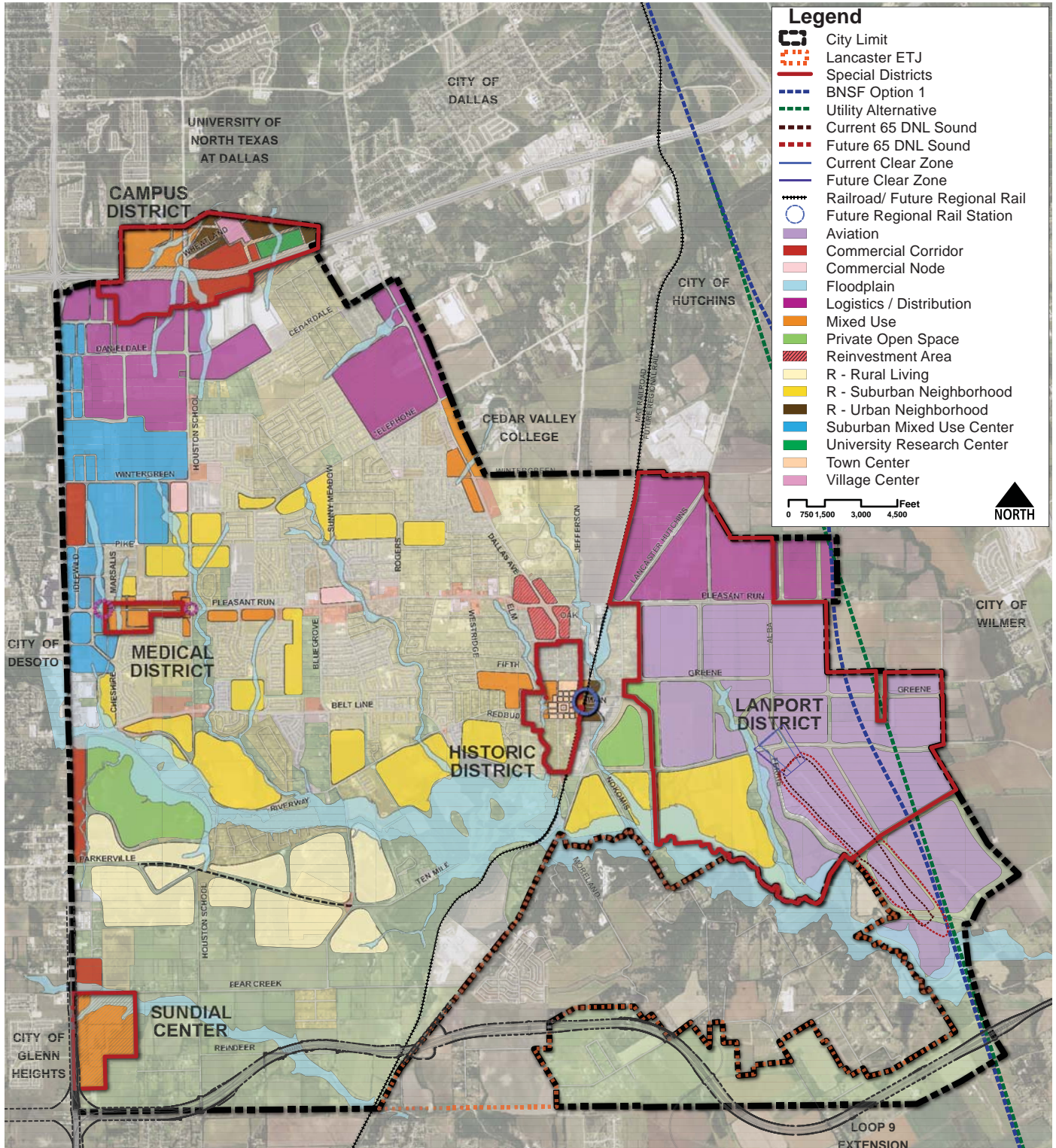


BUILDING ELEVATIONS
LOTS 1, 2, 3, & 4, BLOCK A
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8.281 ACRES OUT OF THE
MARADAY PARKS, SURVEY, ABSTRACT NO. 1120
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BUILDING ELEVATIONS
 LOTS 1, 2, 3, & 4 , BLOCK A
 WINTERGREEN ADDITION (PROPOSED)
 8.281 ACRES OUT OF THE
 MARADAY PARKS, SURVEY, ABSTRACT NO. 1120
 CASE NO. Z20-01
 CITY OF LANCASTER, DALLAS COUNTY TEXAS

Figure 3.02 - Preferred Scenario - Future Land Use





CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 12/17/2019

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 20-01:** to conduct a public hearing and consider a Specific Use Permit (SUP) request for the site located on the southwest corner of West Wintergreen Road and North Houston School Road for a gas station with eight (8) fuel dispensers, four (4) semi-truck fueling canopies, car wash/self service, and waivers for car wash, fuel dispensing facilities, combination gas station, fast food restaurant and convenience store to be located within 150 feet of a residential district. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

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COMMENTS: ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:
It will be too much traffic in the area

SIGNATURE: *[Signature]*

ADDRESS: *2022 Stonewoods Dr. Lancaster, TX 75134*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, January 7, 2020 at 7:00 pm.** The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, January 27, 2020 at 7:00 pm.** Meetings are held in the City Council Chambers, City of Lancaster Municipal Center, 211 N. Henry Street, Lancaster, Texas.

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If you have any questions concerning this request,
please contact the Planning Division
Phone 972-218-1312
FAX 972-218-3616

RETURN BY FAX OR MAIL

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

16 Notices were mailed on 12/17/2019





CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 12/17/2019

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COMMENTS:



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



I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS: *

SIGNATURE:

3 Johanna Mitchell

ADDRESS:

211 Stone Creek Drive Lancaster, TX 75134

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 12/17/2019

NOTICE OF PUBLIC HEARING

TO: Property Owner

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This type of business is a sure way to hurt property value, traffic-

SIGNATURE:

Nachia Robinson

Increase and possible

ADDRESS:

2031 Stonewood Drive, 75134

Increase in Crime

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, January 7, 2020 at 7:00 pm.** The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, January 27, 2020 at 7:00 pm.** Meetings are held in the City Council Chambers, City of Lancaster Municipal Center, 211 N. Henry Street, Lancaster, Texas.

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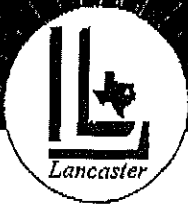
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Lancaster, TX 75146-0940

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department
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TO: Property Owner

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☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This type of business is a sure way to hurt property value, traffic -

SIGNATURE:

Nachia Robinson

Increase and possible

ADDRESS:

2031 Stonewood Drive, 75134

Increase in crime

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Planning Division
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Lancaster, TX 75146-0940

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department
Date: 1/122/2020

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 20-01:** to conduct a public hearing and consider a Specific Use Permit (SUP) request for the site located on the southwest corner of West Wintergreen Road and North Houston School Road for a gas station with eight (8) fuel dispensers, four (4) semi-truck fueling canopies, car wash/self service, and an exception for car wash, fuel dispensing facilities, combination gas station, fast food restaurant and convenience store to be located within 150 feet of a residential district. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

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

COMMENTS:

SIGNATURE:

ADDRESS:

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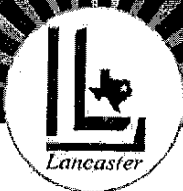
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City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146-0940

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 1/122/2020

NOTICE OF PUBLIC HEARING

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This will increase traffic at the intersection, increase noise levels at all hours, not necessary

SIGNATURE: Melodi Perez

ADDRESS: 2123 Stonewood Drive Lancaster, TX 75134

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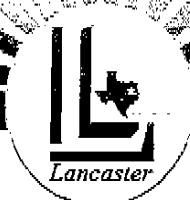
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CITY OF LANCASTER

Planning Department

Date: 1/12/2020

NOTICE OF PUBLIC HEARING**TO:** Property Owner

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Too much traffic, its a gas station down the street. I feel this is

SIGNATURE: Le Z P. Bald not needed.

ADDRESS: 2127 Woodmere Drive Lancaster, TX 75134

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FAX 972-218-3616

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

16 Notices were mailed on 1/22/2020

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





CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 1/22/2020

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. – Z 20-01:** to conduct a public hearing and consider a Specific Use Permit (SUP) request for the site located on the southwest corner of West Wintergreen Road and North Houston School Road for a gas station with eight (8) fuel dispensers, four (4) semi-truck fueling canopies, car wash/self service, and an exception for car wash, fuel dispensing facilities, combination gas station, fast food restaurant and convenience store to be located within 150 feet of a residential district. The property is more particularly described as a tract of land situated in the Marady Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas.

LOCATION: The property is located on the southwest corner of West Wintergreen Road and North Houston School Road.

EXPLANATION OF REQUEST: An SUP is required when more than two (2) fuel dispensers or car wash/self service are proposed in the Retail Zoning District. The applicant is proposing eight (8) fuel dispensers, four (4) semi-truck fueling canopies, car wash/self service, and an exception for car wash, fuel dispensing facilities, combination gas station, fast food restaurant and convenience store to be located within 150 feet of a residential district.

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

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

This type of business can impact home value & increase traffic.

SIGNATURE: *Chelsea Robinson*ADDRESS: *2031 Stonewood Dr. 75134*

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

SIGNATURE: _____

ADDRESS: _____

Gregory Hall
2023 Stonewood Dr

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 12/17/2019

NOTICE OF PUBLIC HEARING

TO: Property Owner

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COMMENTS: ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS: *agree with what is needed to improve Lancaster Tx*
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: *Emily Barnes owner of Angels of Hands*

ADDRESS: *2401 N. Houston School Rd Lancaster Tx 75134*

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ANGELS OF HANDS HOME HEALTH AGENCY

ANGELS OF HANDS ASSISTED LIVING

ANGELS OF HANDS ADULT DAYCARE

972-572-1873(PH)

972-572-1890(FAX)

FAX COVER SHEET

To: _____

Fax: _____

Phone: _____

RE: _____

From: Angels of Hands HHA

Pages: (including cover: _____)

Date: _____

CC: _____

UrgentFor ReviewPlease CommentPlease ReplyPlease Recycle

- *Comments*

****If you have received this fax in error, please notify us and destroy all paperwork****

ANGELS OF HANDS HOME HEALTH AGENCY
ANGELS OF HANDS ASSISTED LIVING
ANGELS OF HANDS ADULT DAYCARE
972-572-1873(PH)
972-572-1890(FAX)

FAX COVER SHEET

To: City of Lancaster
Fax: 972-218-3616
Phone: _____
RE: _____

From: Angels of Hands HHA
Pages: (including cover: 4)
Date: 3/6/2020
CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

- **Comments**

****If you have received this fax in error, please notify us and destroy all paperwork****

Emily Barnes <barnesemily40@gmail.com>

Mon, Feb 24, 11:34 AM (11 days ago)

kendra

Attention Dallas Cothrum and Kendra Larach, In reference to the letter dated February 19, 2020 informing our Agency of the proposed development site at the Southwest corner of W. Wintergreen Road and N. Houston School Road.

I am scheduled to be out of town in a workshop this entire week. However I would like to share my input. Your plans are absolutely wonderful. It will definitely add positiveness to this area of Lancaster. To the south of your proposed project, I Emily Barnes own 19 acres of land that is also available for sale. My business Angels of Hands Health care sit on 2 Acres of this land, which is a total of 21 Acres of lands.

Lancaster will also earn great financial benefit in this area if you will consider bringing in a fine dining Restaurant such as a Salt Gras Steak House. A Chick Fila or a Raising Cane, for the fast foods lovers. We need both Bank of America and Wells Fargo Bank as well as a couple of Retail/Department Clothing stores such as Burlington, Cato's etc Even a Neighborhood Walmart will bring customers from all around . Family Entertainment on an upper scale will definitely add to this area as well.

These plans certainly look beautiful on paper. I can only imagine how beautiful this area will be when these plans are completed. As an Business owner here in Lancaster, as your next door Neighbor; I am excited about this development. It will definitely increase revenue for the City of Lancaster, Texas

My best regards, Emily Barnes RN/Owner/Administrator

Angels of Hands
2401 N. Houston School Rd
Lancaster Tx
75134



February 19, 2020

RE: Bora Petroleum Project at W. Wintergreen Rd. and N. Houston School Rd.

Dear Neighbor,

You are receiving this letter due to your proximity to our client's proposed development site at the southwest corner of W. Wintergreen Road and N. Houston School Road. We would like to invite you to attend our neighborhood meeting to discuss this proposed project and receive your input.

The developer plans a mixed-use project of retail, restaurant, and gas station. They have engaged us, Masterplan, a Texas based land use consulting firm that was established in 1981 to represent them throughout the development process.

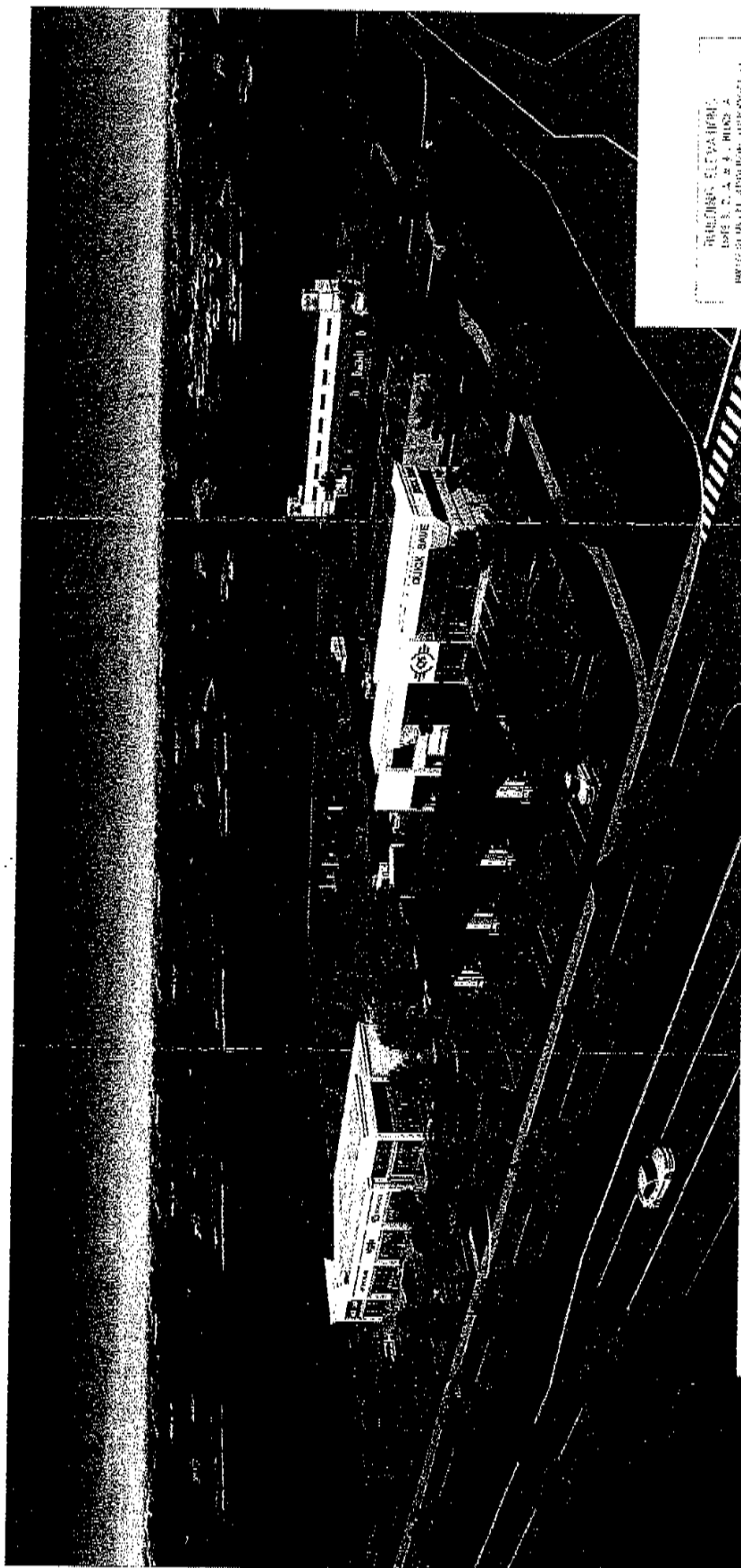
Please join Masterplan in the **Grand Hall Banquet Facility at the Lancaster Community Center (1700 Veterans Memorial Pkwy) on March 9th at 7:00 PM** to discuss the Bora Petroleum development project located at Wintergreen Road and Houston School Road.

If you have any questions or concerns, please call me or my colleague, Kendra Larach, at 214-761-9197 or email kendra@masterplantexas.com.

Sincerely,

Dallas Cothrum, Ph.D.
CEO

I am in favor of
this proposed development
as well the development
of new residential homes
Thank you, Emily Barnes
3/6/2020



THE ANGELS OF HANDS
1000 S. 2nd St. Room 2
Birmingham, AL 35205
205-462-1000
www.angels-of-hands.org

CA&D
CITY OF ALBUQUERQUE
COMMUNITY DEVELOPMENT

I am in favor of this development as
well as Resident, Id Homes for this Area
Thank you Emily Barnes 3/6/2020



CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 12/17/2019

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TO: Property Owner

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

COMMENTS:

Brings more services to community / tax dollars to city & county

SIGNATURE: *Larry Anderson*

ADDRESS: *1579 GERMANY CREEK ROAD Longview, WASH. 98632*

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



I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

COMMUNITY REALLY NEED GAS STATION, STORE, FOOD PLACE AT THIS LOCATION

SIGNATURE:

[Handwritten Signature]

ADDRESS:

~~2328 HARBISBURG LN, PLANO TX 75025~~
2328 HARBISBURG LN, PLANO TX 75025

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

SIGNATURE: Fl C - 15

ADDRESS: 2120 WOODMERE DR / LANCASTER TX. 75134

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

COMMENTS:

COMMUNITY REALLY NEED GAS STATION, FOOD PLACE AT THIS LOCATION

SIGNATURE: *[Signature]*

ADDRESS: *2328 HARRISBURG LN, PLANO TX 75025*

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

COMMENTS:

BRINGS SERVICES TO AREA. MUST MORE CONVENIENCE TO LOCAL AREA

SIGNATURE: Larry Anderson

ADDRESS: 1579 GERMANY CREEK ROAD LONGVIEW, WASHINGTON 98632

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January 27, 2020

Emma Chetuya
Planner
City of Lancaster

RE: 2600 W. Wintergreen Road

Please allow this letter as a formal request to postpone our Planning Commission hearing to March 3, 2020. The reasons for this request are to allow time to work on the following items:

1. Evaluate the landscape requirements.
2. Discuss and resolve issue regarding escrow account for the gateway feature.
3. Potentially removing proposed truck fueling from application.
4. Potentially have a community meeting.
5. Our staff has scheduled hearings on various cities on February 4, 2020 and speaker will not be able to attend.

If you have further questions, please contact me at 214.761.9197 or kendra@masterplantexas.com.

Cordially,

Kendra Larach
Development Associate
Masterplan Texas



April 2, 2020

Emma Chetuya
Planner
City of Lancaster

RE: 2600 W. Wintergreen Road

Please allow this letter as a formal request to postpone our Planning Commission hearing until an in-person meeting is available. We would like the opportunity to be in front of the Planning Commission and explain our case. We have people that want to show up to the meeting and support our case. These are extreme times and would like the opportunity for an in-person hearing. We also have property owners that have expressed support and we believe it's vital to the public hearing process for them to be able to attend.

You may recall, our client owns this property, so there are no contractual obligations to meet.

If you have further questions, please contact me at 214.728.0669 or dallas@masterplantexas.com.

Cordially,

Dallas Cothrum
CEO
Masterplan

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

7.

Meeting Date: 04/07/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z20-04 Conduct a public hearing and consider an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, is about 60.59 acres in size.
2. **Current Zoning:** The subject property is within the Mills Branch Overlay District in the Lancaster Mills General Development plan.
3. **Adjacent Properties:**
North: Single Family Residential SF-5 - (Occupied - Harvest Hill Addition Residential Subdivision)
South: Light Industrial LI - (Vacant)
East: Single Family Residential SF-5 - (Occupied - Pecan Hollow Estates Phase 2)
West: Zero Lot Line - ZL-7 - (Occupied - The Homestead Addition)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for residential uses. This request is consistent with the 2016 Comprehensive Plan.

5. **Case History/Background:**

Date	Body	Action
08/02/05	P&Z	Z05-21 Postponed to 08/22/05
08/22/05	P&Z	Z05-21 Work session
09/06/05	P&Z	Z05-21 Recommended Approval
09/19/05	CC	Z05-21 Work session
10/10/05	CC	Z05-21 Approved

03/03/20	P&Z	Z20-04 Postponed the item to the April 7, 2020 P&Z regular meeting
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Operational Considerations:

This is a request to amend the Lancaster Mills General Development Plan, and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills, to allow the following modifications as shown on the table below and the reasons for the amendments.

	Approved Ordinance and Resolution	Requested Amendments	Reasons for the Amendments
1	2005 Approved General Development Plan has 298 residential lots	Add a maximum of 2.68% additional density to the Approved General Development Plan, increasing the number of lots from 298 to 306 lots.	This will allow to convert some lots into Type 1 Village and Type 2 Cottage, which are closer to the market needs.
2	MBOD Table B, Village (Type 1) Minimum - Maximum Square Feet per Dwelling unit from 1600-2600	In MBOD, Building Types (Table B), Village (Type 1), modify the area of the homes from 1600-2600 square feet to 1800-3000 square feet.	This will help to sell bigger homes in smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
3	MBOD Table B, Cottage (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 1400-2200.	In MBOD, Building Types (Table B), Cottage (Type 2), modify the area of the homes from 1400-2200 to 1500-2400 square feet.	This will help to sell bigger homes in smaller lots, which can be more affordable and gives the project more flexibility to adapt to the market.
4	MBOD Table B, Casita (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	In MBOD, Building Types (Table B), Casita (Type 2), modify the area of the homes from 850-1400 to 1000-1600 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
5	MBOD Table B, Casita/Zero (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	In MBOD, Building Types (Table B), Casita/Zero (Type 3), modify the area of the homes from 850-1400 to 850-1600 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.

6	MBOD Table B, Requirement of Rear-Loaded Covered Parking.	In MBOD, Building Types (Table B), column that refers to Rear-Loaded Covered Parking, it indicates that it is Required (R), applicants ask it to be Optional (O).	Given the 2005 Approved General Development Plan, this will increase the size of the lots and reduce the need for infrastructure, which can make the lots more affordable.
7	MBOD Table B, Requirement of Rear-Loaded Covered Parking.	Based on item six in this table, four alleys from 4 blocks have been removed from the approved General Development plan.	This will help to design bigger lots, increase the property tax and reduce the infrastructure cost, which can be more affordable for the market.
8	<p>MBOD, VII Sub-District Area Standards, A.2.b. For developments 20 acres or larger in gross area set forth in the General Development Plan, a minimum mix of buildings shall be constructed as follows:</p> <p>i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B</p> <p>ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B</p> <p>iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table</p>	<p>In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10%</p> <p>i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B</p> <p>ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B</p> <p>iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3 residences from Table B</p>	This will allow flexibility to the project and gain capacity to adapt to the market needs.

	B		
9	2005 Approved General Development Plan Contractibility approved with two phases	The 2005 Approved General Development Plan has only two phases. After the major utilities are in place, it is requested that the development be allowed to be constructed in six sub-phases in order to meet the construction schedule.	According to the applicant, it will allow them to deliver the lots faster to the clients.

Lancaster Mills is a General Development Plan that was approved in October 2005 and is part of the Mills Branch Overlay District. It is a 60.59 acres tract of land with proposed single family homes, commercial uses, common areas, and trails. The General Development Plan was approved with 2005 housing market circumstances that are not presently viable, according to the applicant. The applicant is therefore requesting to make modifications to the approved Lancaster Mills General Development Plan to meet the market need.

Proposed Modifications/Amendments:

- Increases the number of lots from 298 adding 8 lots to a total 306 lots, a 3% increment from the 2005 Approved General Development Plan.
- Increased minimum and maximum square feet per dwelling unit
- Change rear-loading required covered parking to optional
- Remove alleys from 4 blocks
- Change 20% minimum of Building Type 3 to 10%
- Change the number of construction phases from two (2) to six (6) development phases

Besides the above proposed modifications, all other development standards from the Lancaster Mills General Development Plan and the Mills Branch Overlay District will remain the same.

Staff Analysis of the Proposed Amendments:

- The proposed changes will result in an increased density of 3% to the approved General Development Plan which opposes the City Council Goals and Objectives which advocates for the creation of "high end" development codes and low density zoning categories.
- Although the minimum to maximum square footage of the dwelling areas have increased for type 1 and 2 homes, there are no specifications on the number of homes that will meet the maximum square footage of the proposed ranges. Without specifications on the number of homes that will be a certain size, the builder can potentially build the houses at minimum dwelling size per unit once the modifications are approved.
- Two-thirds (2/3 -- 200 of the 306 units) of the minimum square feet of the proposed homes are smaller than the minimum required 1,750 SF square feet for homes as prescribed in Article V District Standards of the LDC. This is against the City's vision for larger homes on larger lots.
- Section 14.503 *Residential Districts*, Subsection (a) *General Residential District Standards – All residential districts*, (3) *Residential Garages and Carports* A. of the LDC states that, "In single family or duplex districts, parking garages must be located off an alley; or if accessed from the front street, must be located at least 20 feet behind closest corner of the front building façade for front

entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street. "J-Swing" garages may only be permitted on lots which are 60 or more feet in width." The applicant is requesting to make the requirement of rear-loaded covered parking optional in addition to removing four (4) alleys from four blocks, however the elevations showing the homes that are likely to be constructed in this subdivision do not mirror garages that are required in the LDC as stated above. The LDC gives a prescription for the design of required garages within the City.

- The proposed modifications increase construction phases from two (2) to six (6) development phases. While development phases are no concern, the first two phases are composed of more smaller homes with the last two phases are the larger homes according to the proposed amended General Development Plan. As indicated above, the City's vision is to provide less dense subdivisions with larger homes.

However, should City Council approve the requested amendments, a Developer's Agreement will need to be enacted in order to ensure that the building materials and design standards prescribed in the MBOD are enforceable. The MBOD requires hardie plank or a similar cementitious-fiber board plank (not sheet) in terms of warranty and finish, brick, stone, man-made stone and stucco utilizing a three-step process. The MBOD also allow up to 30% as an accent material: wood, Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

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

Consistency with the Comprehensive Plan: The Comprehensive Plan Future Land Use map designates this area as Suburban Neighborhood. Suburban Neighborhood is envisioned to be the dominant place type in Lancaster providing a variety of residential products ranging from townhomes to single family detached. These neighborhoods would generally be formed as subdivisions with residential densities ranging from 2 to 8 dwelling units per acre. The proposed density is approximately 5 units per acre and aligns with the Future Land Use designation of Suburban Neighborhood which calls for densities between 2-8 units per acre.

Potential Impact on Adjacent Development: This property is surrounded by residential neighborhoods to the west, north, east, and the property to the south is vacant with an approved site plan for an Adventure Park. The proposed development is compatible to the surrounding properties.

Availability of utilities and access: The subject property is served by City of Lancaster sewer and water. The applicant will be responsible for connecting to those utilities. Access to this site will be from the south on Belt Line Road, from the east on Pecan Hollow Drive and Martindale Drive, and from the north on Redbud Drive and West Main Street.

Timing of Development as it relates to Lancaster's Capital Improvement Plan (CIP): There are no capital improvements planned for the area.

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

Legal Considerations:

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

Public Information Considerations:

On February 21, 2020 a notice for this public hearing appeared in the Focus Daily Newspaper. Staff also mailed 77 notifications of this public hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. There was one (1) letter received in support and three (3) letters received in opposition of this amendment to the existing Lancaster Mills General Development Plan request.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the proposed amendments to Lancaster Mills General Development Plan, as presented.
2. The Planning and Zoning Commission may recommend approval of the proposed amendments to Lancaster Mills General Development Plan with changes and state those changes.
3. Planning and Zoning Commission may recommend denial of the proposed amendments to Lancaster Mills General Development Plan.

Recommendation:

Staff recommends approval of the requested modifications subject to the following stipulations: 1. 57 Cottage homes (50%) of the dwelling areas are developed at 1,750 square feet minimum. 2. 15 Casita homes (60%) of the dwelling areas are developed at 1600 square feet minimum. 3. 12 Casita/Zero homes (55%) of the dwelling areas are developed at 1600 square feet minimum. 4. 25 Town homes (50%) of the dwelling areas are developed at 1500 square feet minimum. 5. Non alley served homes meet the minimum garage setback requirements to be J-Swing garage or setback at least 20 feet behind the closest corner of the front building facade.

Attachments

Location Map
Original Development Standards
Original General Development Plan
Proposed Development Amendments
Amended General Development Plan
Comprehensive Plan Excerpt
Table B Building Types
Likely Home Models from Applicant
Letter in Support (1)
Letters in Opposition (4)

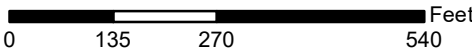


City of Lancaster

701 W. Belt Line Rd. and 601 W. Belt Line Rd. Zoned: Mills Branch Overlay District: Lancaster Mills General Development Plan

DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster's GIS (Geographic Information System) Division as a public service. The GIS Division is continually updating the data and attempting to provide the most accurate information possible. Such information is intended for reference only. It is the responsibility of the user to confirm any discrepancies in the data. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

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



LANCASTER MILLS**MIXED USE DEVELOPMENT**

Complying with the Mills Branch Overlay District Development Standards
(adapted 13 October 2003) (M.B.O.D.)

NARRATIVE REPORT attachment to the General Development Plan**APPLICANT:****OWNER:**

Abraham Achar
11615 Forest Central #303
Dallas, Texas 75243

Lancaster Mills L.P., Charles Gojer M.G.P.
11615 Forest Central #303
Dallas, Texas 75243

EXISTING ZONING

AO Agriculture and SF-2 Single Family Residential

PROPOSED ZONING AND LAND USE

Mixed use of various sizes of single family lots, Townhomes, Commercial and Public Space/Common Areas

PROPOSED PUBLIC SPACE

Incorporated in the overall General Development Plan are eleven individual Public Space/Common areas to be enhanced with various landscape hardscape and softscape features. One hundred percent of the residential lots are within 800 feet of a public space (80% required by M.B.O.D.). Examples of public space landscape areas are shown on G.D.P. accompanying exhibits A and C.

LAND USE SUMMARY

Type	Lot Description	No. Lots or Dwg.	Dwelling Size (S.F.)	Min Lot Size (ft.)	% of Total	Min. Required
Type 1	Manor	7	3000+	70 x 110		
	Estate	30	2400-3000	60 x 110		
	Village	79	1600-2600	50 x 110		
Total		116			38.9	20.0
Type 2	Cottage	96	1400-2200	40 x 100		
	Casita	24	850-1400	25 x 90		
Total		120			40.3	20.0
Type 3	Casita/Zero	22	850-1400	25 x 80		
	Townhome	40	1100+	20 Wide		
Total		62			20.8	20.0

Gross Project Area	60.59 AC	
Daycare	-1.10 AC	
Commercial	<u>-0.82 AC</u>	
Net Area	58.67 AC	
Common Area	6.68 AC	11.39%

RESIDENTIAL, COMMERCIAL AND RETAIL ARCHITECTURAL STANDARDS

Adherence to the M.B.O.D. architectural standards will at the time of building permitting as each portion of the General Development Plan is ready for buildout. Individual site plans will be prepared for the development and building of the Day Care and Commercial sites.

DEVELOPER COMMITMENT TO M.B.O.D.

It is the developer's intent to comply with all of the Development Standards defined in the M.B.O.D. documents. The General Development Plan was created with consideration given to lot type mix, street connectivity, block lengths, street and alley trees, Building Type matrix (Table B) and Street Type Matrix (Table A).

ANTICIPATED SCHEDULE

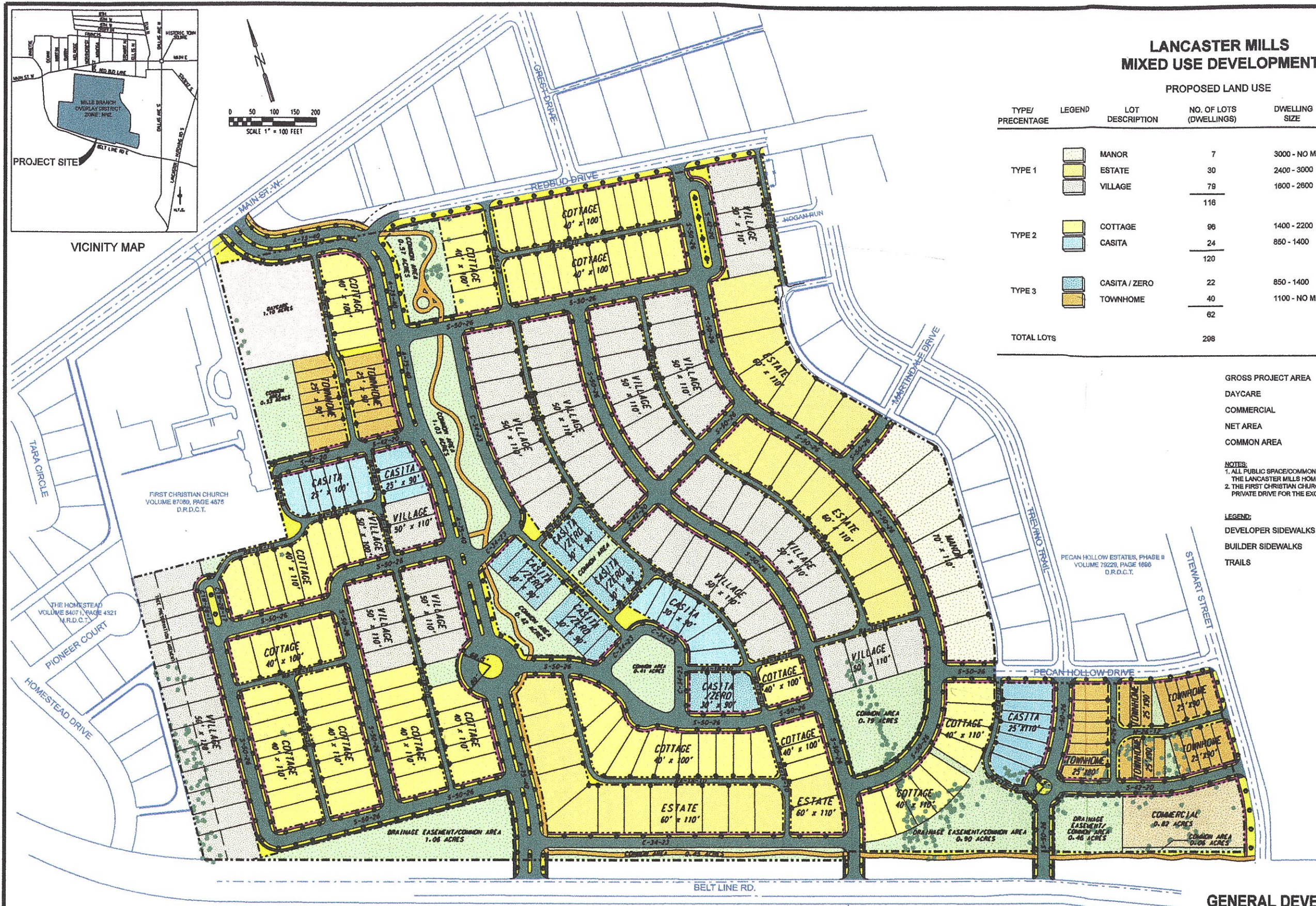
October 2005	Approval of General Development Plan
September-October 2005	Approval of Preliminary Plat
November 2005-January 2006	Construction Plans preparation and approvals
February 2006	Bidding and Negotiation Construction Contracts
March-August 2006	Construction of infrastructure
September 2006	Begin buildout of residential units

FLOOD PLAIN AND DRAINAGE MANAGEMENT

This project is not affected by any published flood plain. No part of the subject property lies within the 100 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map designated 48113C0635 J.

DEVELOPMENT STRATEGY

The developer has had prepared, an agreement to defer the installation of sidewalks and street trees until the vertical construction is undertaken in the development. At such time the developer and builder will have joint responsibility to build the sidewalks and install street trees.



**LANCASTER MILLS
MIXED USE DEVELOPMENT**

PROPOSED LAND USE					
TYPE/ PERCENTAGE	LEGEND	LOT DESCRIPTION	NO. OF LOTS (DWELLINGS)	DWELLING SIZE	TRACT SIZE % OF TOTAL
TYPE 1		MANOR	7	3000 - NO MAX	N/A
		ESTATE	30	2400 - 3000	N/A
		VILLAGE	79	1600 - 2600	N/A
			116		38.9%
TYPE 2		COTTAGE	96	1400 - 2200	N/A
		CASITA	24	850 - 1400	N/A
			120		40.3%
TYPE 3		CASITA / ZERO	22	850 - 1400	N/A
		TOWNHOME	40	1100 - NO MAX	N/A
			62		20.8%
TOTAL LOTS			298		

GROSS PROJECT AREA	60.59 AC.	
DAYCARE	-1.10	
COMMERCIAL	-0.82	
NET AREA	58.67 AC.	
COMMON AREA	6.68 AC.	11.38%

NOTES:
1. ALL PUBLIC SPACE/COMMON AREAS WILL BE MAINTAINED BY THE LANCASTER MILLS HOMEOWNERS ASSOCIATION.
2. THE FIRST CHRISTIAN CHURCH STREET RIGHT-OF-WAY WILL BE A PRIVATE DRIVE FOR THE EXCLUSIVE USE OF THE CHURCH.

LEGEND:	
DEVELOPER SIDEWALKS	
BUILDER SIDEWALKS	
TRAILS	

OWNER / DEVELOPER:
LANCASTER MILLS L.P.
11815 Forest Central Dr. #303
Dallas, Texas 75243
(214) 340-1199 Fax (214) 348-8053

ENGINEER/SURVEYOR:

Starnes Consulting Incorporated
4025 Woodland Park Blvd. Suite 230
Arlington, Texas 76010
(817) 285-2881 Fax (817) 285-4347

GENERAL DEVELOPMENT PLAN
298 LOTS
SCALE 1" = 100 FEET
LANCASTER MILLS
AN ADDITION TO THE CITY OF LANCASTER
DALLAS COUNTY, TEXAS

Lancaster Mills, L.P.

March 20, 2020

Bester Munyaradzi, AICP
Senior Planner
City of Lancaster
211 N. Henry Street
Lancaster, Texas 75146

RE: Lancaster Mills Subdivision – Revised General Development Plan Submittal
Letter of Intent

Dear Ms. Munyaradzi:

Following our meeting at your office on January 24, and working in collaboration with IDVertical, the firm that is interested in developing the Lancaster Mills Planned Development housing project and constructing the homes, we wish to submit the attached Revised General Development Plan for the City's consideration. Following is a summary of the reasons why we are requesting your approval of the Revised Plan and a description of the proposed minor revisions.

1. Background.

Lancaster Mills, will develop a 60.78 acre tract on one of the areas pristine sites. Lancaster new development is located minutes from US HWY 35 and Downtown Dallas, in the City of Lancaster. The development provides single family units with custom amenities as walking trails and common green areas.

The Approved General Development Plan (AGDP) dates from 2005 (see Original General Development Plan), before the 2008 Housing Crisis. We understand that at that time the housing mix was designed with market circumstances that made sense at that time. Now, we have a different scope, as our proposal contemplates bigger houses, based on the AGDP.

As the **Mills Branch Overlay District (MBOD)** requires the developer, by its governing documents, to follow the special specs and architectural standards set by the District, we feel that it is necessary to update the Approved General Development Plan to the actual market trends and

Bester Munyaradzi, AICP

Lancaster Mills Subdivision – Revised General Development Plan Submittal

March 20, 2020

Page 2

make some minor changes, while also understanding and accomplishing the great potential that the Mills Branch Overlay District has to offer to new home buyers.

Our proposal looks to settle a Development Plan that allows, in general, to build bigger homes, by modifying some of the specifications in the MBOD of some of the Building Types, as follows:

- A. Add a maximum of 5% of density to the Approved General Development Plan, our proposal states 307 lots, just 9 more from the already Approved.
- B. Modification in the Minimum and Maximum Square Feet per Dwelling Unit, this will allow us to build bigger homes.
- C. Change the requirement of Rear-loaded Covered Parking, from Required to Optional. This will allow, in some cases, to have bigger lots by eliminating the Alleys.
- D. Change the requirement of a 20 percent minimum of Building Types 3 to 10 percent. This will allow to change in the future the smaller lots with bigger ones.

Regarding the AGDP, we would like to update the 2005 Lancaster Mills presentation Booklet for the 2007 approved Residential Architectural Guidelines applied to the Lancaster Mills Project, attached in Exhibit D, which allows the Builder to use additional materials such as brick, natural stone and stucco veneer on top of the cementitious materials that are required by the Mills Branch Overlay District.

We are also including, Attached in Exhibit D, new construction pictures depicting the materials and the intention of the developer, in order to enhance the project.

With those proposals we get this estimates:

Number of Lots: 306, this means an increment of less than 3% in the Approved General Development Plan.

Lots Area: This proposal represents an increment of 1.5 % in the Lots Area from the Approved General Development Plan.

2. Proposal.

All the regulations of the Mills Branch Overlay District 2003-10-30, PD-Resolution 2005-10-92 shall apply. But in order to adapt the project to current housing market conditions we are respectfully requesting the City's consideration of the following changes:

	Approved ordinances & resolution	Requested Amendments	Reasons for the Amendments
1	2005 Approved General Development Plan	Add a maximum of 5% of additional density to the Approved General Development Plan, increasing the number of lots from 298 lots to 306 lots.	This will allow to convert some lots into Type 1 Village and Type 2 Cottage, which are closer to the market needs.
2	MBOD TABLE B, Village (Type 1) Minimum--Maximum Square Feet per Dwelling Unit from 1600-2600.	In MBOD, Building Types (Table B), Village (Type 1), modify the area of the homes from 1600-2600 square feet to 1800-3000 square feet.	This will help to sell bigger homes in smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
3	MBOD TABLE B, Cottage (Type 2), Minimum--Maximum Square Feet per Dwelling Unit from 1400-2200.	In MBOD, Building Types (Table B), Cottage (Type 2), modify the area of the homes from 1400-2200 to 1500-2400 square feet.	This will help to sell bigger homes in smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.

	Approved ordinances & resolution	Requested Amendments	Reasons for the Amendments
4	MBOD TABLE B, Casita (Type 2), Minimum--Maximum Square Feet per Dwelling Unit from 850-1400.	In MBOD, Building Types (Table B), Casita (Type 2), modify the area of the homes from 850-1400 to 1000-1600 square feet.	This will help to sell bigger homes in smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
5	MBOD TABLE B, Casita/ZERO (Type 3), Minimum--Maximum Square Feet per Dwelling Unit from 850-1400.	In MBOD, Building Types (Table B), Casita/Zero (Type 3), modify the area of the homes from 850-1400 to 850-1600 square foot.	This will help to sell bigger homes in smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
6	MBOD TABLE B, Requirement of Rear-loaded Covered Parking.	In MBOD, Building Types (Table B), column that refers to the Rear-loaded Covered Parking, it indicates that it is Required (R), we ask it to be Optional (O).	Given the 2005 Approved General Development Plan, this will increase the size of the lots and reduce the needs for infrastructure, which can make the lots more affordable.
7	MBOD TABLE B, Requirement of Rear-loaded Covered Parking.	Based on item six in this table, five alleys from 5 blocks have been removed from the Approved General Development plan.	This will help to design bigger lots, increase the property tax and reduce the infrastructure cost, which can be more affordable for the market.

	Approved ordinances & resolution	Requested Amendments	Reasons for the Amendments
8	<p>MBOD, VII Sub-District Area Standards, A.2.b. For developments 20 acres or larger in gross area set forth in the General Development Plan, a minimum mix of buildings types shall be constructed as follows:</p> <ul style="list-style-type: none"> i. At least 20 percent of the total units constructed shall be comprised of any combinations of Type 1... ii. At least 20 percent of the total units constructed shall be comprised of any combinations of Type 2... iii. At least 20 percent of the total units constructed shall be comprised of any combinations of Type 3... 	<p>In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Types 3 houses to 10%.</p> <ul style="list-style-type: none"> i. At least 20 percent of the total units constructed shall be comprised of any combinations of Type 1... ii. At least 20 percent of the total units constructed shall be comprised of any combinations of Type 2... iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3... 	<p>This will allow flexibility to the project and gain capacity to adapt to the market needs. It also settles the possibility to change units from Type 3 to bigger homes.</p>
9	<p>2005 Approved General Development Plan</p> <p>Constructability approved with two phases (Phase 1 and Phase 2)</p>	<p>The 2005 Approved General Development Plan has only two phases. After the major utilities are in place, it is requested that the development be allowed to be constructed in six sub-phases in order to meet the construction schedule.</p>	<p>This will allow us to deliver the lots faster to the clients.</p>

Please refer to the attached General Development Plan (Revised as of February 4, 2020), which shows graphically the requested modifications to the Development Plan above described.

The developers are committed to integrating the Lancaster Mills Subdivision project with the City of Lancaster Trails Master Plan, and will redesign the common areas to include new playground areas and other amenities.

Bester Munyaradzi, AICP

Lancaster Mills Subdivision – Revised General Development Plan Submittal

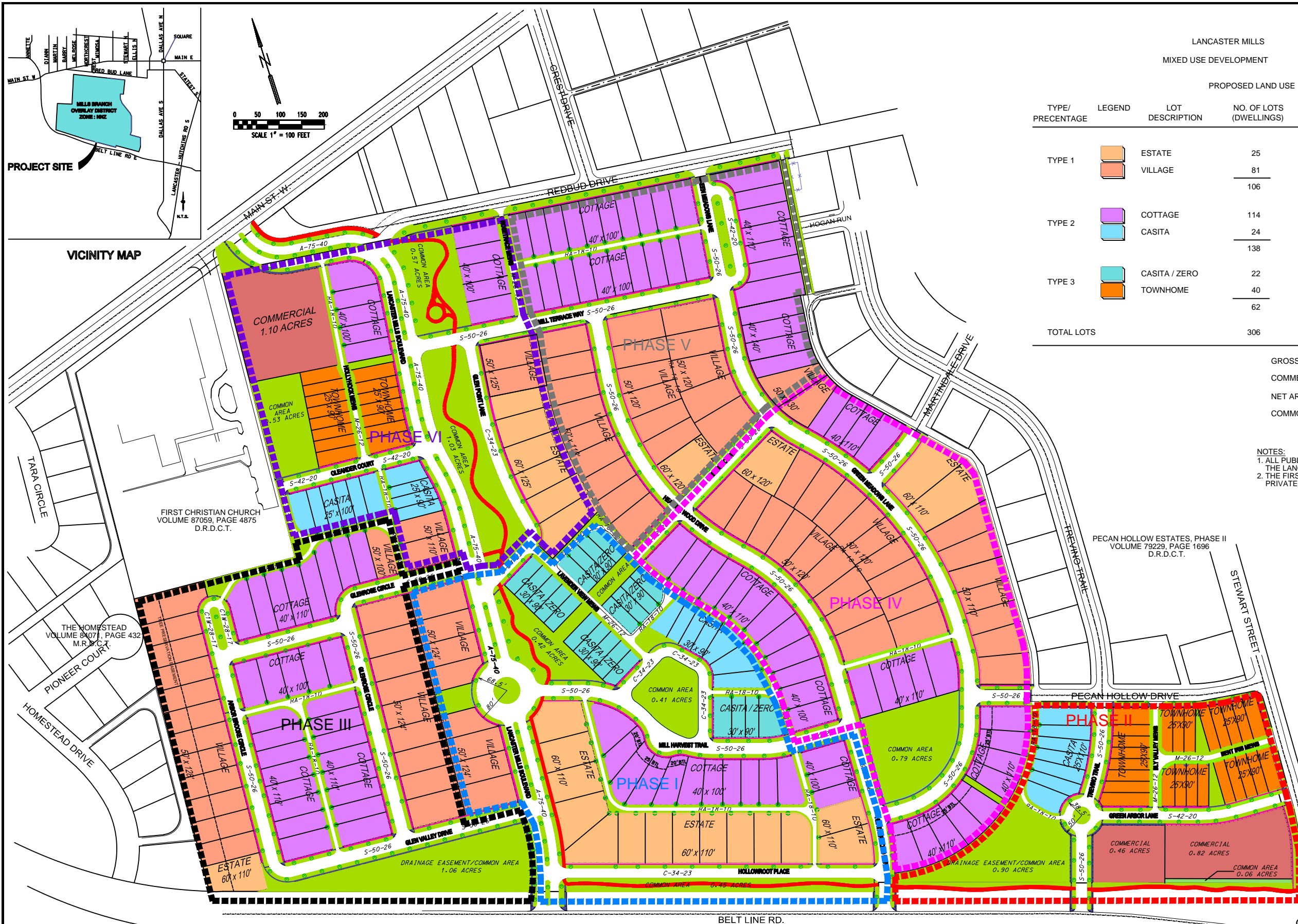
March 20, 2020

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

We appreciate very much the opportunity of submitting the attached Revised General Plan Development for the City's consideration, and particularly appreciate your great personal assistance in this endeavor.

Sincerely,
Lancaster Mills, L.P.

Charles Gojer, P.E.
Partner



LANCASTER MILLS
MIXED USE DEVELOPMENT

PROPOSED LAND USE						
TYPE/ PERCENTAGE	LEGEND	LOT DESCRIPTION	NO. OF LOTS (DWELLINGS)	DWELLING SIZE	TRACT SIZE	% OF TOTAL
TYPE 1		ESTATE	25	2400 - 3600	N/A	34.6%
		VILLAGE	81	1800 - 3000	N/A	
			106			
TYPE 2		COTTAGE	114	1500 - 2400	N/A	45.1%
		CASITA	24	1000 - 1600	N/A	
			138			
TYPE 3		CASITA / ZERO	22	850 - 1600	N/A	20.3%
		TOWNHOME	40	1100 - NO MAX	N/A	
			62			
TOTAL LOTS			306			

GROSS PROJECT AREA	60.59 AC.	
COMMERCIAL	-1.92	
NET AREA	58.67 AC.	
COMMON AREA	6.68 AC.	11.39%

NOTES:
1. ALL PUBLIC SPACE/COMMON AREAS WILL BE MAINTAINED BY THE LANCASTER MILLS HOMEOWNERS ASSOCIATION.
2. THE FIRST CHRISTIAN CHURCH STREET RIGHT-OF-WAY WILL BE A PRIVATE DRIVE FOR THE EXCLUSIVE USE OF THE CHURCH.

LEGEND:

DEVELOPER SIDEWALKS

BUILDER SIDEWALKS

TRAILS

COMMON AREAS

CONSTRUCTIBILITY PHASES:

PHASE I

PHASE II

PHASE III

PHASE IV

PHASE V

PHASE VI

AMENDED
GENERAL DEVELOPMENT PLAN
(Revised as of February 4, 2020)
309 LOTS
SCALE 1" = 100 FEET
Lancaster Mills
AN ADDITION TO THE CITY OF LANCASTER
Dallas County, Texas

OWNER: / DEVELOPER: ENGINEER/SURVEYOR:
LANCASTER MILLS L.P.
11615 Forest Central Dr. #303
Dallas, Texas 75243
(214) 340-1199 Fax (214) 348-8053
 Starnes Consulting Incorporated
4025 Woodland Park Blvd. Suite 230
Arlington, Texas 76013

Rural Living

Character & Intent

Rural living is focused on areas of the community that has the ability to preserve a rural character. This includes estate residential type areas. The high-end character of this housing is primarily focused on serving the needs of executives with densities less than 2 dwelling units per acre.

Land Use Considerations

Primary Land Uses

Single-family detached homes

Secondary Land Uses

Civic & institutional uses, parks, open space

Precedent Photos



Suburban Neighborhood

Character & Intent

Suburban neighborhoods will continue to be the dominant place type in Lancaster providing a variety of residential products ranging from townhomes to single family detached. These neighborhoods would generally be formed as subdivisions with residential densities ranging from 2 to 8 dwelling units per acre..

Land Use Considerations

Primary Land Uses

Single-family detached homes, duplexes

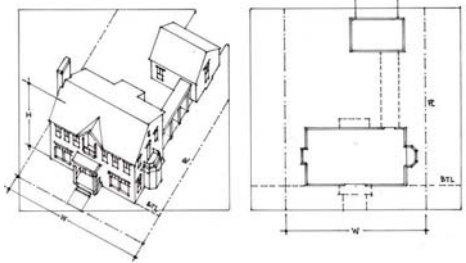
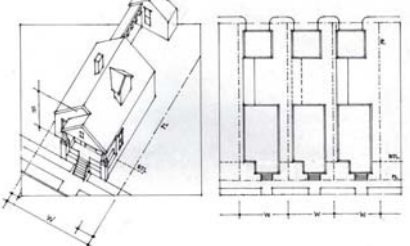
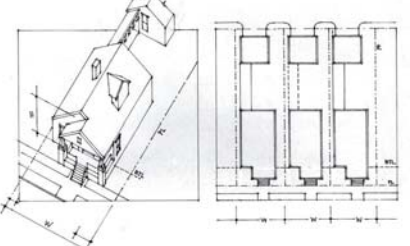
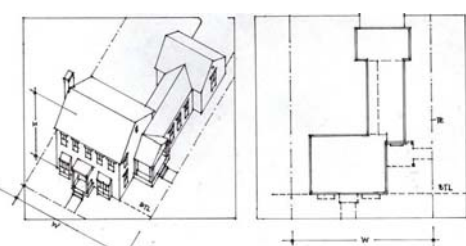
Secondary Land Uses

Civic & institutional uses, parks

Precedent Photos



Mills Branch Building Types
Table B

	Development Standards (19, 20)											Prototypical Building Types
Types	Lot Widths Minimum (W) (1)	Lot Depth Minimum (D) Minimum Side Yard	Rear-loaded Covered Parking (2)	Off Street Parking Spaces Per Dwelling Unit (3)	Garage Set Back (from-loaded) (4)	Maximum Height (H) (5)	Square Foot Minimum-Maximum Per Dwelling Unit	Gifts to the Street (6)	Porch / Depth Minimum (6)	Home Occupation Dwelling Accessory Unit		
Manor (Type 1)	70'+	110'	5	R (7)(8)	2	5'	25'	3000 - No max	A	A/6'	A (9) A (10)	
Estate (Type 1)	60'-69'	110'	5	R (7)(8)	2	5'	25'	2400-3600	A	A/6'	A (9) A (10)	
Village (Type 1)	50'-59'	110'	5	R (8)	2	5'	25'	1600-2600	A	A/6'	A (9) A (10)	
Cottage (Type 2)	40'-49'	100'	0-10 (11)	R	1	n/a	25'	1400-2200 (12)	A	A/6'	A (9) N	
Casita (Type 2)	25'-39'	90'	0-8 (11)	R	1	n/a	25'	850-1400 (12)	A	A/6'	A (9) N	
Cottage on Mews, Court or "Zero" lot line (Type 3)	40'-49'	90'	0-10 (11)	R	1	n/a	25'	1400-2200 (12)	A	A/6'	A (9) N	
Casita on Mews, Court or "Zero" lot line (Type 3)	25'-39'	80'	0-8 (11)	R	1	n/a	25'	850-1400 (12)	A	A/6'	A (9) N	
Multi-Unit House (13) (Type 3)	60'-100'	110'	5	R (7)	1.5	5'	25'	850 - No max (14)	A	R/6'	A (9) N	
Townhome (Type 3)	20'-30' (15)	none	5	R	2	n/a	25'/35' (16)	1100 - No Max	A	A	A (9) N	
Courtyard Apartment (17) (Type 3)	80'-180' (18)	none	10	A (3)	1.5	n/a	25'/35' (16)	750 - No Max	A	A	N N	

A - Allowed N - Not Allowed R - Required Gateway Planning Group/Townscape, Inc.

Explanatory Regulations:

- (1) The front elevation of the building shall occupy a minimum proportion across the BTL equal to the lot width less the combined side yard minimum width and less 5 additional feet; except that for Manor lots, Estate lots and lots with "pull through" garages, the building shall occupy a minimum proportion across the BTL equal to the lot width less the combined side yard width and less 10 additional feet.
- (2) Lot depth minimums for lots fronting on a Mews or Court shall be reduced by 10 feet.
- (3) An enclosed garage or a carport shall be constructed of the same material as the main residential structure. Rear-loaded garages may be attached at side property line.
- (4) Garage setback shall be measured from the face of the main structure closest to the garage. Carports shall not be allowed for front-loaded parking.
- (5) Measured from slab to the parapet or the eave line; mansard or flat roofs are not permitted.
- (6) Porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades ("Gifts to the Street") may encroach beyond the set BTL no more than 10 feet for a given street, except the encroachment shall not exceed 5 feet on "side streets." At least 3 substantially different elevations shall be offered per floor plan with at least one Gift to the Street included in each elevation; at least one elevation shall provide a porch; at least 20 percent of the houses constructed within each phase of the General Development Plan shall have a porch. Buildings on corner lots fronting or siding on a S-50-26 or wider street shall be constructed with a Gift to the Street on both the front and side street elevations.
- (7) Front-loaded garages shall be allowed for the conservation of trees that are located at the rear of the lot.
- (8) "Pull-through" garages shall be allowed if the front façade of the garage is set back behind the rear façade of the house. Covered breezeways connecting the garage and the house shall be allowed.
- (9) See definition of "Home Occupation Dwelling"
- (10) The accessory unit shall be 400 to 800 square feet; may have kitchens and bathrooms; but shall not require a separate water meter.
- (11) Side yard 5' unless a 3/5' ("zero" lot line) split for Casita lots or a 3/7' ("zero" lot line) split for Cottage lots.
- (12) 1 Bedroom maximum per 600 square feet.
- (13) 2 to 6 units shall be allowed.
- (14) The design of the building shall make the multi-unit structure appear as a large single-family house.
- (15) 2 to 8 units shall be allowed per attached building.
- (16) 35' allowed only if the building is located next to a 2-story or taller building, or if the building's side yard is adjacent to an alley, pedestrian way or street.
- (17) Maximum 12 units shall be allowed per building.
- (18) Courtyard(s) shall face street and provide at least 50 square feet of space per unit.
- (19) Live/work use allowed for all buildings except apartments if the use conforms to the definition of "live/work."
- (20) A temporary "real estate sales office" shall be allowed for the period of construction and sales.



BRICK VENEER

CEMENT SIDING
VENEER

FRONT ENTRY GARAGE



GIFT TO THE STREET/
COVERED ENTRY

BRICK VENEER

FRONT ENTRY GARAGE





NAT. STONE

STUCCO

CEMENT SIDING
VENEER

FOR
SALE
BY OWNER

3702

FRONT ENTRY GARAGE



BRICK VENEER

CEMENT SIDING
VENEER

LANCASTER
MILLS

FRONT ENTRY GARAGE



BRICK VENEER



LANCASTER
MILLS

FRONT ENTRY GARAGE



CEMENT SIDING
VENEER

FRONT ENTRY GARAGE





CEMENT SIDING
VENEER

FRONT ENTRY GARAGE





CEMENT SIDING
VENEER

FRONT ENTRY GARAGE



CEMENT SIDING
VENEER

BRICK VENEER

REAR ENTRY GARAGE

LANCASTER
MILLS



CEMENT SIDING
VENEER

BRICK VENEER

REAR ENTRY GARAGE





CEMENT SIDING
VENEER

BRICK VENEER

REAR ENTRY GARAGE





CEMENT SIDING
VENEER

NAT. STONE

BRICK VENEER

REAR ENTRY GARAGE



CEMENT SIDING
VENEER

BRICK VENEER

REAR ENTRY GARAGE





CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 2/19/2020

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. Z20-04:** Conduct a public hearing and consider an amendment to the Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street, north of Belt Line Road, approximately 720 feet east of Belt Line Road and is approximately 60.55 acres in size. The property is located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

LOCATION: The property is located south of Redbud Street and Main Street, west of Stewart Street, north of Belt Line Road, and is approximately 720 feet east of Belt Line Road.

EXPLANATION OF REQUEST: The applicant is requesting an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria.

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

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

COMMENTS:

It will improve the project and make it viable **OWNER**
SIGNATURE: *Charles Gojer, Partner - Lancaster Mills, L.P.*
ADDRESS: *11615 Forest Central Dr., Dallas, TX 75243*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, March 3, 2020 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, March 23, 2020 at 7:00 pm**.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on **Thursday, February 27, 2020** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-218-1312
FAX 972-218-3616

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

77 Notices were mailed on 2/19/2020

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





CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 2/19/2020

NOTICE OF PUBLIC HEARING

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EXPLANATION OF REQUEST: The applicant is requesting an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria.

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

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

I DON'T THINK ANY HOME SHOULD BE BUILT LESS THAN
1,700 SQ FT

SIGNATURE:

[Handwritten Signature]

ADDRESS:

747 WEST MAIN ST LANCASTER, TX 75146

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, March 3, 2020 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, March 23, 2020 at 7:00 pm**.

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

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

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

The modifications are not specified. I need more information.

SIGNATURE: *[Signature]*

ADDRESS: *315 Homestead Dr.*

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

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EXPLANATION OF REQUEST: The applicant is requesting an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria.

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

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

Having an empty lot behind us greatly influenced us in favor of buying this property. Modifications could greatly affect the quietness of the neighborhood, which also influenced us to buy.

SIGNATURE:

M. M. M. M. M.

ADDRESS:

219 Trevino Trl Lancaster TX 75146

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, March 3, 2020 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, March 23, 2020 at 7:00 pm**.

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CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 2/19/2020

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. Z20-04:** Conduct a public hearing and consider an amendment to the Lancaster Mills General Development Plan (Resolution 2005-10-92) to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street, north of Belt Line Road, approximately 720 feet east of Belt Line Road and is approximately 60.55 acres in size. The property is located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

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

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

See attachment. Thank you.

SIGNATURE: *[Signature]*

ADDRESS: *Pecan Estates, 320 Trenno Trail, Lancaster TX*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, March 3, 2020 at 7:00 pm.** The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, March 23, 2020 at 7:00 pm.**

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Location →

April 2020

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Lancaster1

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Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org

1 inch equals 752 feet

0 412.5 825 1,650 ft

0 125 250 500 m

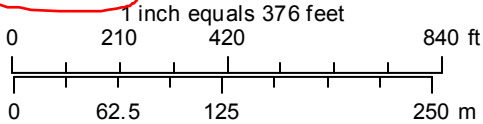
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Lancaster3

DCAD ID: 65017228010060000

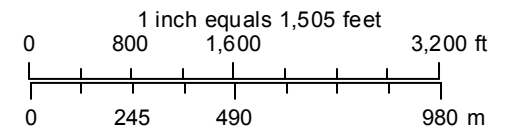
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DCAD, NCTCOG, USGS, Esri, Inc

Marlena Kelly
320 Trevino Trail
Lancaster, TX 75146
Resident of Pecan Hollow Estates

Case No. Z20-04: Lancaster Mills General Development Comments

1. I would like to see the development plans posted online for review.
2. Impacts to the adjacent neighborhoods should be under consideration.
3. We do not need additional noise or traffic traveling through our neighborhood. We have narrow residential roads with curbside parking, and a quiet neighborhood. All new access should be directly tied to West Beltline Road and West Redbud Lane and not Pecan Hollow Estates Streets.
4. At the end of Martindale Drive or the west side of our subdivision, there is a natural channel with water and trees that should stay clean, undisturbed, preserved, and protected. This channel outfalls south towards the back alley, to the tree line along Beltline, then to Deep Branch Creek floodplain.
5. Please do not create more drainage problems in Pecan Hollow Estates, water ponds one to two feet and drains poorly at Pecan Hollow Drive/Stewart Drive and Martindale Drive/Stewart Avenue driveway connections. The grades are too steep and there are not any drainage culverts. There are few existing inlets in Pecan Hollow Estates and they cannot handle or convey any more water. Additional runoff should not be added to the streets.
6. Tree line along West Beltline Road should remain completely untouched. It is in the floodplain and a habitat for wildlife; in particular, protected species such as squirrels, birds, and swallows.
7. West Redbud Lane roadway is full of potholes and is in overall failing condition. This road is narrow and needs reconstruction, widening and restriping. Lancaster Mill's construction and residential traffic will continue to deteriorate West Redbud Lane, West Belt Line Road, and West Main Street, and other roads nearby.
8. Sidewalks should be built in Lancaster Mills Development and along Redbud Lane, so that adults and children can stay off the dangerous streets in route to the middle and elementary schools, ballpark, playgrounds, football field, local park, downtown, etc.
9. Minimize construction noise, debris, and trash. Construction traffic should use main streets and not our neighborhood streets. Contractors should not work after hours or overnight.