



**NOTICE OF SPECIAL MEETING AND WORK
SESSION AGENDA
LANCASTER CITY COUNCIL
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**

Monday, July 20, 2020 - 7:00 PM



While a quorum of Councilmembers will be physically present at City Hall, one or more Councilmembers may attend via video or audio link due to the COVID-19 emergency situation

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

Citizens Comments items, respectively, and may made by filling out a citizens comment form prior to 5:00p.m., and by joining the Zoom Webinar prior to 7:00p.m.

Register in advance for this webinar: https://us02web.zoom.us/webinar/register/WN_a5tWqU5nRf2fpQDn2k7EAq

The meeting will be broadcast live via video at the following address: <http://www.lancaster-tx.com/324/Watch-Meetings>

7:00 P.M. SPECIAL MEETING:

CALL TO ORDER

PUBLIC TESTIMONY:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action 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.

ACTION:

1. Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Lancaster Mills, L.P. relating to building materials for the development of the Lancaster Mills property 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, the property is about 60.59 acres in size. The property is more particularly described as being located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.
2. Z20-04 Discuss and consider an ordinance amending the Lancaster Mills General Development Plan 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.
3. Receive a presentation on the Disaster Provision in the Senate Bill 2 (SB2).

ADJOURN SPECIAL MEETING

7:15 P.M. WORK SESSION:

CALL TO ORDER

1. Receive a presentation regarding the City of Lancaster Employee Insurance Program proposal for fiscal year 2020/2021.
2. Receive a presentation from Dunaway Associates providing an update to the 2006 Hike and Bike Trails Master Plan.
3. Discuss the Black Lives Matter Proclamation condemning racism and honoring the lives of Ahmaud Arbery, Breonna Taylor, and George Floyd.
4. Discuss amending the Lancaster Development Code (LDC) to address concrete pavement for residential front yards.
5. Receive a presentation of the Lancaster Emergency Assistance Program providing relief to residents impacted by COVID-19.
6. Receive a presentation and discuss the Quarterly Financial Report for the third quarter of FY 2019/2020 for the period ending June 30, 2020.
7. Discuss and receive an update on the third quarter of Fiscal Year (FY) 2019/2020 for the operations and management of Countryview Golf Course.
8. Discuss the report of City Council's Five-Year Goals and Strategies established during the annual City Council Strategic Planning Session June 14 and June 15, 2019, for the third quarter of Fiscal Year 2019/2020.

ADJOURNMENT

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

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

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

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

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

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

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on July 17, 2020 @ 5:30 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Sorangel O. Arenas
City Secretary

LANCASTER CITY COUNCIL

City Council Special Meeting

1.

Meeting Date: 07/20/2020

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:

Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Lancaster Mills, L.P. relating to building materials for the development of the Lancaster Mills property 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, the property is about 60.59 acres in size. The property is more particularly described as being 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
04/07/20	P&Z	Z20-04 Recommended denial of requested amendments

05/11/20	CC	Z20-04 Recommended item be brought back to the CC after recommended changes have been made
06/22/20	CC	Z20-04 Approved the requested amendments
07/13/20	CC	Z20-04 Postponed per applicant's request to the July 20, 2020 CC Special Meeting and Work Session

Operational Considerations:

This item is related to zoning case Z20-04, 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 purpose of this development agreement is to ensure the General Development Plan develops utilizing the building materials for proposed homes as identified in the Mills Branch Overlay District. On September 1, 2019, the Texas Legislature passed House Bill 2439 which generally prohibits local governments from enforcing local codes concerning building materials on commercial and residential properties. However, developers may enter into agreements with Texas cities to specify building materials; these agreements do not violate H.B. 2439 and are enforceable. The development agreement specifies building materials for the development as depicted on Exhibit B of the Development Agreement.

Public Information Considerations:

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

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may approve the resolution with changes and state those changes.
3. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the development agreement.

Attachments

Resolution

Development Agreement

RESOLUTION NO.

A RESOLUTION OF THE CITY OF LANCASTER, TEXAS, AUTHORIZING A DEVELOPMENT AGREEMENT, ATTACHED AND INCORPORATED HERETO AS "EXHIBIT "A", BETWEEN THE CITY OF LANCASTER, TEXAS AND LANCASTER MILLS, L.P., REGARDING BUILDING MATERIALS FOR DEVELOPMENT OF THE LANCASTER MILLS PROPERTY FOR THE ± 60.59 ACRE PROPERTY LOCATED SOUTH OF REDBUD STREET AND MAIN STREET, WEST OF STEWART STREET AND NORTH OF BELTLINE ROAD; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lancaster Mills, L.P. is the owner of the ±60.59 acre tract of land and located south of Redbud Street and Main Street, west of Stewart Street and north of Beltline Road, in the Bader Survey, Abstract No. 172 in the City of Lancaster ("City") and known as "Lancaster Mills," (the "Property") and

WHEREAS, the City and Lancaster Mills, L.P. have negotiated and agreed upon development standards for the Property, and have agreed upon the Development Agreement attached hereto as "Exhibit "A" and incorporated by reference; and

WHEREAS, the Development Agreement reflects the agreement between the City and Lancaster Mills, L.P. regarding building materials to be used on the Property, and that any structure built on the Property following the effective date of the Agreement shall comply with the Exterior Wall Structures and Architectural Standards attached to and contained in the Development Agreement; and

WHEREAS, the City Council of the City of Lancaster, Texas has determined that execution of the Development Agreement is in the best interest of the citizens of Lancaster, Texas, and desires to authorize the City to enter into the Agreement and to authorize the City Manager to execute the agreement on behalf of the City.

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

SECTION 1. All of the above recitals are hereby found to be true and correct and are approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. The Development Agreement pertaining to Lancaster Mills and attached hereto as Exhibit "A," is hereby ratified and approved, and the City Manager is authorized to execute the agreement on behalf of the City.

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

SECTION 4. All provisions of any resolution or ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal should not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 20th day of July 2020.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the City of Lancaster, Texas ("City"), and Lancaster Mills, LLP ("Owner") (individually, a "Party") to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the City is a home-rule municipal corporation, located in Dallas County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Owner is the owner of property located at 60.59 ACRES OUT OF THE E. BADER SURVEY, ABSTRACT No.172 in the City, the legal description of which is more particularly described in Exhibit A, attached hereto and incorporated by reference (the "Property"); and

WHEREAS, this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the Mills Branch Overlay District underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Owner's reasonable investment-backed expectations in the Property, as may be amended, and as more fully described herein; and

WHEREAS, subject to the terms of this Agreement, Owner agrees and acknowledges that it will construct on the Property structures in accordance with the provisions, standards and notes reflected in this Agreement.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Exterior Wall Materials. For any structure built on the Property following the Effective Date, it shall comply with the applicable requirements contained in Exhibit B, "Exterior Wall Materials and Architectural Standards," attached hereto and incorporated by reference, and Owner agrees to construct those structures in compliance therewith. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the City, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Owner and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other owners of the Property, regardless of whether this Agreement is expressly referenced therein.

3. **Applicability of City Ordinances.** Owner shall develop the Property, and construct all structures on the Property, in accordance with all applicable in the Mills Branch Overlay District ordinances and building/construction codes.

4. **Default.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages.

5. **Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Dallas County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Dallas County, Texas.

6. **Notice.** Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the City: The City of Lancaster
 211 N. Henry St. PO Box 940
 Lancaster, Texas 75146
 Attention: City Manager

If to Owner: Lancaster Mills, LLP.
 11615 Forest Central Dr, Suite 303
 Dallas, TX 75243
 Attention: Mr. Charles Gojer

7. **Prevailing Party.** In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

8. **Entire Agreement.** This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

9. **Savings/Severability.** In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

10. **Binding Agreement.** A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either party.

11. **Authority to Execute.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The City warrants and represents that the individual executing this Agreement on behalf of the City has full authority to execute this Agreement and bind the City to the same. Owner warrants and represents that the individual executing this Agreement on behalf of Owner has full authority to execute this Agreement and bind Owner to the same. The City Council hereby authorizes the City Manager of the City to execute this Agreement on behalf of the City.

12. **Filing in Deed Records.** This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Dallas County, Texas.

13. **Mediation.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

14. **Notification of Sale or Transfer; Assignment of Agreement.** Owner shall notify the City in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Owner has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under

common control with Owner. Each assignment shall be in writing executed by Owner and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the City within ten (10) business days after execution. Provided that the successor owner assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the City. No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment. Owner shall maintain true and correct copies of all assignments made by Owner to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

15. Sovereign Immunity. The Parties agree that the City has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

16. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

17. Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

18. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

19. Exactions/Infrastructure Costs. Owner has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Owner, regarding Owner's rights under Texas and federal law. Owner hereby waives any requirement that the City retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the City are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Owner specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Owner hereby releases the City from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

20. **Rough Proportionality.** Owner hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution with respect to roadway or infrastructure requirements imposed by this Agreement. Owner and the City further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement, with respect to roadway or infrastructure requirements imposed by this Agreement.

21. **Waiver of Texas Government Code § 3000.001 et seq.** With respect to any structures or improvements constructed on the Property pursuant to this Agreement, Owner hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, effective as of September 1, 2019.

23. **Time.** Time is of the essence in the performance by the Parties of their respective obligations under this Agreement.

24. **Third Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

25. **Amendment.** This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor owner of all or any part of the Land; however, the failure to provide such copies shall not affect the validity of any amendment.

26. **Miscellaneous Drafting Provisions.** This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

CITY:

THE CITY OF LANCASTER, TEXAS

By: _____

Name: Opal Mauldin-Jones

Title: City Manager, City of Lancaster

STATE OF TEXAS)

)

COUNTY OF DALLAS)

This instrument was acknowledged before me on the ____ day of _____, 2020, by Opal Mauldin-Jones City Manager of the City of Lancaster, Texas, on behalf of the City of Lancaster, Texas.

Notary Public, State of Texas

My Commission Expires: _____

OWNER:

LANCASTER MILLS, LLP

By: Charles Gojer

Name: Charles Gojer

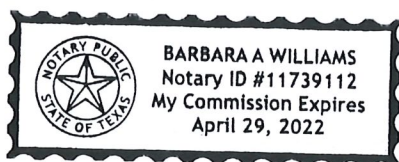
Title: Partner

STATE OF TEXAS)

)

COUNTY OF DALLAS)

This instrument was acknowledged before me on the 17th day of June, 2020, by Lancaster Mills, LLP. known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Owner.



Notary Public, State of Texas

My Commission Expires: 4-29-2022

EXHIBIT A
(Property Description)

Being a 60.655 acre tract of land in the E. Bader Survey, abstract No. 172, and being all of a 25.75 acre parcel of land conveyed to Lancaster Mills, LP by deed recorded in Volume 2005026, Page 8600, Official Public Records, Dallas County, Texas, part of a called 34.837 acre parcel of land conveyed to Lancaster Mills, LP by deed recorded in Volume 2005036, Page 2048, Official Public Records Dallas County Texas, and all of a called 0.37 acre parcel of land conveyed to Lancaster Mills, LP by deed recorded in Instrument Number 2009002A3208, Official Public Records, Dallas county, Texas, said 60.655 acre tract being situated in the City of Lancaster. Dallas County, Texas and being more particularly described as follows.

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 246b", said point being at the intersection of the west line of Stewart Street (a 60.0 foot wide right of way) with the north line of Belt Line Road (a variable width right of way), said point being at the southeast corner of said 60.655 acre tract;

THENCE North 73°29'26" West a distance of 917.67 feet along the common line between said Belt Line Road and said 60.655 acre tract to a 1/2" iron rod found with yellow plastic cap stamped "SCI 2466" for corner;

THENCE South 16°43'49" West a distance of 19.93 feet along the common line between said Belt Line Road and said 60.655 acre tract to a 1/2" iron rod found with yellow plastic cap stamped "SCI 2466" (C.M.) for corner,

THENCE North 73°42'44" West (Reference Bearing) a distance of 766.30 feet along the common line between said Belt Line Road and said 60.6M acre tract to a 1/2- iron rod set with yellow plastic cap stamped "Ce-Tax 2468" (C.M.) for corner,

THENCE North 73°38'53" West a distance of 857.90 feet along the common line between said Belt Line Road and said 60.6M acre tract to a 1/2" Iron rod set with yellow plastic cap stamped "Ce-Tax 2468" for corner at the beginning of a curve to the right;

THENCE Northwesterly along said curve having a central angle of 01°18'11", a radius of 1050.00 feet and an arc length of 23.88 feet to a 1/2" iron rod found for corner at the southwest corner of said 60.655 acre tract, said point being at the southeast corner of Lot 23, Block 3 of The Homestead, an addition to the City of Lancaster according to the plat thereof recorded in Volume 84071, Page 4321, Map Records, Dallas County, Texas;

THENCE North 01°50'49" East along the common line between said Homestead addition and said 60.655 acre tract, passing at 619.25 feet that northwest corner of said 34.837 acre parcel and the southwest corner of said 0.37 acre parcel, in all a distance of 666.71 feet to a 1/2" iron

rod set with yellow plastic cap stamped "Ce-Tex 2486" for corner, said point being at a northwest corner of said 60.655 acre tract and the northwest corner of said 0.37 acre parcel, said point being in the east line of Lot 15.

Block 3 of said Homestead addition;

THENCE South 88°09'11" East along a north line of said 60.655 acre tract and along the north line of said 0.37 acre parcel, passing at 342.70 feet the northeast corner of said 0.37 acre parcel, said point being at the southwest corner of a tract of land conveyed to The First Christian Church of Lancaster, Texas by Deed recorded in Instrument Number 200900293207, O.P.R.D.C.T., continuing along a north line of said 60.655 acre tract and the south line of said Christian Church parcel in all a distance of

367.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at an interior corner of said 60.655 acre tract, said point being at the southeast corner of said Christian Church parcel;

THENCE North 01°51'50" East a distance of 649.15 feet along the common line between said Christian Church parcel and said 60.655 acre tract to a 1/2" iron rod set for corner at the northeast corner of said Christian Church parcel and the most northerly northwest corner of said 60.655 acre tract, said point being in the south line of Redbud Lane (a 60' wide right of way);

THENCE South 84°58'50" East a distance of 765.57 feet along the common line between said Redbud Lane and said 60.655 acre tract to a 1/2" iron rod found with yellow plastic cap stamped "SCI 2466" for corner,

THENCE South 85°06'25" East a distance of 254.59 feet, continuing along the common line between said Redbud Lane and said 60.655 acre tract to a 1/2" iron rod found with yellow plastic cap stamped "SCI 2466" for corner,

THENCE South 85°07'16" East a distance of 254.65 feet, continuing along the common line between said Redbud Lane and said 60.855 acre tract to a 1/2" iron rod found for corner at the most northerly northeast corner of said 60.655 acre tract, said point being at the northwest corner of Lot 1, Block J of Pecan Hollow Estates, Phase II, an addition to the City of Lancaster according to the plat thereof recorded as Volume 79229, Page 1696. Map Rerxords, Dallas County, Texas, said point being in the south line of said Redbud Lane;

THENCE departing the south line of said Redbud Lane along the east line of said 60.655 acre tract and the west line of said Pecan Hollow addition the following:

South 04°57'42" West a distance of 301.18 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 248b" for corner, North 85°02'18" West a distance of 30.00 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner, South 04°57'02" West a distance of 91.15 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at the beginning of a tangent curve to the left, Southeasterly along said curve having a central angle of 49°45'55", a radius of 194.41 feet, and an arc length of 168.86 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at a point of tangency,

South $44^{\circ}48'13''$ East a distance of 210.46 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner, South $22^{\circ}13'18''$ East a distance of 36.98 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 24B6" for corner, South $00^{\circ}16'42''$ West a distance of 391.18 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2468" for corner at the beginning of a tangent curve to the right, Southerly along said curve having a central angle of $10^{\circ}09'56''$, a radius of 262.4 feet, and an arc length of 74.19 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ca-Tex 246b" for corner at a point of tangency;

THENCE South $16^{\circ}26'38''$ West along the common line between said Pecan Hollow addition and said 60.655 acre tract, passing at 20.00 feet the most westerly south corner of said Pecan Hollow addition, said point being at the northwest corner of Pecan Hollow Drive (a 50' wide right of way), continuing along the common line between said 60.655 acre tract and said Pecan Hollow Drive, in all a distance of 70.00' to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at the most westerly corner of said Pecan Hollow Drive and an interior corner of said 60.855 acre tract,

THENCE South $73^{\circ}33'22''$ East a distance of 343.88 feet along the south line of said Pecan Hollow Drive and a north line of said 60.655 acre tract to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at the beginning of a tangent curve to the left;

THENCE Easterly along the common line between said 60.655 acre tract and said Pecan Hollow Drive and along said curve having a central angle of $16^{\circ}09'56''$, a radius of 447.49 feet, and an arc length of 126.26 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ca-Tex 2466" for corner at a point of tangency;

THENCE South $89^{\circ}43'18''$ East a distance of 19.71 feet along the common line between said Pecan Hollow Drive and said 60.655 acre tract to a 1/2" iron rod set with yellow plastic cap stamped "Ca-Tex 2466" for corner in the west line of said Stewart Street, said point being in the south line of Pecan Hollow Drive, said point being at a northeast corner of said 60.655 acre tract;

THENCE South $00^{\circ}16'42''$ West a distance of 287.54 feet along the common line between said Stewart Street and said 60.655 acre tract to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at the beginning of a tangent curve to the right;

THENCE Southerly along the common line between said Stewart Street and said 60.655 acre tract and along said curve having a central angle of $16^{\circ}02'50''$, a radius of 300.00 feet, and an arc length of 84.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "Ce-Tex 2466" for corner at a point of tangency;

THENCE South $16^{\circ}19'32''$ West a distance of 52.61 feet along the common line between said Stewart Street and said 60.655 acre tract to the POINT OF BEGINNING and containing 2,642,141 square feet or 60.655 acre of land more or less.

EXHIBIT B

EXTERIOR WALL MATERIALS AND ARCHITECTURAL STANDARDS

A. Residential Architectural Standards

1. Facades and Roofs:

- a. An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades for non single-family buildings that do not utilize a pitched roof.
- b. All buildings shall be designed such that no mechanical equipment (HVAC, etc.), except vents and stacks, are visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof.
- c. Generally, windows shall be oriented vertically and utilize distinct frames, materials or colors for window surrounds. Windows should also utilize shutters as well as mullions between grouped windows.
- d. The following permitted finishes shall be allowed: 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 threestep process. The following shall be allowed 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.
- e. Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- f. Front-loaded garage doors shall be divided into single bays separated by at least an 18 inch column.

2. Plate Heights shall be no less than nine (9) feet for the first floor and eight (8) feet for the second or higher floors in front elevation zones.

3. The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade; or where feasible, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk.

4. Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of 20 years. Minimum roof pitch shall be 6/12, except for the roofs of sheds and porches.

Architectural Standards—In addition to the applicable requirements of the Residential Architectural Standards above, the following standards apply:

- a. The transparency of the front façade shall be continued no less than the first 15 feet around the side facades.

5. Signage:

- a. Monuments signs at the entry-ways of neighborhoods shall be allowed that conform to the monument sign standards below.
- b. Ornamental hanging signs suspended from a decorative post shall be allowed in lieu of monument signs for entry-ways of neighborhoods.

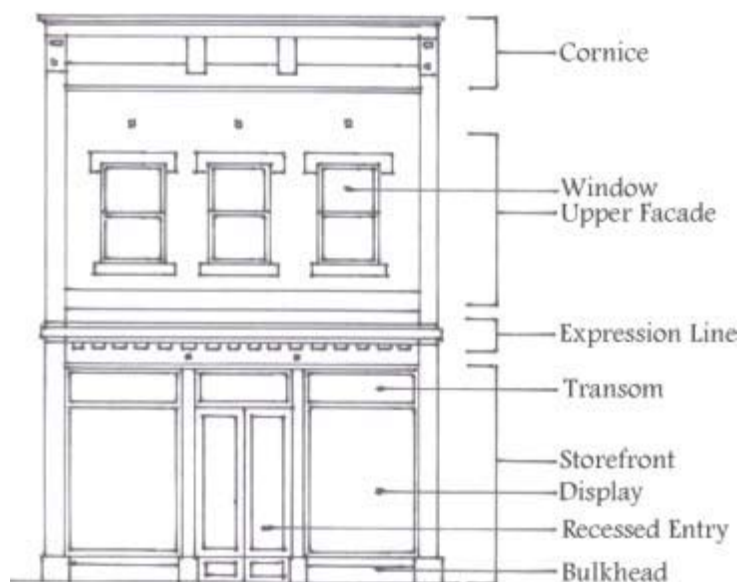
6. Lighting:

- a. Street lights shall be provided at all intersections of streets and streets with alleys.
- b. Alley lighting shall be located on garage walls facing the alley and shall not exceed 100 watts.

7. Maintenance: Each project shall provide funding and maintenance for neighborhood common spaces through a combination of a Public Improvement District (PID) and a Home Owners Association (HOA). Maintenance shall be provided for all public and semi-public spaces including roadway medians and parkways.

B. Commercial, Retail, Mixed-Use Architectural and Site Design

Standards 1. Building Walls and Roofs



- a. An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof.
- b. All buildings shall be designed such that no mechanical equipment (HVAC, etc.) and satellite dishes are visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or the roof. To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a 6,000 square feet or less footprint shall be constructed with a pitched roof. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched or parapet roof system enclosed on all sides.
- c. Mansard roofs and flat membrane-type roofs that are visible are prohibited.
- d. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
- e. Ground floor retail building plate heights generally should be at least 15 feet in height.
- f. Generally, windows shall be oriented vertically.
- g. Columns and piers generally shall be spaced no farther apart than they are tall.
- h. Transparency
 - i. Each floor of any building façade facing a park, plaza or street shall contain transparent windows covering from 15 to 75 percent of the façade area.
 - ii. In order to provide clear views of merchandise and to provide natural surveillance of exterior street spaces, the ground-floor along the retail storefront facade shall have transparent storefront windows covering no less than 50% of the façade area.
 - iii. Permitted Finishes – At least 80% of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
 - Brick, stone, cast stone, rock, marble, granite, glass block, tile;
 - Exterior Insulating Finishing System (EIFS);
 - Hardie Plank, or other similar concrete-fiber board;
 - Split face concrete block, poured-in-place concrete, and tiltwall concrete.It is the intent that any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least 20% of each façade.

ii. Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

j. To improve the pedestrian orientation, the ground floor of commercial/retail buildings should utilize a combination of the following:

i. Corbelling, molding, string coursing, ornamentation, changes in material and color, or other sculpturing of the base;

ii. Recessed windows or other techniques to distinguish the windows in the façade such as arches, pediments and mullions; and

iii. Entryways recessed at least four (4) feet.

k. The utilization of repetitive storefronts for “architectural” consistency is discouraged in order to maintain an interesting street experience; although the utilization of common architectural elements should be considered to facilitate a certain level of functional continuity.

2. Building Orientation and Pedestrian Site Design

a. Any building (excluding parking garages and other accessory buildings) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

b. Pedestrian Elements: to improve the walkability and access of commercial and retail areas, the following are encouraged in the site design of a project:

i. Patio/café seating areas

ii. Pedestrian plazas/kiosk areas

iii. Drinking fountains

iv. Water features with sitting areas

v. Bicycle racks

vi. Continuous walkways linking stores

vii. Shade provided by building orientation, canopies and/or trees

viii. Trash receptacles

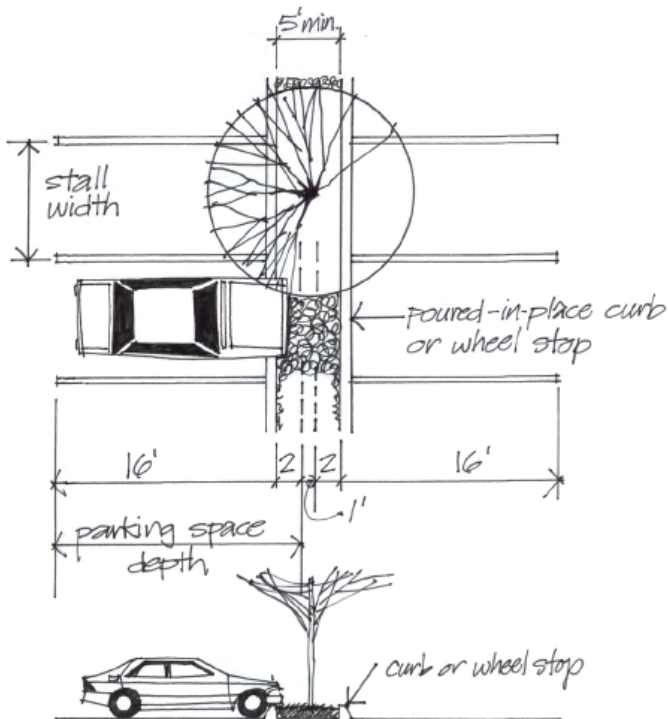
c. Parking Lot and Building Frontage Landscaping and Design

i. A minimum of 15 square feet of landscaping including tree islands for each parking space shall be provided within the paved boundaries of the parking lot, with the landscaped areas protected by raised curbs except where wheel stops are utilized at the front of parking spaces along a landscaped median between parking bays,

and pavement no closer than three (3) feet from the trunk of trees.

ii. Landscaped islands of a minimum of five (5) feet in width and extending the entire length of the parking stall generally shall be located at the terminus of all parking rows and shall contain at least one 2.5 inch caliper tree consistent with the Tree List above. Any portion of each parking space shall be located within 60 feet of the trunk of a tree.

iii. Parking spaces shall be a minimum depth of 18 feet; except to encourage better shade patterns, the minimum depth shall be a minimum of 16 feet if the parking bays are separated by a minimum five (5) foot wide landscaped median, with trees planted every thirty feet and wheel stops placed so as to allow the front of vehicles to encroach over the landscaped median without hitting the trees.



iv. Foundation plantings are required for buildings or groups of buildings greater than 40,000 square feet and where the front building facade does not abut a public sidewalk, including a 2.5 inch caliper shade tree for every 10,000 square feet of gross building area consistent with the Tree List above. Small ornamental trees are permitted on a ratio of 4 to 1 instead of 2.5 inch caliper shade trees. Provided to enhance the pedestrian experience in front of larger buildings and to break up large impervious surfaces between parking areas and the building, the foundation planting trees shall be planted within approximately 30 feet of the front façade and are required in addition to

any street trees or streetscaping trees required herein. Tree grates shall be utilized for trees planted less than four (4) feet back of curb. Tree spacing shall not impede sign visibility or pedestrian safety but shall be placed so as to provide an effective shade environment in front of the building.

3. Lighting and Glare

a. In order to preserve the night sky and to protect adjacent development, light sources (i.e. bulb, fixture, lens) shall be shielded so as to not be visible from the property line.

b. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one foot candle.

c. Historic or antique-style pedestrian light fixtures approved by the city are excluded from this standard.

LANCASTER CITY COUNCIL

City Council Special Meeting

2.

Meeting Date: 07/20/2020

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 Discuss and consider an ordinance amending the Lancaster Mills General Development Plan 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
04/07/20	P&Z	Z20-04 Recommended denial of requested amendments

05/11/20	CC	Z20-04 Conducted a Public Hearing and postponed consideration to June 22, 2020 CC Meeting
06/22/20	CC	Z20-04 Approved the requested Amendments
07/13/20	CC	Z20-04 Postponed to July 20, 2020 CC Work Session Meeting

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 2.01% additional density to the Approved General Development Plan, increasing the number of lots from 298 to 304 lots.	This will allow to convert some lots into Type 2 Cottage, which is closer to the market needs.
2	Estate Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 2400 - 3000.	In MBOD, Building Types (Table B), Estate (Type 1), increase the homes from 2400 - 3000 to 2400 - 3600 square feet	This grants the opportunity to sell bigger homes on Estate lots, which gives the project more flexibility to adapt to the market.
3	Village Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 1600 - 2600.	Village (Type 1), increase the homes from 1600 - 2600 to 1800 - 3000	This grants the opportunity to sell bigger homes on Village lots, which gives the project more flexibility to adapt to the market.
4	Cottage (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 1400-2200.	Cottage (Type 2), build 50% homes at a minimum of 1,750 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project more flexibility to adapt to the market.
5	Casita (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	Casita (Type 2), build 60% homes at a minimum of 1,500 square feet and no maximum.	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	Casita/Zero (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	Casita/Zero (Type 3), build 55% homes at a minimum of 1,500 square feet and no maximum.	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.
7	Townhome (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 1100 - no maximum.	Townhomes (Type 3) build 50% townhomes at a minimum of 1,400 square feet and no maximum.	This will help to sell bigger townhomes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
8	Rear-Loaded Covered Parking ... Required	Requesting for some lots to have front entry garages setback 20 feet behind the closest corner of the front building facade or J-Sing garage in lots which are 60 or more feet in width.	This will allow the amendments to meet the Lancaster Development Code garage requirements.
10	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: i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B (Manor, Estate, and Village) ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B (Cottage and Casita) iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B (Casita/Zero and Townhome)	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10% i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3 residences from Table B	This will allow flexibility to the project and gain capacity to adapt to the market needs.

11	2005 Approved General Development Plan approved with two (2) phases	Proposes six (6) sub-phases due to infrastructure connection and construction as well as meeting the anticipated construction schedule.	This will allow for faster development of the lots for the clients.
12	2005 Approved General Development Plan with all Alleys	Request to remove four (4) alleys from the original approved General Development Plan	This will increase the size of lots adjacent to the removed alleys.

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.

City Council conducted the public hearing at the May 11, 2020 regular meeting. The applicant requested time to review the requested amendments proposed by Council. Below are the proposed modifications after the May 11, 2020 City Council Meeting:

- Reduces number of lots from 306 to 304 lots, a 2.01% increase from the 2005 Approved General Development Plan.
- Increased minimum square feet dwelling of Village homes from 3,000 to 3,600.
- Increased minimum square feet dwelling of Estate homes from 2,600 to 3,000.
- Build 50% Cottage homes at a minimum of 1,750 square feet.
- Build 60% Casita homes at a minimum of 1,500 square feet.
- Build 55% Casita/Zero homes at a minimum of 1,500 square feet.
- Build 62.5% Townhomes at a minimum of 1,400 square feet.
- Proposes a minimum mix of 10% Type 3 homes in place of a minimum mix of 20% stated in the MBOD
- Proposes front loaded garages with a setback of 20 feet behind closest corner of the front building facade or a J-Swing garage if the lot is at least 60 feet wide.
- Seven (7) Manor Lots were added back to the General Development Plan

Besides the above proposed modifications in the table, 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 amendments will result in increased dwelling sizes for Type 1, 2, and 3 homes which supports the City Council Goals and Objectives which advocates for the creation of "high end" development and low density zoning categories.
- The removal of the alleys will result in larger lots and decreases impervious surfaces as stated in *Article 14.800 Landscape Standards, Section 14.801 Purpose, Subsection (b) Intent* of the Lancaster Development Code (LDC) which states that "To reduce the negative effects of increases in air temperatures, glare, noise, erosion and sedimentation caused by expanses of impervious and non-vegetated surfaces within the urban environment" while encouraging the City Council Goals and Objectives for quality development.
- Non alley served garages will adhere to the LDC *Section 14.503 Residential Districts, Subsection (a) General Residential District Standards - All residential districts, (3) Residential Garages and Carports* which 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 facade 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" depicted on Exhibit D.

- The proposed minimum mix of 10% Type 3 homes in place of a minimum mix of 20% stated in the MBOD will allow the developer to evaluate eventually change the specifications of the three (3) Types of homes for high quality development.
- The proposed modifications increase construction phases from two (2) to six (6) development phases is of not an issue since the first two (2) phases will consist of a mixture of building types ranging in building sizes.

Overall, the proposed amendments will result in higher quality development than was approved in 2005 given the proposed lot and dwelling units sizes in addition to the to the garage location for the front loaded products. Furthermore, the amended Development Plan meets the different sections of the LDC while supporting the City Council Goals and Objectives as noted above.

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.

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 City Council noticed in accordance with the Texas Open Meetings Act.

Public Information Considerations:

On April 19, 2020, a notice for the May 11, 2020, public hearing appeared in the Focus Daily Newspaper. Staff also mailed 77 notifications of the 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 four (4) letters received in opposition of this amendment to the existing Lancaster Mills General Development Plan request. The City Council opened, conducted, and closed the public hearing at the May 11, 2020 meeting.

Options/Alternatives:

1. The City Council may approve the ordinance, as presented.
2. The City Council may deny the ordinance with changes and state those changes.
3. The City Council may deny the ordinance.

Recommendation:

At the April 7, 2020, Planning & Zoning Commission meeting, staff recommended 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. The Planning & Zoning Commission recommended denial of the requested modifications. The applicant has met all the proposed amendments and made modifications to the proposal following the City Council meeting on May 11th. On June 22, 2020 the City Council approved the requested modifications as presented. Staff recommends the ordinance for the requested modifications be approved. On July 13, 2020, Council held a regular meeting with this item in the agenda schedule; however, due to the absence of two council members, the applicant requested the item to be postponed to the next meeting. Staff recommends approval of this item as presented.

Attachments

Ordinance
Location Map
Original Development Standards
Original General Development Plan
Exhibit "A" Amended General Development Plan
Exhibit "B" Proposed Development Amendments
Exhibit "C" Likely Home Models
Removal of Alleys Exhibit
Garage Placement Exhibit
Comprehensive Plan Excerpt
Table B Building Types
Letter in Support (1)
Letters in Opposition (4)
CC Agenda June 22, 2020
Minutes 05 11 20 RM DRAFT

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE EXISTING LANCASTER MILLS GENERAL DEVELOPMENT PLAN (RESOLUTION 2005-10-92), AND CERTAIN STANDARDS FROM THE MILLS BRANCH OVERLAY DISTRICT AS THEY APPLY TO THE LANCASTER MILLS DEVELOPMENT, ALLOWING FOR MODIFICATIONS TO THE EXISTING, ADOPTED, AND APPROVED DEVELOPMENT CRITERIA FOR THE ± 60.59 ACRE PROPERTY LOCATED SOUTH OF REDBUD STREET AND MAIN STREET, WEST OF STEWART STREET AND NORTH OF BELTLINE ROAD; AMENDING THE CITY'S COMPREHENSIVE ZONING MAP; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about October 13, 2003, the City Council of the City of Lancaster, Texas adopted standards for the Mills Branch Overlay District that are applicable to the to the ±60.59-acre tract of land located south of Redbud Street and Main Street, west of Stewart Street and north of Beltline Road, in the Bader Survey, Abstract No. 172 in the City of Lancaster ("City") and known as "Lancaster Mills," and

WHEREAS, the City Council of the City of Lancaster, Texas, through Resolution 2005-10-92, has previously adopted a set of development standards (the "Lancaster Mills Development Plan") applicable to the Lancaster Mills property, and

WHEREAS, the City of Lancaster, Texas' Planning and Zoning Commission and City Council; in accordance with the Code of Ordinances of the City of Lancaster, Texas ("Code of Ordinances"), state law, and all other applicable ordinances of the City, have given the required notices and have held the required public hearings regarding proposed amendments to the development standards applicable to the Lancaster Mills property referenced in the exhibit attached hereto as **Exhibit "A"** (Amended General Development Plan) and incorporated by reference; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to the case coming before the City Council of the City of Lancaster, including all mandated public notices and public hearings, under Zoning Case Number Z20-04; and

WHEREAS, the City Council of the City of Lancaster, Texas after determining that all legal requirements of notice and hearing have been met, has determined that that following amendments to the Lancaster Mills Development Plan and the Mills Branch Overlay District as they pertain to the Lancaster Mills property would provide for and be in the best interest of the health, safety, morals and general welfare of the City.

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

SECTION 1. All of the above recitals are hereby found to be true and correct and are approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. From and after the effective date of this Ordinance, (Zoning Case No. Z20-04), all provisions and development standards from the existing Lancaster Mills General Development Plan (Resolution No. 2005 -10-92) and the existing Mills Branch Overlay District will continue to apply to the Property, except the amendments which are specifically set forth in the attached **Exhibit "A"** and **Exhibit "B"** (Development Amendments). These exhibits, along with **Exhibit "C"** (Likely Home Models) are incorporated herein as part of this Ordinance, and the City's Comprehensive Zoning Map is hereby amended to reflect the zoning amendment referenced herein. Except as expressly reflected herein, and as applicable to the Lancaster Mills property identified herein, the Lancaster Mills General Development Plan and Mills Branch Overlay District will continue to have the full force and effect of ordinances of this City Council.

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

SECTION 4. All provisions of any resolution or ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal should not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance of the City of Lancaster, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and,

upon conviction in the municipal court of the City of Lancaster, Texas, shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 20th day of July, 2020.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

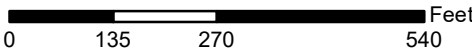


City of Lancaster

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

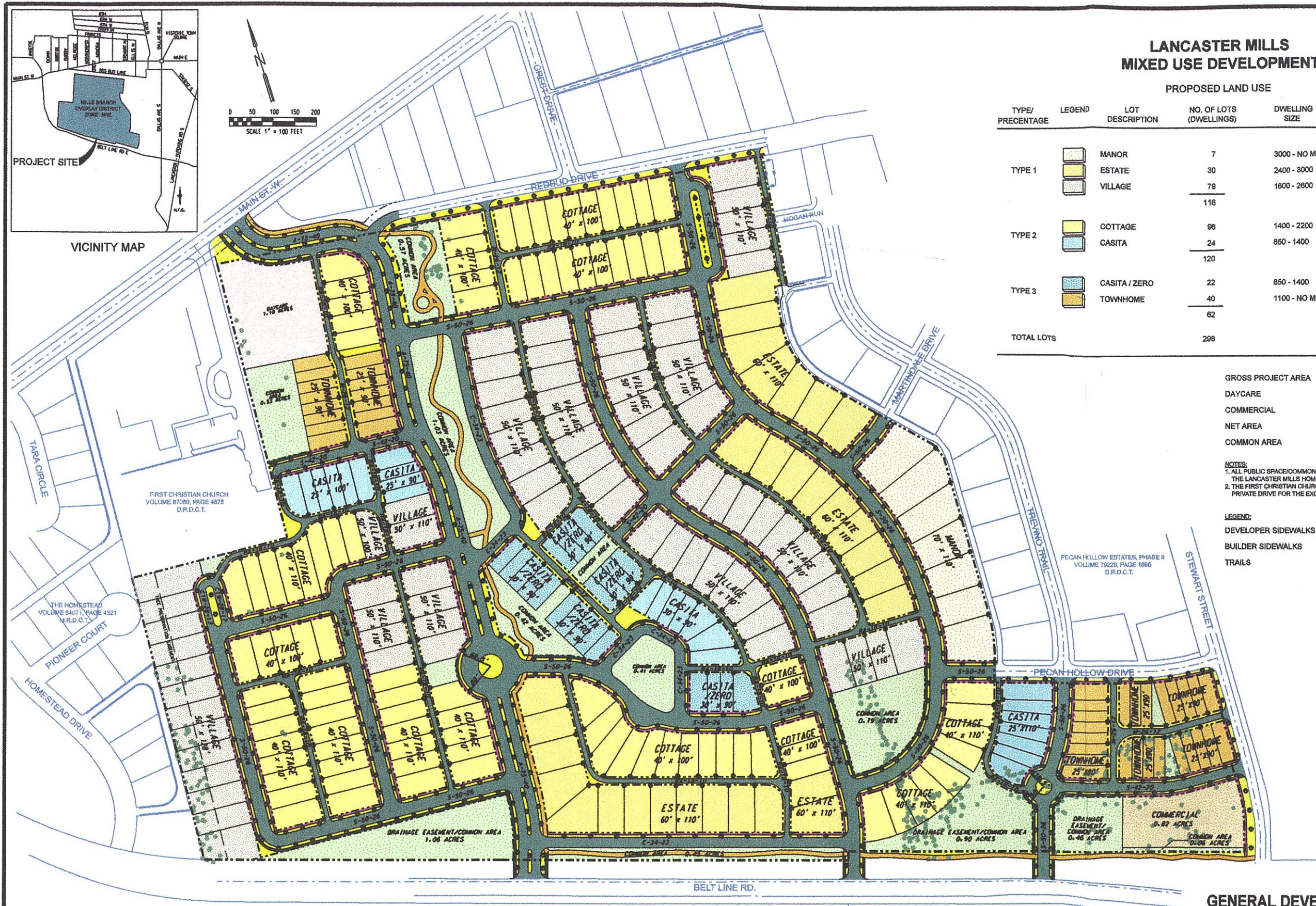
October 2005	Approval of General Development Plan
September-October 2005	Approval of Preliminary Plat
November 2005-January 2006	Construction Plans preparation and approvals
February 2006	Bidding and Negotiation Construction Contracts
March-August 2006	Construction of infrastructure
September 2006	Begin 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	38.9%
		ESTATE	30	2400 - 3000	N/A	
		VILLAGE	79	1600 - 2600	N/A	
				116		
TYPE 2	 	COTTAGE	96	1400 - 2200	N/A	40.3%
		CASITA	24	850 - 1400	N/A	
				120		
TYPE 3	 	CASITA / ZERO	22	850 - 1400	N/A	20.8%
		TOWNHOME	40	1100 - NO MAX	N/A	
				62		
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

EXHIBIT A
Amended General Development Plan.

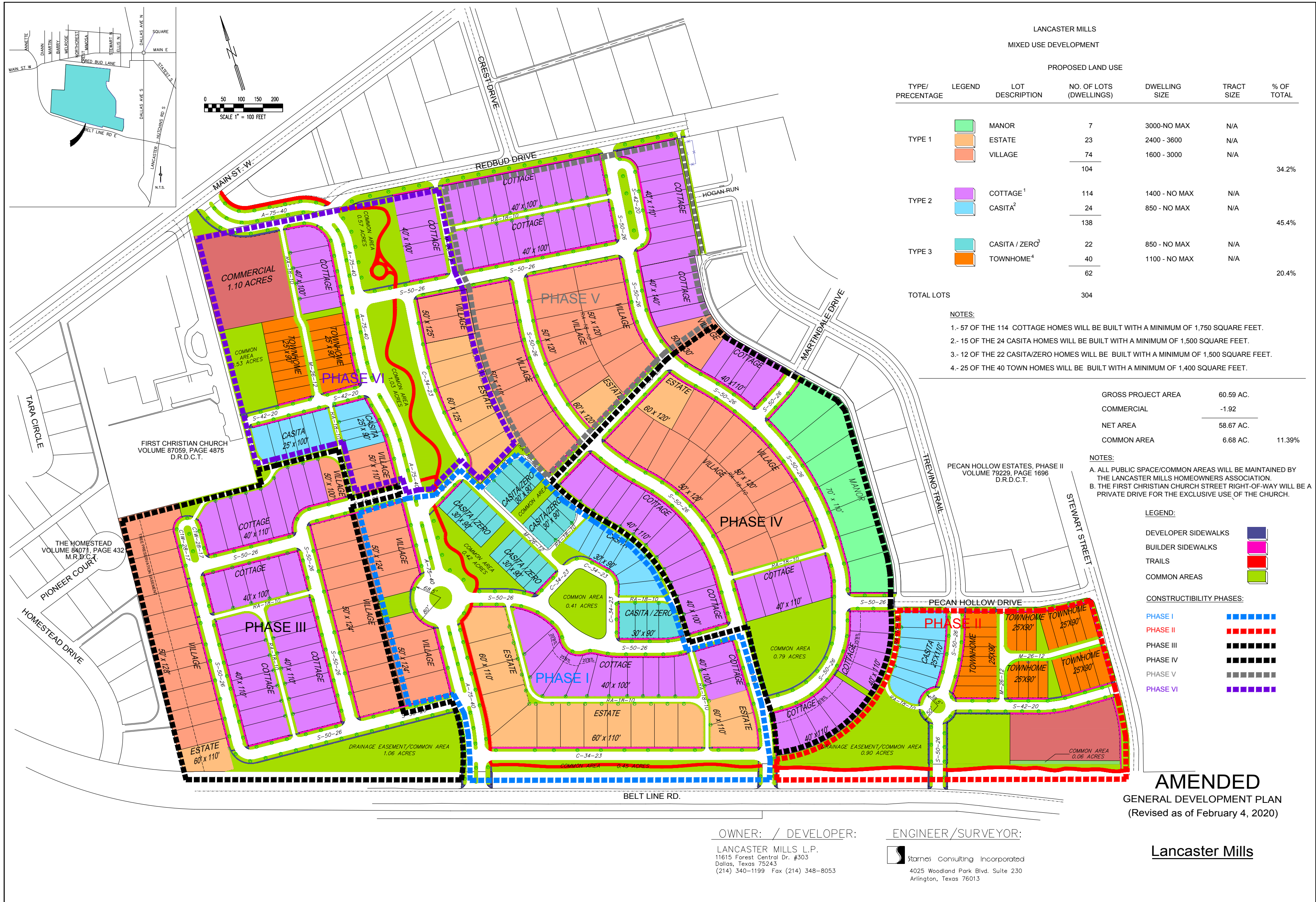


EXHIBIT B

All regulations of the Mills Branch Overlay District Ordinance 2003-10-30 and Resolution 2005-10-92 shall apply except the following standards:

	Approved Ordinance and Resolution	Requested Amendments	Reasons for the Amendments
1	2005 Approved General Development Plan has 297 residential lots.	Add a maximum of 2.01% additional density to the Approved General Development Plan, increasing the number of lots from 298 to 304 lots.	This will allow to convert some lots into Type 2 Cottage, which is closer to the market needs.
2	MBOD Table B, Estate Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 2400 - 3000.	In MBOD, Building Types (Table B), Estate (Type 1), modify the area of the homes from 2400 - 3000 to 2400 - 3600 square feet	This grants the opportunity to sell bigger homes on Estate lots, which gives the project more flexibility to adapt to the market.
3	MBOD Table B, Village Homes (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 to 1800 - 3000	This grants the opportunity to sell bigger homes on Village lots, which gives the project more flexibility to adapt to the market.
4	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 57 homes a minimum of 1,750 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project more flexibility to adapt to the market.
5	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 15 homes a minimum of 1,500 square feet and no maximum.	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, 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 12 homes with a minimum of 1,500 square feet and no maximum.	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.

EXHIBIT B

7	MBOD Table B, Townhome (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 1100 - no maximum.	In MBOD, Building Types (Table B), Townhomes (Type 3), modify the area of the homes from 1100 - no maximum to a minimum of 1,400 square feet and no maximum.	This will help to sell bigger townhomes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
8	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). Front garages or non-alley served homes accessed from the front street, will have a garage setback 20 feet behind the closest corner of the front building facade or J-Sing garage in lots which are 60 or more feet in width.	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.
9	MBOD Table B, Requirement of Rear-Loaded Covered Parking.	Based on item six in this table, four (4) alleys from four (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.
10	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: i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10% i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 10 percent of the total	This will allow flexibility to the project and gain capacity to adapt to the market needs.

EXHIBIT B

	comprised of any combination of Type 2 residences from Table B iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B	units constructed shall be comprised of any combinations of Type 3 residences from Table B	
11	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.

Exhibit C



Exhibit C



Exhibit C



Exhibit C



Exhibit C

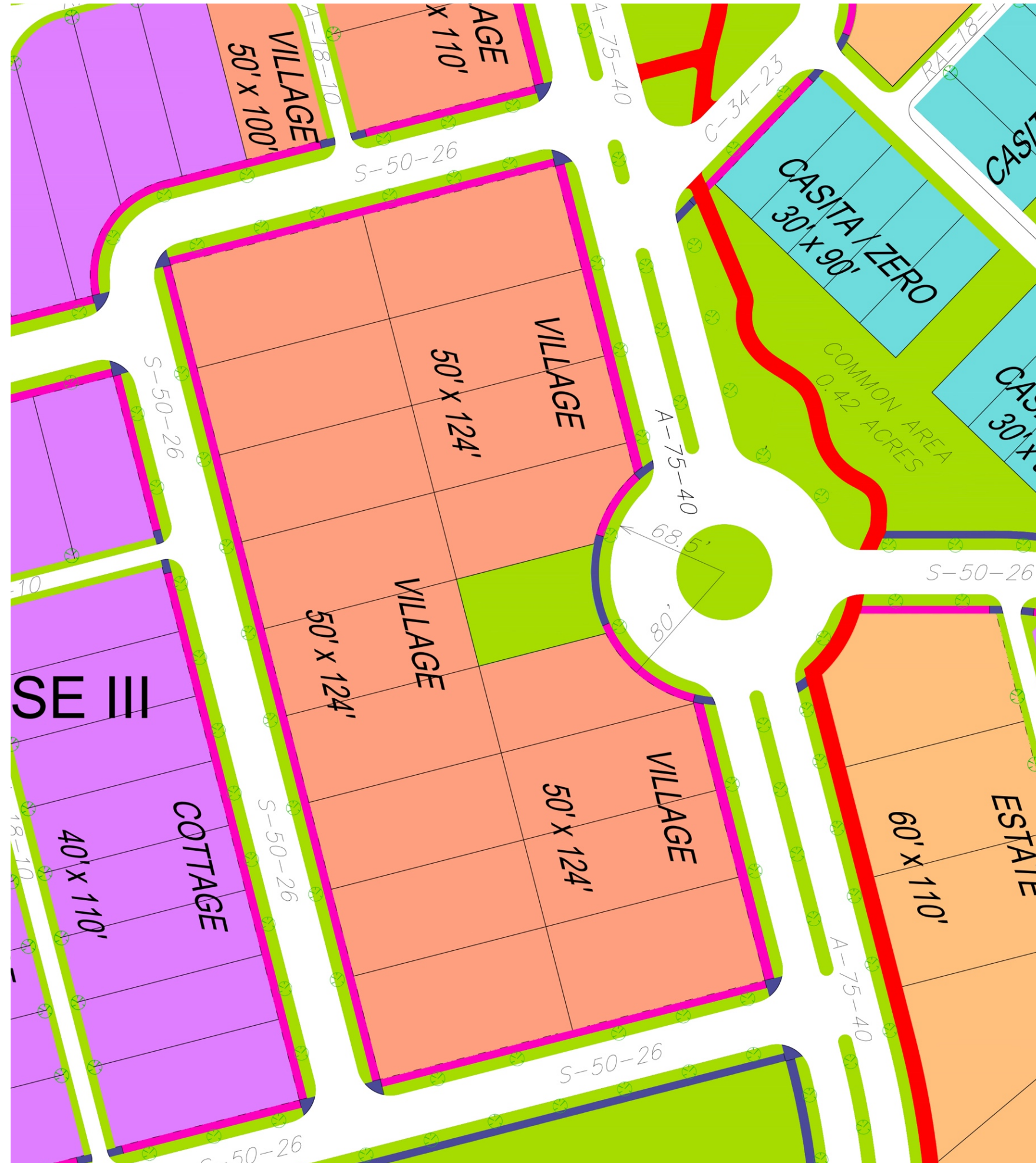


2005 APPROVED ALLEY'S.



ALLEYS REMOVE PROPOSAL.

ALLEY 1: Increased depth of the lot: **from 110' to 124'**

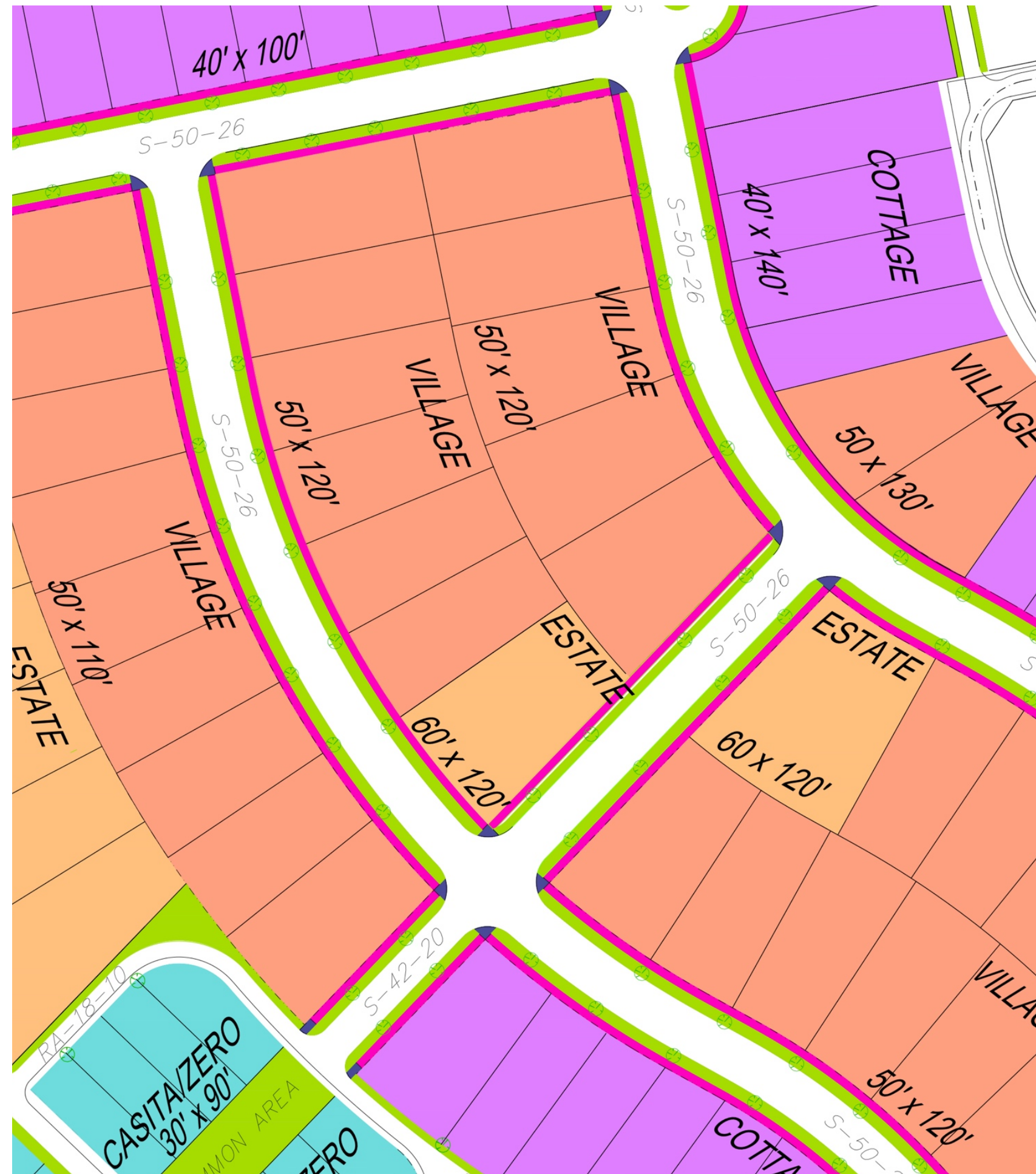


ALLEY 2: Increased depth of the lot: **from 110' to 125'**

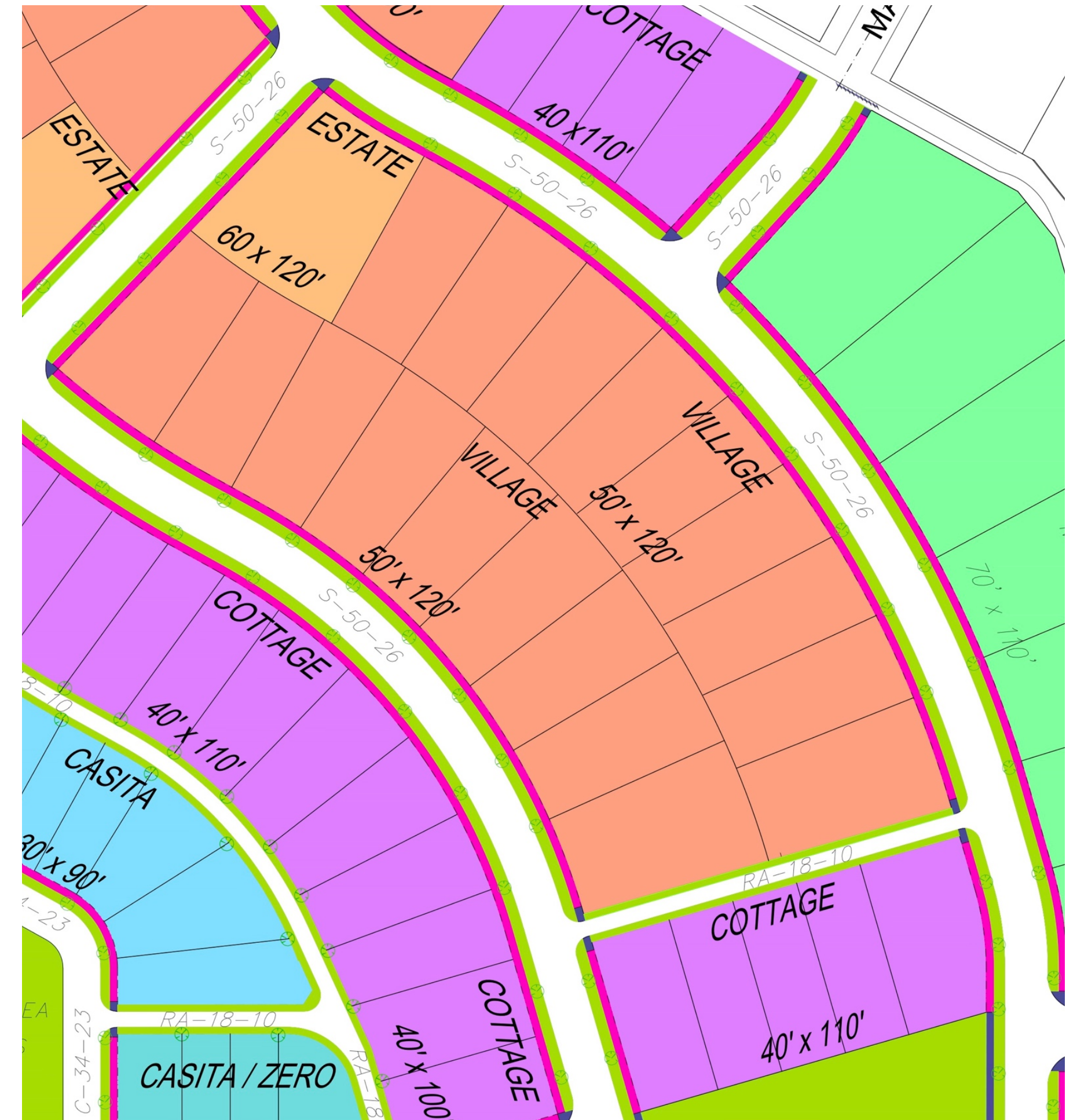


ALLEYS REMOVE PROPOSAL.

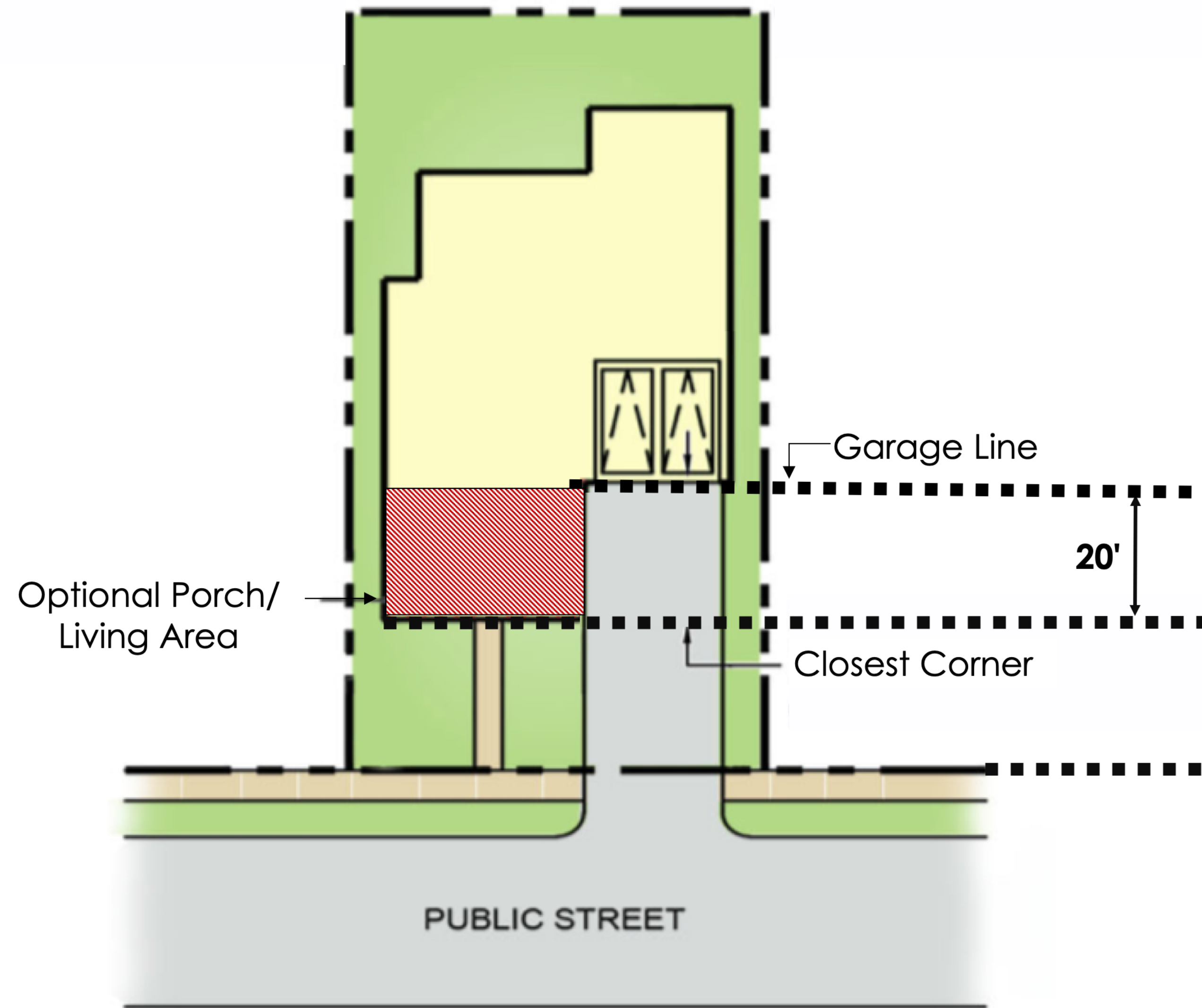
ALLEY 3: Increased depth of the lot: **from 110' to 120'**



ALLEY 4: Increased depth of the lot: **from 110' to 120'**



GARAGE SETBACK.



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



EXHIBIT "E"
Mills Branch Building Types

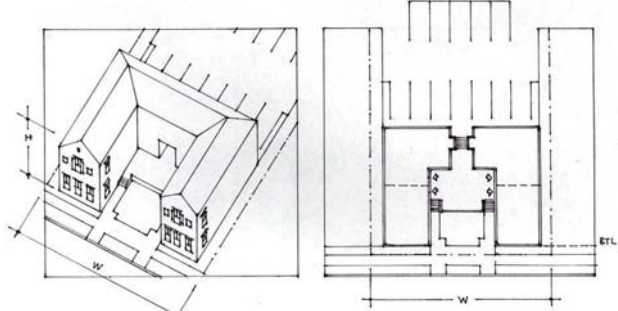
Table

Development Standards														Types									
Lot Widths Minimum (W)		Lot Depth Minimum (D)		Minimum Side Yard		Rear-loaded Covered Parking		Off Street Parking Spaces Per Dwelling Unit		Garage Set Back (front-loaded)		Maximum Height (H)						Square Foot Minimum-Maximum Per Dwelling Unit		Gifts to the Street		Porch / Depth Minimum	
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Lot Widths Minimum (W)		Lot Depth Minimum (D)		Minimum Side Yard		Rear-loaded Covered Parking																	

A - Allowed N - Not Allowed R - Required

Explanatory Regulations on next page

EXHIBIT "E"
Mills Branch Building Types

Table													
Development Standards													
Types	Lot Widths Minimum (W)	Lot Depth Minimum (1)	Minimum Side Yard	Rear-loaded Covered Parking (2)	Off Street Parking Spaces Per Dwelling Unit (3)	Garage Set Back (front-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	Prototypical Building Types	
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.



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





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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:

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

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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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☐ 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.*

ADDRESS: *219 Trevino Tr*

Lancaster TX 75146

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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:

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.**

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

Location →

April 2020

77 Notices were mailed on 2/19/2020

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



Lancaster1

DCAD ID: 65017228010060000

Date of copy: 3/30/2020



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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

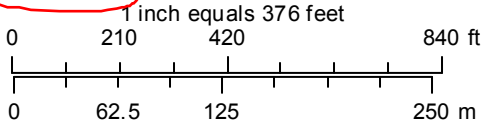
DCAD, NCTCOG, USGS, Esri, Inc



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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



Date of copy: 3/30/2020



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.

LANCASTER CITY COUNCIL

City Council Regular Meeting

10.

Meeting Date: 06/22/2020

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 Discuss and consider an amendment to the existing Lancaster Mills General Development Plan 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
04/07/20	P&Z	Z20-04 Recommended denial of requested amendments
05/11/20	CC	Z20-04 Conducted a Public Hearing and postponed consideration to June 22, 2020 CC Meeting

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 297 residential lots.	Add a maximum of 2.01% additional density to the Approved General Development Plan, increasing the number of lots from 298 to 304 lots.	This will allow to convert some lots into Type 2 Cottage, which is closer to the market needs.
2	Estate Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 2400 - 3000.	In MBOD, Building Types (Table B), Estate (Type 1), increase the homes from 2400 - 3000 to 2400 - 3600 square feet	This grants the opportunity to sell bigger homes on Estate lots, which gives the project more flexibility to adapt to the market.
3	Village Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 1600 - 2600.	Village (Type 1), increase the homes from 1600 - 2600 to 1800 - 3000	This grants the opportunity to sell bigger homes on Village lots, which gives the project more flexibility to adapt to the market.
4	Cottage (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 1400-2200.	Cottage (Type 2), build 50% homes at a minimum of 1,750 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project more flexibility to adapt to the market.

5	Casita (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	Casita (Type 2), build 60% homes at a minimum of 1,500 square feet and no maximum.	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	Casita/Zero (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	Casita/Zero (Type 3), build 55% homes at a minimum of 1,500 square feet and no maximum.	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.
7	Townhome (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 1100 - no maximum.	Townhomes (Type 3) build 50% townhomes at a minimum of 1,400 square feet and no maximum.	This will help to sell bigger townhomes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
8	Rear-Loaded Covered Parking ... Required	Front loaded homes will have garages setback 20 feet behind the closest corner of the front building facade or J-Sing garage in lots which are 60 or more feet in width.	This will allow the amendments to meet the Lancaster Development Code garage requirements.
10	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: i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10% i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B	This will allow flexibility to the project and gain capacity to adapt to the market needs.

	ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B	ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3 residences from Table B	
11	2005 Approved General Development Plan approved with two (2) phases	Proposes six (6) sub-phases due to infrastructure connection and construction as well as meeting the anticipated construction schedule.	Thow will allow for faster development of the lots 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.

City Council conducted the public hearing at the May 11, 2020 regular meeting. The applicant requested time to review the requested amendments proposed by Council. Below are the proposed modifications after the May 11, 2020 City Council Meeting:

- Reduces number of lots from 306 to 304 lots, a 2.01% increase from the 2005 Approved General Development Plan.
- Increased minimum square feet dwelling of Village homes from 3,000 to 3,600.
- Increased minimum square feet dwelling of Estate homes from 2,600 to 3,000.
- Build 50% Cottage homes at a minimum of 1,750 square feet.
- Build 60% Casita homes at a minimum of 1,500 square feet.
- Build 55% Casita/Zero homes at a minimum of 1,500 square feet.
- Build 62.5% Townhomes at a minimum of 1,400 square feet.
- Proposes a minimum mix of 10% Type 3 homes in place of a minimum mix of 20% stated in the MBOD
- Proposes front loaded garages with a setback of 20 feet behind closest corner of the front building facade or a J-Swing garage if the lot is at least 60 feet wide.

Besides the above proposed modifications in the table, 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 amendments will result in increased dwelling sizes for Type 1, 2, and 3 homes which supports the City Council Goals and Objectives which advocates for the

creation of "high end" development and low density zoning categories.

- The removal of the alleys will result in larger lots and decreases impervious surfaces as stated in *Article 14.800 Landscape Standards, Section 14.801 Purpose, Subsection (b) Intent* of the Lancaster Development Code (LDC) which states that "To reduce the negative effects of increases in air temperatures, glare, noise, erosion and sedimentation caused by expanses of impervious and non-vegetated surfaces within the urban environment" while encouraging the City Council Goals and Objectives for quality development.
- Non alley served garages will adhere to the LDC *Section 14.503 Residential Districts, Subsection (a) General Residential District Standards - All residential districts, (3) Residential Garages and Carports* which 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 facade 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" depicted on Exhibit D.
- The proposed minimum mix of 10% Type 3 homes in place of a minimum mix of 20% stated in the MBOD will allow the developer to evaluate eventually change the specifications of the three (3) Types of homes for high quality development.
- The proposed modifications increase construction phases from two (2) to six (6) development phases is of not an issue since the first two (2) phases will consist of a mixture of building types ranging in building sizes.

Overall, the proposed amendments will result in higher quality development than was approved in 2005 given the proposed lot and dwelling units sizes in addition to the to the garage location for the front loaded products. Furthermore, the amended Development Plan meets the different sections of the LDC while supporting the City Council Goals and Objectives as noted above.

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.

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 City Council noticed in accordance with the Texas Open Meetings Act.

Public Information Considerations:

On April 19, 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 four (4) letters received in opposition of this amendment to the existing Lancaster Mills General Development Plan request.

Options/Alternatives:

1. The City Council may approve the proposed amendments to Lancaster Mills General Development Plan, as presented.
2. The City Council may approve the proposed amendments to Lancaster Mills General Development Plan with changes and state those changes.
3. The City Council may deny the proposed amendments to Lancaster Mills General Development Plan.

Recommendation:

At the April 7, 2020, Planning & Zoning Commission meeting, staff recommended 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. The applicant has met all the proposed amendments. However, Planning & Zoning Commission recommended denial of the requested modifications. Therefore, in order for this request to get approved a super majority vote by City Council would be required. Staff recommends approval of the request subject to Developer Agreement between the City of Lancaster and the Developer, which has been executed by the developer.

Attachments

Location Map
Original Development Standards
Original General Development Plan
Exhibit "A" Amended General Development Plan
Exhibit "B" Proposed Development Amendments
Exhibit "C" Likely Home Models
Removal of Alleys Exhibit
Garage Placement Exhibit
Comprehensive Plan Excerpt
Table B Building Types
Letter in Support (1)
Letters in Opposition (4)
CC Agenda May 11, 2020
Minutes 05 11 20 RM DRAFT

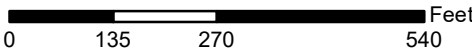


City of Lancaster

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

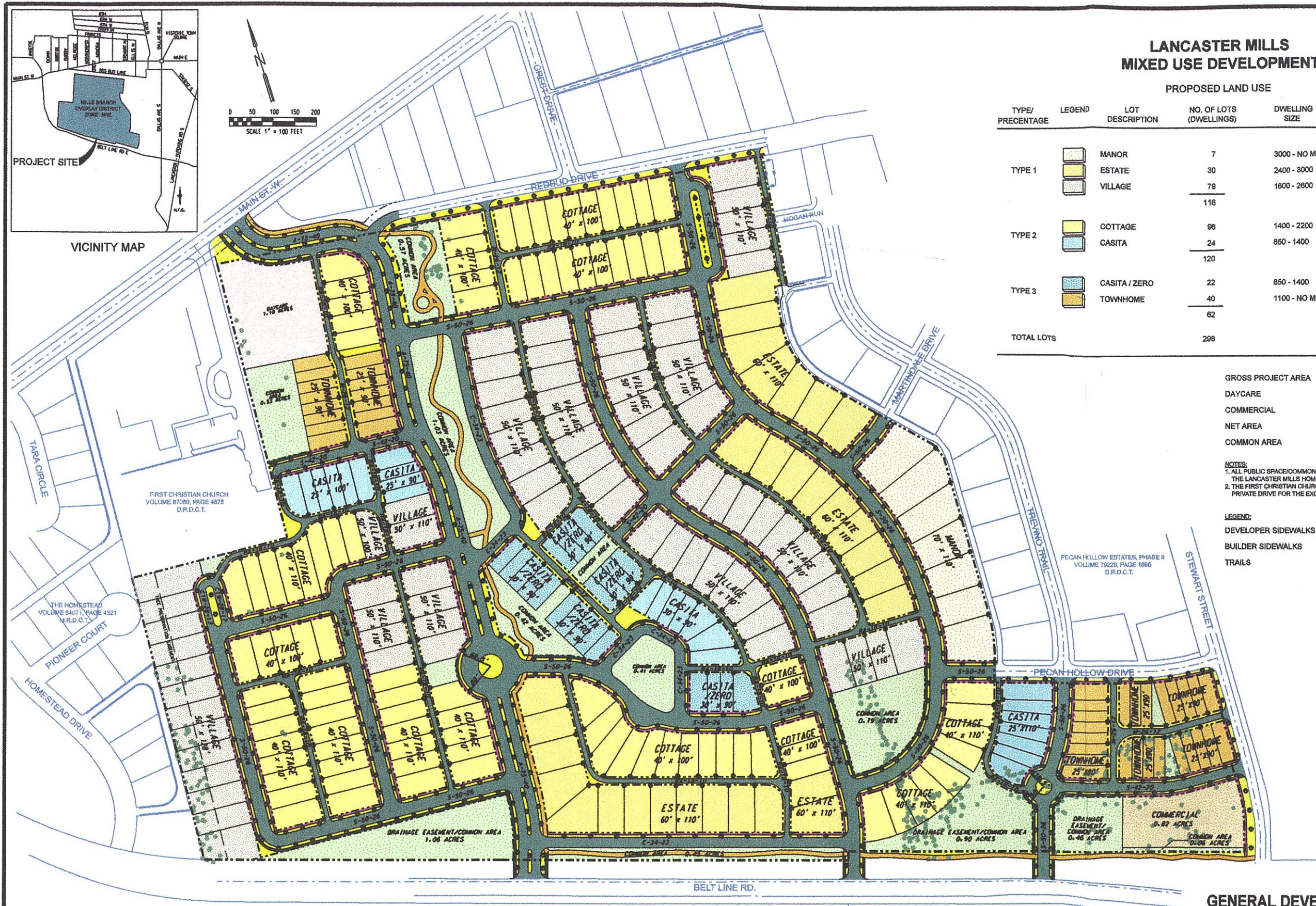
October 2005	Approval of General Development Plan
September-October 2005	Approval of Preliminary Plat
November 2005-January 2006	Construction Plans preparation and approvals
February 2006	Bidding and Negotiation Construction Contracts
March-August 2006	Construction of infrastructure
September 2006	Begin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

EXHIBIT A
Amended General Development Plan.

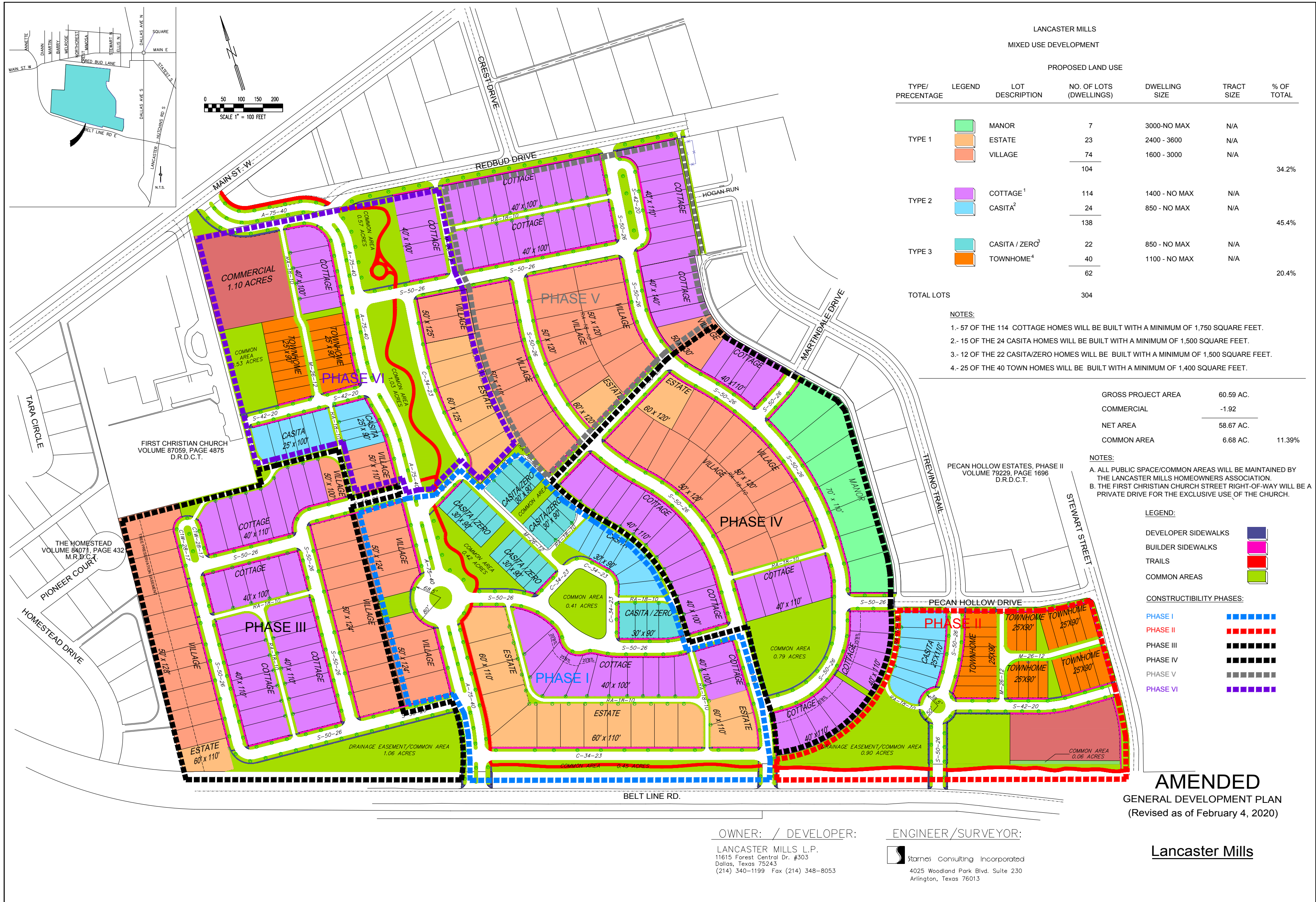


EXHIBIT B

All regulations of the Mills Branch Overlay District Ordinance 2003-10-30 and Resolution 2005-10-92 shall apply except the following standards:

	Approved Ordinance and Resolution	Requested Amendments	Reasons for the Amendments
1	2005 Approved General Development Plan has 297 residential lots.	Add a maximum of 2.01% additional density to the Approved General Development Plan, increasing the number of lots from 298 to 304 lots.	This will allow to convert some lots into Type 2 Cottage, which is closer to the market needs.
2	MBOD Table B, Estate Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 2400 - 3000.	In MBOD, Building Types (Table B), Estate (Type 1), modify the area of the homes from 2400 - 3000 to 2400 - 3600 square feet	This grants the opportunity to sell bigger homes on Estate lots, which gives the project more flexibility to adapt to the market.
3	MBOD Table B, Village Homes (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 to 1800 - 3000	This grants the opportunity to sell bigger homes on Village lots, which gives the project more flexibility to adapt to the market.
4	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 57 homes a minimum of 1,750 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project more flexibility to adapt to the market.
5	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 15 homes a minimum of 1,500 square feet and no maximum.	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, 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 12 homes with a minimum of 1,500 square feet and no maximum.	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.

EXHIBIT B

7	MBOD Table B, Townhome (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 1100 - no maximum.	In MBOD, Building Types (Table B), Townhomes (Type 3), modify the area of the homes from 1100 - no maximum to a minimum of 1,400 square feet and no maximum.	This will help to sell bigger townhomes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
8	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). Front garages or non-alley served homes accessed from the front street, will have a garage setback 20 feet behind the closest corner of the front building facade or J-Sing garage in lots which are 60 or more feet in width.	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.
9	MBOD Table B, Requirement of Rear-Loaded Covered Parking.	Based on item six in this table, four (4) alleys from four (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.
10	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: i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10% i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 10 percent of the total	This will allow flexibility to the project and gain capacity to adapt to the market needs.

EXHIBIT B

	comprised of any combination of Type 2 residences from Table B iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B	units constructed shall be comprised of any combinations of Type 3 residences from Table B	
11	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.

Exhibit C



Exhibit C



Exhibit C



Exhibit C



Exhibit C

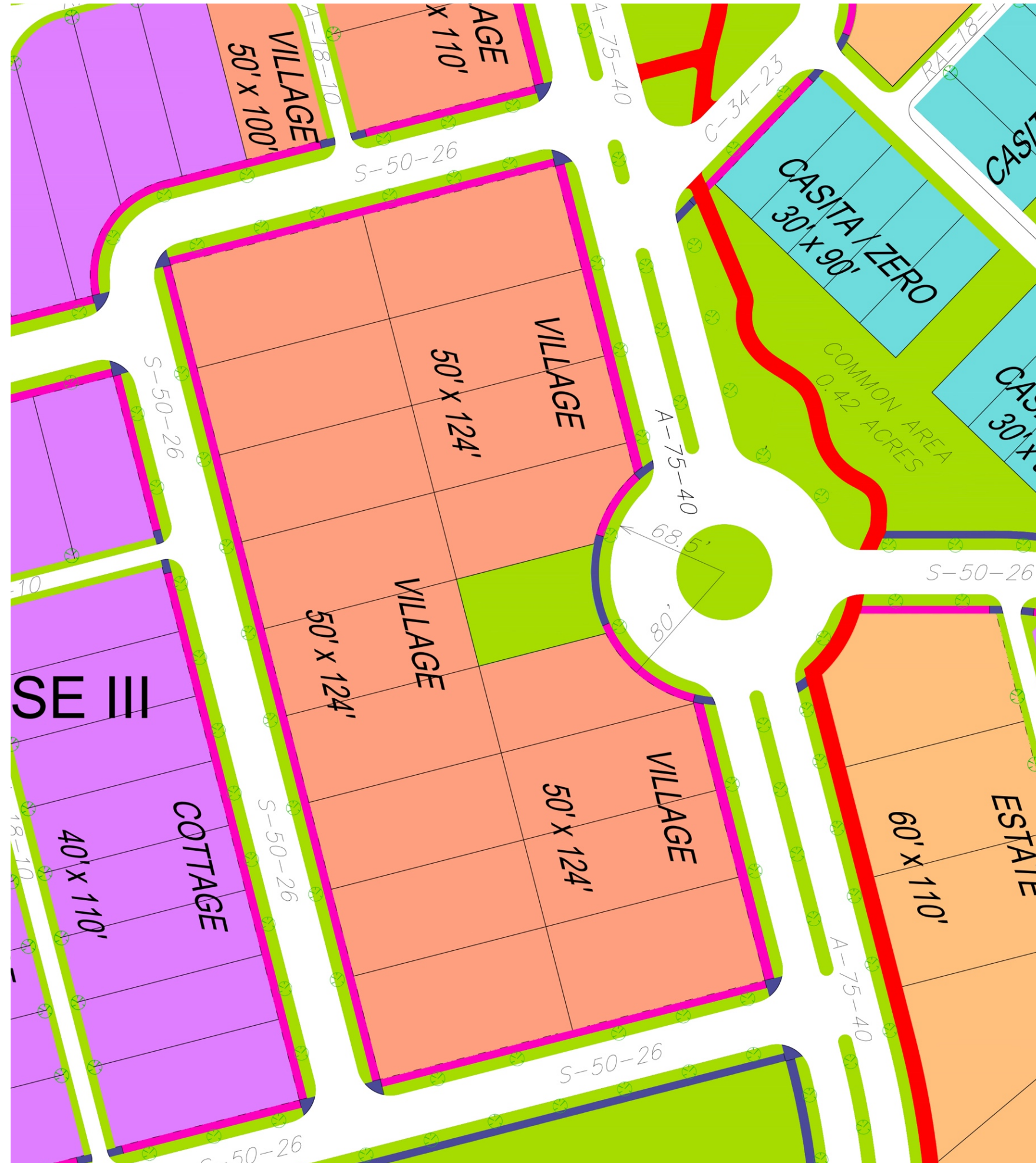


2005 APPROVED ALLEY'S.



ALLEYS REMOVE PROPOSAL.

ALLEY 1: Increased depth of the lot: **from 110' to 124'**

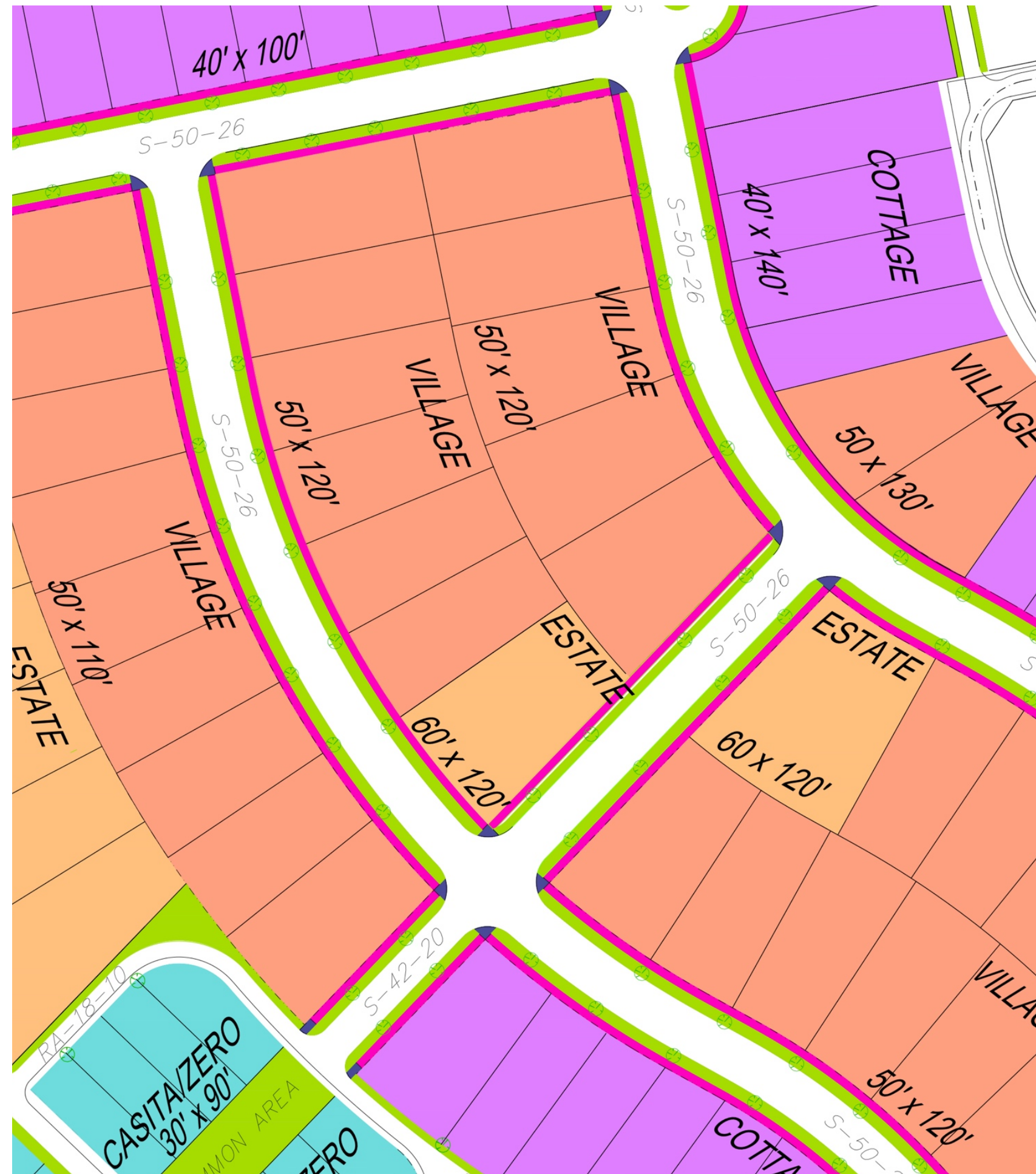


ALLEY 2: Increased depth of the lot: **from 110' to 125'**

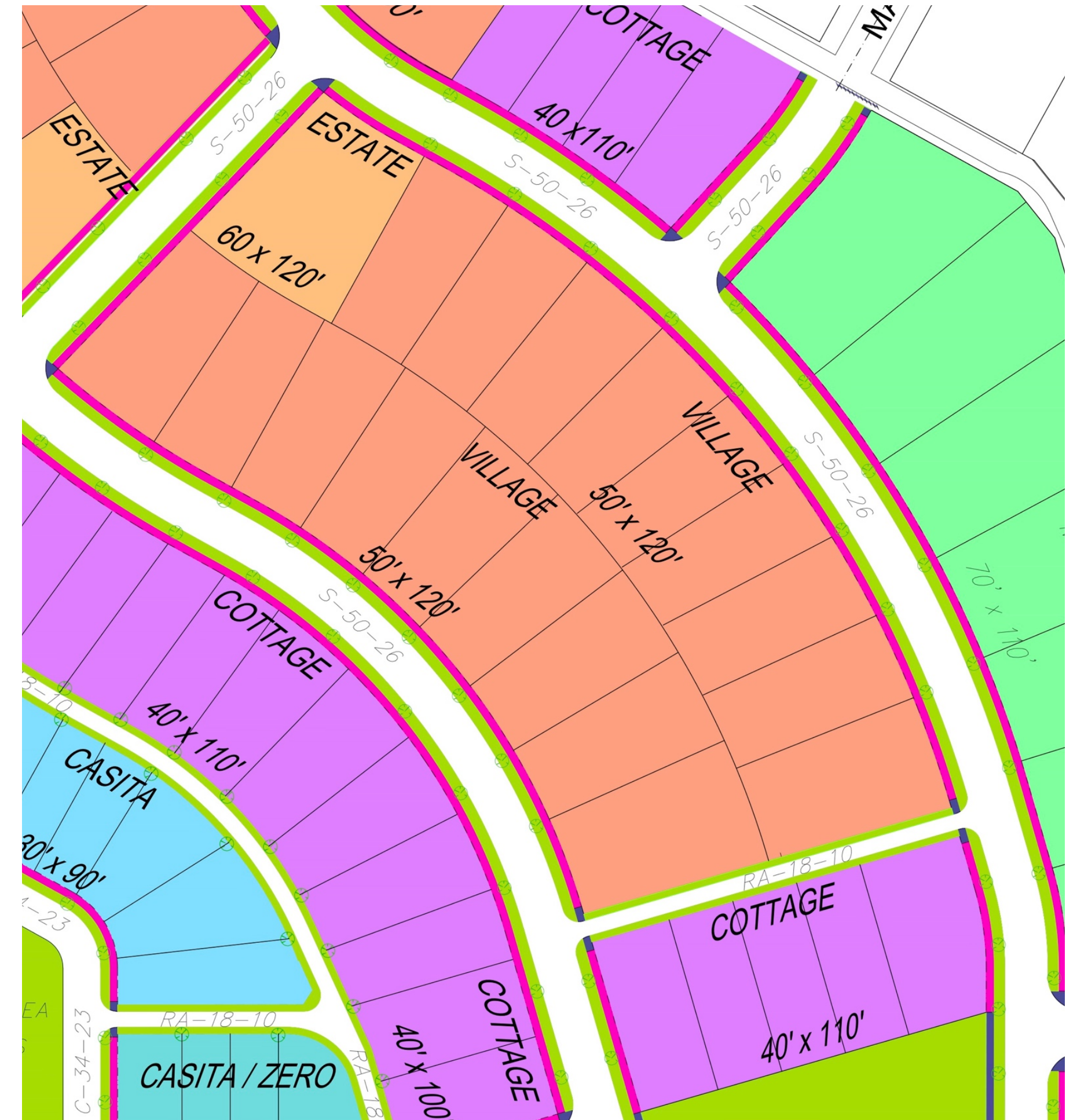


ALLEYS REMOVE PROPOSAL.

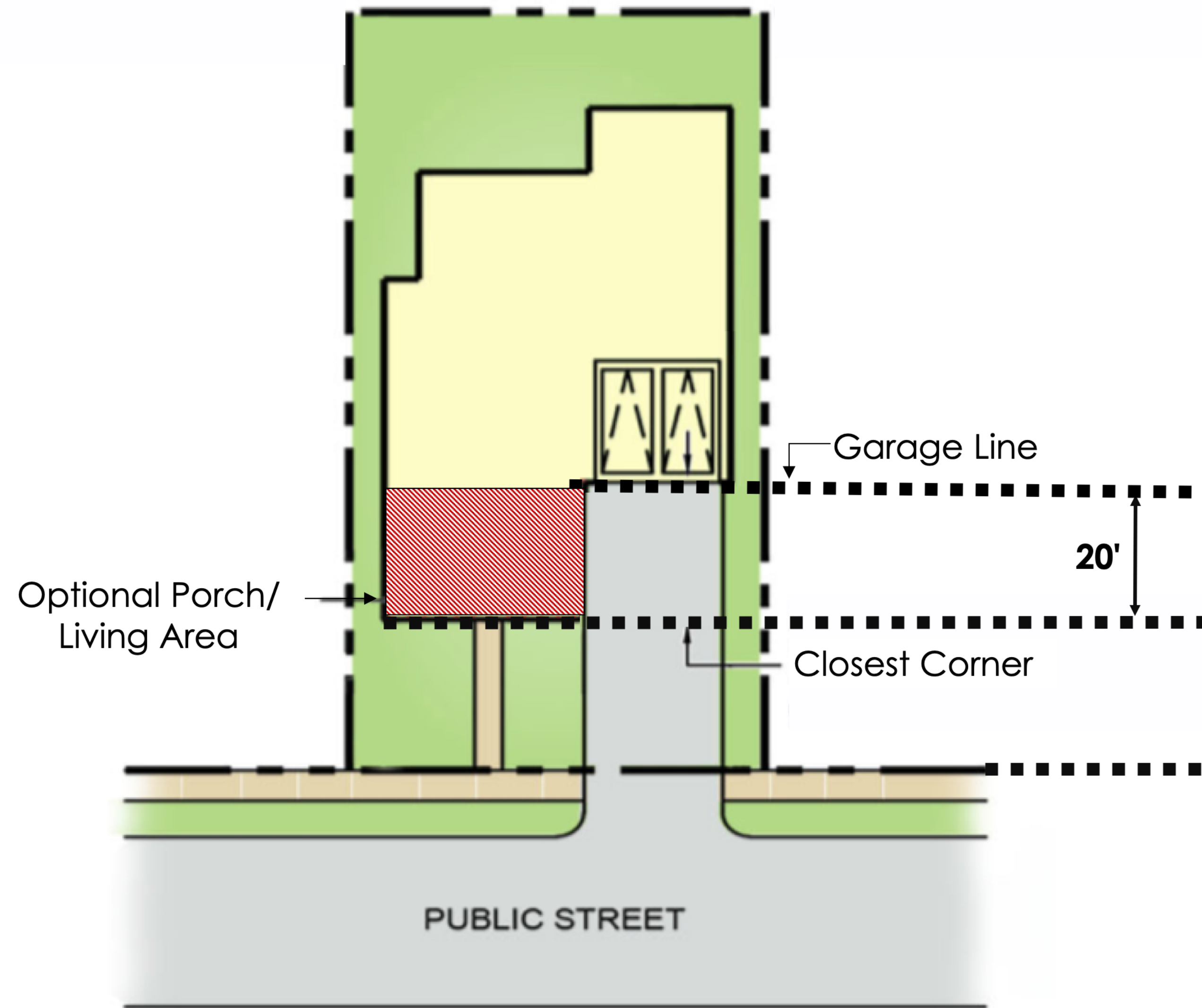
ALLEY 3: Increased depth of the lot: **from 110' to 120'**



ALLEY 4: Increased depth of the lot: **from 110' to 120'**



GARAGE SETBACK.



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

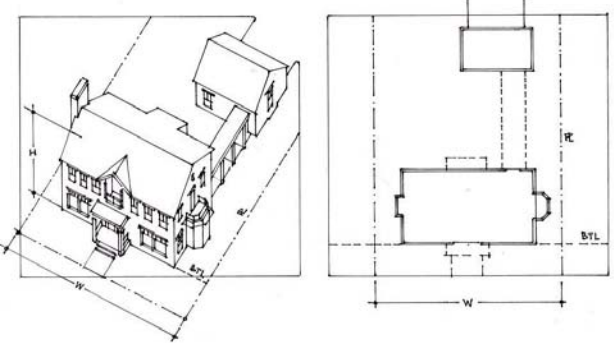
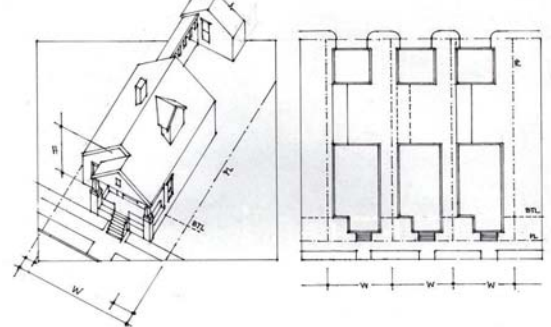
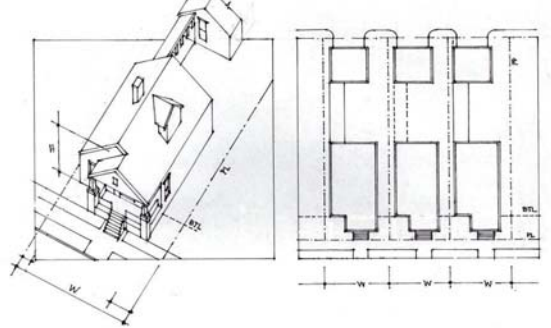
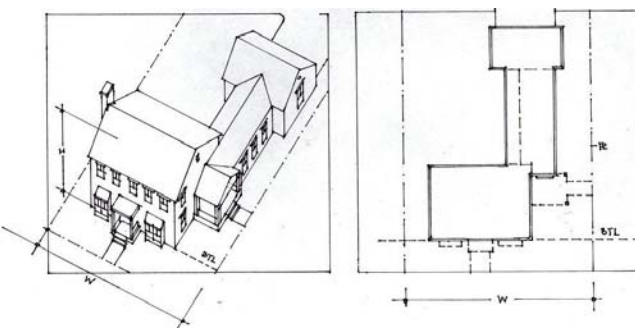
Civic & institutional uses, parks

Precedent Photos



EXHIBIT "E"
Mills Branch Building Types

Table

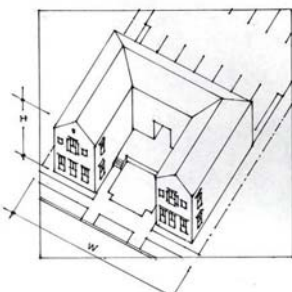
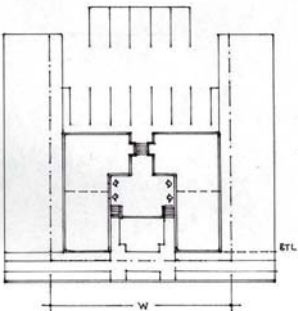
Development Standards														Prototypical Building Types			
Types	Lot Widths Minimum (W) ⁽¹⁾	Lot Depth Minimum ⁽²⁾	Minimum Side Yard	Rear-loaded Covered Parking	Off Street Parking Spaces Per Dwelling Unit ⁽³⁾	Garage Set Back (front-loaded) ⁽⁴⁾	Maximum Height (H) ⁽⁵⁾	Square Foot Minimum-Maximum Per Dwelling Unit	Gifts to the Street ⁽⁶⁾	Porch / Depth Minimum ⁽⁹⁾	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					

A - Allowed N - Not Allowed R - Required

Explanatory Regulations on next page

EXHIBIT "E"
Mills Branch Building Types

Table

Development Standards													Types	Prototypical Building Types
Lot Widths Minimum (W)	Lot Depth Minimum ⁽¹⁾	Minimum Side Yard	Rear-loaded Covered Parking ⁽³⁾	Off Street Parking Spaces Per Dwelling Unit ⁽³⁾	Garage Set Back (front-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			
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.



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

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

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:

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

Date: 2/19/2020

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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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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:

The modifications are not specified. I need more information.

SIGNATURE: *[Signature]*

ADDRESS: *315 Homestead Dr.*

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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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

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

Location →

April 2020

77 Notices were mailed on 2/19/2020

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Lancaster1

DCAD ID: 65017228010060000

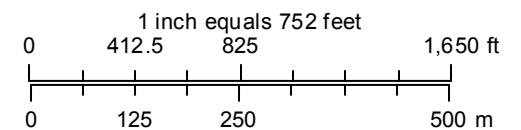
Date of copy: 3/30/2020



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



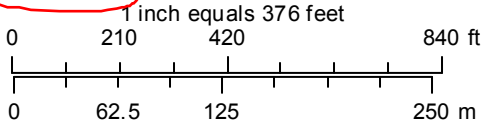
DCAD, NCTCOG, USGS, Esri, Inc



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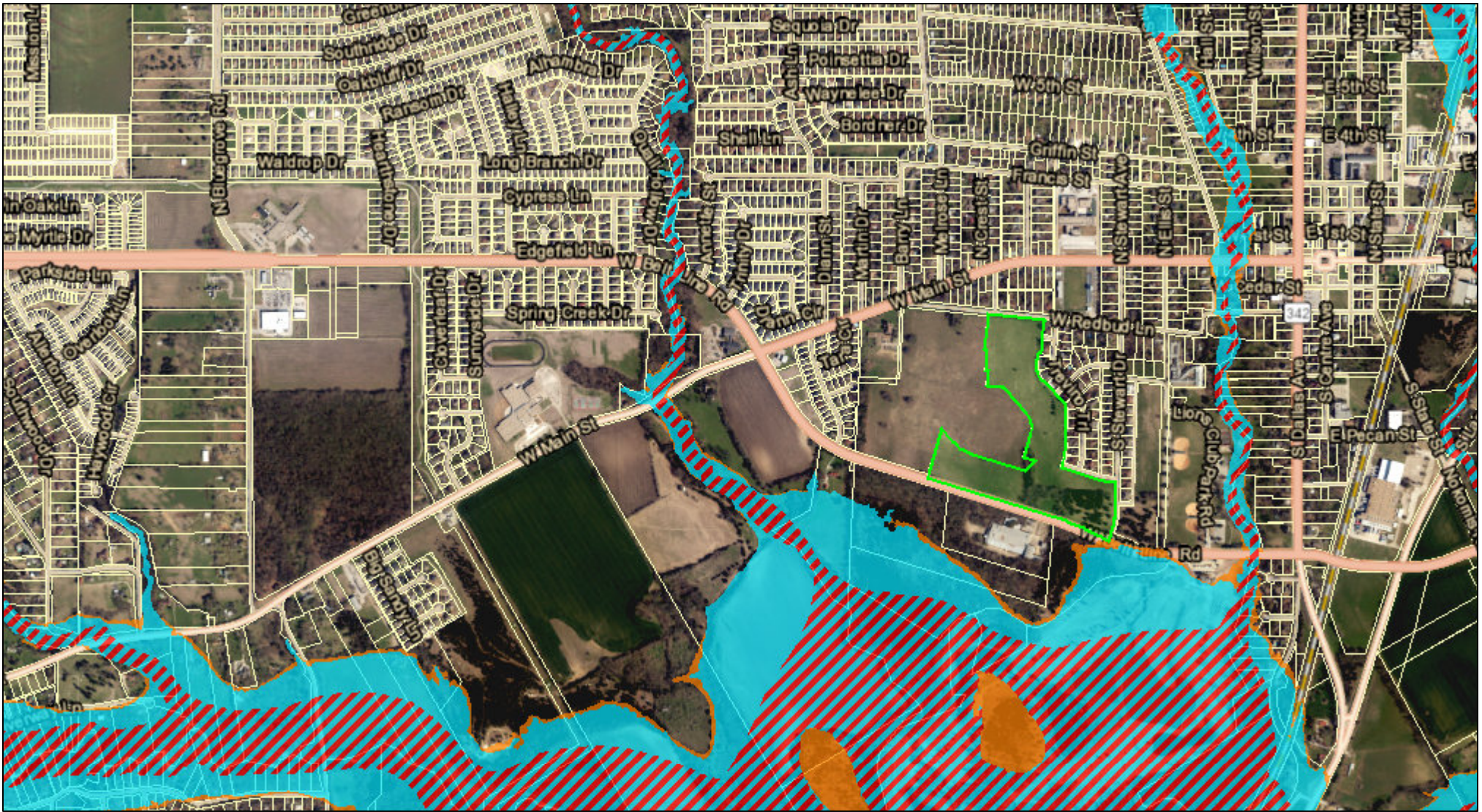
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2949 N Stemmons Freeway
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Lancaster3

DCAD ID: 65017228010060000

Date of copy: 3/30/2020



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1 inch equals 1,505 feet

0 800 1,600 3,200 ft

0 245 490 980 m

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.

LANCASTER CITY COUNCIL

City Council Regular Meeting

10.

Meeting Date: 05/11/2020

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 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, and 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
04/07/20	P&Z	Z20-04 Recommended denial of requested amendments

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	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:	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10% i. At least 20 percent of the	This will allow flexibility to the project and gain capacity to adapt to the market needs.

	i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B	total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3 residences from Table 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 not a concern, the first two phases are composed of smaller homes with the last two phases having 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 City Council noticed in accordance with the Texas Open Meetings Act.

Public Information Considerations:

On April 19, 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 five (5) letters received in opposition of this amendment to the existing Lancaster Mills General Development Plan request.

Options/Alternatives:

1. The City Council may approve the proposed amendments to Lancaster Mills General Development Plan, as presented.
2. The City Council may approve the proposed amendments to Lancaster Mills General Development Plan with changes and state those changes.
3. The City Council may deny the proposed amendments to Lancaster Mills General Development Plan.

Recommendation:

Staff recommended approval to the Planning and Zoning Commission 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. The Planning and Zoning Commission recommended denial of the requested modifications at the April 7, 2020 meeting. In order for this request to get approved a super majority vote by City Council would be required.

Attachments

Ordinance

Location Map

Original Development Standards

Original General Development Plan

Exhibit "B" Proposed Development Amendments

Exhibit "A" Amended General Development Plan

Comprehensive Plan Excerpt

Table B Building Types

Exhibit C, "Likely Home Models"

Letter in Support (1)

Letters in Opposition (5)

P&Z Agenda April 7, 2020

Action Item 7 Draft Minutes

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, AMENDING 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 FOR THE PROPERTY LOCATED SOUTH OF REDBUD STREET AND MAIN STREET, WEST OF STEWART STREET AND NORTH OF BELTLINE ROAD AND IS APPROXIMATELY 60.59 ACRES OF LAND; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in accordance with the City's Code of Ordinances, state law and all other applicable ordinances of the City, have given the required notices and have held the required public hearings regarding the amendment of the development standards on the property referenced in the exhibit attached hereto as Exhibit A "Amended General Development Plan", incorporated by reference ("the Property"); and

WHEREAS, all legal requirements, conditions and prerequisites have been complied with prior to the case coming before the City Council for the City of Lancaster, including all mandated public notices and public hearings; and

WHEREAS, the City Council, after determining that all legal requirements of notice and hearing have been met, has determined that the following amendment would provide for and would be in the best interest of the health, safety, morals and general welfare of the City.

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

SECTION 1. All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. From and after the effective date of this Ordinance, Zoning Case no. Z20-04, an amendment to existing Lancaster Mills General Development Plan (Resolution 2005-10-92) and certain standards from the MBOD; all of the standards in the Lancaster Mills General Development Plan shall continue to apply, except the following changes expressly set out in Exhibit B, " Proposed Development Amendments". This exhibit, along with Exhibit A, "Amended General Development Plan, " and Exhibit C, "Likely Home Models", are incorporated herein as part of this Ordinance. The City's Zoning Map is hereby amended to reflect the zoning amendment referenced herein.

SECTION 3. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of Lancaster to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

SECTION 6. This Ordinance shall become effective from and after its passage and publication.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 11th day of May, 2020.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

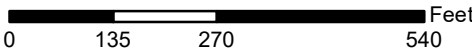


City of Lancaster

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

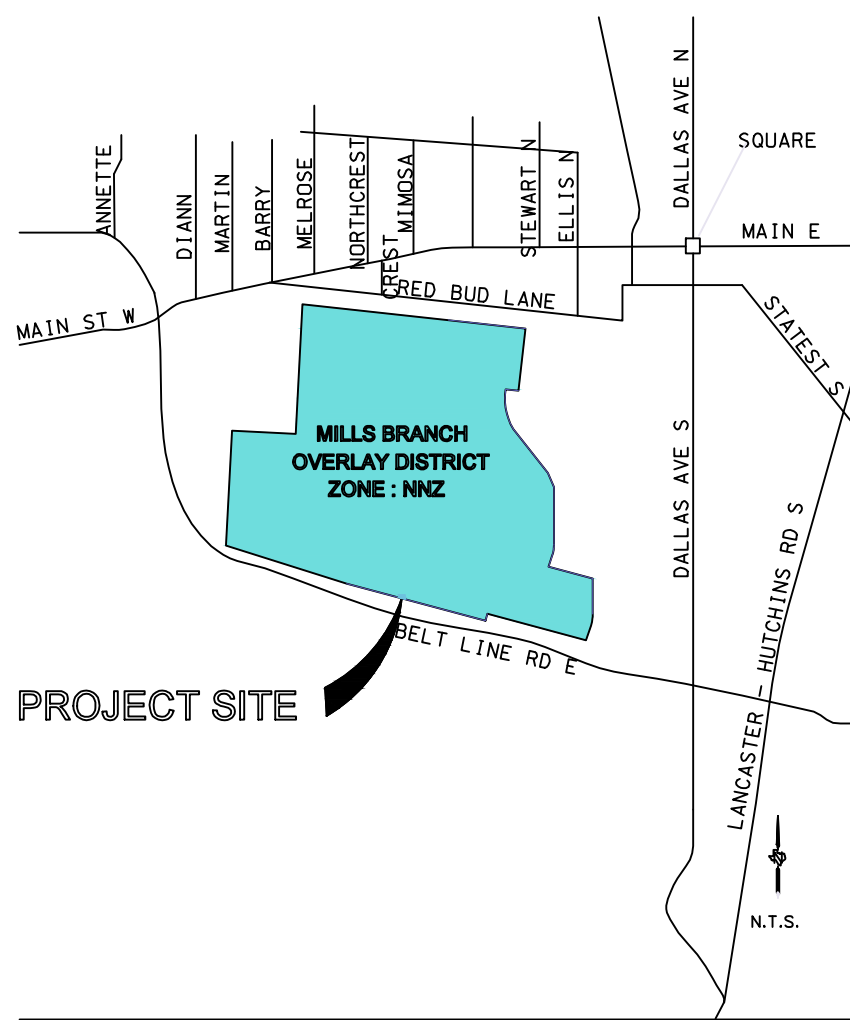
October 2005	Approval of General Development Plan
September-October 2005	Approval of Preliminary Plat
November 2005-January 2006	Construction Plans preparation and approvals
February 2006	Bidding and Negotiation Construction Contracts
March-August 2006	Construction of infrastructure
September 2006	Begin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

FLOOD PLAIN AND DRAINAGE MANAGEMENT

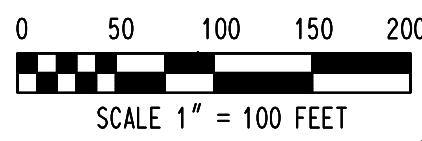
This project is not affected by any published flood plain. No part of the subject property lies within the 100 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map designated 48113C0635 J.

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.

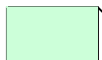
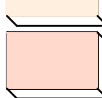
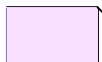


VICINITY MAP



SCALE 1" = 100 FEET



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	40.4%
		ESTATE	30	2400 - 3000	N/A	
		VILLAGE	79	1600 - 2600	N/A	
				116		
TYPE 2	 	COTTAGE	96	1400 - 2200	N/A	38.7%
		CASITA	24	850 - 1400	N/A	
				120		
TYPE 3	 	CASITA / ZERO	22	850 - 1400	N/A	20.9%
		TOWNHOME	40	1100 - NO MAX	N/A	
				62		
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.	11.39%

NOTES:
1. ALL PUBLIC SPACE/COMMON AREAS WILL BE MAINTAINED BY THE LANCASTER MILLS HOMEOWNERS ASSOCIATION.

LEGEND:	
DEVELOPER SIDEWALKS	
BUILDER SIDEWALKS	
TRAILS	
COMMON AREAS	

2005 APPROVED
GENERAL DEVELOPMENT PLAN

298 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

EXHIBIT B

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 307 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, 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.

	Approved ordinances & resolution	Requested Amendments	Reasons for the Amendments
8	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: 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...	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Types 3 houses to 10%. 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...	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.
9	2005 Approved General Development Plan Constructability approved with two phases (Phase 1 and Phase 2)	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.	This will allow us to deliver the lots faster to the clients.

Exhibit A

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%

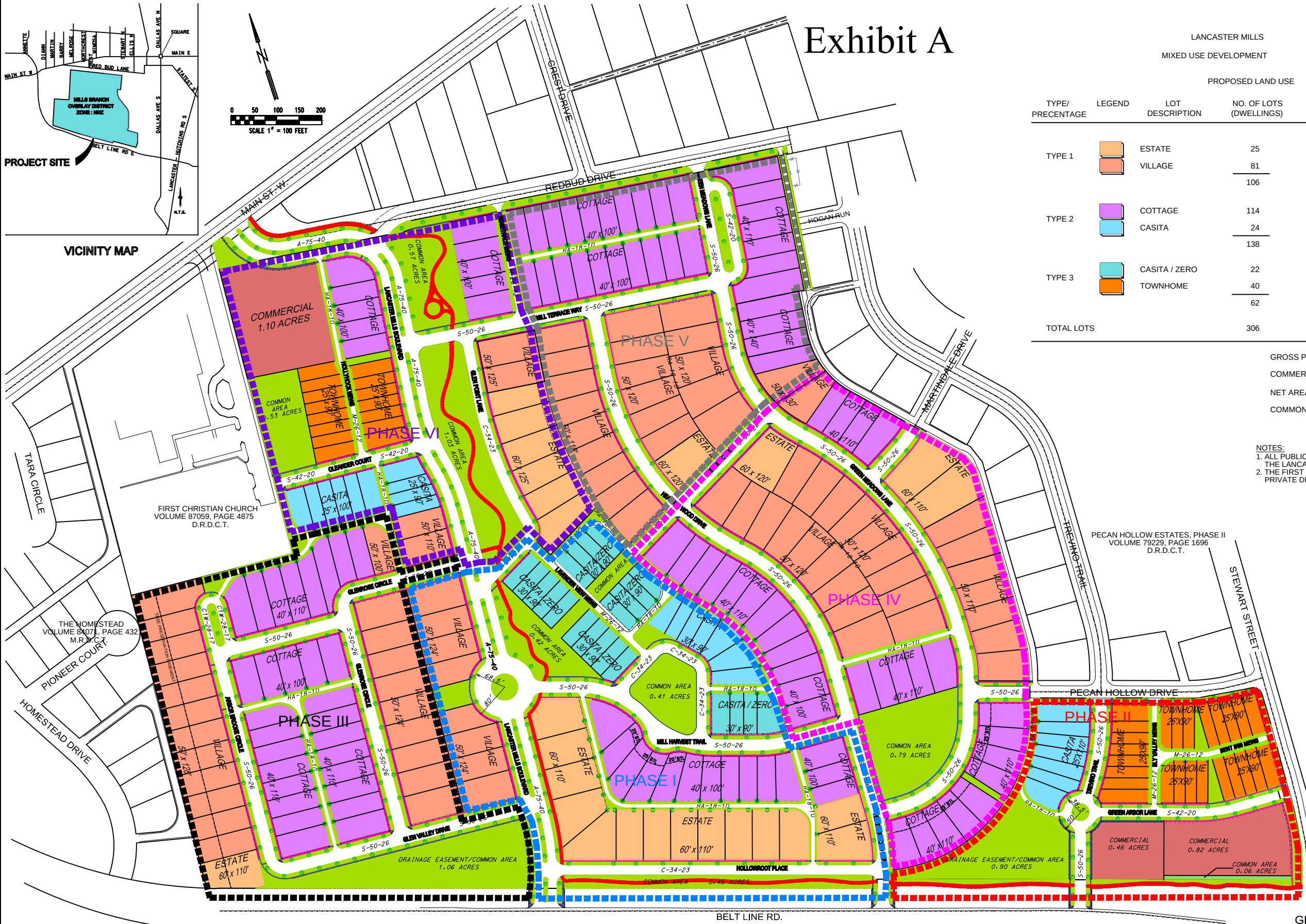
NOTES:
1. ALL PUBLIC SPACE/COMMON AREAS WILL BE MAINTAINED BY THE LANCASTER MILLS HOMEOWNERS ASSOCIATION.
2. THE FIRST CHRISTIAN CHURCH STREET RIGHT-OF-WAY WILL BE A PRIVATE DRIVE FOR THE EXCLUSIVE USE OF THE CHURCH.

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

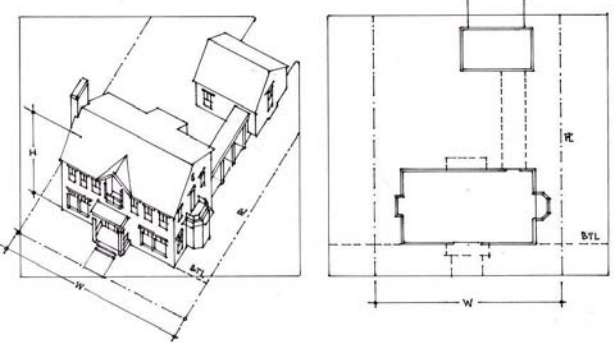
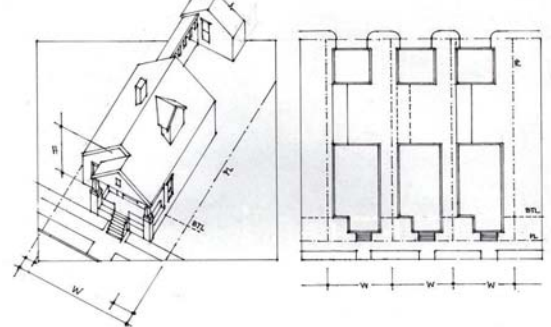
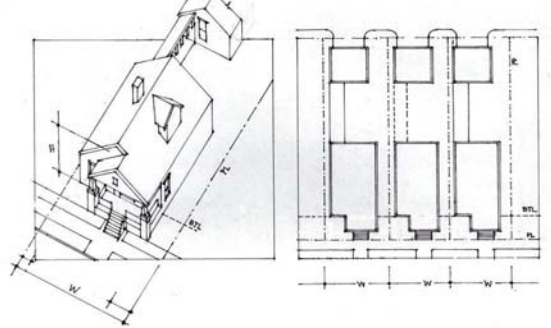
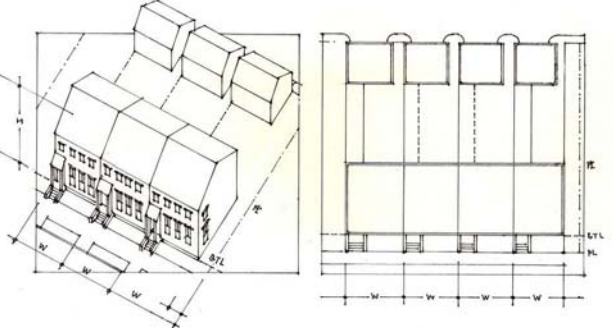
Secondary Land Uses

Civic & institutional uses, parks

Precedent Photos



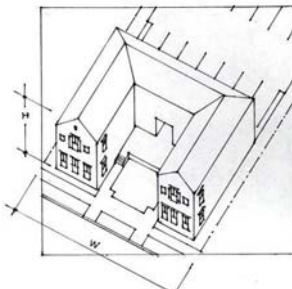
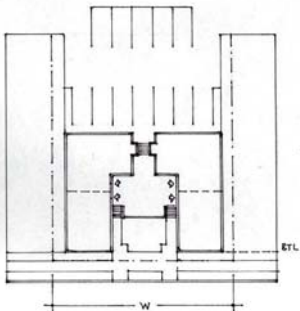
EXHIBIT "E"
Mills Branch Building Types
Table B

Development Standards														Prototypical Building Types			
Types	Lot Widths Minimum (W) ⁽¹⁾		Lot Depth Minimum ⁽²⁾	Minimum Side Yard	Rear-loaded Covered Parking ⁽³⁾	Off Street Parking Spaces Per Dwelling Unit ⁽³⁾	Garage Set Back (front-loaded) ⁽⁴⁾	Maximum Height (H) ⁽⁵⁾	Square Foot Minimum-Maximum Per Dwelling Unit ⁽⁶⁾	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					

A - Allowed N - Not Allowed R - Required
Explanatory Regulations on next page

EXHIBIT "E"
Mills Branch Building Types

Table

Development Standards														
Types	Lot Widths Minimum (W)	Lot Depth Minimum (1)	Minimum Side Yard	Rear-loaded Covered Parking	Off Street Parking Spaces Per Dwelling Unit (3)	Garage Set Back (3)	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	Prototypical Building Types	
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.



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

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

TO: Property Owner

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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:

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

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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:

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

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:

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

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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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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:

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

Location →

April 2020

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Lancaster1

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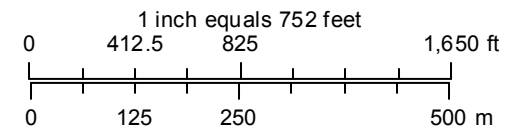
Date of copy: 3/30/2020



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



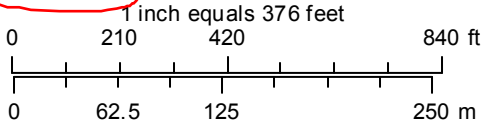
DCAD, NCTCOG, USGS, Esri, Inc



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2949 N Stemmons Freeway
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Date of copy: 3/30/2020



1 inch equals 1,505 feet

0 800 1,600 3,200 ft

0 245 490 980 m

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 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.



CITY OF LANCASTER

SHINING STAR OF TEXAS

Planning Department

Date: 4/21/2020

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Case No. 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.

LOCATION: The property is located south of Redbud Street and Main Street, west of Stewart Street, 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) and certain standards from the MBOD to allow modifications to the development criteria.

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

SIGNATURE: *M. Trevino*

ADDRESS: *219 Trevino Tr Lancaster 75146*

The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, May 11, 2020 at 7:00 pm.**

The meeting will be broadcast live via video at the following address: [<http://www.lancaster-tx.com/324/Watch-Meetings>]. Public comments will be taken during the Public Testimony and Public Hearing items, respectively, and may be 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].

Your written comments are being solicited in the above case. Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by **5 p.m. on Thursday, May 7, 2020** for your comments to be recorded for the City Council meeting. Responses received after that time will be forwarded to the Council at the public hearing. Additional information is available in the Department of Planning at 211 N. Henry Street. The public is also invited to express opinions in writing to the City Council, P.O. Box 940, Lancaster, Texas 75146.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-218-1312
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 4/21/2020

CITY OF LANCASTER'S BOARDS AND COMMISSIONS

Planning & Zoning Commission

Item 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	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: i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B	In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10% i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3 residences from Table B	This will allow flexibility to the project and gain capacity to adapt to the market needs.

	B	from Table 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 Amendements
Amended General Development Plan
Comprehensive Plan Excerpt
Table B Building Types
Likely Home Models from Applicant
Letter in Support (1)
Letters in Opposition (4)

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING OF April 7, 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 April 7, 2020 at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Isabel Aguilar, Acting Chair
Tamika Whitfield
Lawrence Prothro
Angela Murphy, Alternate

Commissioners Absent:

Ernest Casey

City Staff:

Bester Munyaradzi, Senior Planner
Emma Chetuya, Planner
Terry Welch, City Attorney

Call to order:

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

Public Testimony:

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

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

Correen Robertson was a pre-registered citizen before the call to order to speak on item 3.

Dee Hinkle was a pre-registered citizen before the call to order to speak on item 7.

PUBLIC HEARING:

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.**

Senior Planner Munyaradzi gave the staff report and stated that the request is to consider an amendment to the 2005 Lancaster Mills General Development Plan Resolution and certain standards from the Mills Branch Overlay District pertaining to Lancaster Mills to allow modifications to the development criteria. In summary, the applicant is proposing to increase the

number of lots from 298 to 306, increase Type 1 and Type 2 minimum and maximum square feet per dwelling unit, increase the maximum of Type 3 dwelling units, change required rear-loaded covered parking to optional, remove alleys from four blocks, change 20% minimum of building type 3 to 10%, and change the number of construction phases from two to six.

Senior Planner Munyaradzi stated that the proposed amendments would result in increased density; with no specification of the number of units that will be constructed at maximum square footage, the builder can potentially build all units at minimum square footage once the modifications are approved. Two-thirds of the proposed minimum square footage are smaller than the minimum square footages for dwelling areas that the Lancaster Development Code requires. The proposed amendments oppose the City Council Goals and Objectives for high-end development and low-density zoning categories. The proposed garage and minimum dwelling areas do not meet the Lancaster Development Code requirements. Staff received one letter in support and three letters in opposition. Staff recommends approval of the requested modifications subject to the following stipulations:

1. 50% cottage homes to be developed at 1,750 square foot minimum.
2. 60% casita homes to be developed at 1,600 square foot minimum.
3. 55% casita/zero homes to be developed at 1,600 square foot minimum.
4. 50% townhomes to be developed at 1,500 square foot minimum.
5. J-swing or 20 foot setback behind the closest corner of the front building façade garages for front loaded units.

Acting Chair Aguilar opened the public hearing.

Dee Hinkle, 105 E 5th St, Lancaster, Texas, expressed concern over the changes proposed to Lancaster Mills Development Plan.

Commissioner Prothro asked staff what are the changes to the alleys and rear entry. Senior Planner Munyaradzi responded that a development plan was approved in 2005 with alleys, but the applicant now wants to remove alleys from four blocks.

Abraham Achar, 11615 Forest Central Drive #303, Dallas, Texas, expressed support for the request. He stated that the changes to the plan are meant to enhance the area and increase the property value. He stated that the removal of alleys would allow for larger lots and dwelling sizes.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Murphy to close the public hearing. The vote was cast 4 for, 0 against. [Casey absent]

Commissioner Prothro noted that he did not see the reason to approve an amendment to increase density at the expense of emergency services.

Acting Chair Aguilar asked staff what the impact would be if they recommended adherence to the 2005 development plan. Senior Planner Munyaradzi responded that the removal of alleys would be less of a burden for the City to maintain.

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Whitfield to deny item 7. The vote was cast 4 for, 0 against. [Casey absent]

MOTION: Commissioner Prothro made a motion, seconded by Commissioner Murphy to adjourn.
The vote was cast 4 for, 0 against. [Casey absent]

The meeting was adjourned at 8:46 p.m.

MINUTES
LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 11, 2020

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 11, 2020, at 7:10 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Clyde C. Hairston
Carol Strain-Burk
Stanley Jaglowski
Marco Mejia
Deputy Mayor Pro Tem Derrick D. Robinson
Mayor Pro Tem Racheal Hill
Nina Morris

City Staff Present:

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Assistant City Manager
Carey Neal, Assistant to the City Manager
Rebecca Lex, Communications & Public Relations Coordinator
Kim Hall, Director of Finance
Dori Lee, Director of Human Resources
Shane Shepard, Economic Development Director
Ron Gleaves, Information Technology Manager
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:54 p.m. on May 11, 2020.

Invocation:

Bishop Clyde C. Hairston of Miracle Temple Fellowship Church gave the invocation.

Pledge of Allegiance:

Councilmember Marco Mejia led the pledge of allegiance.

Consent Agenda:

City Secretary Arenas read the consent agenda.

- 5. Consider approval of minutes from the city council regular meeting held February 10, 2020, February 24, 2020, and special meeting March 16, 2020.**
- 6. Discuss and consider a resolution adopting the Federal Emergency Management Agency (FEMA) approved 2020 Dallas County Hazard Mitigation Plan Update.**

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve consent items 5 and 6. The roll call vote was cast 7 for, 0 against.

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 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.**

City Manager Mauldin-Jones provided background for the request to amend the Lancaster Mills General Development Plan, and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills and requested amendments. City Manager-Jones stated that 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.

City Manager Mauldin-Jones stated that the Planning and Zoning Commission of April 7, 2020, recommended denial of the requested modifications.

Abraham Achar, 1615 Forest Central Drive #303, Dallas, Texas, 75243 (Builder), discussed in detail each home size square footages, price points, and building setbacks constraints with Council.

Councilmember Strain-Burk wanted clarification of home size minimums.

Councilmember Mejia stated that Council's current vision is for builders to present self-sufficient developments that would meet or exceed the code minimums, as not to burden the budget.

City Manager Mauldin-Jones confirmed for Mayor Hairston that recommendations with modifications had been presented to the builder.

Councilmember Strain-Burk wanted further clarification that higher-end amenities would be used that could increase the home's value and allow city services to be paid.

Councilmember Jaglowski pointed out development concerns in the removal of the alleys, setbacks and approaches and the positives such as commercial areas of development.

Mayor Hairston opened the public hearing.

Dee Hinkle, 105 E. 5th St. Lancaster, TX requested Council to carefully compare and consider the proposal of item 7.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Deputy Mayor Pro Tem Robinson to close the public hearing. The roll call vote was cast 7 for, 0 against.

City Attorney David Ritter stated that due to the Planning and Zoning Commission, April 7, 2020, meeting denying the requested modifications that a super majority vote by City Council would be required for approval.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mayor Pro Tem Hill to table item 7 and return to Planning and Zoning for an accompanying development agreement. The roll call vote was cast 7 for, 0 against.

8. Discuss and consider a resolution approving the terms and conditions of a Cooperative Agreement by and between the City of Lancaster and Dallas County to provide the Community Development Block Grant Program.

City Manager Mauldin-Jones stated that every three years Dallas County is required to confirm the City's participation in its Community Development Block Grant (CDBG) program. Lancaster has participated in the Dallas County program since 1988. In order for Dallas County to qualify they must enter into agreements with local governments and have the collective population of the County's unincorporated area and the local Governments total at least 1,000,000 people. The primary objective of the program is to develop sustainable urban communities that meet the public service and housing needs of low and moderate-income households. Federal rules allow each community to tailor its program to address specific local needs.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hill to approve item 8. The roll call vote was cast 7 for, 0 against.

9. Discuss and consider ratification of the City Council's action regarding items 8 and item 9 at the April 27, 2020, Regular City Council meeting, due to possible audio/visual transmission problems during consideration and/or voting on the following:

Item 8: Discuss and consider a resolution denying Oncor's application to amend its Distribution System Recovery Factor (DSRF) to include rates with each of the cities in the service area. ACTION TAKEN: Passage of resolution by unanimous vote.

Item 9: Discuss and consider appointment(s) to the Planning and Zoning Commission. ACTION TAKEN: Angela Murphy appointed to Commission (regular member); Saeed Bowens appointed to alternate position formerly held by Angela Murphy by unanimous vote.

City Attorney David Ritter explained the need to ratify the actions taken at the April 27, 2020, Regular City Council meeting due to possible audio/visual transmission problems that impeded the listening and viewing audience's ability to hear discussions in completeness for item 8 and item 9.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Jaglowski to approve item 9. The roll call vote was cast 7 for, 0 against.

10. Discuss and consider appointment(s) to the Planning and Zoning Commission.

City Secretary Arenas stated that on December 19, 2019, City Council considered its annual appointments to the various Boards and Commissions of the City of Lancaster. However, there is currently a vacancy as a result of a withdraw. At the April 27, 2020, City Council Regular meeting that Mr. Saeed Bowens was appointed as a Planning and Zoning alternate, with a term ending December 2020. Subsequently, Mr. Bowens has respectfully withdrawn his application due to his concerns with current data surrounding COVID-19.

City Secretary Arenas confirmed for Council that Boards and Commissions interviews were conducted December 2019, and that Council also can choose to seek additional applications for two (2) weeks and then have the item brought back to Council at a time of their choosing.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Mejia to seek additional applications for item 10. The roll call vote was cast 7 for, 0 against.

- 11. Discuss and consider a resolution authorizing the City Manager to execute an amendment to the economic development agreement pursuant to Chapter 380, Texas Local Government Code, by and between the City of Lancaster and PME Oakmont Lancaster, LLC.**

City Manager Mauldin-Jones provided background on the City of Lancaster and PME Oakmont Lancaster, LLC previously entered into a Chapter 380 agreement on November 12, 2018. The rebate amount is consistent with the City's incentive policy. The agreement allows for the property to be sold to a new owner with the incentive intact if the new owners committed \$50,000,000 to the project, requiring them to invest in more than double the taxable value in their purchase of the building and improvements. The purpose of the committed capitol clause was to assure to the City that the buyer of the property is a sound company and would further improve the property. Due to local market conditions for warehouse space and Oakmont's claim they meant to agree to selling to a company with \$50,000,000 in total capital, not committed capitol, they are requesting the term of the agreement is extended to 63 months instead of 60 months. The company desires to transfer the facility and agreement to a buyer with \$30,000,000 in committed capital instead of \$50,000,000. The effective date of the agreement is changed to when the amendment is signed, giving the developer two additional years to receive a certificate of occupancy. Force Majeure will include a provision to toll the time if a mass illness delays material or labor. The agreement would rebate 50% of the City's collected sales tax in connection to building the facility. In return, the company will source the purchase of taxable building materials for the project to companies within city limits. The projected sales tax revenue will net the City an approximate \$100,000. Valuation of the project and the property tax rebate percentage does not change in this amendment.

Thomas Cobb, 4500 Olde Premier Way, Atlanta, GA, (Developer/Owner Applicant) was available to answer questions from Council.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 11. The roll call vote was cast 7 for, 0 against.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to adjourn. Council unanimously agreed to adjourn.

The meeting was adjourned at 9:19 p.m.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

MINUTES
LANCASTER CITY COUNCIL REGULAR MEETING OF MAY 11, 2020

The City Council of the City of Lancaster, Texas, met in a called Regular Meeting in the Council Chambers of City Hall on May 11, 2020, at 7:10 p.m. with a quorum present to-wit:

Councilmembers Present:

Mayor Clyde C. Hairston
Carol Strain-Burk
Stanley Jaglowski
Marco Mejia
Deputy Mayor Pro Tem Derrick D. Robinson
Mayor Pro Tem Racheal Hill
Nina Morris

City Staff Present:

Opal Mauldin-Jones, City Manager
Fabrice Kabona, Assistant City Manager
Carey Neal, Assistant to the City Manager
Rebecca Lex, Communications & Public Relations Coordinator
Kim Hall, Director of Finance
Dori Lee, Director of Human Resources
Shane Shepard, Economic Development Director
Ron Gleaves, Information Technology Manager
David T. Ritter, City Attorney
Sorangel O. Arenas, City Secretary

Call to Order:

Mayor Hairston called the meeting to order at 7:54 p.m. on May 11, 2020.

Invocation:

Bishop Clyde C. Hairston of Miracle Temple Fellowship Church gave the invocation.

Pledge of Allegiance:

Councilmember Marco Mejia led the pledge of allegiance.

Consent Agenda:

City Secretary Arenas read the consent agenda.

- 5. Consider approval of minutes from the city council regular meeting held February 10, 2020, February 24, 2020, and special meeting March 16, 2020.**
- 6. Discuss and consider a resolution adopting the Federal Emergency Management Agency (FEMA) approved 2020 Dallas County Hazard Mitigation Plan Update.**

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Jaglowski to approve consent items 5 and 6. The roll call vote was cast 7 for, 0 against.

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 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.**

City Manager Mauldin-Jones provided background for the request to amend the Lancaster Mills General Development Plan, and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills and requested amendments. City Manager-Jones stated that 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.

City Manager Mauldin-Jones stated that the Planning and Zoning Commission of April 7, 2020, recommended denial of the requested modifications.

Abraham Achar, 1615 Forest Central Drive #303, Dallas, Texas, 75243 (Builder), discussed in detail each home size square footages, price points, and building setbacks constraints with Council.

Councilmember Strain-Burk wanted clarification of home size minimums.

Councilmember Mejia stated that Council's current vision is for builders to present self-sufficient developments that would meet or exceed the code minimums, as not to burden the budget.

City Manager Mauldin-Jones confirmed for Mayor Hairston that recommendations with modifications had been presented to the builder.

Councilmember Strain-Burk wanted further clarification that higher-end amenities would be used that could increase the home's value and allow city services to be paid.

Councilmember Jaglowski pointed out development concerns in the removal of the alleys, setbacks and approaches and the positives such as commercial areas of development.

Mayor Hairston opened the public hearing.

Dee Hinkle, 105 E. 5th St. Lancaster, TX requested Council to carefully compare and consider the proposal of item 7.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Deputy Mayor Pro Tem Robinson to close the public hearing. The roll call vote was cast 7 for, 0 against.

City Attorney David Ritter stated that due to the Planning and Zoning Commission, April 7, 2020, meeting denying the requested modifications that a super majority vote by City Council would be required for approval.

MOTION: Councilmember Strain-Burk made a motion, seconded by Councilmember Mayor Pro Tem Hill to table item 7 and return to Planning and Zoning for an accompanying development agreement. The roll call vote was cast 7 for, 0 against.

8. Discuss and consider a resolution approving the terms and conditions of a Cooperative Agreement by and between the City of Lancaster and Dallas County to provide the Community Development Block Grant Program.

City Manager Mauldin-Jones stated that every three years Dallas County is required to confirm the City's participation in its Community Development Block Grant (CDBG) program. Lancaster has participated in the Dallas County program since 1988. In order for Dallas County to qualify they must enter into agreements with local governments and have the collective population of the County's unincorporated area and the local Governments total at least 1,000,000 people. The primary objective of the program is to develop sustainable urban communities that meet the public service and housing needs of low and moderate-income households. Federal rules allow each community to tailor its program to address specific local needs.

MOTION: Councilmember Mejia made a motion, seconded by Mayor Pro Tem Hill to approve item 8. The roll call vote was cast 7 for, 0 against.

9. Discuss and consider ratification of the City Council's action regarding items 8 and item 9 at the April 27, 2020, Regular City Council meeting, due to possible audio/visual transmission problems during consideration and/or voting on the following:

Item 8: Discuss and consider a resolution denying Oncor's application to amend its Distribution System Recovery Factor (DSRF) to include rates with each of the cities in the service area. ACTION TAKEN: Passage of resolution by unanimous vote.

Item 9: Discuss and consider appointment(s) to the Planning and Zoning Commission. ACTION TAKEN: Angela Murphy appointed to Commission (regular member); Saeed Bowens appointed to alternate position formerly held by Angela Murphy by unanimous vote.

City Attorney David Ritter explained the need to ratify the actions taken at the April 27, 2020, Regular City Council meeting due to possible audio/visual transmission problems that impeded the listening and viewing audience's ability to hear discussions in completeness for item 8 and item 9.

MOTION: Mayor Pro Tem Hill made a motion, seconded by Councilmember Jaglowski to approve item 9. The roll call vote was cast 7 for, 0 against.

10. Discuss and consider appointment(s) to the Planning and Zoning Commission.

City Secretary Arenas stated that on December 19, 2019, City Council considered its annual appointments to the various Boards and Commissions of the City of Lancaster. However, there is currently a vacancy as a result of a withdraw. At the April 27, 2020, City Council Regular meeting that Mr. Saeed Bowens was appointed as a Planning and Zoning alternate, with a term ending December 2020. Subsequently, Mr. Bowens has respectfully withdrawn his application due to his concerns with current data surrounding COVID-19.

City Secretary Arenas confirmed for Council that Boards and Commissions interviews were conducted December 2019, and that Council also can choose to seek additional applications for two (2) weeks and then have the item brought back to Council at a time of their choosing.

MOTION: Councilmember Jaglowski made a motion, seconded by Councilmember Mejia to seek additional applications for item 10. The roll call vote was cast 7 for, 0 against.

11. Discuss and consider a resolution authorizing the City Manager to execute an amendment to the economic development agreement pursuant to Chapter 380, Texas Local Government Code, by and between the City of Lancaster and PME Oakmont Lancaster, LLC.

City Manager Mauldin-Jones provided background on the City of Lancaster and PME Oakmont Lancaster, LLC previously entered into a Chapter 380 agreement on November 12, 2018. The rebate amount is consistent with the City's incentive policy. The agreement allows for the property to be sold to a new owner with the incentive intact if the new owners committed \$50,000,000 to the project, requiring them to invest in more than double the taxable value in their purchase of the building and improvements. The purpose of the committed capitol clause was to assure to the City that the buyer of the property is a sound company and would further improve the property. Due to local market conditions for warehouse space and Oakmont's claim they meant to agree to selling to a company with \$50,000,000 in total capital, not committed capitol, they are requesting the term of the agreement is extended to 63 months instead of 60 months. The company desires to transfer the facility and agreement to a buyer with \$30,000,000 in committed capital instead of \$50,000,000. The effective date of the agreement is changed to when the amendment is signed, giving the developer two additional years to receive a certificate of occupancy. Force Majeure will include a provision to toll the time if a mass illness delays material or labor. The agreement would rebate 50% of the City's collected sales tax in connection to building the facility. In return, the company will source the purchase of taxable building materials for the project to companies within city limits. The projected sales tax revenue will net the City an approximate \$100,000. Valuation of the project and the property tax rebate percentage does not change in this amendment.

Thomas Cobb, 4500 Olde Premier Way, Atlanta, GA, (Developer/Owner Applicant) was available to answer questions from Council.

MOTION: Councilmember Mejia made a motion, seconded by Councilmember Strain-Burk to approve item 11. The roll call vote was cast 7 for, 0 against.

MOTION: Councilmember Morris made a motion, seconded by Councilmember Strain-Burk to adjourn. Council unanimously agreed to adjourn.

The meeting was adjourned at 9:19 p.m.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

LANCASTER CITY COUNCIL

City Council Special Meeting

3.

Meeting Date: 07/20/2020

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

Goal(s): Financially Sound City Government

Submitted by: Fabrice Kabona, Assistant City Manager

Agenda Caption:

Receive a presentation on the Disaster Provision in the Senate Bill 2 (SB2).

Background:

The COVID-19 pandemic and the emergency orders issued by local, county, state and national officials have caused a devastating effect on the economy and will continue to severely impact city government resources and its ability to effectively provide municipal services. Section 26.04(c-1) of the Texas Tax Code provides the authority to trigger the disaster provision of Senate Bill 2 (SB2), impacting the voter-approval tax rate and budget process if any part of the City is located in an area declared a disaster area during the current tax year by the governor or by the president of the United States.

The following actions have been taken in response to the COVID-19 pandemic that currently affect the City of Lancaster:

On March 13, 2020, Governor Greg Abbott declared a state of disaster for all counties in Texas as a result of the spread of novel coronavirus, COVID-19. The coronavirus has been recognized globally as a contagious respiratory virus and has necessitated the implementation of numerous safety measures.

On March 27, 2020, Congress passed, and the President signed, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to address the economic fallout of the COVID-19 pandemic. Among other measures, the CARES Act established the \$150 billion Coronavirus Relief Fund to provide payments to state, local, and tribal governments to mitigate the impact of responding to COVID-19. When received, these funds will allow the City to cover unanticipated costs associated with responding to the virus, but they are not available to replace lost revenues.

On April 6, 2020, Dallas County instituted the Safer At Home Order, which prohibited all public gatherings and required the closure of all non-essential businesses among other preventive measures. These measures, while necessary, have had a negative impact on the City's revenue collections. The immediate economic impact of the coronavirus pandemic is expected to last for at least several months, and lasting effects may persist.

The Texas Reform and Transparency Act of 2019 (Senate Bill 2), passed by the 86th Texas Legislature lowered the city voter-approval tax rate to 3.5 percent, with an automatic election required if proposed tax increases exceed that percentage. Special taxing units have a voter-approval tax rate of 8 percent.

Prior to SB2's passage, the rollback rate (now known as voter-approval rate) was defined as the rate necessary to collect property tax revenues for maintenance and operations that equaled an amount 8% higher than collected in the previous year, after certain adjustments. The debt service component of the tax rate is then added to the maintenance and operations rate. SB2 lowered the multiplier used in the

rate calculation from 8% to 3.5% for cities that are not considered to be "special taxing units," which is nearly every Texas city.

The Dallas County Tax Office serves as the designated officer of the City, and if authorized by the City pursuant to Section 26.04(c-1), shall calculate the voter-approval tax rate using 8 percent instead of the 3.5 percent until the earlier of:

1. The second tax year in which the total taxable value of the property in the City exceeds the total taxable value of the property taxable by the City on January 1 of the tax year in which the disaster occurred; or
2. The third tax year after the tax year in which the disaster occurred.

Additionally, Section 26.07(b) gives the City the ability to avoid an automatic tax rate approval election following certain disasters. Pursuant to Section 26.07(b) when an increased expenditure of money by a city is necessary to respond to a disaster, including a tornado, hurricane, flood, wildfire, or other calamity, but not including a drought, which impacts the City and the Governor has declared any part of the City as a disaster area, an election (petition or automatic) is not required to approve the tax rate adopted by the governing body for the year following the year in which the disaster occurs.

This resolution does not commit the City to adopt a tax rate that would result in revenues increasing by 8%. It simply provides the flexibility to consider all needs before making a final decision. As always, the City Council retains the ability to adopt a rate different than the voter-approval tax rate, whether lower or higher.

LANCASTER CITY COUNCIL

City Council Work Session

1.

Meeting Date: 07/20/2020

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

Goal(s): Professional and Committed City Workforce

Submitted by: Dori Lee, Human Resources Director

Agenda Caption:

Receive a presentation regarding the City of Lancaster Employee Insurance Program proposal for fiscal year 2020/2021.

Background:

The City released a Request For Proposals (RFP) to provide the City with competitive proposals for fully insured medical, fully insured dental, and fully insured vision.

For the 2019/2020 renewal, the City of Lancaster experienced a 72% loss ratio at the time of the renewal which was below the projected insurance carrier target loss ratio of 85%. HUB International, our insurance consultant, was able to re-negotiate the renewal to a 3% decrease to premium rates.

Over the past 12 months, the City has experienced an increase in its loss ratio to 102%. Due to the ongoing risk liability in regards to large claimant spending, Blue Cross Blue Shield of Texas(BCBS) initially provided the City a 13.5%, or +\$378,372 increase for the plan year. HUB International was able to re-negotiate the renewal to a 5.8%, or +\$163,420 increase and is recommending accepting the renewal due to competitiveness of the offer vs actuarial projections and to preserve the City's long term carrier history. Furthermore, the City's plan of benefits are in line with HUB International's municipal benchmark cities like the City of Duncanville, Keller, Rockwall, Rowlett, and the Colony. We recommend to continue the City's current plan designs.

The City currently offers a High Deductible Health Plan (HDHP) and Health Savings Account (HSA) plan option to assist in controlling future health care costs. The City also continued premium incentives for employees who received an annual physical and who didn't use tobacco.

The City currently contributes \$1,210 for employee and \$2,420 for employee/family to the employee health savings account (HSA).

We have the following premium incentives:

- Spouse surcharge \$25/month
- Tobacco surcharge \$80/month
- Annual wellness physical \$80/month

Health Insurance

The best and final renewal offer from BCBS represents a +5.8% increase or \$163,420 increase to the City.

Recommendations for the health plan for 2020/2021 plan year include:

- The City currently subsidizes 100% of the employee only cost for the HDHP and 53.8% for dependents across all plans. It is proposed to not change the employee rates and to increase dependent subsidy levels on all plans to 56.3%. It is recommended to lower the HSA employer funding to \$750 for employee and \$1,500 for dependents for the 2020/2021 plan year.
- Continue Spousal Surcharge and increase to \$50 per month to employees who spouses are working and have coverage offered through their employer. This surcharge is put into place to encourage those participants eligible for other group coverage to take advantage of that coverage. Additionally, it allows the City to keep its medical plans more affordable.
- Contract with Scott & White for the City's wellness program. This program includes Health Risk Assessments, Fitness and Nutrition Tools, Wellness Workshops, Incentive Management, and Employer and Employee Risk Factor reporting.
- Continue annual physical and tobacco surcharge of \$80 per month. These surcharges are put into place to increase participation in wellness screenings and reduce tobacco utilizers that are enrolled in the City's health plan.
- Continue Alight for those who are enrolled in the High Deductible Health Plan. This service provides employees and dependents with pricing and quality information for hospitals, physicians, pharmacy and dental services.

Dental Insurance

The City currently contracts with MetLife for Dental Insurance who presented a 8%, or +\$12,211 increase. Due to unfavorable claims experience the City released an RFP for competitive offers. Of the offers received, the most competitive rates were 20% above the current rate with smaller networks that would cause disruption for employees. The recommendation is to renew with MetLife for the 2020/2021 plan year.

Flexible Spending Account (FSA)

A Flexible Spending Account (FSA) allows an employee to set aside a portion of his or her earnings to pay for qualified expenses as established in the cafeteria plan, most commonly for medical expenses, but often for dependent care or other expenses. Money deducted from an employee's pay into an FSA is not subject to payroll taxes, resulting in a substantial payroll tax savings. The City received a rate pass and the recommendation is to renew with Discovery Benefits for the 2020/2021 plan year.

Health Savings Account (HSA)

A Health Savings Account (HSA) is a tax-advantaged medical savings account available to employees enrolled in a high-deductible health plan. The funds contributed to this account are not subject to federal income tax at the time of deposit. However, HSA funds may only be used to pay for qualified medical expenses. The City currently utilizes HSA Bank to administer the account. HSA Bank presented a rate pass with no changes to benefits. The recommendation is to continue with HSA Bank for the 2020/2021 plan year.

Ancillary Insurance

The City currently utilizes BCBS to provide Basic Life, Optional Life, Short Term Disability and Long Term Disability insurance to employees. The City completed its first year of a 2 year rate guarantee. Renewal with BCBS is recommended for the 2020/2021 plan year.

Employee Assistance Program

Employee Assistance Programs (EAPs) are employee benefit programs offered by many employers, typically in conjunction with a health insurance plan. EAPs are intended to help employees deal with problems that might adversely impact their work performance, health, and well-being. Alliance Work Partners presented a rate pass and renewal with Alliance Work Partners is recommended for the 2020/2021 plan year.

Vision

The City currently contracts with Avesis for Voluntary Vision Insurance. Due to employee feedback regarding the limited network, the City released an RFP for competitive offers. It is recommended to contract with Surency with a -10%, or \$2,043 decrease. Surency was able to closely match current vision benefits and secure rates for 4 years. Surency's vision network, EyeMed is the largest network in the nation.

COBRA Administration

The City offers employees the opportunity to continue temporarily their group health coverage under the City's plan if their coverage otherwise would cease due to termination, layoff, or other change in employment status. The City utilizes Flores & Associates and the City completed its second year of a five-year rate guarantee. Renewal with Flores & Associates for COBRA Administration is the recommendation for the 2020/2021 plan year.

City Council will receive a presentation from HUB International.

Attachments

Analysis



2020/2021 Contributions – Proposed BCBSTX

Enrollment		Unit Costs			
HSA \$3,000/100%	Full Time Employees	Medical Rate	City Contribution (\$)	City Contribution (%)	Employee Contribution (\$)
Employee	154	\$531.70	\$531.70	100.0%	\$0.00
+ Spouse	14	\$638.39	\$359.56	56.3%	\$278.83
+ Children	27	\$531.95	\$299.61	56.3%	\$232.34
+ Family	27	\$1,278.89	\$720.32	56.3%	\$558.57
Premium Contributions	154	\$1,676,543.28	\$1,373,445.00	81.9%	\$303,098.28
Total HSA Contributions		\$166,500.00	\$166,500.00	100.0%	\$0.00
Total Contributions		\$1,843,043.28	\$1,539,945.00	83.55%	\$303,098.28

HSA Contribution Amounts

Employee	\$750
Family	\$1,500

Total Employee Rates		
Total Employee Contribution (\$)	Total Monthly Employee Change From Current (\$)	Total Monthly Employee Change From Current (%)
\$0.00	\$0.00	n/a
\$278.83	\$0.00	0.0%
\$232.34	\$0.00	0.0%
\$558.57	\$0.00	0.0%

HMO	Full Time Employees	Medical Rate	City Contribution (\$)	City Contribution (%)	Employee Contribution (\$)
Employee	83	\$648.43	\$622.98	96.1%	\$25.45
+ Spouse	3	\$778.54	\$438.51	56.3%	\$340.03
+ Children	19	\$648.70	\$365.37	56.3%	\$283.33
+ Family	6	\$1,559.61	\$878.43	56.3%	\$681.18
Premium Contributions	83	\$934,059.24	\$782,825.76	83.8%	\$151,233.48

Total Employee Contribution (\$)	Total Monthly Employee Change From Current (\$)	Total Monthly Employee Change From Current (%)
\$25.45	\$0.00	0.0%
\$365.48	\$0.00	0.0%
\$308.78	\$0.00	0.0%
\$706.63	\$0.00	0.0%

PPO	Full Time Employees	Medical Rate	City Contribution (\$)	City Contribution (%)	Employee Contribution (\$)
Employee	28	\$718.73	\$548.59	76.3%	\$170.14
+ Spouse	4	\$862.94	\$486.03	56.3%	\$376.91
+ Children	6	\$719.05	\$404.99	56.3%	\$314.06
+ Family	1	\$1,728.70	\$973.66	56.3%	\$755.04
Premium Contributions	28	\$355,430.40	\$248,498.88	69.9%	\$106,931.52

Total Employee Contribution (\$)	Total Monthly Employee Change From Current (\$)	Total Monthly Employee Change From Current (%)
\$170.14	\$0.00	0.0%
\$547.05	\$0.00	0.0%
\$484.20	\$0.00	0.0%
\$925.18	\$0.00	0.0%

All Plans	Full Time Employees	Total Medical Cost	City Contribution (\$)	City Contribution (%)	Employee Contribution (\$)
Total Contributions - All Plans	265	\$3,132,532.92	\$2,571,269.64	82.1%	\$561,263.28
\$ Change from Current		\$61,283.64	\$61,283.64		\$0.00
% Change from Current		2%	2%		0%

LANCASTER CITY COUNCIL

City Council Work Session

2.

Meeting Date: 07/20/2020

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

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

Submitted by: Sean Johnson, Managing Director of Quality of Life and Cultural Services

Agenda Caption:

Receive a presentation from Dunaway Associates providing an update to the 2006 Hike and Bike Trails Master Plan.

Background:

At the March 26, 2018 City Council Meeting, Council approved a resolution authorizing the award of a contract to Dunaway Associates to provide an update to the City of Lancaster's Hike and Bike Trails Master Plan. The current plan was adopted by City Council in 2006.

It is standard and recommended for Master Plans to be updated every ten (10) years at minimum and the adoption of the 2016 Comprehensive Plan necessitates that the Hike and Bike Trails Master Plan be updated to align.

The updated Hike and Bike Trails Master Plan identifies community goals and objectives while adding pertinent elements and key connections to destinations throughout the city to include neighborhoods, retail, schools parks, and open space and surrounding cities.

On August 25, 2018, the Trails Advisory Committee and City staff conducted a benchmark tour. The Trails Advisory Committee also met October 23 and December 11, 2018.

On January 29, 2019, over 70 Lancaster residents attended a Community Input meeting regarding the updating of the Trails Masterplan. Those in attendance received a presentation from Dunaway Consultants that detailed opportunities in Lancaster's various character zones.

On October 7, 2019, City Council received a progress update presentation of the Trails Master Plan.

On October 14, 2019, staff presented to City Council the Regional Veloweb Trail agreement authorizing a Memorandum of Understanding between the Cities of Lancaster, Cedar Hill, DeSoto, Duncanville, Dallas County, the North Central Texas Council of Governments, and the Regional Transportation Council for the Southern Dallas County Regional Veloweb Shared-Use Path Alignment Study.

Dunaway consultants will present the final draft of the updated Hike and Bike Trails Master Plan.

LANCASTER CITY COUNCIL

City Council Work Session

3.

Meeting Date: 07/20/2020

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

Goal(s): Healthy, Safe & Engaged Community

Submitted by: Carey Neal, Assistant to the City Manager

Agenda Caption:

Discuss the Black Lives Matter Proclamation condemning racism and honoring the lives of Ahmaud Arbery, Breonna Taylor, and George Floyd.

Background:

As prescribed in the City Council rules and procedures as amended August 2019, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Nina Morris requested that an item be included on City Council Special Work Session for the purpose of discussing the adoption of the Black Lives Matter Proclamation condemning racism and honoring the lives of Ahmaud Arbery, Breonna Taylor, and George Floyd.

On June 22, 2020, Councilmember Morris discussed the National League of Cities (NLC) equity inclusion initiative and Lancaster Resolution 2019-10-84 regarding social equity. Councilmember Morris read a personal letter of her own words to the City Council discussing her thoughts on the racial and social justice and the effects it has in the Lancaster community. She addressed her opinion to add the words "racial equity" to the current City social equity resolution.

During the strategic planning on June 26 through June 27, 2020, Councilmember Morris requested that the City Council discuss a resolution for Black Lives Matter based on the provided Black Lives Matter Proclamation she has provided for consideration.

Attachments

Black Lives Matter Proclamation

Draft Resolution

CITY OF LANCASTER
IN THE CITY COUNCIL

**PROCLAMATION CONDEMNING RACISM AND HONORING AHMAUD ARBERY, BREONNA TAYLOR, AND
GEORGE FLOYD**

WHEREAS, recent tragedies in Brunswick, Georgia, Louisville, Kentucky, and Minneapolis, Minnesota have again shone a light on systemic racism and the current and historically disparate treatment of African Americans and black people in our country; and

WHEREAS, we are outraged at the murders of Ahmaud Arbery, Breonna Taylor, and George Floyd, and the City of Lancaster condemns all forms of racism and police brutality, and supports and protects all its residents no matter their ethnicity, race, faith, sexual orientation, or gender; and

WHEREAS, we support and commit to the calling out hate and discrimination when we see it and help promote our core American value that no one should be targeted because of their identity; and

WHEREAS, violence, hate crimes, and police brutality create fearful and unstable communities; and

WHEREAS, as public servants we have an even greater responsibility to speak out against racism, discrimination, bias, and hatred because when the unacceptable becomes the norm in our society, human rights for all are threatened; and

WHEREAS, the City of Lancaster affirms and commits to protect the rights of all people, including the Black Lives Matter Movement, and justice allies and activists in our community who speak up and protest and demand justice for all; and

WHEREAS, hate will not be tolerated, and we will stand together to fight any form of bigotry, discrimination, or hate, in speech or action, against any group, from whatever the source;

NOW. THEREFORE, BE IT RESOLVED, that the City of Lancaster City Council and Mayor wholeheartedly condemn the actions and injustices that have again wrought division and crisis in our community and across the “United” States; and

THEREFORE, BE IT FURTHER RESOLVED, that the City of Lancaster recommits to working on ways in which we can engage our communities to address and uproot institutionalized racism and implicit bias and offer spaces for dialogue, trainings, and understanding; and

THEREFORE BE IT FURTHER RESOLVED AND REAFFIRMED, that the City Council of the City of Lancaster, Texas will maintain constant vigilance with regard to its own public safety policies and actions and do everything in its power to make certain that Lancaster is and will remain a welcoming city opposed to the acts of racism and bigotry.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, CONDEMNING RACISM AND HONORING AHMAUD ARBERY, BEONNA TAYLOR, AND GEORGE FLOYD.

WHEREAS, recent tragedies in Brunswick, Georgia, Louisville, Kentucky, and Minneapolis, Minnesota have again shone a light on systemic racism and the current and historically disparate treatment of African Americans and black people in our country; and

WHEREAS, we are outraged at the murders of Ahmaud Arbery, Breonna Taylor, and George Floyd, and the City of Lancaster condemns all forms of racism and police brutality, and supports and protects all its residents no matter their ethnicity, race, faith, sexual orientation, or gender; and

WHEREAS, we support and commit to the calling out hate and discrimination when we see it and help promote our core American value that no one should be targeted because of their identity; and

WHEREAS, violence, hate crimes, and police brutality create fearful and unstable communities; and

WHEREAS, as public servants we have an even greater responsibility to speak out against racism, discrimination, bias, and hatred because when the unacceptable becomes the norm in our society, human rights for all are threatened; and

WHEREAS, the City of Lancaster affirms and commits to protect the rights of all people, including the Black Lives Matter Movement, and justice allies and activists in our community who speak up and protest and demand justice for all; and

WHEREAS, hate will not be tolerated, and we will stand together to fight any form of bigotry, discrimination, or hate, in speech or action, against any group, from whatever the source;

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

SECTION 1. City Council and Mayor wholeheartedly condemn the actions and injustices that have again wrought division and crisis in our community and across the "United" States.

SECTION 2. The City of Lancaster recommits to working on ways in which we can engage our communities to address and uproot institutionalized racism and implicit bias and offer spaces for dialogue, training's, and understanding.

SECTION 3. That the City Council of the City of Lancaster, Texas will maintain constant vigilance with regard to its own public safety policies and actions and do everything in its power to make certain that Lancaster is and will remain a welcoming city opposed to the acts of racism and bigotry.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 27th, day of July, 2020.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

LANCASTER CITY COUNCIL

City Council Work Session

4.

Meeting Date: 07/20/2020

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

Goal(s): Quality Development

Submitted by: Carey Neal, Assistant to the City Manager

Agenda Caption:

Discuss amending the Lancaster Development Code (LDC) to address concrete pavement for residential front yards.

Background:

As prescribed in the City Council rules and procedures as amended August 2019, Section D. City Council Agenda Process, Subsection 1.b., Councilmember Carol Strain-Burk requested that an item be included on City Council Special Work Session for the purpose of discussing amending the Lancaster Development Code (LDC) to address concrete pavement for residential front yards.

On June 18, 2020, staff responded to the request of Councilmember Strain-Burk reporting new construction for paved residential front yard parking. Staff researched and provided a site plan of the residence and an excerpt from the Lancaster Land Development Code (LDC) Section 14.604 Residential Parking. The LDC does not prohibit or state any limitations regarding paving the front yard of a residential property.

On June 24, 2020, staff responded to a request of Councilmember Strain-Burk inquiring if the LDC allows a residential circular driveway. Section 14.604 of the LDC, "No required off-street parking space shall be located in the required front yard in any residential or agricultural district"; however, the LDC does not prohibit residential concrete paving on front yards.

Staff proposes adding a provision under Section 14.604 of the LDC prohibiting parking a motor vehicle in the area from the property line to the front facade of the residence, except in a driveway. The provision could read as follows: *No required off-street parking shall be located in the required front yard, including from the property line to the front facade in any single family residential districts.*

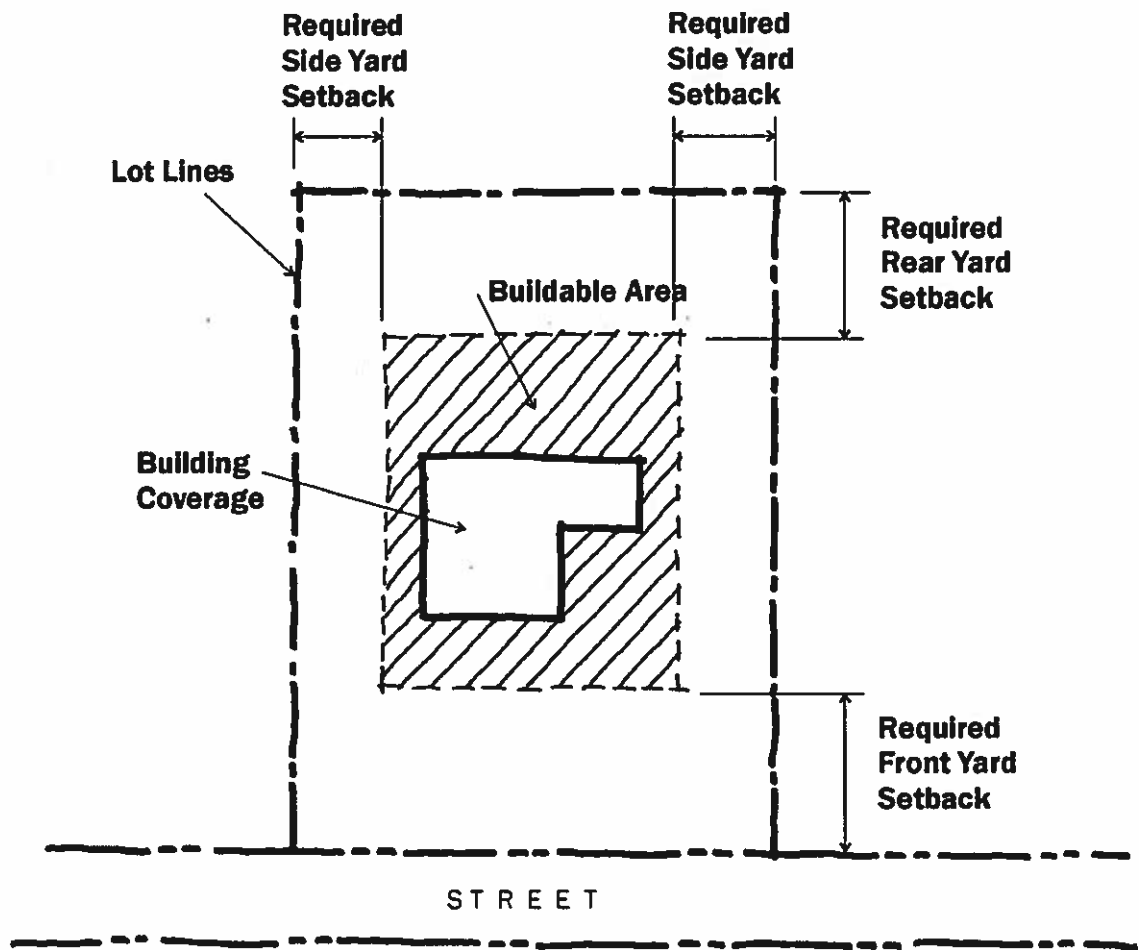
Attachments

Sec. 14.604

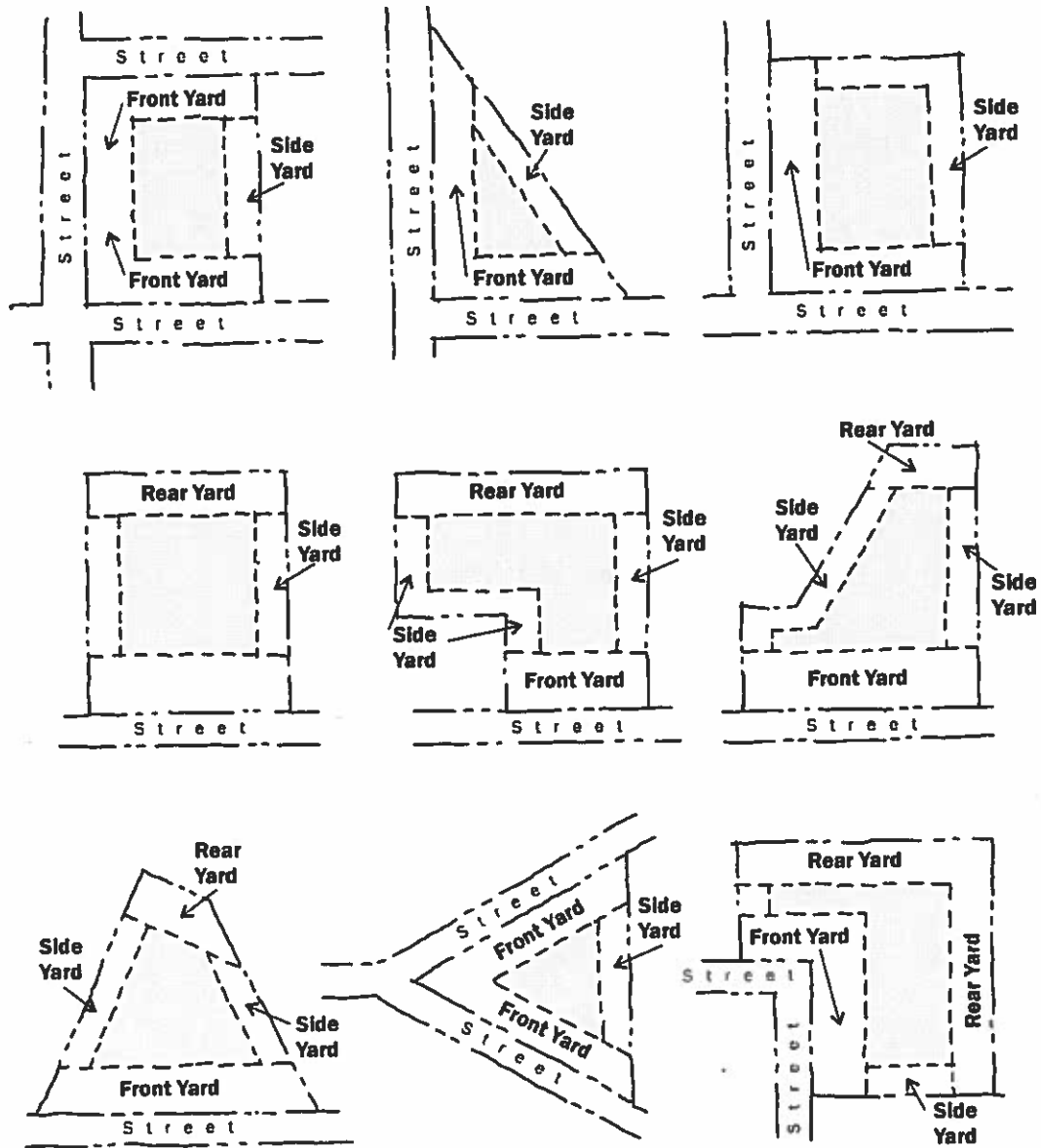
Sec. 14.604 Residential Parking

(a) Lots Less than Five Acres.

- (1) Location. All required residential parking shall be located onsite.
- (2) Parking in Front Yards of Residential and Agriculture. No required off-street parking space shall be located in the required front yard in any residential or agricultural district.
- (3) Storage of Vehicles. On lots less than five (5) acres. trailers, motor homes, trucks (greater than 1.5-ton capacity), camper cabins, motorcycles, boats, farm machinery, inoperable motor vehicles, or similar equipment, shall not be parked or stored on any residentially or agriculturally zoned lot or on the adjacent street except when in conformance with the following provisions:
 - A. Such equipment shall be located beside or behind the primary structure and back from the nearest corner of the front facade of the house a minimum of 20 feet, and
 - B. Be wholly contained in an enclosed garage or carport; or be screened with a minimum 7-foot solid fence or landscaping, from view of public rights-of-way and adjoining properties, and
 - C. If located on a lot which is less than 2 acres, it shall be parked on an approved surface of concrete, asphalt or stabilized gravel.



BUILDING SETBACKS AND YARDS



 Buildable Area

YARD LOCATION ON DIFFERENT SHAPED LOTS

LANCASTER CITY COUNCIL

City Council Work Session

5.

Meeting Date: 07/20/2020

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

Goal(s): Healthy, Safe & Engaged Community

Submitted by: Carey Neal, Assistant to the City Manager

Agenda Caption:

Receive a presentation of the Lancaster Emergency Assistance Program providing relief to residents impacted by COVID-19.

Background:

On May 11, 2020, the State of Texas announced the distribution of Coronavirus Relief Funds (CRF), created within the Coronavirus Aid, Relief, and Economic Security (CARES) Act, to provide financial resources to state and local governments. The State of Texas received a direct allocation of approximately \$11.24 billion from the United States Department of Treasury for coronavirus related expenses. Consistent with CARES Act, forty-five percent (45%) of the total \$11.24 billion state allocation, approximately \$5.06 billion, was made available to local governments. Of that \$5.6 billion, \$3.2 billion was directly issued to six (6) cities and twelve (12) counties in Texas with a population greater than 500,000. The cities with a population of less than 500,000 population within the twelve (12) counties exceeding 500,000 population were encouraged to work with the county to receive funding for their city; the cities are not eligible to request funding from the state.

On May 19, 2020, Dallas County Commissioners Court unanimously approved a court order to allocate CARES Act funds to eligible cities within Dallas County in reference to the Governor's allocation guidance. For the City of Lancaster, the total population number of 38,400 was utilized to determine the city's two allocated amounts for direct payment and maximum reimbursement amount. Dallas County will issue funds in two forms, the first being a 20% initial direct payment the second form being the remaining 80% eligible to cities by reimbursement request. Funds will be disbursed from Dallas County CARES Funds to Dallas County Cities based on the funding formula of \$55 per capita for each city. The estimated upfront cost Dallas County will be issuing to Dallas County Cities is \$14,507,581; of that amount, the City of Lancaster will receive the direct funding amount of \$422,400. The estimated total amount of Dallas County Funds that will be available for Dallas County Cities reimbursement is \$72,537,905; of that amount, the City of Lancaster is eligible to request reimbursement up to an amount of \$1,689,600.

During the strategic planning session, on June 27, 2020, City Council received a presentation regarding recommendations for emergency assistance programs formed by the City to provide relief to residents impacted by COVID-19. Council will receive a finalized proposal for emergency assistance programs for emergency COVID-19 relief for residents. The assistance programs consist of 1). Emergency Housing Assistance Program, 2). Childcare Emergency Assistance Program, 3). Emergency Utility and Internet Assistance Program, and the 4). Small Business Grant Program.

LANCASTER CITY COUNCIL

City Council Work Session

6.

Meeting Date: 07/20/2020

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

Goal(s):

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

Submitted by: Kim Hall, Director of Finance

Agenda Caption:

Receive a presentation and discuss the Quarterly Financial Report for the third quarter of FY 2019/2020 for the period ending June 30, 2020.

Background:

The broad purpose of the City's Financial and Investment policy statements is to enable the City to achieve and maintain a long-term stable and positive financial position and provide guidelines for the day-to-day planning and operations of the City's financial affairs. The following information is representative of the third quarter of fiscal year 2019/2020; April 1, 2020 through June 30, 2020.

LANCASTER CITY COUNCIL

City Council Work Session

7.

Meeting Date: 07/20/2020

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

Goal(s): Financially Sound City Government

Submitted by: Carey Neal, Assistant to the City Manager

Agenda Caption:

Discuss and receive an update on the third quarter of Fiscal Year (FY) 2019/2020 for the operations and management of Countryview Golf Course.

Background:

On November 1, 2017, the City entered into a short-term management agreement (November 1, 2017, through December 31, 2017) with Touchstone Golf, LLC to oversee the operations at the Country View Golf Course. During this time, Touchstone evaluated operations, the facility, and other items based upon their industry experience to determine next steps.

On January 8, 2018, City Council received a presentation on findings of operations. Staff recommended the City extend the term of the Touchstone Golf, LLC agreement to provide a more comprehensive plan following a full season of golf.

On January 29, 2018, the City Council approved the extended management agreement with Touchstone Golf, LLC and directed staff to provide an update on golf course operations quarterly.

On January 13, 2020, the City Council approved a 3-year management agreement extension with Touchstone Golf, LLC from January 2020 through January 2023.

This is the requested quarterly update for the third quarter of FY 2019/2020 for the period of April 1, 2020, through June 30, 2020.

Attachments

Country View Third Quarter Update

Country View Golf Club

Third Quarter Update

April 1, 2020 – June 30, 2020

Summary

Country View Golf Club has growth in golfers this quarter despite the pandemic. According to the leading online golf review site, GolfAdvisor.com, the golf course has received a 4.1 Star rating and a 90.9% recommendation rate in the last 6 months. The site also listed Country View as #8 of the top 25 Most Improved golf courses for 2019.

COVID-19 Impact

- The golf course was closed 16 of 91 days during the 3rd quarter as per State and Dallas County orders
- Golf tournaments and private events have been cancelled or postponed until the pandemic restrictions change.
- Restaurant restrictions and social distancing practices remain in effect through the clubhouse.
- The single rider golf cart restriction remained in effect until the June 3rd order allowed golfers to share a golf cart.

The Golf Course

- Although receiving less rainfall than last year, heavy rains did cause the golf course to close 3 days due to flooding in the 3rd quarter, the same number of weather closures in the 3rd quarter of 2019.
- From the flooding rains, the golf course is heading into the summer with full ponds and healthy greens.
- The minimal staffing levels remain in effect during the COVID-19 precautions.

Golf Operations

- Although having 16 fewer days, rounds of golf recorded were 6,100 this year compared to 5,119 last year. An increase of 981 rounds driven by email specials and online promotions.
- Green Fee & Cart Fee revenues for the quarter ended at \$113,208 compared to \$105,098 in 2019. An increase of \$8,110.
- Driving Range and practice areas were allowed to reopen May 23rd with social distancing restrictions
- There is no change in the total number of members. Country View Golf Club has 71 members.

Food & Beverage

- Food service sales for the quarter are \$21,457 compared to \$38,960 in 2019. A reduction of \$17,503 resulting from the loss of private events and tournaments.

Staffing

- General Manager Scott Arnold will be relocating with Touchstone Golf to The Battleground Golf Club near Houston. He will remain a remote manager overseeing the Interim General Manager, Jonathan Nash and finances for the next 3-6 months.
- Jonathan Nash will be the Interim General Manager until the search and hiring process is complete. Jonathan is currently the Assistant General Manager and Food & Beverage Manager.

LANCASTER CITY COUNCIL

City Council Work Session

8.

Meeting Date: 07/20/2020

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

Goal(s):

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

Submitted by: Opal Mauldin-Jones, City Manager

Agenda Caption:

Discuss the report of City Council's Five-Year Goals and Strategies established during the annual City Council Strategic Planning Session June 14 and June 15, 2019, for the third quarter of Fiscal Year 2019/2020.

Background:

City Council conducted an annual Strategic Planning Session June 14 and June 15, 2019. This report represents activity for the third quarter of Fiscal Year 2019/2020 (April 1, 2020, through June 30, 2020). This is a review of the implementation and progress on strategies and initiatives outlined in the 2019/2020 strategic plan and how said strategies connect to continued progress toward the realization of the Vision.

Attachments

3rd Quarterly Report

Fiscal Year 2019-2020 Third Quarter Update April 1, 2020 – June 30, 2020

Financially Sound Government

The City has a long-range financial plan and prudent fiscal policies and processes. Appropriate reserve levels and a competitive tax rate ensures the needs of the community and responsibly manages its debt.

Purpose and Vision

1. Prudent fiscal policies and processes:

The City has received the GFOA Certificate of Achievement for Excellence in Finance for the fourth consecutive year. The City is also the recipient of all five transparency stars from the Texas Comptroller's Office for Traditional Finances, Contracts & Procurement, Economic Development, Public Pensions, and Debt Obligations. Recently the city has been going During refunding the 2010 bonds, staff met with the rating agencies and our ratings have been affirmed as "Aa3" from Moody's and AA- from Standard and Poors.

January 27, 2020, Council authorized the issuance of City of Lancaster, Texas, General Obligation Refunding Bonds, Series 2020 in an approximate amount of \$25,080,000 for refunding a portion of the City's outstanding debt. This resulted in a savings of \$5,715,639.40.

Planning and Oversight

2. Maintain appropriate reserve levels:

During the September 9, 2019 City council meeting, council adopted resolutions to update the financial, debt and investment policies. City policy stipulates a reserve fund balance minimum of 12%, a target of 18% and a maximum of 25%. Year-to-date the reserve fund balance is 17%.

Purpose and Vision

3. Competitive tax rate:

For fiscal year 2019/2020, the tax rate was reduced from the prior year of \$0.8675 to \$0.840925 to be in line with the rules and restrictions of SB2. With the reduction of the tax rate, Council also established a street maintenance fund. The street maintenance fund is \$0.25, operations and maintenance rate is \$0.547757 and the interest and sinking rate is \$0.245725.

Healthy, Safe, & Engaged Community

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

Priority Action Items

1. Ensure update of Parks Recreation and Open Space Master Plan:

During the 3rd Quarter of 2020, staff along with Dunaway consultants completed updates to the Parks, Recreation and Open Space Master Plan. The Planning and Zoning Commission recommended approval at their June meeting. On June 22, 2020 City Council received a

presentation inclusive of their comments and recommendations throughout the past several months. City Council unanimously approved and adopted the 2020 Parks, Recreation and Open Space Masterplan.

Planning and Oversight

2. Continue the Business Retention and Expansion Program (BREP):
The BREP program officially engages six businesses annually. In an effort to keep the BREP visits a priority of businesses, staff is scheduling the visits within 30 days from initial contact with the business. During the first quarter of FY2020, BREP visits were conducted with Super Walmart, Neighborhood Walmart, and Oncor. During the second quarter, BREP visits were conducted with Consolidated Mail Outpatient Pharmacy (CMOP), and Crescent Medical Center. COVID-19 has impacted our ability to conduct in-person BREP visits for this quarter. However staff has been in constant communication with our businesses regarding various opportunities provided via the federal and state government as well as assistance with grant information.

Purpose and Vision

3. Senior Cares Initiative:
At the October 14, 2019 Council meeting, Council approved a resolution authorizing the submission of an application for the American Association of Retired Persons (AARP) Age-Friendly Livable Communities Program, and supporting the initiatives and opportunities of said program. On December 21, 2019, Council received the AARP distinction as an Age Friendly Community. Staff has also submitted a grant application to AARP for programming and services to further support of Age-Friendly community designation.

Code Compliance

Illegal Dumping Cases by the Code Compliance Team

20-01940	405 HANA Ln.	04/08/2020	20-02292	2715 GANT Dr.	04/27/2020
20-01941	1140 BECKY Ln.	04/08/2020	20-02305	100 E TELEPHONE Ave.	04/28/2020
20-01942	1145 ALICIA Ln.	04/08/2020	20-02306	1001 OLD RED OAK Rd.	04/28/2020
20-01943	3401 N DALLAS Ave.	04/08/2020	20-02307	2409 W REINDEER Rd.	04/28/2020
20-01944	1001 OLD RED OAK Rd.	04/08/2020	20-02308	2800 BEAR CREEK Rd.	04/28/2020
20-01945	3140 SHERWOOD Ave.	04/08/2020	20-02332	3030 N DALLAS Ave.	04/29/2020
20-01952	2500 PARKERVILLE Rd.	04/08/2020	20-02333	2300 SUNNY MEADOW Dr.	04/29/2020
20-02004	100 N HENRY St.	04/14/2020	20-02362	1301 N LANCASTER HUTCHINS	04/30/2020
20-02005	1102 CONLIN Dr.	04/14/2020	20-02389	2855 N DALLAS Ave.	04/30/2020
20-02094	202 W PLEASANT RUN Rd.	04/16/2020	20-02390	2925 N DALLAS Ave.	04/30/2020
20-02097	1510 W MAIN St.	04/16/2020	20-02391	1510 W MAIN St.	04/30/2020
20-02098	301 W PARK PLACE Dr.	04/16/2020	20-02457	2409 W REINDEER Rd.	05/04/2020
20-02133	405 HANA Ln.	04/17/2020	20-02458	1801 W REINDEER Rd.	05/04/2020
20-02134	600 JEFFERSON St.	04/17/2020	20-02459	820 TAYLOR St.	05/04/2020
20-02135	500 JEFFERSON St.	04/17/2020	20-02460	1315 CHAPMAN Dr.	05/04/2020
20-02186	1719 W MAIN St.	04/21/2020	20-02470	966 N BLUEGROVE RD	05/05/2020
20-02231	600 S BLUEGROVE Rd.	04/23/2020	20-02471	2300 W MAIN St.	05/05/2020
20-02232	180 S BLUEGROVE Rd.	04/23/2020	20-02528	910 E BELT LINE Rd.	05/06/2020
20-02233	943 DONLEE Rd.	04/23/2020	20-02529	703 S BLUEGROVE Rd.	05/06/2020
20-02290	1003 APRIL SHOWERS Ln.	04/27/2020	20-02530	211 N HENRY St.	05/06/2020

20-02557	1002 S PEPPERIDGE Dr.	05/07/2020
20-02558	2301 W MAIN St.	05/07/2020
20-02559	1840 W REINDEER Rd.	05/07/2020
20-02616	235 REA Ave.	05/08/2020
20-02617	1301 N LANCASTER HUTCHINS	05/08/2020
20-02666	600 S BLUEGROVE Rd.	05/11/2020
20-02724	2800 W BELT LINE Rd.	05/11/2020
20-02725	500 S BLUEGROVE Rd.	05/11/2020
20-02727	2500 S DALLAS Ave.	05/11/2020
20-02728	2409 W REINDEER Rd.	05/11/2020
20-02729	500 OLD RED OAK Rd.	05/11/2020
20-02805	1301 N LANCASTER HUTCHINS	05/13/2020
20-02806	1420 N LANCASTER HUTCHINS	05/13/2020
20-02819	201 OAK St.	05/13/2020
20-02890	1500 JEFFERSON St.	05/14/2020
20-02974	3011 HENRY Rd.	05/20/2020
20-02975	114 N STATE St.	05/20/2020
20-02976	211 N HENRY St.	05/20/2020
20-02978	2531 W PLEASANT RUN # 9-104	05/20/2020
20-02979	727 S BLUEGROVE Rd.	05/20/2020
20-02980	1400 CORNELL Rd.	05/20/2020
20-02981	1900 N LANCASTER HUTCHINS	05/20/2020
20-03106	1313 W MAIN St.	05/22/2020
20-03107	820 TAYLOR St.	05/22/2020
20-03108	1801 W REINDEER Rd.	05/22/2020
20-03109	341 CHESHIRE Rd.	05/22/2020
20-03110	1205 W REINDEER Rd.	05/22/2020
20-03176	200 E WINTERGREEN Rd.	05/26/2020
20-03177	3500 N DALLAS Ave.	05/26/2020
20-03178	100 E WINTERGREEN Rd.	05/26/2020
20-03183	1900 W MAIN St.	05/26/2020
20-03186	1600 W MAIN St.	05/26/2020
20-03197	201 CHESHIRE Rd.	05/27/2020
20-03198	405 HANA Ln.	05/27/2020
20-03237	902 WOODCREST Dr.	05/29/2020
20-03251	201 S LANCASTER HUTCHINS	05/29/2020
20-03252	301 PECAN St.	05/29/2020
20-03253	501 S LANCASTER HUTCHINS	05/29/2020

20-03254	2751 S HOUSTON SCHOOL Rd.	05/29/2020
20-03255	211 N HENRY St.	05/29/2020
20-03256	2300 W PLEASANT RUN Rd.	05/29/2020
20-03270	1607 DEWBERRY Blvd.	05/28/2020
20-03318	1510 W MAIN St.	06/02/2020
20-03319	1400 BEAR CREEK Rd.	06/02/2020
20-03320	412 OLD RED OAK Rd.	06/02/2020
20-03321	600 JEFFERSON St.	06/02/2020
20-03398	341 TELEPHONE Rd.	06/03/2020
20-03400	2700 PARKERVILLE Rd.	06/03/2020
20-03401	3130 PARKERVILLE Rd. # 38	06/03/2020
20-03402	2401 BEAR CREEK Rd.	06/03/2020
20-03404	1331 N HOUSTON SCHOOL Rd.	06/03/2020
20-03445	211 N HENRY St.	06/05/2020
20-03518	486 SPRINGTREE Cir.	06/09/2020
20-03567	2401 S DALLAS Ave.	06/12/2020
20-03568	412 OLD RED OAK Rd.	06/12/2020
20-03612	411 CHESHIRE Rd.	06/15/2020
20-03613	1126 BAYPORT Dr.	06/15/2020
20-03614	2010 S HOUSTON SCHOOL Rd.	06/15/2020
20-03615	215 N HOUSTON SCHOOL Rd.	06/15/2020
20-03616	300 N HOUSTON SCHOOL Rd.	06/15/2020
20-03618	702 PLEASANT RUN Rd.	06/16/2020
20-03670	500 OLD RED OAK Rd.	06/17/2020
20-03671	1601 W WINTERGREEN Rd.	06/17/2020
20-03908	3861 N DALLAS Ave.	06/25/2020
20-03910	966 N BLUEGROVE RD	06/25/2020
20-03911	412 OLD RED OAK Rd.	06/25/2020
20-03938	1220 OAKBROOK St.	06/25/2020
20-03982	2925 N DALLAS Ave.	06/29/2020
20-03983	1126 BAYPORT Dr.	06/29/2020
20-03984	1401 ENCHANTED Ln.	06/29/2020
20-03985	2217 S HOUSTON SCHOOL Rd.	06/29/2020
20-03986	1003 APRIL SHOWERS Ln.	06/29/2020
20-04024	1002 S PEPPERIDGE Dr.	06/29/2020
20-04025	902 WOODCREST Dr.	06/29/2020
20-04049	203 W PLEASANT RUN Rd.	06/30/2020

Commercial Code Compliance Cases

Business/Owner	Address	Violation	Action Taken	Status
WHEATLEY LEON & BEULAH B REVOCABLE LIVING TRUST REVOCABLE LIVING TRUST	2611 SHERWOOD Ave	High grass and weeds - Commercial	NOTICE SENT 5-11-20	CUT BY OWNER 5-29-20
WHEATLEY LEON & BEULAH	2615 SHERWOOD Av	High grass and weeds - Commercial	NOTICE SENT 5-11-20	CUT BY OWNER 5-29-20
RIVERA FELICIANO & MARTINEZ CLAUDIA BERENICE	1434 IDLEWILD Ln.	High grass and weeds - Commercial	NOTICE SENT 5-1-20	ABATED OWNER 5-28-20
RIVERA FELICIANO	1440 IDLEWILD	High grass and weeds - Commercial	NOTICE SENT 5-1-20	ABATED OWNER 5-28-20
ROBERTS JAMES TRAVIS III	607 E MAIN St	High grass and weeds - Commercial	NOTICE SENT 5-1-20	ABATED OWNER 5-7-20
CARBAJAL LILIANA & CASTELAN STEVE	1620 ENCHANTED Ln.	PHILIP APOLLOS	2604 SHERWOOD AV	High grass and weeds - Commercial
LANCASTER CITY OF	1011 E BELT LINE Rd	High grass and weeds - Commercial	ABATED CITY CREW 5-12-20	ABATED OWNER 5-28-20
AUTOZONE INC DEPT 4040 DEPT 4040	1101 W PLEASANT RUN Rd.	High grass and weeds - Commercial	NOTICE SENT 5-8-20	ABATED OWNER 5-28-20
RILEY A D	2800 AMES Rd.	High grass and weeds - Commercial	NOTICE SENT 5-11-20	ABATED OWNER 5-28-20
CONVENANT HOMES CONSTRUCTION AND RENOVATION LLC	2105 W PLEASANT RUN Rd	High grass and weeds - Commercial	NOTICE SENT 5-11-20	ABATED CITY CREW 5-27-20
SANCHEZVELEZ MARIA E	2508 SHERWOOD Av	High grass and weeds - Commercial	NOTICE SENT 5-11-20	ABATED CITY CREW 5-27-20
TEXAS STATE OF	2540 SHERWOOD	High grass and weeds - Commercial	ABATED CITY CREW	ABATED CITY CREW 5-27-20
ALG TRANSPORT	2534 BALOMEDE Ave.	High grass and weeds - Commercial	ABATED CITY CREW 5-19-20	CITY ABATEMENT
ZAKIR SAKINA	2538 BALOMEDE Ave.	High grass weeds	ABATED CITY CREW 5-19-20	CITY ABATEMENT
BILL JETER, INC	3017 W WINTERG	High grass weeds	NOTICE SENT 4-30-20	ABATED OWNER 5-10-20
R3M INC	3139 SHERWOOD Ave	High grass and weeds - Commercial	NOTICE SENT 4-30-20	ABATED OWNER 5-1-20
CACTUS CHOYA LLC	3629 WATERS St.	High grass and weeds - Commercial	NOTICE SENT 5-1-20	ABATED OWNER 5-10-20
1622 MARKET CENTER LLC	3334 N I-35E Suite # 100	High grass and weeds - Commercial	NOTICE SENT 4-3-20	ABATED OWNER 4-17-20
1622 MARKET CENTER LLC	3334 N I-35E Suite # 200	High grass and weeds - Commercial	NOTICE SENT 4-3-20	ABATED OWNER 4-17-20
LANCASTER CITY OF	1460 PARK CIRCLE Dr	High grass and weeds - Commercial	ABATED CITY CREW 4-17-20	ABATED CITY CREW 5-19-20
MCNUTT LELIA	2522 BALOMEDE Ave	High grass and weeds - Commercial	NOTICE SENT 4-30-20	ABATED CITY CREW 5-19-20
ALG TRANSPORT	2530 BALOMEDE Ave	High grass and weeds - Commercial	NOTICE SENT 4-30-20	ABATED CITY CREW 5-19-20
MARTIN RHONDA	3135 DANIELDALE Rd.	High grass and weeds - Commercial	NOTICE SENT 4-17-20	ABATED OWNER 5-19-20
MIRAGE INVESTMENTS LTD	2632 N I-35E	High grass and weeds - Commercial	NOTICE SENT 4-15-20	ABATED OWNER 4-17-20
MIRAGE INVESTMENTS LTD	2636 N I-35E	High grass and weeds - Commercial	NOTICE SENT 4-15-20	ABATED OWNER 4-17-20
MIRAGE INVESTMENTS LTD	2640 N I-35E	High grass and weeds - Commercial	NOTICE SENT 4-15-20	ABATED OWNER 4-28-20
MIRAGE INVESTMENTS LTD	2644 N I-35E	High grass and weeds - Commercial	NOTICE SENT 4-15-20	ABATED OWNER 4-28-20
BLACK LABEL PROPERTIES LLC	3302 BALOMEDE Ave	High grass and weeds - Commercial	NOTICE SENT 4-4-20	ABATED OWNER 4-12-20
REINA MEDITERRANEAN AND AMERICAN CUISINE	2625 N DALLAS Ave. Suite #	High grass and weeds - Commercial	NOTICE SENT 4-15-20	ABATED OWNER 4-28-20

LUTHER S A ESTATE OF % JERRY DAN LUTHER	3000 BALOMEDE Ave	High grass and weeds - Commercial	NOTICE SENT 4-4-20	ABATED CITY CREW 4-24-20
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Animal Shelter Update

Staff continues to work with various rescue groups throughout the region in an effort to increase rescue rates. In addition to Petfinder, staff has been posting photos of animals at the shelter on the City's Facebook page to attract more local adopters. Due to the COVID-19 pandemic, low cost veterinary events have been suspended until further notice.

The Lancaster Animal Shelter has recorded a total of 67 rescues, 8 adoptions, 17 redeemed, and 7 euthanasia for the period of April 1, 2020 to June 30, 2020.

Police Department Update

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

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

In June, 2020 a "Duty to Intervene" policy was added in response to the 8 can't wait campaign, a nationwide project designed to bring immediate change to police departments through harm reduction use of force policies. The organization outlines eight policy items they believe would decrease police violence if implemented by law enforcement agencies. The City of Lancaster has all 8 policies in place. All were a part of our policies prior to this campaign with the exception of the "Duty to Intervene"

COVID-19 drastically skewed the numbers for this quarter. Overall, there were less dispatched calls, but more close patrols of neighborhoods by officers during the Stay Home Stay Safe period.

OFFENSES			
	3Q 2019	3Q 2020	UP/DOWN
Assault	93	108	15
Burglary Building	12	11	-1
Burglary Habitation	20	21	1
Burglary Vehicle	47	35	-12
Criminal Mischief	58	67	9
Drug Crimes	49	0	-49
DWI	17	15	-2
Financial Crimes	22	20	-2
Information Report	372	307	-65
Mental Evaluations	38	34	-4
Murder	0	0	0
Robbery	15	13	-2
Runaways	20	26	6

Sex Assault	6	5	-1
Theft	157	150	-7
UUMV	30	28	-2

ARREST			
	3Q 2019	3Q 2020	UP/DOWN
Arrest	483	114	-369

CALLS FOR SERVICE			
	3Q 2019	3Q 2020	UP/DOWN
Total Calls	20517	22086	1569
Close Patrols	6700	16558	9858
House Check Request	19	3	-16
House Check Calls	57	7	-50

PATROL			
	3Q 2019	3Q 2020	UP/DOWN
Traffic Stops	5646	444	-5202
Field Contacts	182	76	-106

WARRANTS			
	3Q 2019	3Q 2020	UP/DOWN
New Felony	52	41	-11
New Misdemeanor	46	69	23
New Warrants Total	98	110	12
Warrants Served	31	30	-1

ACCIDENTS			
	3Q 2019	3Q 2020	UP/DOWN
Total Accidents	204	142	-62

Fire Department Update

The Fire Department's primary focus, this quarter, has been directed towards the COVID-19 pandemic. The department has taken many proactive measures in attempt to prevent or slow the spread of COVID-19, not only within the department but within the community. Although we have been forced to limit our community involvement, we have concentrated on sharing our knowledge of ways to reduce the spread while protecting the community. We have been able to accomplish these goals while responding to calls for service. The department has received the remounted ambulance and it will be placed into service the first week of July at Fire Station 1.

The community has been especially charitable this quarter to the Fire Department. We've received beverage donations from Zevia and Oxygenated Natural Recovery. We've received a second donation of stuffed animals from the Northside Church of Christ (which we handed out to children who attended the peaceful

protest in June) and Crescent Medical Center continues to feed our firefighters with delicious lunches from local restaurants each quarter.

Municipal Court Update

The third quarter of FY 2019/2020 the Municipal Court collected revenues of \$268,389.00. This is a decrease of \$107,090.00 or 28.52% from the same period last year of \$375,479.00. Warrants issued for the third quarter were 2,125 and 505 were served/recalled during the same period. The number of cases filed totaled 366. 1,585 trials/hearings held, and 1,285 dispositions for the third quarter of FY 2019/2020.

Quality of Life and Cultural Services Update

Recreation Division Update

Aquatics and Athletics

Our aquatic/athletic staff contributed to a deep cleaning of our entire facility. All pool reservations and water aerobics during this quarter were refunded. The pool was drained, acid wash, refilled and balanced to ensure a fresh reopen. The pool was also upgraded with all new lights, chairs and flags. The aquatic center, locker rooms and railings were updated with a fresh coat of paint. Aquatic staff inventoried all equipment and supplies as well as reorganized rooms to be more appealing. Aquatic Staff also assisted with Senior Life Center Meal Delivery.

Athletics

The gym was sanitized, polished and upgraded with new bumpers and deep cleaned of all noticeable imperfections. The soccer goals were upgraded with a coat of paint as well as new nets.

Staff converted into online virtual programs targeting youth, adults, and seniors. Community pass was utilized as a pathway to focus patrons to reserve a spot for utilizing the fitness atrium or walking track. This quarter, the recreation center accumulated 420 membership scans.

Staff created a remobilization plan to reopen the recreation center in compliance with state and local orders. The plan consisted of a phased approach to ensure safety for patrons and staff. Assessments of the center's capacity as well as a cleaning schedule were evaluated to ensure all individuals were safe. Social distancing signs, flyers, temperature checks, mandatory gloves and masks were implemented to safeguard all individuals.

Facility Reservations and Special Events

Due to COVID-19, the facility is closed for rentals; however, the Police Memorial for Sgt. Craig Shaw was held in the gymnasium on June 20th.

S.T.A.R. Afterschool Program

April

The S.T.A.R. After School Program created several Do it Yourself "DIY" health and wellness and arts and crafts videos for the City's social media platforms. Weekly, the staff finalized 12 videos posted every Tuesday, Thursday, and Friday. The recreation leaders finalized the (1) "DIY Easter Bunnies" (2) "Milk Magic Art", (3) "Origami Jumping Frogs", (5) "Balloon Fun", (6) "Geometry Watercolor Paintings" (7) "Dry Erase 3D Magic", (8) "DIY Foam Dough", (9) "DIY Lava Lamp", and (10) "Paper Bag Wreath" videos. For Easter, Recreation Leaders developed the "DIY Easter Bunny" project. Recreation Leaders and Youth Program Leaders also completed 169 wellness checks to currently registered S.T.A.R. Program participants.

May

The S.T.A.R. After School Program completed 176 wellness check to currently registered program participants. The Recreation Leaders created multiple STEAM projects which included: (1) "DIY Catapult", (2) "DIY Marble Heart", (3) "DIY Stress Ball", (4) "DIY Boat", and (5) "DIY Crayon Art."

June

The Recreation Supervisors and Leaders developed the Virtual Summer Camp program that began on June 15, 2020 targeting ages 5-13. The staff developed daily programming which included the following program areas: (1) Daily Exercise, (2) Life Skills, (3) Creative Activities, and (4) 3:00 p.m. Extended Learning. The program videos reached over 634 Facebook users and generated 233 Facebook views. The "American Sign Language Alphabet" video ranked as the top recent videos for the City's YouTube Channel. Additional virtual summer camp videos included the (1) "DIY Bounce Ball", (2) "Sign Language-Family", (3) "STEM- Jellybean Structure", (4) "Spanish Part 1", and, (5) "State Facts Part 1. The S.T.A.R. Program staff also completed 160 wellness checks to currently registered program participants.

Youth and Adult Fitness

The Recreation staff developed new virtual programs for the Summer season. The Youth and Adult Fitness virtual programs were scheduled every Wednesday. They directed several fitness videos which targeted youth, adults, and seniors. The staff-lead videos included the (1) (1) "How are you starting your work week" (2) "The living room is all you need!", (3) "Need a quick effective workout?", and (4) "Grab the Kiddos". The Wellbeats virtual fitness program generated 666 user logins and 519 video views. The Wellbeats sneak snippet videos reached 276 Facebook use

Senior Life Center

This quarter, the Senior Life Center the COVID-19 congregate meal program served approximately 80 registered participants per day. Senior participants received daily hot meals between the hours of 10:00 a.m. and 2:00 p.m.

The Senior Life Center partners also provided the "Love in the Stable" virtual line dancing course via YouTube on May 14, 2020. The video received over 300 YouTube views. Senior participants also participated in virtual quilting, knitting, and card making activities during the quarter.

Senior Life Center delivered approximately 4,800 meals to registered participants. In an effort to keep participants abreast of current changes, the Senior Life Center provided information updates during wellness checks. The department completed approximately 2,760 wellness checks this quarter.

The Senior Life Center distributes at home fitness exercise monthly handouts to participants during meal delivery. In home exercises allow participants to build their strength, balance and flexibility from the comfort of their own home. This quarter, the team distributed the "Easy Chair Exercises" handouts.

On Saturday, June 27, the City of Lancaster hosted a free testing event at the Senior Life Center. 62 Lancaster seniors registered for the free COVID-19 testing held at the senior life center on June 27, 2020.

Parks Division

This quarter the Parks Division continued working on One Time projects identified for FY 2019/2020. Projects initiated and completed include:

- Meadow Creek Park: Basketball Court Surfacing and new Basketball Goals (June 5, 2020)
- City Park: One new outdoor restroom (June 26, 2020)
- City Park: Eighteen New Picnic Tables (May 2020)
- Kid Square Park: One new outdoor restroom (June 29, 2020)
- Park name signage for Kidsquare Park (May 2020)
- Bear Creek Educational Signage (4th Quarter)
- Community Park Outdoor Exercise Equipment addition (4th Quarter)
- Kid Square Park Playground Shade Structure (4th Quarter)
- Verona Park Signage and Sand Volleyball (March 2020)

Park staff completed numerous park projects in the 3rd quarter to update various amenities to include painting of outdoor pavilions, interior of restrooms, benches, table and replacement of trash receptacles.

Library Services Division Update

April 2020

COVID-19 continued to keep the Library closed for the month of April, but staff provided drive-thru services 9:00am – 5:00pm, Monday – Saturday. The Youth Services Librarian utilized the City's social media pages to post weekly Toddler Story Time on Tuesdays and Family Story Time on Wednesdays. The Library posted reader advisory, reading activities, instructional videos and more to keep patrons busy while staying home safe.

May 2020

The Library continued to stay closed through May providing drive-thru services 9:00am – 5:00pm, Monday – Saturday and virtual services through the City's social media pages. The Library opened to the public on Tuesday, May 26th 10:00 a.m. – 4:00 p.m. offering circulation services only. Virtual Summer Reading Club registration also began Tuesday, May 26th. Patrons of all ages could begin signing up at LVML.READSquared.com to participate and win prizes in this year's virtual summer reading program.

June 2020

Although the Library was operating at limited capacity, there were many online services available for patrons of all ages! This year's Collaborative Library Summer Program was "Imagine Your Story" which featured folklore, mythology, and fairytales from many different cultures. Adults were able to attend virtual programs each Monday that included fun DIY activities, helpful job resource classes, and more! Kids had a virtual program every Wednesday and Saturday that taught them about animals, civilizations, science, and much more! Teens had a weekly activity every Thursday. Each program a teen completed entered them for a chance to win a \$5 gift card from a surrounding fast food restaurant. The Library began offering xerox and limited computer services on June 22nd and extended opening hours to 10:00 a.m. – 6:00 p.m. The Library continued to plan programs for families while school was out for winter break. Patrons played board games and put puzzles together. One day was dedicated to STEM and patrons made robots out of toothbrushes, called Bristle Bots.

Circulation and Programming

	Quarter 3			
	Apr	May	June	Quarter 3 Totals

	New Patron Cards			
Youth	0	0	29	29
Adult	3	5	6	14
Nonresident	0	0	1	1
Total New Patron Cards	3	5	36	44
	Circulation			
Adult Books	190	270	408	868
Juvenile Books	136	160	717	1881
Audio	5	25	10	40
Periodicals	0	0	4	4
Videos	14	35	152	2082
Interlibrary Loans	0	0	1	1
E-books	312	318	321	951
Tumblebooks	124	49	13	186
MOLTC	0	0	0	0
Total Circulation	781	857	1626	7639
	Programs & Attendance (Views)			
Children	2761	2075	765	5583
Young adult	0	0	0	0
Adult	114	97	1625	1836
Outreach	0	0	0	0
Total Attendance	2875	2172	2390	7419
Total # of Children's Programs	9	6	16	31
Total # of Young Adult Programs	0	0	4	4
Total # of Adult Programs	1	1	5	7
Total # Library Programs Offered	10	7	25	42

Sound Infrastructure

The City has preventative maintenance programs to ensure well-maintained infrastructure, including streets, water, stormwater, wastewater and other assets.

Purpose and Vision

1. Implement a Street Maintenance Fund:
Council approved and implemented the Street Maintenance Fund effective October 1, 2019 (\$0.025/\$100 assessed value). Of the \$944,000 budgeted, we have received \$744,453.59 year to date or 97%.

Planning and Oversight

2. Complete the update of the Pavement Management Plan and implement the Pavement Management Plan:
The Pavement Management Plan update was completed in January 2020. We are currently focusing on major thoroughfares. The next project locations are Houston School Road between

Pleasant Run Road and Main Street and Main Street between Beltline Road and Houston School Road. These are scheduled for Council consideration on July 27, 2020.

Purpose and Vision

3. Implement Water/Wastewater Master Plan and flood plain reclamation study for Country View Golf Course:

The report is scheduled to be finalized in the fourth quarter of FY 2020.

Planning and Oversight

4. Continue Infrastructure Implementation Project - Pleasant Run Road Phases 3 & 4
Pleasant Run Road Construction Phase 3 from Bluerove Road to Dallas Avenue is complete.

Pleasant Run Road Reconstruction (Pleasant Run Phase 4) from Lancaster Hutchins Road to City limits is managed by Dallas County and include road improvements and other infrastructure improvements including water, sewer and drainage. Estimated completion date is December 2020.

Strategic Objectives

5. Continue the Facilities Assessment Implementation:

At the August 5, 2019 Special Work Session, Council received a presentation regarding the FY 2018/2019 Facilities Assessment. The following table illustrates the budgeted FY19/20 facilities improvements, the status, and the tentative completion timeline.

Facility	Assessment	Budgeted Cost	Actual Cost	Status/Estimated Completion
Animal Shelter	Flooring	\$9,500	\$6,000	Completed
	Kennels	\$38,000	\$41,988	Completed
	Exterior Painting	\$11,100	\$6,988	Completed
	Stainless Steel Doors (3)	\$4,500		Q4
	Compartment Sinks (3) w/Faucets \$1,400	\$1,400	\$1,400	Completed
City Hall	Breakroom	\$8,000	\$1,500	Completed
	Utility Billing Cameras	\$3,700	\$3,700	Completed
	Voting Monitor (Council Chambers)	\$1,000	\$1,000	Completed
	Voting Board- Swagit	\$154,549	\$154,548	Completed
700 E Main St.	Exterior Painting	\$16,850	\$6,988	Completed
Community House	Exterior Repair & Painting	\$18,500	\$10,500	Completed
	Strip & Refinish floors	\$5,500	\$ 5,500	Completed

Golf Course	Exterior Painting	\$17,875		Q4
	Replacing Awnings	\$9,000		Q4
	A/C	\$47,465	\$67,000	Completed
Fire Station 3	Exterior Painting & Trim Replacement	\$15,000	\$15,000	Completed
	Solar Screens	\$2,500	\$360	Completed
Pump Station	A/C	\$43,452	\$43,452	Completed
Library	Roof	\$96,000		Q4
	A/C	\$90,301	\$90,301	Completed
Airport	Camera System	\$20,000	\$20,000	Completed
Public Safety	Camera System	\$22,000	\$20,000	Completed
	Roof	\$40,000		Q4
	Floors	\$20,000		Q4
Rec Center	Exterior Camera System	\$22,000	\$22,000	Completed
	Kalwall	\$18,000		Q4
	Interior Repaint	\$10,000	\$10,000	Completed
	Roof Entryway	\$20,000		Q4
	Refinish Gym Floor	\$13,000	\$13,000	Completed
	Strip & Wax Floors	\$3,000	\$3,000	Completed
Visitors Center	Exterior window & trim repair & painting	\$18,500	\$18,500	Completed

Planning and Oversight

- Complete Loop 9 Corridor Study and make implementation decisions:
 Loop 9 and the I35E overlay districts RFQ bid reopened on October 15, 2019 and closed on November 5, 2019. On February 17, 2020, Halff & Associates made a presentation to Council on the proposed scope of work the firm intends to cover in fulfilling the Council's goal to "Complete Loop 9 & I35E Corridor Studies and make Implementation Decisions" that will make these two corridors distinct and viable.

On June 22, 2020, the City Council approved a resolution with the terms and conditions of an agreement with Halff Associates for I-35E and Loop 9 Overlay District Corridor Studies. Halff Associates will begin the studies in July, 2020. The project is estimated to be completed within 12 months.

Strategic Objectives

7. Work with Best Southwest Partnership to implement public transportation options:
On July 7, 2020 NCTCOG, Dallas County, and the BSW Cities of Duncanville, Cedar Hill, DeSoto and Lancaster along with consultant (Half and Associates) held a kickoff virtual meeting to discuss the entire scope of work regarding the Regional Veloweb Trail Study Corridors within each City.

On July 8, 2020 NCTCOG held a virtual meeting marking the kickoff of the Southern Dallas County Transit Study that is funded by the Regional Transportation Council (RTC). On April 15, 2019, City Council received a presentation and directed staff to participate in this public transit study. The study will focus on developing a plan for strategic implementation of transit and mobility services in the southern Dallas County region. An RFP was issued and a consultant has been selected to begin the study, which should take approximately a year to complete.

Additionally, the Inland Port Transportation Management Association (IPTMA) formed in 2018 to provide transportation opportunities throughout the Inland Port has begun the first phase of implementation of their program (transit, ridesharing, walking, and biking). IPTMA is partially funded by NCTCOG to cover the first two years of expenses, the remaining is covered by a 20% local match. Staff is reviewing an interlocal agreement, which will be taken before City Council for consideration in the near future. The interlocal agreement will authorize the City's membership in IPTMA in order to have access to IPTMA services.

Planning and Oversight

8. Complete Airport terminal:
Denco Construction Specialists abandoned the project in early January 2020. TXDOT Aviation has worked with the bond surety company to secure a new contractor. The new contractor, Jax Construction Services, resumed work in May 2020. Jax Construction Services had to rectify many construction errors that were marked complete by the previous construction company, Denco. Jax's Construction Services has an estimated completion date of early September. A final inspection and any resulting punch-list items will follow.

Streets and Stormwater

1. Staff completed a number of asphalt section street repairs and continue to train to ensure work is completed to obtain sustainable results.

Streets and Stormwater Special Projects

- Completed Road Restriping: Rolling Hills, Bear Creek, E. Daniel St., E. Danieldale Road
- Completed Overlay Sections of Asphalt at several locations and Cedardale Road and Ames Road
- Completed Alley Reconstruction: Arcady Lane and Hartford

Water/Wastewater

1. Staff continues to maintain a superior water rating for quality and inventory water quality by conducting 90 samples this quarter.
2. Staff continues conducting camera inspections within manholes to ensure quality of public sewer lines within the City.

Water and Wastewater Special Projects

Ground Storage Tank Logo – Both locations Complete
Elkins St. sewer pipe bursting – Complete

Professional & Committed Workforce

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

Purpose and Vision

1. Continue annual City Council strategic planning and team building exercises:
At the 2019 Annual Strategic Planning Session held on June 14-15, 2020, Council requested to have quarterly sessions with the facilitators. The first quarterly session was held on November 2, 2019 and included team building at Group Dynamix. The next quarterly strategic planning session was held on Saturday, January 25, 2020 at the Community House. When Council met on January 25, 2020 they decided to return back to twice per year, instead of four times per year. The annual Strategic planning session was scheduled with the consultant, chosen by City Council, on June 26-27, 2020. The next session will be a mid-year update in January 2021.
2. Review Specialty Incentive Pay Program:
City Council received a presentation at the August 5, 2019 Work Session regarding compensation and incentive pay in comparison to the market. In fiscal year 2017/2018, a hiring incentive pay was added for Certified Police Officers and Dual Certified Fire Fighter/Paramedics. In fiscal year 2018/2019 Language Skills Pay was added for all full-time employees who successfully completed testing. Testing opportunities continue to be available to all employees upon request. In fiscal year 2019/2020 City Council removed Fire Investigator Pay from the Fire Incentive Pay to align with the removal of Fire Marshal from the Fire Department approved by City Council on March 25, 2019. No recommendations for increases to current incentive pays or new incentive pays at this time.

Priority Action Items

3. Evaluate compensation to address compression:
City Council received a presentation at the August 5, 2019 Work Session regarding compensation and incentive pay in comparison to the market.

City Council has worked collaboratively and strategically regarding employee compensation and retention. Compensation has remained an objective of the Council for the past six years. While we still have progress to make, we have accomplished milestones with compensation, equipment replacement, comparable benefits, incentive pay and creating opportunities for career progression.

In FY 2013/2014, City Council approved a 3% increase to the pay plan. In FY 2014/2015, City Council approved a 5% increase to the pay plan. In FY 2015/2016 City Council approved a 2% increase to the pay plan. In FY 2016/2017, City Council approved a 5% increase to the pay plan. In FY 2017/2018 City Council approved a 3% increase to the pay plan. In FY 2018/2019, City Council approved a 3% increase to the pay plan for a 21% increase overall to the pay plan for the past six years. The fiscal year 2019/2020 provided for a 3% increase for general government and 4% of minimum increase to the civil service pay plan, which provides for a dollar increase of \$2,099.89 for each step in the police pay plan; and \$2,058.13 for each step in the fire pay plan.

Overall, this is a 24% increase to the pay plan for the past seven years. While this is substantial improvement, we still remain in the lower tier of our comparable cities.

Strategic Objectives

4. Continue Lancaster University:

In January 2020, supervisors across all departments were provided an interactive training on “How to Overcome Unconscious Bias in Decision Making” by LaTonya J. Pegues with BOAZ Enterprises, Austin, Texas.

Lancaster University was scheduled to be held on March 13, 2020 at Cedar Valley Community College. Staff coordinated with several speakers to provide a day of professional development for employees in the areas of customer service, leadership, financial wellness, physical wellness, motivational encouragement, professionalism, and inspirational encouragement. The program has historically been well received by employees. In fact, many employees have commented on how grateful they were to have Council’s support for this employee development.

Unfortunately, due to COVID-19 the event was postponed. The next Lancaster University is scheduled for March 12, 2021.

Planning and Oversight

5. Develop options for a Council-level employee recognition program:

You may now share and receive recognition through the employee brag button on the City Website at <http://www.lancaster-tx.com/177/Human-Resources>. The employee brag button on the City website is an external means for the public to recognize city staff as a whole, a specific department, or individual employees citywide contributing to a city council goal and objective.

Approved applications will receive recognition at a future City Council meeting during public comments, have a copy of the recognition mailed to the employees’ home, and have a copy placed in their personnel file.

Our first recognition was delivered on June 22, 2020 to City Council during citizens comments by Human Resources Director, Dori Lee.

Quality development

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

Priority Action Items

1. Continue revitalization incentives for Commercial and retail centers:

Staff completed an analysis of the effects of more assertive redevelopment incentives. Staff is working interdepartmentally in regards to providing resources to assist property owners improve their properties if and when they have code issues. Staff researched and discovered further possible incentives that can be implemented through 380 agreements.

Strategic Objectives

2. Continue implementation of the Comprehensive Plan:

In progress through ordinance, development code and master plan updates, and amendments. Staff continues to work with multiple consultants on several master plan updates that will be used to implement the Comprehensive Plan Update. After final completion, these planning documents will be amended into the City’s Comprehensive Plan.

Priority Action Items

3. Continue Economic Development Strategic Plan - Incentive Policy Update; Retail Recruitment Strategy:

In light of the new 3.5% revenue cap on ad valorem tax, staff is researching communities in the region to see how it is affecting their incentive policies to better predict how the new cap will affect the City.

Staff received incentive information and agreements in regards to mid to upper scale hotel projects. Staff is working with local Commercial realtors by providing contacts for vacant retail centers and conducting research on specific retailers including finding national and regional contacts, traffic needed, and common neighbors.

Staff identified industrial trade shows focusing on industrial sectors recommended in the plan. Staff attended an Artificial Intelligence, Data Center, and two Hotelier Conferences in the first quarter in an effort to connect with key companies in industries targeted in the Economic Development Strategic Plan. Staff also attended the Texas Downtown Association conference in an effort to connect with smaller developers. Upcoming trade shows and conferences include the Red River States ICSC Conference, a Cold Storage Conference, and an Industrial and Logistics Trade Show. Attended Red River ICSC Conference and met with twelve developers regarding retail in Lancaster. Councilmembers Strain-Burk and Jaglowski also attended. Met with three hotel developers in-person regarding potential sites and incentives in Lancaster.

Lancaster was the featured sponsor to the January Bisnow event. The event brought about awareness of the community and placed the community in a positive perspective to 400+ Commercial developers.

A hotel feasibility study was conducted and presented to City Council at the July 15, 2019 Work Session. The study details the hospitality market in Lancaster and recommends focusing recruitment efforts on upper/mid-level hotels including Wyndam, Hilton Garden Inn, Fairfield Inn by Marriot, Cambria, Courtyard by Marriot, or Signia. Staff reconnected with Springhill Suites and met with the franchisee and his banker. The discussions are ongoing.

During the pandemic, some of the trade shows identified have been cancelled so direct contact is being made to targeted businesses and industries via phone, email, and LinkedIn. 600,000 s/f of warehouse space was leased. Red Roof Inn Plus received their building permit in April and broke ground on construction in mid-June.

Staff assisted smaller businesses regarding the SBA emergency pandemic loan and made sure that every business that qualifies for County assistance was made aware that the assistance / grant / loan was available.

Planning and Oversight

4. Continue the review and update various City plans.

The following table summarizes the Master Plans that are being updated, the status and the tentative completion time line.

<u>PROJECT NAME</u>	<u>STATUS</u>	<u>COMPLETION TIME LINE</u>
Hike & Bike Trails Master Plan Update	Dunaway Associates will be updating the City Council in July on the project status. The project is expected to go before the Planning & Zoning Commission on the 4 th of August, 2020 and to City Council in August, 2020	4rd Quarter 2020 (Completion)

Streetscape Master Plan Update	The consultant submitted the draft Streetscape Master plan for staff's review and comments. Halff Associates will make a final draft presentation to City Council at a Work Session in August. The project is expected to go before the Planning & Zoning Commission in September 2020 as well as City Council in September 2020.	4 rd Quarter 2020 (Completion)
Parks, Recreation & Open Space Master Plan Update	On June 22, 2020 the City Council adopted the updated Parks, Recreation & Open Space Master Plan.	Completed
Loop 9 Corridor & I-35E Studies	On June 22, 2020, the City Council approved a resolution with the terms and conditions of an agreement with Halff Associates for I-35E and Loop 9 Overlay District Corridor Studies. Halff Associates will be kicking off the studies starting in July 2020 with a 12 month timeframe for completion.	3 rd Quarter 2021 (Completion)
Downtown District & Campus TIFs	Freese & Nichols is currently working on infrastructure cost estimates and upon completion staff will coordinate with Dallas County to ascertain their participation.	4 th Quarter 2020 (Completion)

Purpose and Vision

5. Revitalize Downtown - Downtown TIF

Freese & Nichols is currently working on infrastructure cost estimates for the Downtown and Campus Districts TIFs in place. Upon completion, staff will coordinate with Dallas County to ascertain the County's participation. Staff will make a presentation to Council in the 4th quarter.

Effective Municipal Operations

The City delivers financial sustainability and quality services utilizing delivery methods that engages residents to take pride in our City.

Priority Action Items

- At the 2019 Annual Strategic Planning Session held on June 14-15, 2019, Council requested to have quarterly sessions with the facilitators. The first quarterly session was held on November 2, 2019 and included team building at Group Dynamix. The next quarterly strategic planning session was held on Saturday, January 25, 2020 at the Community House. When Council met on January 25, 2020 they decided to return back to twice per year, instead of four times per year. The next Strategic planning session was held with the consultant, chosen by City Council, on June 26-27, 2020.
- Strengthen the performance review process for Council-Appointed officials:
In September 2019, City Council selected an appointed position performance review process tailored to the individual appointed position versus the use of a generic evaluation process. In

the following months of October and November City Council meet with each individual in an appointed position to provide feedback. In turn, an opportunity was provided to the appointed official as well to submit feedback and accomplishments for consideration in the review process. All appointed positions received feedback for fiscal year 2019/2020.

Purpose and Vision

2. Review City Charter amendment process options:

The City Attorney and staff reviewed the Charter to ensure no conflict exists since the 86th Legislative Session. No conflicts were noted.