



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

**Tuesday, October 6, 2020 - 7:00 PM**



---

**While the Chair may be physically present at City Hall, the other Commissioners will 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.**

**Please click the link below for forms:**

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

**Please click the link below to join the webinar:**

[https://us02web.zoom.us/webinar/register/WN\\_UcxQltyQTFq1VkfuVC1gWA](https://us02web.zoom.us/webinar/register/WN_UcxQltyQTFq1VkfuVC1gWA)

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

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

## **CALL TO ORDER**

### **PUBLIC TESTIMONY:**

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

### **CONSENT AGENDA:**

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

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on September 1, 2020.
2. PS20-18 Consider approval of a final plat for Wintergreen Village Phase 1 (Lots 1 and 2), being two (2) lots on approximately 1.263 acres on the properties addressed as 1875 (Parcel ID 65046661510200000) and 1901 (as described in Exhibit A) West Wintergreen Road and located south of 1901 West Wintergreen Road. The properties are described as a tract of land situated in the W. Fleming Survey, Abstract No. 466, in the City of Lancaster, Dallas County, Texas.

3. PS20-19 Consider approval of a preliminary plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.

#### **ACTION:**

4. HLPC 20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311 East Cedar Street, Lancaster, Dallas County, Texas.
5. HLPC20-09 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.
6. HLPC 20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.

#### **ADJOURNMENT**

---

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

---

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

---

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

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

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

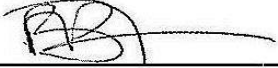
CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

---



### **Certificate**

**I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on October 2, 2020, @ 5:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.**

A handwritten signature in black ink, appearing to be 'Bester Munyaradzi', written over a horizontal line.

**Bester Munyaradzi,  
Board Liaison**

## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

1.

**Meeting Date:** 10/06/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Bester Munyaradzi, Senior Planner

---

#### **Agenda Caption:**

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on September 1, 2020.

#### **Background:**

Attached for your review and consideration are minutes from the:

- Planning and Zoning Commission Regular Meeting held on September 1, 2020.

#### **Attachments**

September 1, 2020 P&Z Draft Minutes

---

## **MINUTES**

### **PLANNING & ZONING COMMISSION REGULAR MEETING OF SEPTEMBER 1, 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 September 1, 2020 at 7:15 p.m. with a quorum present to-wit:**

#### **Commissioners Present:**

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

#### **Commissioners Absent:**

Angela Murphy  
Ernest Casey

#### **City Staff:**

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

#### **Call to order:**

Chair Aguilar called the meeting to order at 7:15 p.m. on September 1, 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.

Jana Martin, 543 Wilson, spoke in support of item 7.

#### **CONSENT AGENDA:**

Chair Aguilar read the consent agenda.

1. **Consider approval of minutes from the Planning and Zoning Commission Regular meeting held on August 4, 2020.**
2. **PS20-13 Consider approval of a final plat for Midpoint Logistics Center 2, Block 1, being 52.254 acres of land located on the west side of Midpoint Drive. The property is addressed as 3501 Midpoint Drive and more particularly described as a tract of land situated in the Smith Elkins Survey Abstract No. 430, City of Lancaster, Dallas County, Texas.**

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve the consent agenda. The vote was cast 4 for, 0 against. [Murphy and Casey absent]

**PUBLIC HEARING:**

3. **Z20-07 Conduct a public hearing and consider a revised Planned Development Site Plan for Planned Development Ordinance No. 26-88 (PD-26-88) on the property addressed as 800 North I-35E. The property is described as Lot 2, Block 1, Oak Creek Homes Addition situated in the Valentine Wampler Survey, Abstract No. 1546, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that in 1988, a Planned Development ordinance was approved to allow uses within the Neighborhood Services District, Retail District, Commercial Highway District and Light Industrial District. The applicant has been continuously operating a manufacturing company for manufactured homes and has increased the size of the building in order to accommodate an increased workforce of 250 employees. The applicant added a 32,500 square feet addition to the east and 5,700 square feet addition to the south of the property. This addition totals to 38,200 square feet. These additions were performed without a permit in August 2019.

The applicant is also requesting to expand the boundary of the PD by adding two unimproved pieces of property to the south and east of the site for temporary storage of the manufactured homes awaiting shipment. According to aerials from 2011, these areas have been used for outside storage for at least 9 years.

The adopted Planned Development allows for a building up to 150,000 square feet. The ordinance also restricts the amount of outside storage of products, materials, or equipment to no more than 20 percent of the lot or tract. The applicant's expansion of the building to a total of 121,250 square feet is in compliance with the Planned Development ordinance. The applicant's request to expand the boundary of the PD to use the unimproved land on the east and south sides of the site for storage is not in compliance with the PD which limits the amount of storage to no more than 20 percent of the approved boundary of the PD. The Lancaster Development Code also prohibits outside storage for any zoning district adjacent to I-35. Staff recommends approval of the 38,200 square feet addition to the existing building. Staff recommends denial of the request to increase the boundary of the PD in order to provide outside storage for the manufactured homes.

Commissioner Walker asked staff what percentage of the property the applicant was requesting to use for storage. Planner Chetuya stated that the proposed percentage was 58%.

Vice Chair Whitfield asked how long the applicant had been using the areas for outdoor storage. Planner Chetuya stated that they had used that space at least since 2011.

Chair Aguilar stated that the applicant built the additions without City knowledge. Planner Chetuya confirmed that the addition was completed in August 2019 and the applicant applied for a permit, but the permit was not issued and inspections were never performed.

Senior Planner Munyaradzi clarified that staff recommended approval of the expansion because the recently completed expansion falls under the approved square footage from 1988. She stated that staff recommended denial of the PD expansion for outside storage because of the PD's outside storage limitation and the City's Loop 9 and I-35E studies.

Chair Aguilar opened the public hearing.

Dwayne Teeter, applicant, 800 N I-35E, gave a presentation in support of item 3.

Chair Aguilar asked staff if the proposed storage areas were included in the Lancaster Development Code stipulation that no outdoor storage is permitted in zoning districts adjacent to I-35E. Planner Chetuya confirmed that a portion of the zoning district touches I-35E.

Commissioner Prothro asked what percentage of outdoor storage the proposed eastern storage area would be. Joe Hill, 1801 N Hampton Road, Desoto, Texas, stated that both the eastern and southern storage areas were approximately 610,599 square feet and 58% of the total lot. He stated that the eastern area is around 350,000 square feet but that includes areas that would not be used for storage.

Vice Chair Whitfield stated that storage on site is supposed to be short term but the applicant mentioned that FEMA projects may require longer term storage. Mr. Teeter confirmed.

Commissioner Walker asked how often they work on FEMA projects. Mr. Teeter responded that they only work with FEMA when there are disasters like hurricanes.

Commissioner Walker asked how often the overflow needs to be used for FEMA projects. Mr. Teeter responded that the storage area is only used for FEMA every two to three years.

Commissioner Walker asked the applicant if they plan to remove trees on the eastern portion of the lot for additional storage. Mr. Teeter stated that they do not plan on removing any trees.

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

Chair Aguilar stated that business owners and developers should be aware of local ordinances and codes. Chair Aguilar then stated that the eastern portion of the lot may be storage, but she does not recommend the southern portion of the lot for storage.

Commissioner Prothro stated that he does not think the original ordinance should be changed.

Director Coleman stated that the subject property is in the Suburban Mixed-Use designation of the Future Land Use Plan. She stated that the current zoning and future land use designations should be taken into consideration when making decisions.

Vice Chair Whitfield expressed concern about making exceptions and stated that they should abide by the rules of the Planned Development. She stated that if the overflow is only needed every two to three years there is no demand or need for the storage.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Murphy to accept staff's recommendation to approve the request for the building expansion and deny the increased PD boundary. The vote was cast 4 for, 0 against. [Murphy and Casey absent]

4. **PS20-15 Conduct a public hearing and consider a residential replat for Placid Meadows Addition. The properties are addressed as 1126, 1116, and 1106 Bayport Drive and are described as being 3.17 acres of land situated in the Peter Hall Survey, Abstract No. 634, City of Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request for approval of a residential replat to shift the lot lines of Lots 1, 2 and 3 Block E of the Placid Meadows Addition. Lot 1A will be increased, Lot 2A will be decreased and Lot 3A will be decreased. The applicant will be dedicating 27.5 feet of rights-of-way along the east side of Sunny Meadow Road. Staff recommends approval of the replat as presented as it is in conformance with the Subdivision Ordinance.

Vice Chair Whitfield asked if the replat is only shifting lot lines. Planner Chetuya confirmed that the request is to shift lot lines and dedicate rights-of-way.

Chair Aguilar opened the public hearing.

Ariana Paz, applicant, PO Box 411486, Dallas, Texas, stated that the intention for the replat is to build 3 homes that are valued between \$325,000 and \$400,000.

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

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

5. **M19-01 Conduct a public hearing and consider a recommendation to amend and updated Chapter 8, Community Character and Design; 2006 Streetscape Master Plan of the 2016 Comprehensive Plan.**

Senior Planner Munyaradzi gave the staff report and stated that Article 14.100, Section 14.209 subsection (b) of the Lancaster Development Code requires the Planning and Zoning Commission to advise the Council and make recommendations concerning the adoption of or amendments to the City's Comprehensive Plan. In 2018–2019 the City Council Strategic Planning Session identified the objective to update the Streetscape Master Plan. The current Streetscape Master Plan was adopted in 2006 and industry standards suggest that Master Plans be updated a minimum of every ten years. The adoption of the 2016 Comprehensive Plan

Update prioritized the need to update the Streetscape Master Plan to ensure alignment. In August 2018, Halff Associates was selected to update the current Streetscape Master Plan. Halff Associates will make a presentation to the Commission regarding the Streetscape Master Plan Update for the Commission's recommendation and consideration to the City Council. Staff recommends approval of amendments and updates to the 2006 Streetscape Master Plan.

Chair Aguilar opened the public hearing.

Halff Associates, Lenny Hughes and Kendall Howard gave a presentation on the Streetscape Master Plan.

Chair Aguilar asked how many surveys were sent to citizens. Ms. Howard stated that the survey was online and open to anyone. Senior Planner Munyaradzi stated that a consultant arranged a survey for Parks, Open Space and Recreation so all the Master Plan update questions were together.

Chair Aguilar clarified that the recommendations in the Streetscape Master Plan were not only based on the survey responses, but also City Council and other City ideas. Senior Planner Munyaradzi confirmed.

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

**MOTION:** Commissioner Prothro made a motion, seconded by Vice Chair Whitfield to approve item 5. The vote was cast 4 for, 0 against. [Murphy and Casey absent]

6. **M20-06 Conduct a public hearing and consider a recommendation to amend and update Chapter 4, Transportation; Master Thoroughfare Plan of the 2016 Comprehensive Plan.**

Senior Planner Munyaradzi gave the staff report and stated that Article 14.100, Section 14.209 subsection (b) of the Lancaster Development Code requires the Planning and Zoning Commission to advise the Council and make recommendations concerning the adoption of or amendments to the City's Comprehensive Plan, Thoroughfare Plan, and Open Space Plan and implementation thereof. In 2018–2019 the City Council Strategic Planning Session identified the objective to update the Master Thoroughfare Plan. The current Master Thoroughfare Plan was adopted in 2006. Industry standards suggest that Master Plans be updated at a minimum of every 10 years. The adoption of the 2016 Comprehensive Plan Update prioritized the need to update the Master Thoroughfare Plan to ensure alignment. In August of 2016, Freese and Nichols was selected to update the current Master Thoroughfare Plan. Freese and Nichols will make a presentation to the Planning and Zoning Commission regarding the Master Thoroughfare Plan update for the Commission's consideration and recommendation to the City Council. Staff recommends approval of amendments and updates to the Master Thoroughfare Plan.

Chair Aguilar opened the public hearing.

Freese and Nichols Inc, Brian Crooks and Edmund Haas gave a presentation on the Master Thoroughfare Plan.

Chair Aguilar asked if the Bear Creek connection was included on the updated Master Thoroughfare Plan. Mr. Haas confirmed.

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

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 6. The vote was cast 4 for, 0 against. [Murphy and Casey absent]

**ACTION**

7. **HLPC20-07 Discuss and consider a Certificate of Appropriateness (COA) for the installation of an outdoor storage structure on the property addressed as 543 Wilson Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a 10 foot by 10 foot outdoor storage structure composed of smart wood siding on the southwest corner of the subject site. The top two feet of the structure will be visible from Wilson Street. According to the Lancaster Historic Residential Design Regulations states that new outbuildings should be compatible in scale, proportion, spacing, texture, setbacks, height, materials, color and detail to adjacent or nearby buildings.

On July 28<sup>th</sup>, 2020, the Historic Landmark Preservation Committee recommended approval of the request as presented. Staff concurs with the HLPC's recommendation.

Chair Aguilar asked if the building meets setbacks. Planner Chetuya confirmed.

**MOTION:** Commissioner Prothro made a motion, seconded by Commissioner Walker to approve item 7. The vote was cast 4 for, 0 against. [Murphy and Casey absent]

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

The meeting was adjourned at 9:07 p.m.

**ATTEST:**

**APPROVED:**

---

Bester Munyaradzi, Senior Planner

---

Isabel Aguilar, Chair



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

2.

**Meeting Date:** 10/06/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Bester Munyaradzi, Senior Planner

---

#### **Agenda Caption:**

PS20-18 Consider approval of a final plat for Wintergreen Village Phase 1 (Lots 1 and 2), being two (2) lots on approximately 1.263 acres on the properties addressed as 1875 (Parcel ID 65046661510200000) and 1901 (as described in Exhibit A) West Wintergreen Road and located south of 1901 West Wintergreen Road. The properties are described as a tract of land situated in the W. Fleming Survey, Abstract No. 466, in the City of Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The properties are addressed as 1875 and 1901 West Wintergreen Road and are 1.263 acres in size.
2. **Current Zoning:** The lots are zoned Single-Family Residential (SF-2).
3. **Adjacent Properties:**  
North: Agricultural Open (AO) - Vacant  
South: Single Family Residential (SF-5) - Single family homes  
East: Single Family Residential (SF-6) - Vacant land  
West: Planned Development - Single Family Residential (PD-SF-4) - Single family homes
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Suburban Neighborhood uses and the existing uses are consistent with the Future Land Use Plan of the Comprehensive Plan.

#### 5. **Case/Site History:**

Date	Body	Action
06/02/2020	P&Z	Z20-06 Postponed to the June 9, 2020 P&Z meeting
06/09/2020	P&Z	Z20-06 Recommended approval of the zoning change request
06/22/2020	CC	Z20-06 Approved the zoning request from AO to SF-2 on the properties addressed as 1875 and 1901 West Wintergreen Road. Denied the zoning request from AO to TH-16 on the property addressed as 1801 West Wintergreen Road.
08/04/2020	P&Z	PS20-12 Approved Wintergreen Village Phase One and Two Preliminary Plat.

**Operational Considerations:**

This is a request for final plat approval of two (2) lots zoned Single-family Residential (SF-2) Proposed Lots 1 and 2 are approximately .543 and .509 acres in size respectively and each lot has an existing home.

Primary access to the properties are provided through Wintergreen Road on the south side of the property. The Master Thoroughfare Plan (MTP) identifies Wintergreen Road on the south side of the property as an 80 feet Rural Collector. Wintergreen Road is approximately 53 feet and the applicant will be dedicating approximately 29 feet of rights-of-way (ROW).

The plat is in substantial conformance with the subdivision regulations.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the final plat as presented.

**Attachments**

Location Map

Final Plat

Exhibit A

---





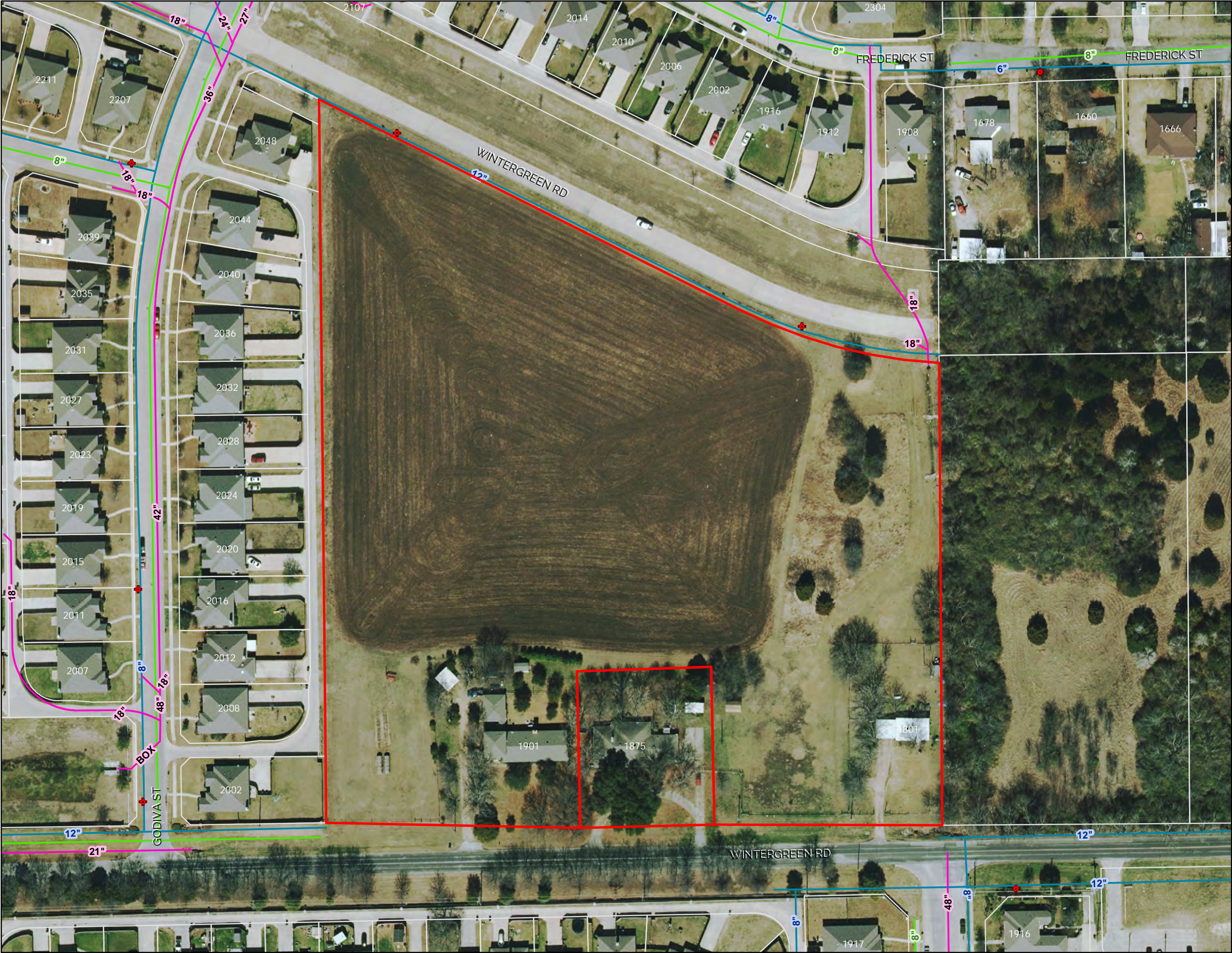
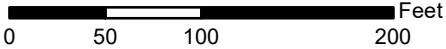
City of Lancaster

1875 & 1901 W Wintergreen Rd

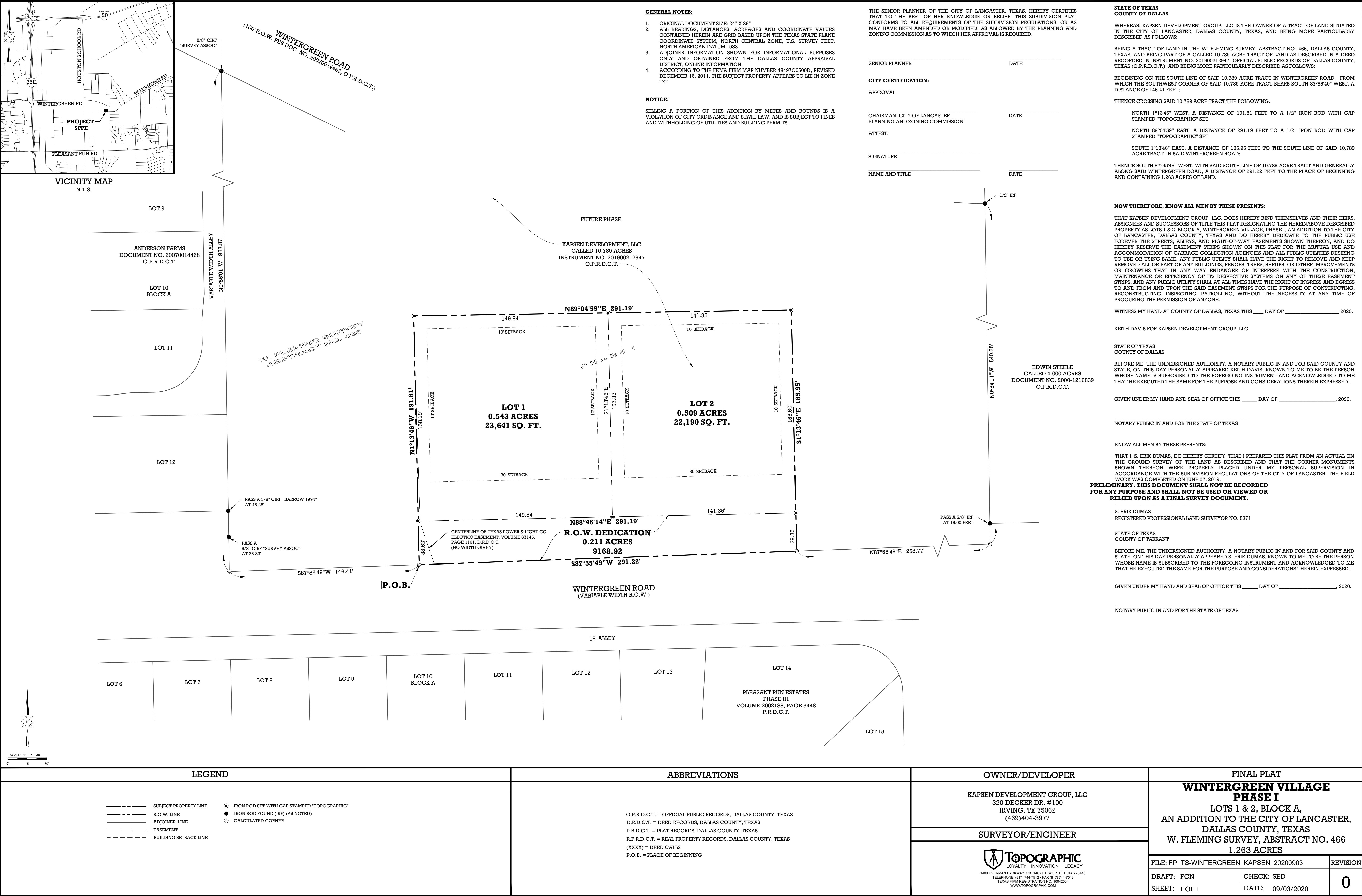
Zoned: PD (Planned Development)

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







### Legal Description for Lot 1

BEING A TRACT OF LAND IN THE W. FLEMING SURVEY, ABSTRACT NO. 466, DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 10.789 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 201900212947, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 10.789 ACRE TRACT;

THENCE NORTH 87°55'49" EAST, A DISTANCE OF 146.41 FEET, AND N 01°13'46" W, A DISTANCE OF 33.62 FEET THE PLACE OF BEGINNING;

THENCE CROSSING SAID 10.789 ACRE TRACT THE FOLLOWING:

NORTH 1°13'46" WEST, A DISTANCE OF 158.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 89°04'59" EAST, A DISTANCE OF 149.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 1°13'46" EAST, A DISTANCE OF 157.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

THENCE SOUTH 88°46'14" WEST, A DISTANCE OF 149.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.543 ACRES OF LAND.

## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

3.

**Meeting Date:** 10/06/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Bester Munyaradzi, Senior Planner

---

#### **Agenda Caption:**

PS20-19 Consider approval of a preliminary plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is addressed as 4150 North Dallas Avenue and is approximately 28.792 acres in size.
2. **Current Zoning:** The subject property is currently zoned Commercial Highway (CH).
3. **Adjacent Properties:**  
North: Commercial Highway (CH) - Vacant and Single-Family Home  
South: Commercial Highway (CH) - Single-Family Home  
East: City of Dallas  
West: Commercial Highway (CH) - Vacant and Agricultural Building
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed cold storage warehouse/distribution use is consistent with the Comprehensive Plan.

#### **Operational Considerations:**

This is a request for approval of a preliminary plat of one (1) lot and associated infrastructure for a cold storage logistics and distribution development. The property is located in the City of Lancaster and City of Dallas and the proposed lot meets the Subdivision Ordinance requirements of the Lancaster Development Code. Access into the property from Lancaster will be provided from Dallas Avenue.

The applicant will be responsible for all utilities and infrastructure necessary for development. The preliminary plat was reviewed by the Engineering division and there are no comments at this time. Water service is available for the development of the site. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to the recording of the final plat.

#### **Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of this preliminary plat.

**Attachments**

Location Map

Preliminary Plat

---

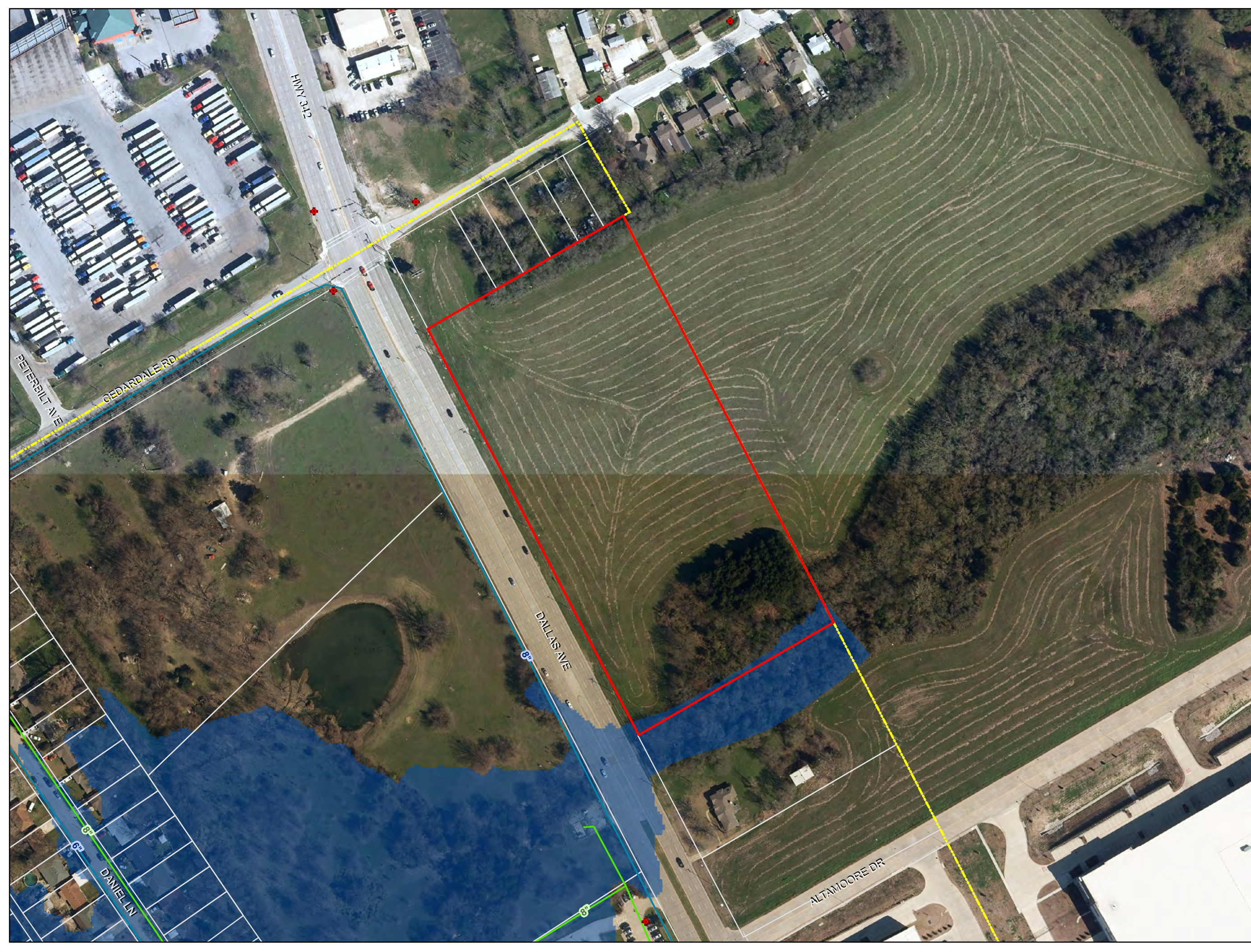
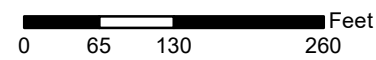




City of Lancaster  
4150 N Dallas Ave  
Zoning: CH (Commercial Highway)

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

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



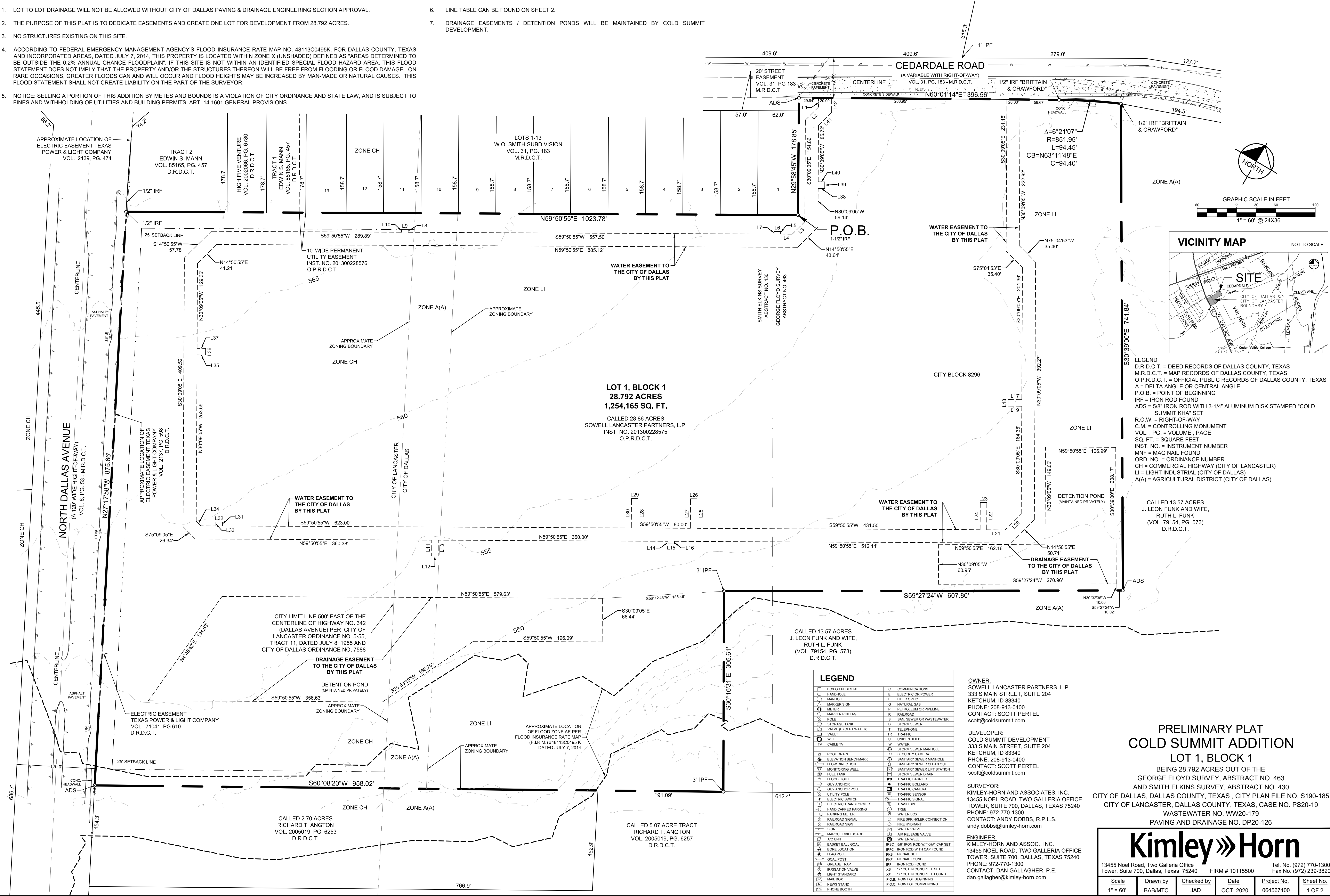


GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE LOT FOR DEVELOPMENT FROM 28.792 ACRES.
- NO STRUCTURES EXISTING ON THIS SITE.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0495K, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JULY 7, 2014, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. ART. 14.1601 GENERAL PROVISIONS.

GENERAL NOTES:

- LINE TABLE CAN BE FOUND ON SHEET 2.
- DRAINAGE EASEMENTS / DETENTION PONDS WILL BE MAINTAINED BY COLD SUMMIT DEVELOPMENT.



OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, SOWELL LANCASTER PARTNERS, L.P., is the owner of a tract of land situated in the Smith Elkins Survey, Abstract No. 430 and the George Floyd Survey, Abstract No. 463, City of Dallas, Dallas County, Texas, and City of Lancaster, Dallas County, Texas and all of a called 28.86 acre tract of land described in Special Warranty Deed to Sowell Lancaster Partners, L.P., recorded in Instrument No. 201300228575, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-1/2" iron rod found for the east corner of Lot 1 of the W.O. Smith subdivision, an addition to the City of Dallas according to the plat recorded in Volume 31, Page 183 of the Map Records of Dallas County, Texas;

THENCE with the northeast line of said Lot 1, North 29°58'45" West, a distance of 178.85 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "COLD SUMMIT KHA" set in the southeast right-of-way line of Cedardale Road (a 60-foot right-of-way) for corner;

THENCE with said southeast right-of-way line, the following courses and distances:

North 60°01'14" East, a distance of 396.56 feet to a 1/2" iron rod with "BRITTAIN & CRAWFORD" found at the beginning of a tangent curve to the right having a central angle of 6°21'07", a radius of 851.95 feet, a chord bearing and distance of North 63°11'48" East, 94.40 feet;  
In a northeasterly direction, with said curve to the right, an arc distance of 94.45 feet to a 1/2" iron rod with "BRITTAIN & CRAWFORD" for the north corner of said 28.86 acre tract and a west corner of a called 13.67 acre tract of land described in Warranty Deed to J. Leon Funk and wife, Ruth L. Funk, recorded in Volume 79154, Page 573 of the Deed Records of Dallas County, Texas;

THENCE departing said southeast right-of-way line with the southwest line of said 13.57 acre tract, South 30°39'00" East, a distance of 741.84 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "COLD SUMMIT KHA" set for the east corner of said 28.86 acre tract;

THENCE with a northwest line of said 13.57 acre tract, South 59°27'24" West, a distance of 607.80 feet to a 3-inch iron pipe found for a west corner of said 13.57 acre tract;

THENCE with a southwest line of said 13.57 acre tract, South 30°16'31" East, a distance of 305.61 feet to a 3-inch iron pipe found at an east corner of said 28.86 acre tract and in the northwest line of a called 5.07 acre tract of land described in Warranty Deed to Richard T. Angton, recorded in Volume 2005019, Page 6257 of said Deed Records;

THENCE with said northwest line of the 5.07 acre tract, South 60°08'20" West, passing the north corner of a called 2.70 acre tract of land described in Warranty Deed to Richard T. Angton, recorded in Volume 2005019, Page 6253 of said Deed Records, at a distance of 191.09 feet and continuing with the northwest line of said 2.70 acre tract in all a total distance of 958.02 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "COLD SUMMIT KHA" set in the northeast right-of-way line of North Dallas Avenue (a 120-foot wide right-of-way) for the south corner of said 28.86 acre tract;

THENCE with said northeast right-of-way line, North 27°17'58" West, a distance of 875.66 feet to a 1/2" iron rod found for the west corner of said 28.86 acre tract and the south corner of a tract of land described as "Tract 2" in Warranty Deed to Edwin S. Mann recorded in Volume 85165, Page 457 of the Deed Records of Dallas County, Texas;

THENCE departing said northeast right-of-way line and with the northwest line of said 20.86 acre tract, North 59°50'55" East, a distance of 1023.78 feet to the POINT OF BEGINNING and containing 28.792 acres or 1,254,165 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S30°09'05"E	13.99'	L15	N59°50'55"E	10.00'	L29	S59°50'55"W	10.00'
L2	S14°50'55"W	28.19'	L16	N30°09'05"W	4.00'	L30	S30°09'05"E	45.00'
L3	S14°50'55"W	27.07'	L17	S59°50'55"W	21.00'	L31	N30°09'05"W	6.00'
L4	S59°50'55"W	17.72'	L18	S30°09'05"E	10.00'	L32	S59°50'55"W	10.00'
L5	N30°09'05"W	4.00'	L19	N59°50'55"E	21.00'	L33	S30°09'05"E	6.00'
L6	S59°50'55"W	10.00'	L20	S14°50'55"W	34.14'	L34	N75°09'05"W	9.77'
L7	S30°09'05"E	4.00'	L21	S59°50'55"W	28.36'	L35	N59°50'55"E	13.00'
L8	N30°09'05"W	4.00'	L22	N30°09'05"W	41.50'	L36	N30°09'05"W	10.00'
L9	S59°50'55"W	10.00'	L23	S59°50'55"W	10.00'	L37	S59°50'55"W	13.00'
L10	S30°09'05"E	4.00'	L24	S30°09'05"E	41.50'	L38	N59°50'55"E	10.00'
L11	S30°09'05"E	24.00'	L25	N30°09'05"W	45.00'	L39	N30°09'05"W	10.00'
L12	N59°50'55"E	10.00'	L26	S59°50'55"W	10.00'	L40	S59°50'55"W	10.00'
L13	N30°09'05"W	24.00'	L27	S30°09'05"E	45.00'	L41	N14°50'55"E	28.19'
L14	S30°09'05"E	4.00'	L28	N30°09'05"W	45.00'	L42	N30°09'05"W	22.21'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SOWELL LANCASTER PARTNERS, L.P., a Texas limited partnership, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as COLD SUMMIT ADDITION, LOT 1, BLOCK 1, an addition to the City of Dallas and City of Lancaster, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

Witness our hands at Kansas City, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: SOWELL LANCASTER PARTNERS, L.P., a Texas limited partnership

\_\_\_\_\_  
Scott Pertel, President & Chief Executive Officer

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Preliminary Plat - For Inspection Purposes Only  
Approved for Preparation of Final Plat

CITY CERTIFICATION

Approval:

\_\_\_\_\_  
Chairman, City of Lancaster,  
Planning and Zoning Commission

Attest:

\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Attest:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name & Title

ATTEST:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name & Title

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

\_\_\_\_\_  
Senior Planner

\_\_\_\_\_  
Date

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

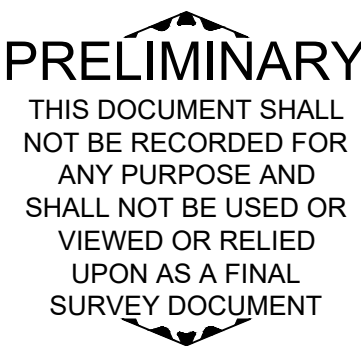
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
972-770-1300

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas



PRELIMINARY PLAT  
COLD SUMMIT ADDITION  
LOT 1, BLOCK 1  
BEING 28.792 ACRES OUT OF THE  
GEORGE FLOYD SURVEY, ABSTRACT NO. 463  
AND SMITH ELKINS SURVEY, ABSTRACT NO. 430  
CITY OF DALLAS, DALLAS COUNTY, TEXAS , CITY PLAN FILE NO. S190-185  
CITY OF LANCASTER, DALLAS COUNTY, TEXAS, CASE NO. PS20-19  
WASTEWATER NO. WW20-179  
PAVING AND DRAINAGE NO. DP20-126

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale N/A	Drawn by BAB/MTG	Checked by JAD	Date OCT. 2020	Project No. 064567400
				Sheet No. 2 OF 2

OWNER:  
SOWELL LANCASTER PARTNERS, L.P.  
333 S MAIN STREET, SUITE 204  
KETCHUM, ID 83340  
PHONE: 208-913-0400  
CONTACT: SCOTT PERTEL  
scott@coldsummit.com

DEVELOPER:  
COLD SUMMIT DEVELOPMENT  
333 S MAIN STREET, SUITE 204  
KETCHUM, ID 83340  
PHONE: 208-913-0400  
CONTACT: SCOTT PERTEL  
scott@coldsummit.com

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: ANDY DOBBS, R.P.L.S.  
andy.dobbs@kimley-horn.com

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
PHONE: 972-770-1300  
CONTACT: DAN GALLAGHER, P.E.  
dan.gallagher@kimley-horn.com

## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

4.

**Meeting Date:** 10/06/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Vicki Coleman, Director

---

#### **Agenda Caption:**

HLPC 20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311 East Cedar Street, Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is addressed as 311 East Cedar Street and is approximately .19 acre in size.
2. **Current Zoning:** The subject property is zoned Historic Overlay District, Downtown District - Downtown Sub-District, Retail.
3. **Adjacent Properties:**  
North: HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District (Occupied residence)  
South: HP-DD-SF-6, HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District, Single Family Residential (SF-6) (Occupied residence)  
East: HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District (Occupied residence)  
West: HP-DD-PD-2F-6, Historic Overlay District, Downtown District - Downtown Sub-District, Planned Development - Duplex (Occupied residence)
4. **Case History/Background:**  
The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as a frame house with block foundation.

Date	Body	Action
08/25/20	HLPC	HLPC20-08 Recommended approval of the requests and changed the request's terminology from parking pad to driveway.

**Operational Considerations:****Front and Back Walkways:**

The applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway. The applicant is also proposing to install a walkway from the proposed parking pad to the back door.

The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Sidewalks and front walks shall be appropriate to the historic house in placement, material and form, and should be of brush-finished concrete". The applicant's request to replace the existing concrete walkway at the front of the home with concrete in compliance with the LHRDR as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway be concrete in material.

**Off-street Parking:**

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street.

"Off-street parking at historic houses, including those now with commercial uses should not be allowed in front or corner side yards. This is important to retain the historic character of a house and that of the neighborhood." The request to install a gravel parking surface on the site is in direct conflict with the LHRDR as it stresses the importance of retaining the historic character of a house by prohibiting off-street parking in the front or corner side yards. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

On August 25 2020, the Historic Landmark Preservation Committee recommended approval of the requests. The HLPC changed the applicant's request from parking pad to driveway. Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed with concrete. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the LHRDR.

**Attachments**

Location Map

Letter of Intent

DCAD Report

Site Plan

Staff Photos

Applicant Photos

August 25, 2020 HLPC Minutes

August 25, 2020 HLPC Agenda

---



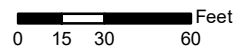
# City of Lancaster

## 311 E Cedar St Zoned: Historic Preservation Overlay District, Downtown Design Overlay District

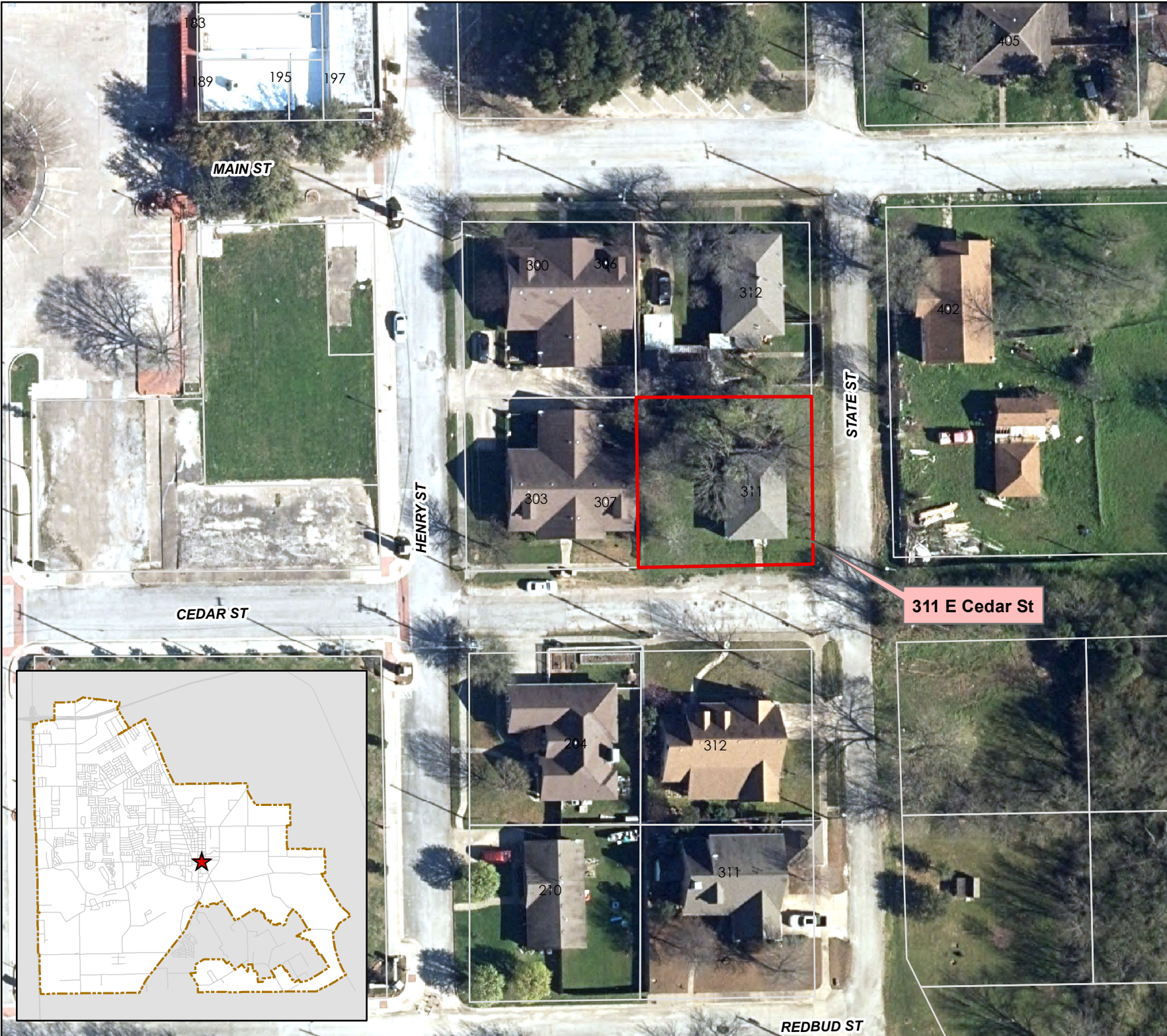


### Legend

- City Limits
- Parcels



date: 01/09/2020





Proposed Location

Address: 311 E Cedar St

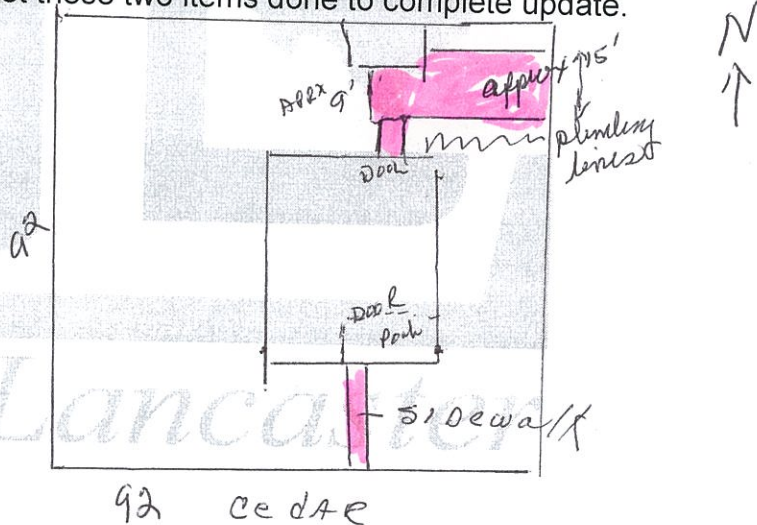
or Subdivision: \_\_\_\_\_ Block#: 10 Lot#: 4

Proposed Work

Please describe your proposed work simply and accurately. PLEASE TYPE AND SIGN OR SUBMIT A SEPARATE TYPED AND SIGNED WORD DOCUMENT.

1. Replace front sidewalk so it is safe to walk on.
2. Put a parking pad on the back corner of lot coming off State Street with a sidewalk to the back door. There is no safe place for parking on Cedar St. or on State St.. This home is handicapped except front door. Back door is 36 inch with sidewalk to house level will make it handicapped at back too. Pad would be from middle of the storage building south 15 feet with extension giving patio space in front of storage building with sidewalk to back door. Sewer line and some water pipes are coming along the back northeast corner and they do not need to be under concrete.

Attached is original application from last December. I was told by city that I should just ask for the doors and windows. I need to get these two items done to complete update.



*Ellen Clark 7/24/21*

REQUIRED ATTACHMENTS: 5 COPIES

- ☒ Site Plan (existing and proposed, if applicable) 24" x 36"
- ☒ Elevations (New structures only) 24" x 36"
- ☒ Pictures (existing and proposed, if applicable)
- ☒ Renderings (New structures only)

ALL ATTACHMENTS SHOULD BE 11" x 17"



[Home](#) | [Find Property](#)  
| [Contact Us](#)

## Residential Account #36000500100040000

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

### Property Location (Current 2020)

**Address:** 311 E CEDAR ST

**Neighborhood:** 4LSG06

**Mapsc0:** 86-G (DALLAS)

### DCAD Property Map

### 2020 Current Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2020)

CLARK ELLEN  
108 N DALLAS AVE  
LANCASTER, TEXAS 751462412

### Multi-Owner (Current 2020)

Owner Name	Ownership %
CLARK ELLEN	100%

### Legal Desc (Current 2020)

- 1: ORIG TOWN LANCASTER
- 2: BLK 10 LOT 4
- 3:
- 4: INT201800278371 DD10042018 CO-DC
- 5: 0005001000400 4CN00050010

**Deed Transfer Date:** 10/18/2018

### Value

2020 Proposed Values	
<b>Improvement:</b>	\$57,060
<b>Land:</b>	+ \$19,040
<b>Market Value:</b>	= \$76,100
<b>Revaluation Year:</b>	2019
<b>Previous Revaluation Year:</b>	2017

**Main Improvement (Current 2020)**

<b>Building Class</b>	04	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	1/0
<b>Year Built</b>	1930	<b>Foundation</b>	BLOCK	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1930	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	3
<b>Actual Age</b>	90 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	AVERAGE	<b>Fence Type</b>	CHAIN	<b># Fireplaces</b>	0
<b>Living Area</b>	1,120 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	1,120 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	GAS HEATERS	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	WINDOW	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	50%			<b>Sauna (Y/N)</b>	N



### Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	168

### Land (2020 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	92	92	8,464.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$19,044	N

**\* All Exemption information reflects 2020 Proposed Values. \***

### Exemptions (2020 Proposed Values)

No Exemptions

### Estimated Taxes (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
<b>Taxable Value</b>	\$76,100	\$76,100	\$76,100	\$76,100	\$76,100	\$0
<b>Estimated Taxes</b>	\$639.94	\$1,163.07	\$192.61	\$94.36	\$205.09	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$2,295.08</b>

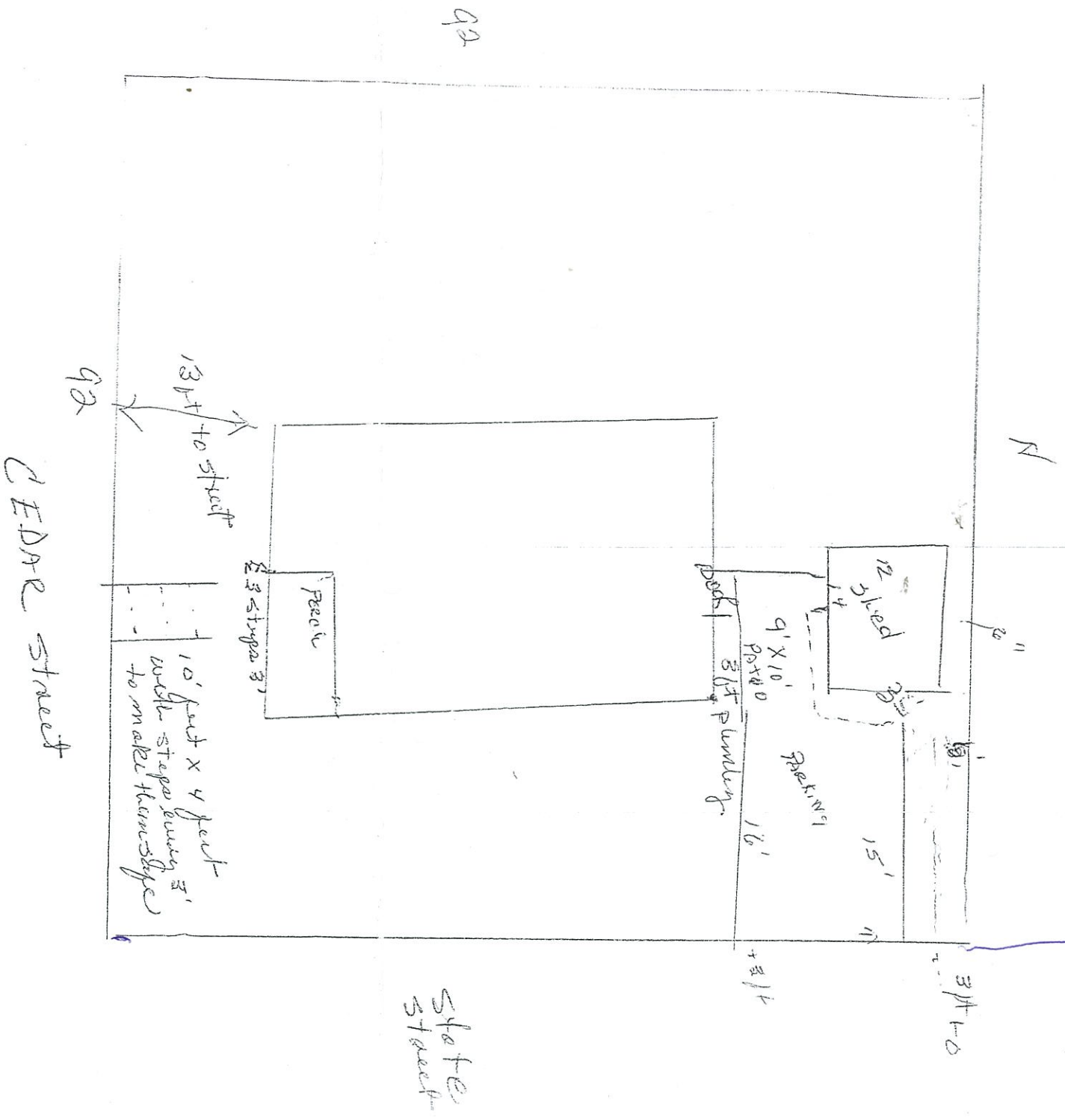
**DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES.** You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation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

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

### History

### History

312 E Mar







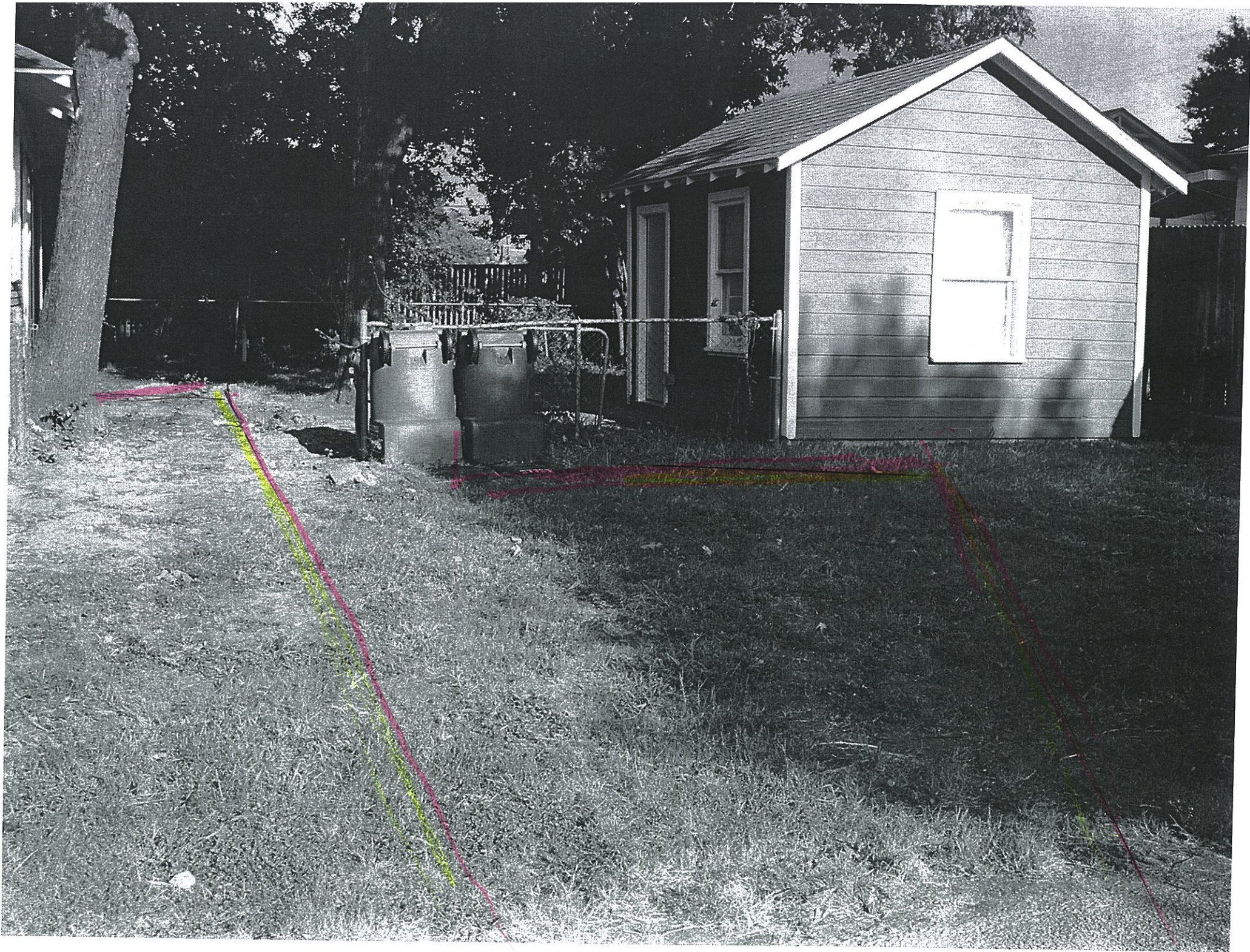
East





South



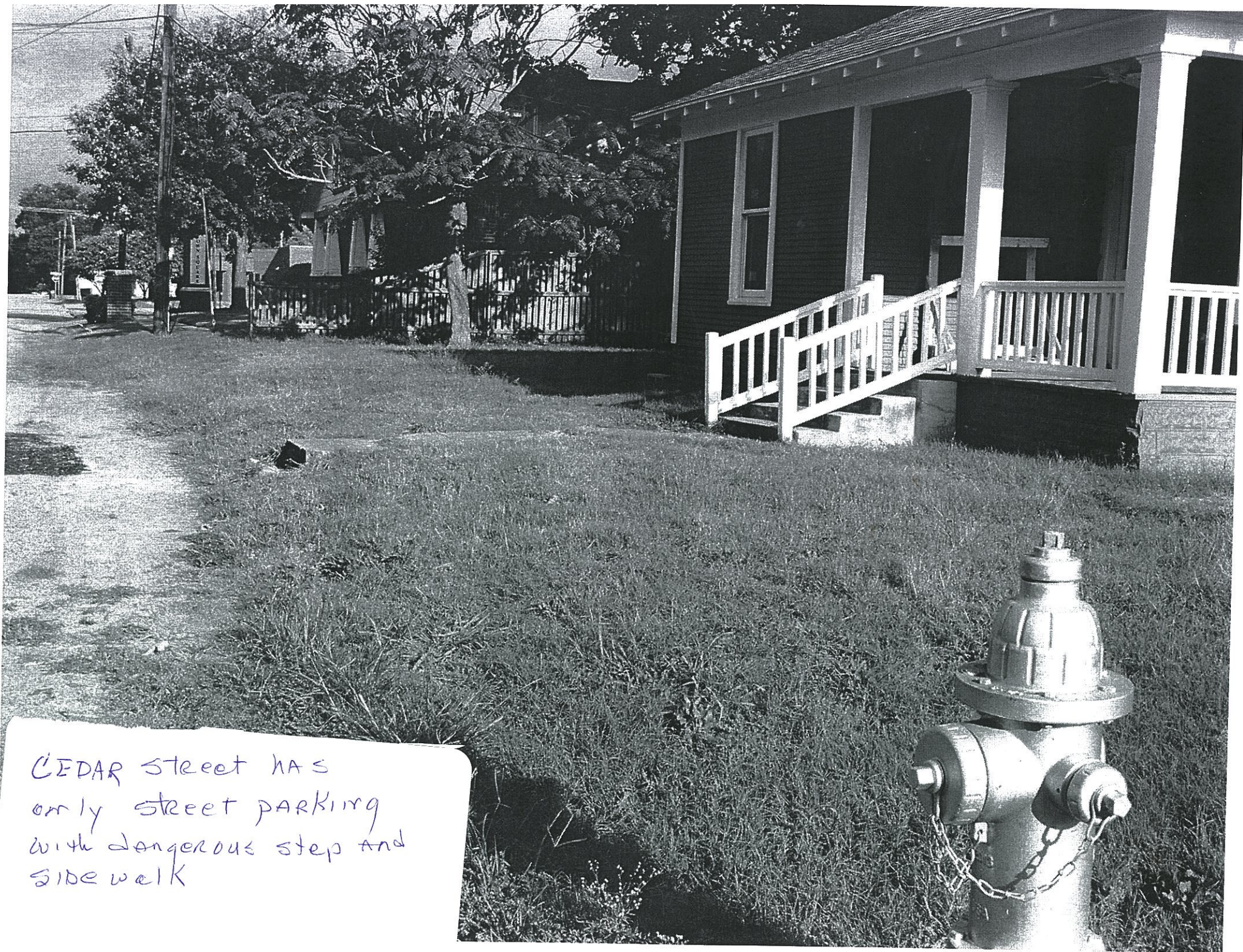






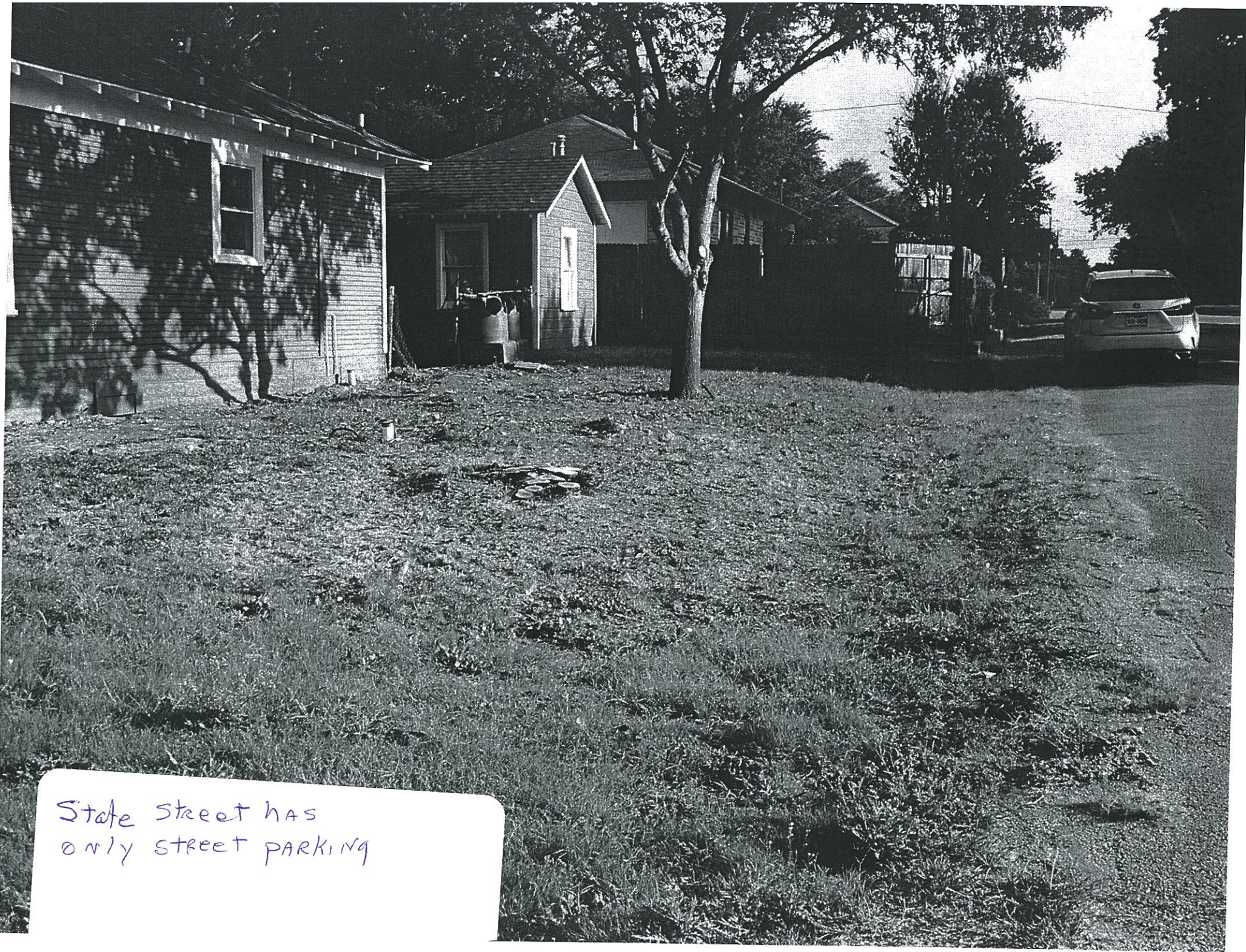






CEDAR street has  
only street parking  
with dangerous step and  
sidewalk







## **MINUTES**

### **HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF AUGUST 25, 2020**

**The Historic Landmark Preservation Committee of the City of Lancaster, Texas,  
met in a Regular Session in the Council Chambers of City Hall on August 25, 2020  
at 7:00 p.m. with a quorum present to-wit:**

#### **Members Present:**

Glenn Hooper, Chair  
Patricia Siegfried-Giles, Vice Chair  
Dee Hinkle  
Amy Glover

#### **Member Absent:**

Paul Laurens Wiseman

#### **City Staff:**

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

#### **Call to order:**

Chair Hooper called the meeting to order at 7:00 p.m. on August 25, 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.

There were no speakers.

#### **CONSENT AGENDA:**

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee (HLPC) Regular Meetings held on June 23, 2020 and July 28, 2020.**

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 1. The vote was cast 4 for, 0 against [Wiseman absent].

#### **ACTION:**

2. **HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311**

**East Cedar Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway in order to make it safe. The applicant is also proposing to install a walkway from the proposed parking pad to the back door. The applicant's request to replace the existing concrete walkway in front of the home with concrete is in compliance with the Lancaster Historic Residential Design Regulations, as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway will be concrete in material as well.

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street. The request to install a gravel parking surface on the side is in direct conflict with the Lancaster Historic Residential Design Regulations, as it stresses the importance of retaining the historic character of the house by prohibiting off street parking in the front or corner side yards of homes. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street. Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed of concrete as well. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the Lancaster Historic Residential Design Regulations.

Committee Member Hinkle asked if the City had plans to add sidewalks along State or Cedar Street. Planner Chetuya stated she is not aware of any plans.

Committee Member Hinkle commented that gravel driveways are permitted per the design regulations, and she thinks the proposal is a driveway rather than a parking pad. Committee Member Hinkle stated that if there is no parking residents often park on the grass or on the street, which is unsightly and unsafe.

Committee Member Glover stated that the street is very narrow and it would be preferable for residents to have driveways over parking on the street or their grass.

Senior Planner Munyaradzi stated that the property is a corner lot and the regulations state that no parking is permitted in corner side yards.

Committee Member Hinkle stated that gravel is an appropriate material since there are sewer and water lines in the area.

Chair Hooper commented that driveways of nearby homes are perpendicular to the homes or located off of the side streets.

Senior Planner Munyaradzi stated that the off-street parking in corner side yards was the reason for staff's recommendation of denial. She stated that the applicant has the option to add a driveway from Cedar Street that would allow a parking pad at the back of the home which is not visible from the street. Vice Chair Siegfried-Giles stated that a driveway off State Street would be better visually.

Chair Hooper asked the applicant if they described the proposal as a driveway or parking pad.

Ellen Clark, 954 Nokomis, stated that the proposal was to remove the cars from the street. She stated that she proposed a “pad”, but is fine with changing the terminology to a driveway. Ms. Clark stated that she would like the driveway to be of a concrete material to allow for one car with a sidewalk to the back.

Ms. Clark stated that the yard along Cedar Street is around 3 feet higher than the street. She stated that she would have to remove trees to have a driveway from Cedar Street. Ms. Clark stated that the front sidewalk is unsafe, and that the intention of the parking area is to provide a safe way to enter the home.

Chair Hooper asked if the area along State Street is steep. Ms. Clark stated that the yard along State Street is street level.

Chair Hooper asked about the water and sewer lines in the area. Ms. Clark stated that sewer lines were near the back of the house and the concrete drive should be 4 to 5 feet away from the back of the house to avoid the lines.

Committee Member Glover asked if the parking space would be for a single car. Ms. Clark stated that it would be around 12 to 13 feet wide.

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2 for a driveway instead of a parking pad. The vote was cast 4 for, 0 against [Wiseman absent].

**3. HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned, but the first floor of the home remains. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof and wood windows. These are the same materials that were on the home before it burned. The applicant is also proposing to extend the existing shed roof on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding. These changes will be rebuilt the same. The applicant's requests are in compliance with the Lancaster Historic Residential Design Regulations as all changes visible from the street will remain the same in material, style, and color.

The applicant is also requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated

the reason for the material change is that the area will be converted to a room. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations as the sash size will remain the same and multi-pane glazing will be used. Staff recommends approval of the applicant's requests as presented.

Committee Member Hinkle commented that the addition of windows on the shed roof is not a detriment to the home. Chair Hooper stated that the windows will not be seen from the street.

Vice Chair Siegfried-Giles commended the applicant on the quality of their application.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 3. The vote was cast 4 for, 0 against [Wiseman absent].

**4. HLPC20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence. This design is similar to existing driveways in the neighborhood. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house. The front walkway will mirror in shape and material of the existing walkway.

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect the existing front walk on the property. The proposed improvements are in compliance with the Lancaster Historic Residential Design Regulations and as such, staff recommends approval of the request as presented.

Committee Member Hinkle stated the state and regional significance of this house. She provided information on the history of the home after it was built in 1870.

Committee Member Hinkle expressed concern about the property having two driveways. She stated that having a driveway on either side of the home may distract from the home, and the applicant should consider landscaping the old driveway.

Chair Hooper asked the applicant if the existing gravel driveway will remain.

Gilles Delaisse, 441 South Dallas Avenue, the applicant stated that the existing gravel driveway on the south side of the property allows access to the back of the property. He stated that the new driveway on the north would provide access to the garage. They are unable to access the garage from the existing driveway due to the location of their pool.

Chair Hooper asked which direction the garage doors faced. Mr. Delaisse stated that there are currently no doors on the garage. Meredith Delaisse, 441 South Dallas Avenue, stated that the garage was previously a secondary living unit.

Ms. Delaisse stated that there are multiple homes along South Dallas Avenue with two driveways. She stated that there is no on-street parking permitted along South Dallas Avenue, so the new driveway would be used for safe parking.

Committee Member Hinkle asked if the existing gravel driveway had concrete curbs. Mr. Delaisse said no, but the new driveway would be gravel with concrete curbs.

Mr. Delaisse stated that a section of the fence will become a swinging gate, and the new parking pad behind the fence will not be visible from the street.

Vice Chair Siegfried-Giles asked if they are planning to add garage doors. Ms. Delaisse stated that if the driveway is approved, they will add garage doors.

Chair Hooper asked how far the proposed driveway will be from the neighbor's driveway. Mr. Delaisse stated that they are approximately 10 feet apart.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 4. The vote was cast 4 for, 0 against (Wiseman absent).

**MOTION:** Committee Member Glover made a motion, seconded by Vice Chair Siegfried-Giles to adjourn. The vote was cast 4 for, 0 against [Wiseman absent].

The meeting was adjourned at 7:39 PM.

**ATTEST:**

**APPROVED:**

---

Bester Munyaradzi, Senior Planner

---

Glenn Hooper, Chair

## CITY OF LANCASTER'S BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

2.

**Meeting Date:** 08/25/2020

**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:**

HLPC 20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311 East Cedar Street, Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is addressed as 311 East Cedar Street and is approximately .19 acre in size.
2. **Current Zoning:** The subject property is zoned Historic Overlay District, Downtown District - Downtown Sub-District, Retail.
3. **Adjacent Properties:**  
North: HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District (Occupied residence)  
South: HP-DD-SF-6, HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District, Single Family Residential (SF-6) (Occupied residence)  
East: HP-DD, Historic Overlay District, Downtown District - Downtown Sub-District (Occupied residence)  
West: HP-DD-PD-2F-6, Historic Overlay District, Downtown District - Downtown Sub-District, Planned Development - Duplex (Occupied residence)
4. **Case History/Background:**  
The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as a frame house with block foundation.

### **Operational Considerations:**

#### **Front and Back Walkways:**

The applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway in order to make it safe. The applicant is also proposing to install a walkway from the proposed parking pad to the back door.

The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Sidewalks and front walks shall be appropriate to the historic house in placement, material and form, and should be of brush-finished concrete". The applicant's request to replace the existing concrete walkway at the front of the home with concrete in compliance with the LHRDR as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway be concrete in material.

**Off-street Parking:**

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street.

"Off-street parking at historic houses, including those now with commercial uses should not be allowed in front or corner side yards. This is important to retain the historic character of a house and that of the neighborhood." The request to install a gravel parking surface on the site is in direct conflict with the LHRDR as it stresses the importance of retaining the historic character of a house by prohibiting off-street parking in the front or corner side yards. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street.

**Public Information Considerations:**

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

**Options/Alternatives:**

1. The Historic Landmark Preservation Committee may recommend approval of these requests, as presented.
2. The Historic Landmark Preservation Committee may recommend approval of these requests with conditions.
3. The Historic Landmark Preservation Committee may deny the request.

**Recommendation:**

Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed with concrete. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the LHRDR.

**Attachments**

Location Map

Letter of Intent

DCAD Report

Site Plan

Staff Photos

Applicant Photos

---



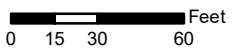
# City of Lancaster

## 311 E Cedar St Zoned: Historic Preservation Overlay District, Downtown Design Overlay District

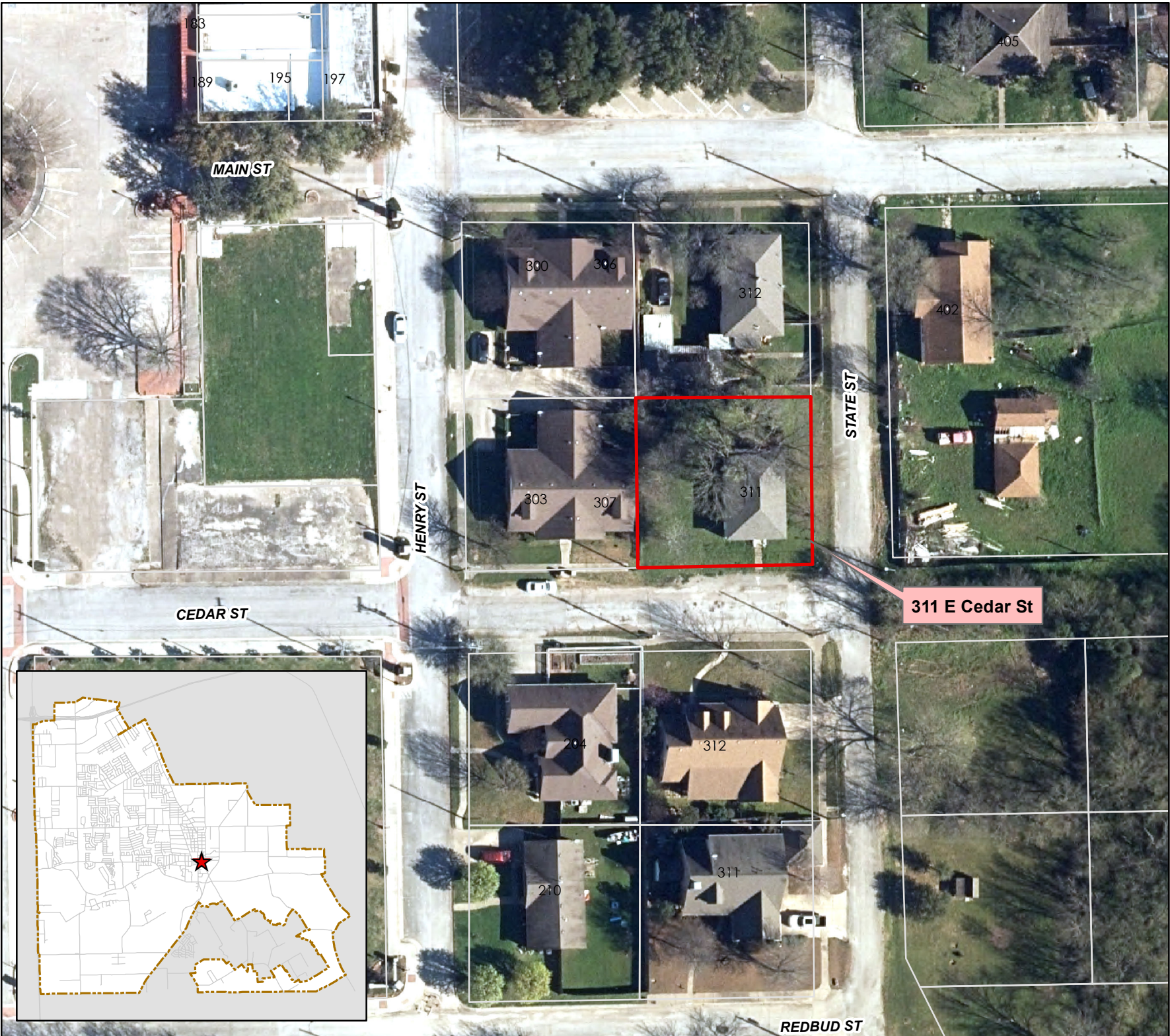


### Legend

- City Limits
- Parcels



date: 01/09/2020





Proposed Location

Address: 311 E Cedar St

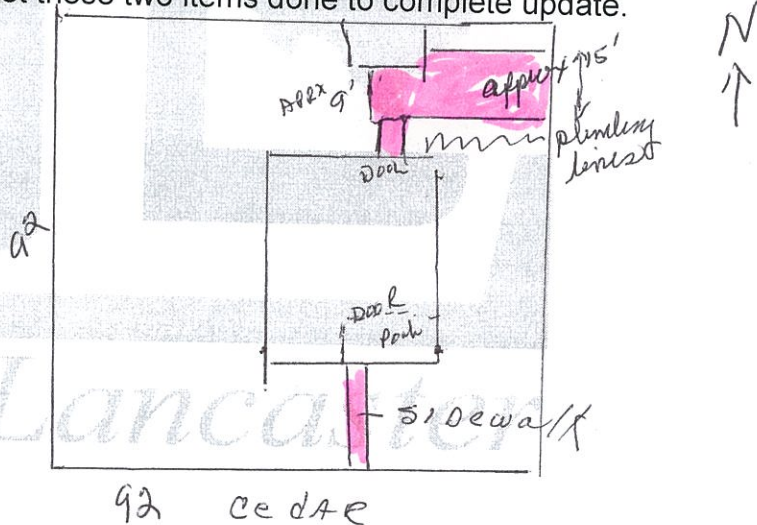
or Subdivision: \_\_\_\_\_ Block#: 10 Lot#: 4

Proposed Work

Please describe your proposed work simply and accurately. PLEASE TYPE AND SIGN OR SUBMIT A SEPARATE TYPED AND SIGNED WORD DOCUMENT.

1. Replace front sidewalk so it is safe to walk on.
2. Put a parking pad on the back corner of lot coming off State Street with a sidewalk to the back door. There is no safe place for parking on Cedar St. or on State St.. This home is handicapped except front door. Back door is 36 inch with sidewalk to house level will make it handicapped at back too. Pad would be from middle of the storage building south 15 feet with extension giving patio space in front of storage building with sidewalk to back door. Sewer line and some water pipes are coming along the back northeast corner and they do not need to be under concrete.

Attached is original application from last December. I was told by city that I should just ask for the doors and windows. I need to get these two items done to complete update.



Ellen Clark 7/24/21

REQUIRED ATTACHMENTS: 5 COPIES

- Site Plan (existing and proposed, if applicable) 24" x 36"
- Elevations (New structures only) 24" x 36"
- Pictures (existing and proposed, if applicable)
- Renderings (New structures only)

ALL ATTACHMENTS SHOULD BE 11" x 17"



[Home](#) | [Find Property](#)  
| [Contact Us](#)

## Residential Account #36000500100040000

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

### Property Location (Current 2020)

**Address:** 311 E CEDAR ST

**Neighborhood:** 4LSG06

**Mapsc0:** 86-G (DALLAS)

### DCAD Property Map

### 2020 Current Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2020)

CLARK ELLEN  
108 N DALLAS AVE  
LANCASTER, TEXAS 751462412

### Multi-Owner (Current 2020)

Owner Name	Ownership %
CLARK ELLEN	100%

### Legal Desc (Current 2020)

- 1: ORIG TOWN LANCASTER
- 2: BLK 10 LOT 4
- 3:
- 4: INT201800278371 DD10042018 CO-DC
- 5: 0005001000400 4CN00050010

**Deed Transfer Date:** 10/18/2018

### Value

2020 Proposed Values	
<b>Improvement:</b>	\$57,060
<b>Land:</b>	+ \$19,040
<b>Market Value:</b>	= \$76,100
<b>Revaluation Year:</b>	2019
<b>Previous Revaluation Year:</b>	2017

**Main Improvement (Current 2020)**

<b>Building Class</b>	04	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	1/0
<b>Year Built</b>	1930	<b>Foundation</b>	BLOCK	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1930	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	3
<b>Actual Age</b>	90 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	AVERAGE	<b>Fence Type</b>	CHAIN	<b># Fireplaces</b>	0
<b>Living Area</b>	1,120 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	1,120 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	GAS HEATERS	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	WINDOW	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	50%			<b>Sauna (Y/N)</b>	N

### Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	STORAGE BUILDING		UNASSIGNED	FRAME	168

### Land (2020 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	92	92	8,464.0000 SQUARE FEET	STANDARD	\$2.25	0%	\$19,044	N

**\* All Exemption information reflects 2020 Proposed Values. \***

### Exemptions (2020 Proposed Values)

No Exemptions

### Estimated Taxes (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
<b>Taxable Value</b>	\$76,100	\$76,100	\$76,100	\$76,100	\$76,100	\$0
<b>Estimated Taxes</b>	\$639.94	\$1,163.07	\$192.61	\$94.36	\$205.09	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$2,295.08</b>

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

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

### History

### History







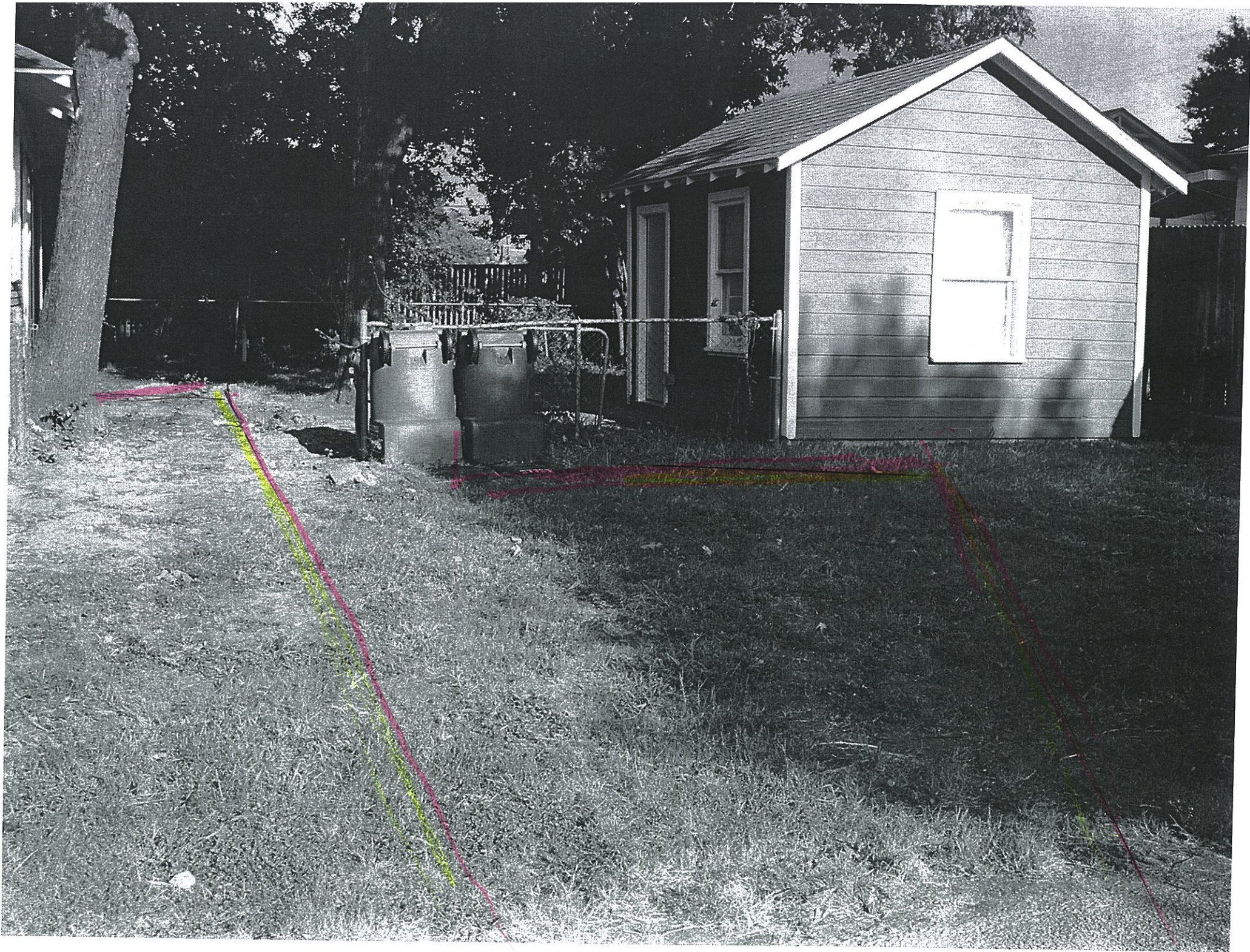
East





South





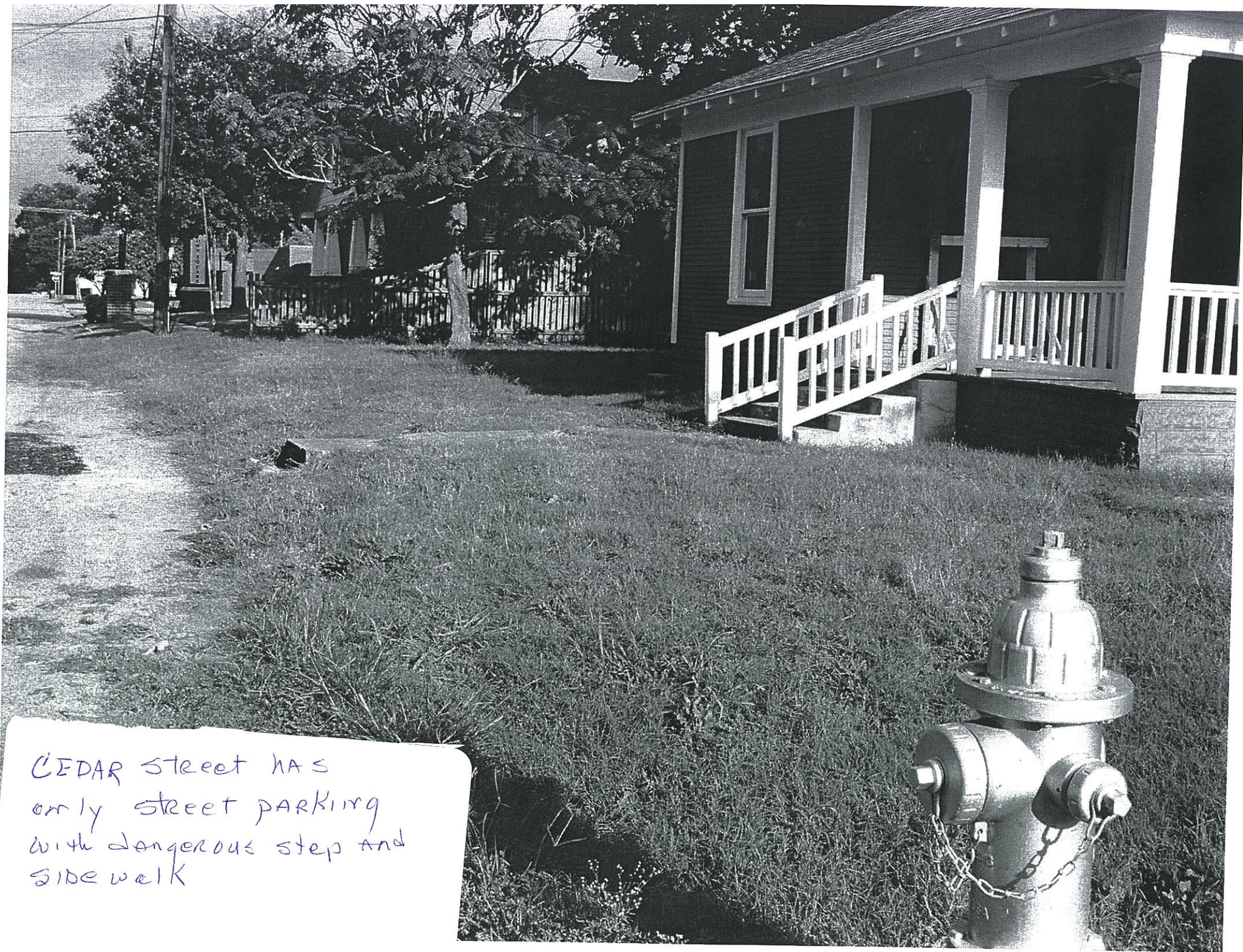






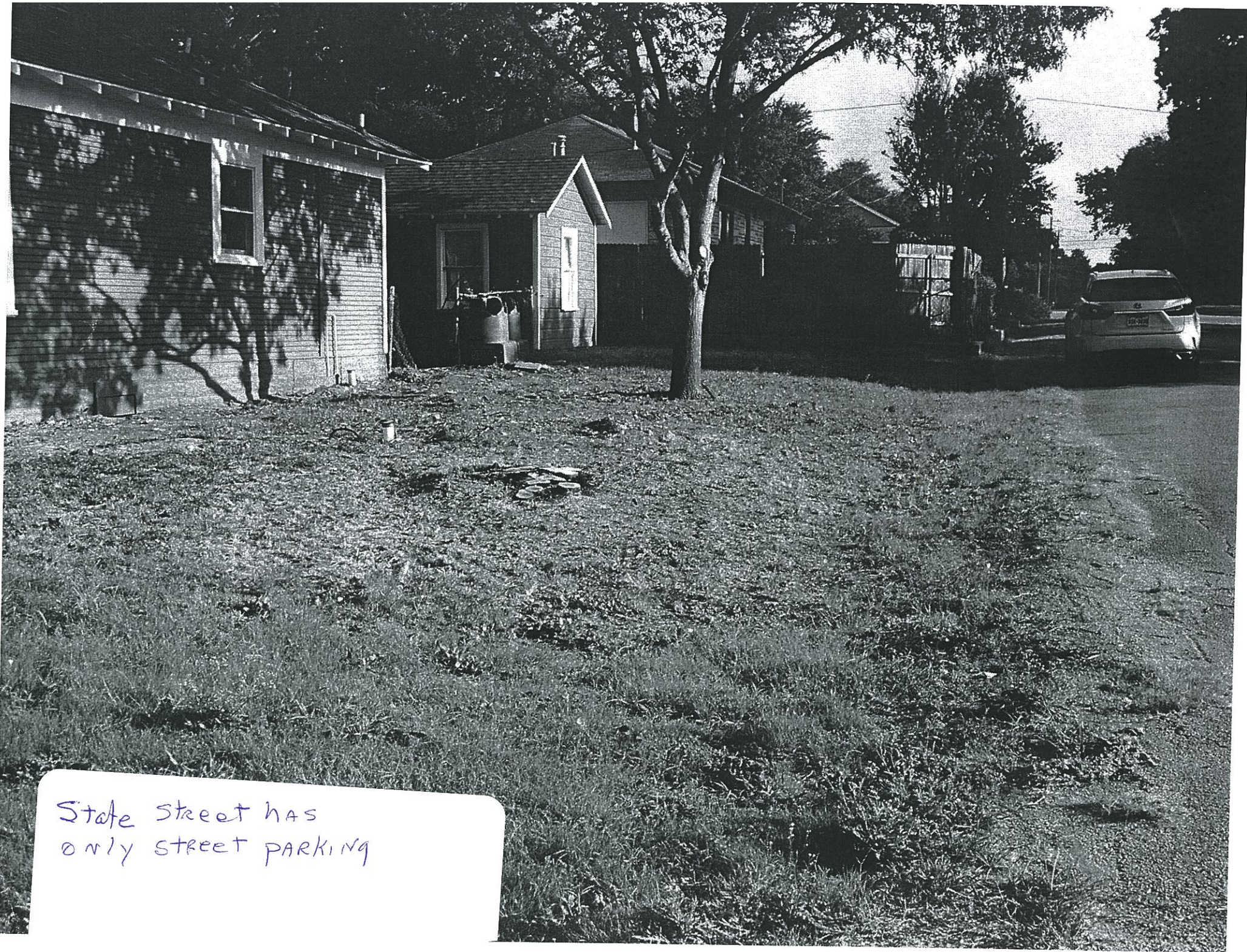






CEDAR street has  
only street parking  
with dangerous step and  
sidewalk







## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

5.

**Meeting Date:** 10/06/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Vicki Coleman, Director

---

#### **Agenda Caption:**

HLPC20-09 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The subject property is addressed as 427 South Centre Street and is approximately .38 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: HP-SF-5, Historic Overlay District (Occupied Residence)
4. **Case History/Background:**  
The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as pier and beam foundation and frame house.

Date	Body	Action
08/25/20	HLPC	HLPC20-09 Recommended approval of the requests to rebuild a portion of the home.

#### **Operational Considerations:**

##### **Second Level of the Home**

This is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned but the first floor of the home is still remaining. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof, and wood windows. These are the same materials that were on the home before it was burned. The height of the home will remain the same. The applicant is also proposing to extend the existing shed roofs on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding as shown on the attached elevations. These changes will be rebuilt the same.

The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Wood siding and trim shall

be used on historic structures where it is necessary to replace severely deteriorated existing siding and trim and where the historic siding has been previously removed...The design of replacement windows (particularly at the front entrance) must be based on historic documentation if possible. If this is not possible, select a window that is appropriate for the period or style of the house...New windows shall be wood unless there is documentation that other materials were historically utilized...Preserve the original shape, lines, slope and overhang of historic roofs as well as architectural features such as dormers, chimneys, turrets, and associated trim." The applicant's requests are in compliance with the LHRDR as all changes visible from the street will match in material, style, and color.

### **Replacing Wooden Louvers with Glass**

The applicant is requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated the reason for the material change is that the area will be converted to a room.

The LHRDR states, " Characteristics of Tudor Revival style can include...multi-pane glazing...When window replacement is necessary, do so within the existing historic opening. Use the same sash size to avoid filling in or enlarging the original opening". The applicant's request is in compliance with the LHRDR as the sash size will remain the same and multi-pane glazing will be used.

### **Public Information Considerations:**

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

### **Options/Alternatives:**

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

### **Recommendation:**

On August 25 2020, the Historic Landmark Preservation Committee (HLPC) recommended approval of the requests as presented. Staff concurs with the HLPC's recommendation.

### **Attachments**

Location Map

Letter of Intent

DCAD Report

Elevations

Applicant Photos

Staff Photos

August 25, 2020 HLPC Draft Minutes

August 25, 2020 HLPC Agenda

---

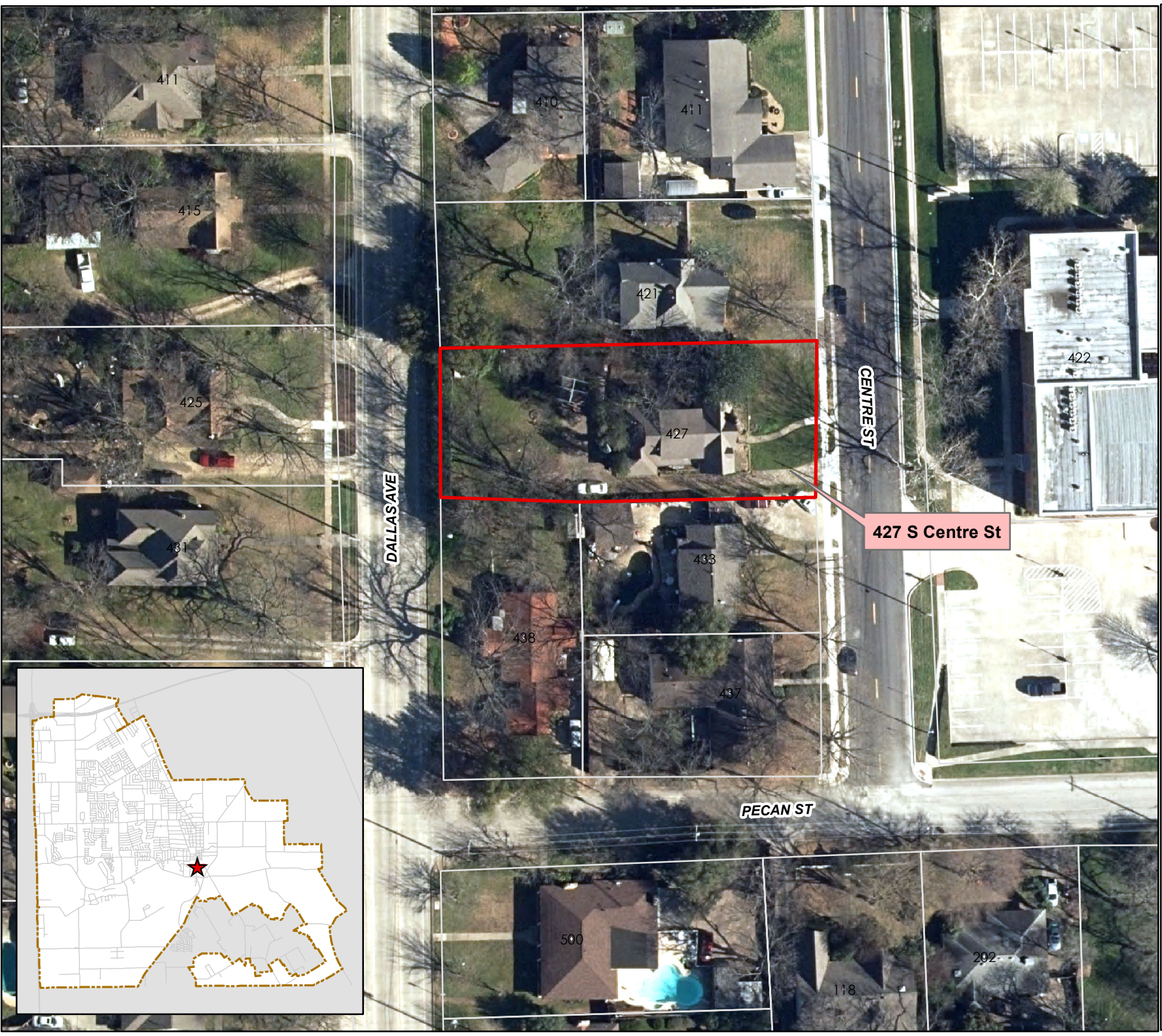
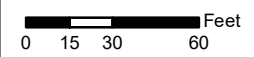


# 427 S Centre St Zoned: Historic Overlay District SF-5



## Legend

- City Limits
- Parcels





To whom it may concern:

This letter is to describe the proposed work to be done on my Tutor house in the Historic District of Lancaster, Texas. This house caught fire and we plan to rebuild it with historical integrity maintained. The whole second floor was burned in the fire, but the first floor is still remaining. We will be extending the second floor, shed roof toward the back of the main gable. 20' is the highest peak and will stay the same height. From the side of the roof where it was originally, we are extending it all the way back. Everything visible from the main street will be rebuilt the way it was.

Materials used to rebuild: framing on the first and second story, sheetrock, new electric wiring, new plumbing, roof, wooden windows, insulation, and brick on the exterior.

A handwritten signature in blue ink, appearing to be 'B. [unclear]', written in a cursive style.





[Home](#) | [Find Property](#)  
| [Contact Us](#)

## Residential Account #36000500500050000

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

### Property Location (Current 2020)

**Address:** 427 S CENTRE LN

**Neighborhood:** 4LSJ04

**Mapsco:** 86-G (DALLAS)

### DCAD Property Map

### 2020 Current Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2020)

REED BENJAMIN JUSTICE &  
KATHRYN D  
427 S CENTRE LN  
LANCASTER, TEXAS 751463830

### Multi-Owner (Current 2020)

Owner Name	Ownership %
REED BENJAMIN JUSTICE &	100%

### Legal Desc (Current 2020)

- 1: L F WHITE
  - 2: BLK 50 PT LT 6 & 7 & 8 ACS 0.366
  - 3: ORIG TOWN LANCASTER PG 105
  - 4: INT201800171384 DD06262018 CO-DC
  - 5: 0005005000500 4CN00050050
- Deed Transfer Date:** 6/28/2018

### Value

2020 Proposed Values	
<b>Improvement:</b>	\$154,290
<b>Land:</b>	+ \$22,320
<b>Market Value:</b>	= \$176,610
<b>Revaluation Year:</b>	2019
<b>Previous Revaluation Year:</b>	2018

### Main Improvement (Current 2020)

<b>Building Class</b>	09	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	1/ 0
<b>Year Built</b>	1930	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1930	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	3
<b>Actual Age</b>	90 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	VERY GOOD	<b>Fence Type</b>	NONE	<b># Fireplaces</b>	1
<b>Living Area</b>	2,053 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,053 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	GAS HEATERS	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	WINDOW	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	40%			<b>Sauna (Y/N)</b>	N



### Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	399

### Land (2020 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	75	113	15,942.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$22,319	N

**\* All Exemption information reflects 2020 Proposed Values. \***

### Exemptions (2020 Proposed Values)

No Exemptions

### Estimated Taxes (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
<b>Taxable Value</b>	\$176,610	\$176,610	\$176,610	\$176,610	\$176,610	\$0
<b>Estimated Taxes</b>	\$1,485.16	\$2,699.22	\$447.00	\$219.00	\$475.96	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$5,326.34</b>

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

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

### History

### History



C:\Users\chiles\Documents\Dropbox [Personal]\Chiles Design\Projects\427 S Centre Ave\Drawings\CACA.10 - Elevations - 2020-07-26.dwg(CA-10 Elevations - 2020-07-26.dwg)CA-10 Elevations - 2020-07-26.dwg Plotted by Chris Chiles at 7/23/2020 5:08:34 PM with \_JST Full Pen Weight.ctb plot style



PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

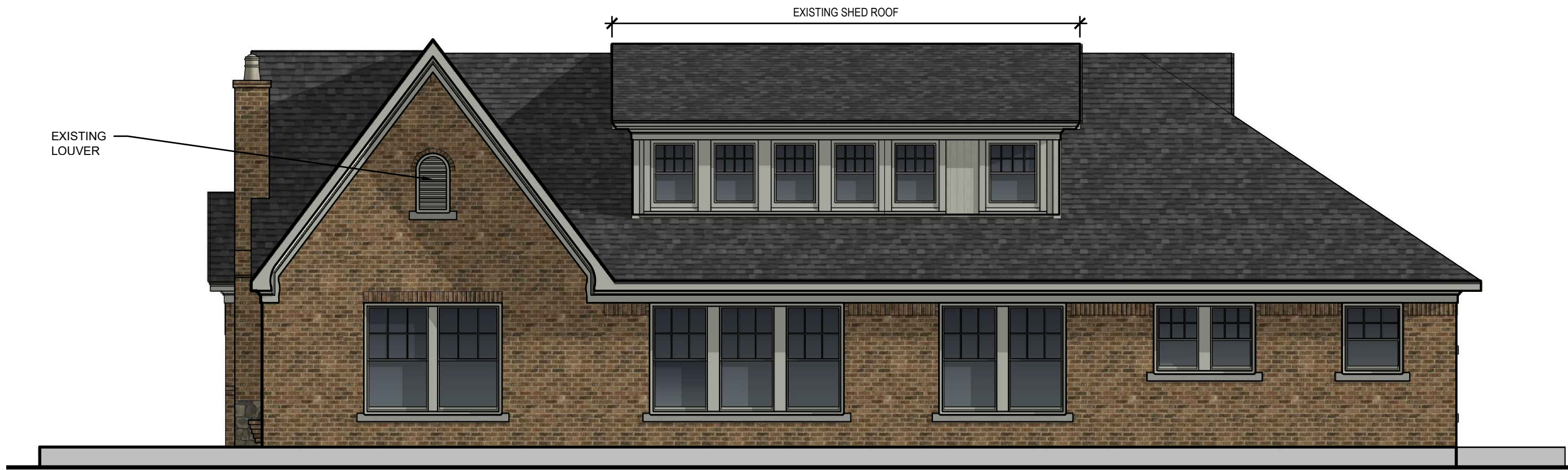


PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



EXISTING NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

ISSUE DATE:  
JULY 26, 2020

chiles  
CD  
design  
814 south edgefield ave  
dallas, texas 75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

SHEET NO.



NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



EXISTING WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

chiles  
CD  
design  
814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



EXISTING NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

chiles  
CD  
design

814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

chiles  
CD  
design  
814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



**NOTE:**

ALL BUILDING ELEMENTS / FINISHES ARE EXISTING UNLESS NOTED OTHERWISE



**PROPOSED NORTH EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED SOUTH EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS





chiles  
**CD**  
design

814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

3D RENDERING  
VIEW 01 - EXISTING

3D RENDEERING - EXISTING

CA-4.0



3D RENDERING  
VIEW 01 - PROPOSED





3D RENDERING  
VIEW 02 - EXISTING

3D RENDEERING - EXISTING





3D RENDERING  
VIEW 02 - PROPOSED





3D RENDERING  
VIEW 03 - EXISTING

3D RENDEERING - EXISTING





3D RENDERING  
VIEW 03 - PROPOSED





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

3D RENDERING  
VIEW 04 - EXISTING

3D RENDEERING - EXISTING

CA-4.6





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

3D RENDERING  
VIEW 04 - PROPOSED





3D RENDERING  
VIEW 05 - EXISTING

3D RENDEERING - EXISTING





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



3D RENDERING  
VIEW 05 - PROPOSED





VIEW OF HOUSE FROM S. DALLAS AVE.  
WEST SIDE



VIEW OF HOUSE FROM S. CENTRE AVE  
EAST SIDE (PRE-FIRE)





TUDOR ARCHITECTURE EXAMPLE #2



TUDOR ARCHITECTURE EXAMPLE #1





South



Northeast







East



## **MINUTES**

### **HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF AUGUST 25, 2020**

**The Historic Landmark Preservation Committee of the City of Lancaster, Texas,  
met in a Regular Session in the Council Chambers of City Hall on August 25, 2020  
at 7:00 p.m. with a quorum present to-wit:**

#### **Members Present:**

Glenn Hooper, Chair  
Patricia Siegfried-Giles, Vice Chair  
Dee Hinkle  
Amy Glover

#### **Member Absent:**

Paul Laurens Wiseman

#### **City Staff:**

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

#### **Call to order:**

Chair Hooper called the meeting to order at 7:00 p.m. on August 25, 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.

There were no speakers.

#### **CONSENT AGENDA:**

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee (HLPC) Regular Meetings held on June 23, 2020 and July 28, 2020.**

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 1. The vote was cast 4 for, 0 against [Wiseman absent].

#### **ACTION:**

2. **HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311**



**East Cedar Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway in order to make it safe. The applicant is also proposing to install a walkway from the proposed parking pad to the back door. The applicant's request to replace the existing concrete walkway in front of the home with concrete is in compliance with the Lancaster Historic Residential Design Regulations, as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway will be concrete in material as well.

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street. The request to install a gravel parking surface on the side is in direct conflict with the Lancaster Historic Residential Design Regulations, as it stresses the importance of retaining the historic character of the house by prohibiting off street parking in the front or corner side yards of homes. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street. Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed of concrete as well. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the Lancaster Historic Residential Design Regulations.

Committee Member Hinkle asked if the City had plans to add sidewalks along State or Cedar Street. Planner Chetuya stated she is not aware of any plans.

Committee Member Hinkle commented that gravel driveways are permitted per the design regulations, and she thinks the proposal is a driveway rather than a parking pad. Committee Member Hinkle stated that if there is no parking residents often park on the grass or on the street, which is unsightly and unsafe.

Committee Member Glover stated that the street is very narrow and it would be preferable for residents to have driveways over parking on the street or their grass.

Senior Planner Munyaradzi stated that the property is a corner lot and the regulations state that no parking is permitted in corner side yards.

Committee Member Hinkle stated that gravel is an appropriate material since there are sewer and water lines in the area.

Chair Hooper commented that driveways of nearby homes are perpendicular to the homes or located off of the side streets.

Senior Planner Munyaradzi stated that the off-street parking in corner side yards was the reason for staff's recommendation of denial. She stated that the applicant has the option to add a driveway from Cedar Street that would allow a parking pad at the back of the home which is not visible from the street. Vice Chair Siegfried-Giles stated that a driveway off State Street would be better visually.



Chair Hooper asked the applicant if they described the proposal as a driveway or parking pad.

Ellen Clark, 954 Nokomis, stated that the proposal was to remove the cars from the street. She stated that she proposed a “pad”, but is fine with changing the terminology to a driveway. Ms. Clark stated that she would like the driveway to be of a concrete material to allow for one car with a sidewalk to the back.

Ms. Clark stated that the yard along Cedar Street is around 3 feet higher than the street. She stated that she would have to remove trees to have a driveway from Cedar Street. Ms. Clark stated that the front sidewalk is unsafe, and that the intention of the parking area is to provide a safe way to enter the home.

Chair Hooper asked if the area along State Street is steep. Ms. Clark stated that the yard along State Street is street level.

Chair Hooper asked about the water and sewer lines in the area. Ms. Clark stated that sewer lines were near the back of the house and the concrete drive should be 4 to 5 feet away from the back of the house to avoid the lines.

Committee Member Glover asked if the parking space would be for a single car. Ms. Clark stated that it would be around 12 to 13 feet wide.

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2 for a driveway instead of a parking pad. The vote was cast 4 for, 0 against [Wiseman absent].

**3. HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned, but the first floor of the home remains. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof and wood windows. These are the same materials that were on the home before it burned. The applicant is also proposing to extend the existing shed roof on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding. These changes will be rebuilt the same. The applicant's requests are in compliance with the Lancaster Historic Residential Design Regulations as all changes visible from the street will remain the same in material, style, and color.

The applicant is also requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated



the reason for the material change is that the area will be converted to a room. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations as the sash size will remain the same and multi-pane glazing will be used. Staff recommends approval of the applicant's requests as presented.

Committee Member Hinkle commented that the addition of windows on the shed roof is not a detriment to the home. Chair Hooper stated that the windows will not be seen from the street.

Vice Chair Siegfried-Giles commended the applicant on the quality of their application.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 3. The vote was cast 4 for, 0 against [Wiseman absent].

**4. HLPC20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence. This design is similar to existing driveways in the neighborhood. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house. The front walkway will mirror in shape and material of the existing walkway.

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect the existing front walk on the property. The proposed improvements are in compliance with the Lancaster Historic Residential Design Regulations and as such, staff recommends approval of the request as presented.

Committee Member Hinkle stated the state and regional significance of this house. She provided information on the history of the home after it was built in 1870.

Committee Member Hinkle expressed concern about the property having two driveways. She stated that having a driveway on either side of the home may distract from the home, and the applicant should consider landscaping the old driveway.

Chair Hooper asked the applicant if the existing gravel driveway will remain.

Gilles Delaisse, 441 South Dallas Avenue, the applicant stated that the existing gravel driveway on the south side of the property allows access to the back of the property. He stated that the new driveway on the north would provide access to the garage. They are unable to access the garage from the existing driveway due to the location of their pool.



Chair Hooper asked which direction the garage doors faced. Mr. Delaisse stated that there are currently no doors on the garage. Meredith Delaisse, 441 South Dallas Avenue, stated that the garage was previously a secondary living unit.

Ms. Delaisse stated that there are multiple homes along South Dallas Avenue with two driveways. She stated that there is no on-street parking permitted along South Dallas Avenue, so the new driveway would be used for safe parking.

Committee Member Hinkle asked if the existing gravel driveway had concrete curbs. Mr. Delaisse said no, but the new driveway would be gravel with concrete curbs.

Mr. Delaisse stated that a section of the fence will become a swinging gate, and the new parking pad behind the fence will not be visible from the street.

Vice Chair Siegfried-Giles asked if they are planning to add garage doors. Ms. Delaisse stated that if the driveway is approved, they will add garage doors.

Chair Hooper asked how far the proposed driveway will be from the neighbor's driveway. Mr. Delaisse stated that they are approximately 10 feet apart.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 4. The vote was cast 4 for, 0 against (Wiseman absent).

**MOTION:** Committee Member Glover made a motion, seconded by Vice Chair Siegfried-Giles to adjourn. The vote was cast 4 for, 0 against [Wiseman absent].

The meeting was adjourned at 7:39 PM.

**ATTEST:**

**APPROVED:**

---

Bester Munyaradzi, Senior Planner

---

Glenn Hooper, Chair



## CITY OF LANCASTER'S BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

3.

**Meeting Date:** 08/25/2020

**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:**

HLPC20-09 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and size:** The subject property is addressed as 427 South Centre Street and is approximately .38 acre in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: HP-SF-5, Historic Overlay District (Occupied Residence)
4. **Case History/Background:**  
The house was built in 1930 and is listed on the Dallas Central Appraisal District (DCAD) as pier and beam foundation and frame house.

#### **Operational Considerations:**

##### **Second Level of the Home**

This is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned but the first floor of the home is still remaining. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof, and wood windows. These are the same materials that were on the home before it was burned. The height of the home will remain the same. The applicant is also proposing to extend the existing shed roofs on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding as shown on the attached elevations. These changes will be rebuilt the same.

The Lancaster Historic Residential Design Regulations (LHRDR) states that, "Wood siding and trim shall be used on historic structures where it is necessary to replace severely deteriorated existing siding and trim and where the historic siding has been previously removed...The design of replacement windows (particularly at the front entrance) must be based on historic documentation if possible. If this is not possible, select a window that is appropriate for the period or style of the house...New windows shall be



wood unless there is documentation that other materials were historically utilized...Preserve the original shape, lines, slope and overhang of historic roofs as well as architectural features such as dormers, chimneys, turrets, and associated trim." The applicant's requests are in compliance with the LHRDR as all changes visible from the street will match in material, style, and color.

### **Replacing Wooden Louvers with Glass**

The applicant is requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated the reason for the material change is that the area will be converted to a room.

The LHRDR states, " Characteristics of Tudor Revival style can include...multi-pane glazing...When window replacement is necessary, do so within the exiting historic opening. Use the same sash size to avoid filling in or enlarging the original opening". The applicant's request is in compliance with the LHRDR as the sash size will remain the same and multi-pane glazing will be used.

### **Public Information Considerations:**

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

### **Options/Alternatives:**

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

### **Recommendation:**

Staff recommends approval of these requests as they are in compliance with the LHRDR.

### **Attachments**

Location Map

Letter of Intent

DCAD Report

Elevations

Applicant Photos

Staff Photos

---

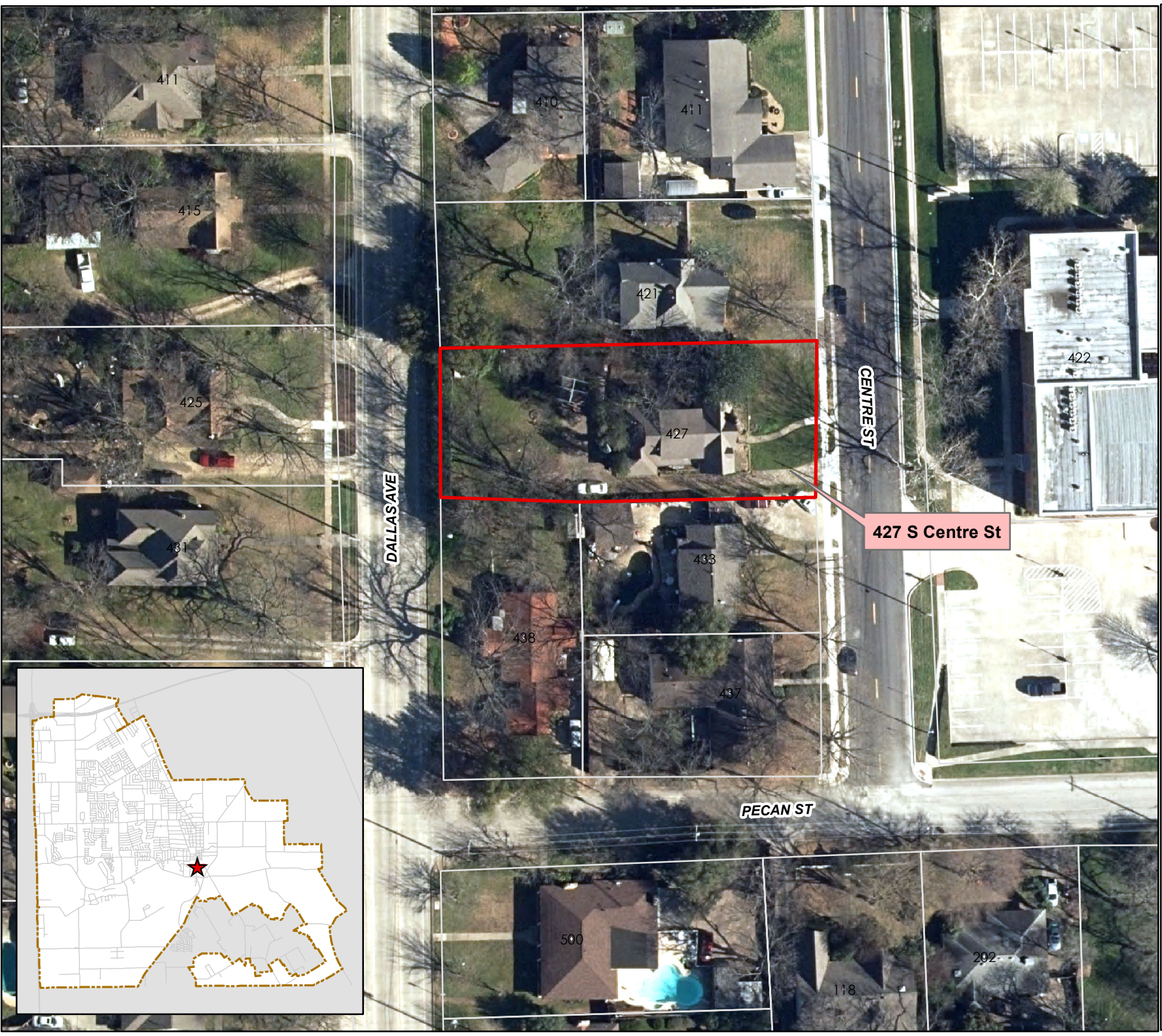
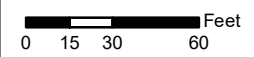


# 427 S Centre St Zoned: Historic Overlay District SF-5



## Legend

- City Limits
- Parcels





To whom it may concern:

This letter is to describe the proposed work to be done on my Tutor house in the Historic District of Lancaster, Texas. This house caught fire and we plan to rebuild it with historical integrity maintained. The whole second floor was burned in the fire, but the first floor is still remaining. We will be extending the second floor, shed roof toward the back of the main gable. 20' is the highest peak and will stay the same height. From the side of the roof where it was originally, we are extending it all the way back. Everything visible from the main street will be rebuilt the way it was.

Materials used to rebuild: framing on the first and second story, sheetrock, new electric wiring, new plumbing, roof, wooden windows, insulation, and brick on the exterior.

A handwritten signature in blue ink, appearing to be 'B. J. [unclear]', is written in a cursive style.





[Home](#) | [Find Property](#)  
| [Contact Us](#)

## Residential Account #36000500500050000

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

### Property Location (Current 2020)

**Address:** 427 S CENTRE LN

**Neighborhood:** 4LSJ04

**Mapsco:** 86-G (DALLAS)

### DCAD Property Map

### 2020 Current Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2020)

REED BENJAMIN JUSTICE &  
KATHRYN D  
427 S CENTRE LN  
LANCASTER, TEXAS 751463830

### Multi-Owner (Current 2020)

Owner Name	Ownership %
REED BENJAMIN JUSTICE &	100%

### Legal Desc (Current 2020)

- 1: L F WHITE
  - 2: BLK 50 PT LT 6 & 7 & 8 ACS 0.366
  - 3: ORIG TOWN LANCASTER PG 105
  - 4: INT201800171384 DD06262018 CO-DC
  - 5: 0005005000500 4CN00050050
- Deed Transfer Date:** 6/28/2018

### Value

2020 Proposed Values	
<b>Improvement:</b>	\$154,290
<b>Land:</b>	+ \$22,320
<b>Market Value:</b>	= \$176,610
<b>Revaluation Year:</b>	2019
<b>Previous Revaluation Year:</b>	2018



### Main Improvement (Current 2020)

<b>Building Class</b>	09	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	1/ 0
<b>Year Built</b>	1930	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1930	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	3
<b>Actual Age</b>	90 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	VERY GOOD	<b>Fence Type</b>	NONE	<b># Fireplaces</b>	1
<b>Living Area</b>	2,053 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,053 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	GAS HEATERS	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	WINDOW	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	40%			<b>Sauna (Y/N)</b>	N



### Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	399

### Land (2020 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-3 (7000)	75	113	15,942.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$22,319	N

**\* All Exemption information reflects 2020 Proposed Values. \***

### Exemptions (2020 Proposed Values)

No Exemptions

### Estimated Taxes (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
<b>Taxable Value</b>	\$176,610	\$176,610	\$176,610	\$176,610	\$176,610	\$0
<b>Estimated Taxes</b>	\$1,485.16	\$2,699.22	\$447.00	\$219.00	\$475.96	N/A
<b>Tax Ceiling</b>					N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$5,326.34</b>

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

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

### History

### History



C:\Users\chiles\Documents\Dropbox [Personal]\Chiles Design\Projects\427 S Centre Ave\Drawings\CACA.10 - Elevations - 2020-07-26.dwg(CA-10 Elevations - 2020-07-26.dwg)CA-10 Elevations - 2020-07-26.dwg Plotted by Chris Chiles at 7/23/2020 5:08:34 PM with \_JST Full Pen Weight.ctb plot style



PROPOSED NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



EXISTING NORTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

ISSUE DATE:  
JULY 26, 2020

chiles  
CD  
design  
814 south edgefield ave  
dallas, texas 75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

SHEET NO.



NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



EXISTING WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

chiles  
CD  
design  
814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



EXISTING NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



NOTE:  
ALL BUILDING ELEMENTS / FINISHES ARE  
EXISTING UNLESS NOTED OTHERWISE



PROPOSED WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"

chiles  
CD  
design  
814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



**NOTE:**

ALL BUILDING ELEMENTS / FINISHES ARE EXISTING UNLESS NOTED OTHERWISE



**PROPOSED NORTH EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED SOUTH EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



3D RENDERING  
VIEW 01 - EXISTING





3D RENDERING  
VIEW 01 - PROPOSED





3D RENDERING  
VIEW 02 - EXISTING

3D RENDEERING - EXISTING





3D RENDERING  
VIEW 02 - PROPOSED





3D RENDERING  
VIEW 03 - EXISTING

3D RENDEERING - EXISTING





3D RENDERING  
VIEW 03 - PROPOSED





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

3D RENDERING  
VIEW 04 - EXISTING

3D RENDEERING - EXISTING

CA-4.6





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS

3D RENDERING  
VIEW 04 - PROPOSED





3D RENDERING  
VIEW 05 - EXISTING

3D RENDEERING - EXISTING





814 south edgefield ave  
dallas•texas•75208  
214-796-9012  
chiles.chris@gmail.com

427 S CENTRE AVE  
LANCASTER, TEXAS



3D RENDERING  
VIEW 05 - PROPOSED





VIEW OF HOUSE FROM S. DALLAS AVE.  
WEST SIDE



VIEW OF HOUSE FROM S. CENTRE AVE  
EAST SIDE (PRE-FIRE)





TUDOR ARCHITECTURE EXAMPLE #2



TUDOR ARCHITECTURE EXAMPLE #1





South



Northeast







East



## CITY OF LANCASTER BOARDS AND COMMISSIONS

### Planning & Zoning Commission

6.

**Meeting Date:** 10/06/2020

**Policy Statement:** This request supports the City Council 2020-2021 Policy Agenda

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

**Submitted by:** Vicki Coleman, Director

---

#### **Agenda Caption:**

HLPC 20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.

#### **Background:**

1. **Location and Size:** The property is addressed as 441 South Dallas and is approximately 1.929 acres in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District, Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: SF6, Single Family-Residential (Lancaster City Park)
4. **Case History/Background:**  
The home was built in 1871 and is listed on the Dallas Central Appraisal District (DCAD) website as post foundation and frame house.

Date	Body	Action
08/25/20	HLPC	HLPC20-12 Recommended approval of the requests to install a driveway and front walkway.

#### **Operational Considerations:**

The applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence as shown on the attached site plan. This design is similar to existing driveways in the neighborhood and examples are attached for reference. The driveway approach meets the City's minimum width requirements of 12 to 20 feet. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. A couple of the shrubs will be relocated to another location on site. There is an existing driveway on the opposite side of the lot and it will remain in place. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house as shown on the attached



site plan. The front walkway will mirror in shape and material of the existing walkway.

According to the Lancaster Historic Residential Design Regulations (LHRDR), "Driveways shall be appropriate to the historic house in placement, material and form, and should be of brush finished concrete or gravel over an approved substrate. Driveways should be located perpendicular to the street. Locate new driveways and sidewalks so that the topography of the property is maintained and significant landscape features such as trees are maintained. Protect mature trees and other landscape features from new construction. Sidewalks and front walks shall be appropriate to the historic house in placement, material and form, and should be of brush-finished concrete."

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect to the existing front walkway on the property. The proposed improvements are in compliance with the LHRDR's requirements.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

On August 25 2020, the Historic Landmark Preservation Committee (HLPC) recommended approval of the requests as presented. Staff concurs with the HLPC's recommendation.

**Attachments**

Location Map

Letter of Intent

DCAD Report

Site Plan

Staff Photos

Applicant Photos

August 25, 2020 HLPC Draft Minutes

August 25, 2020 HLPC Agenda

---

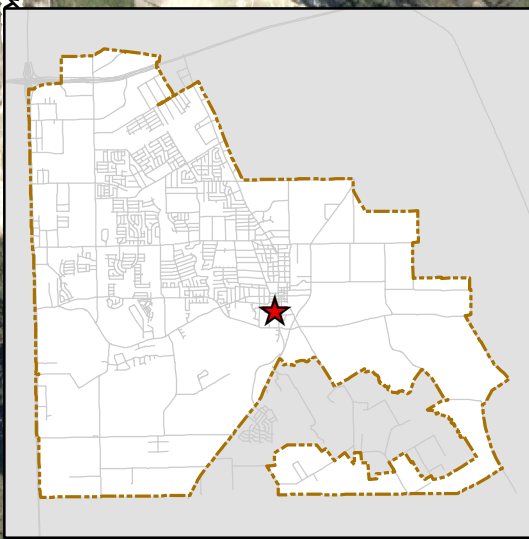
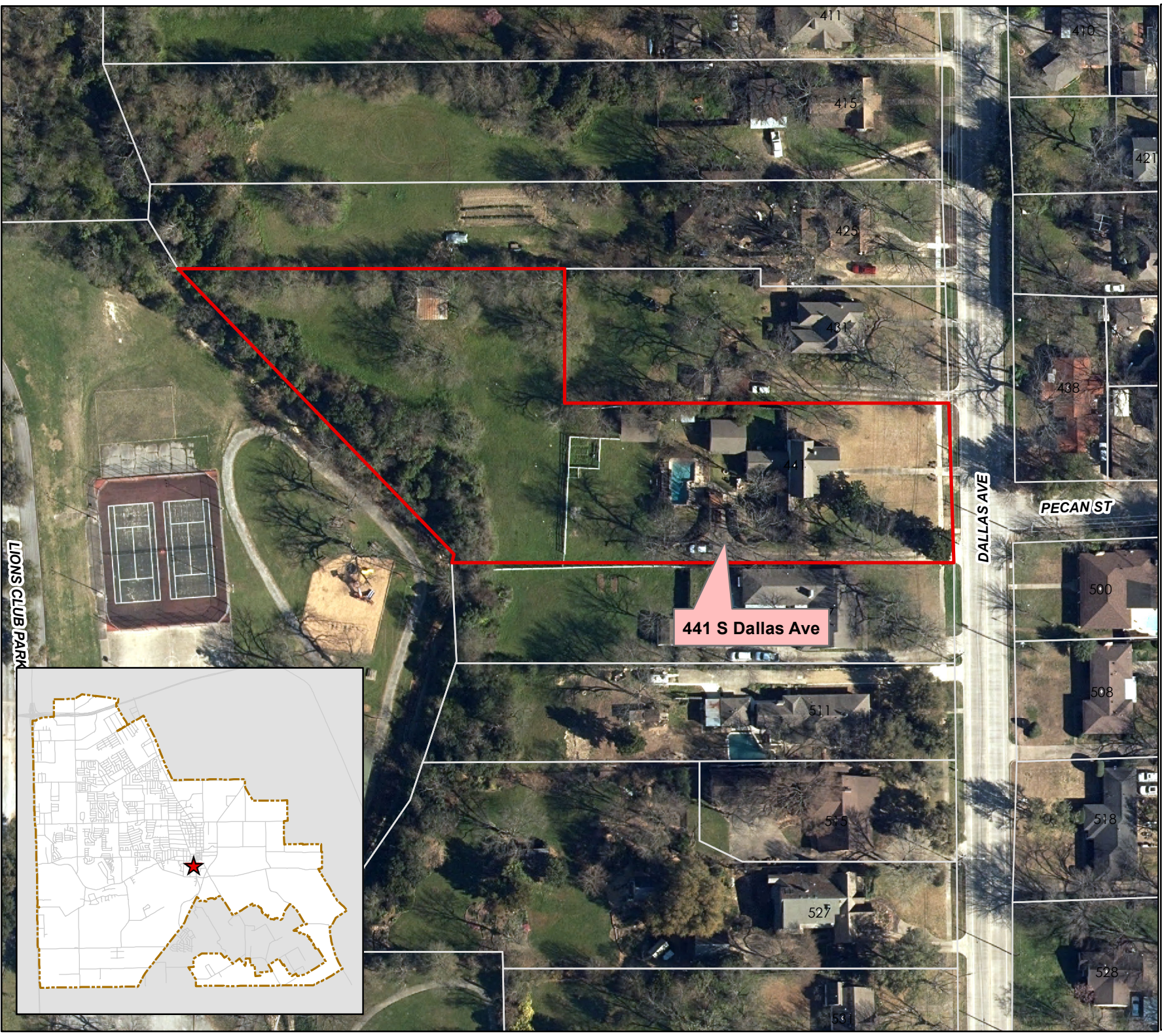
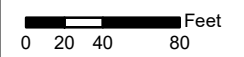


# 441 S Dallas Ave Zoned: Historic Overlay District SF-5



## Legend

- City Limits
- Parcels





### Proposed Work

We propose to build a new driveway, consisting of gravel and concrete (see attached photos for examples) that will be in keeping with the age of our home and the existing driveways along our street. The new driveway will be in alignment with our existing garage and have a side walk from the drive to the existing front sidewalk. Currently the old drive is on the opposite side of the property and does not meet up with the garage. The existing garage has never had a garage door. Ever. The structure was originally a carriage house, that was moved to its current location in the 70's where someone was living at that time and why no garage doors were installed. We plan to add a garage door when and if we get a driveway approval/permit and will apply for that separately as phase 2 of our project. The original driveway (see photo) is a drive that connects to the pasture in back as the property consists of 2 acres and is bounded on the back side by a creek so is otherwise inaccessible. We propose a gravel drive with concrete edging similar in style to others on our street. Moving the drive to the north side of the property is also in keeping with the other properties on the street that have driveways next to their neighbors (see photos). The drive will have a paved pad at the end of the gravel drive for parking next to the back side of the house. Keeping the existing drive will allow for parking off of the State Highway as shown in a photo of an existing drive on our street. One section of the existing fence will become a gate but will appear as a part of the fence, keeping the current appearance. This improvement, having a driveway that will lead to a garage will obviously improve our property value (taxable value) as well as resale value.

No trees will be removed to accommodate the driveway. We plan to curve around the existing crepe myrtles to add landscape appeal.

The length of the gravel driveway will be approximately 130ft by 10 ft wide (or as required by city code).

The driveway entrance will be 11ft x 16ft (or as required by city code) and will be solid concrete.

The sidewalk will mirror in shape and material the existing sidewalk on the other side of the property. It will be solid concrete, 31ft in length by 3ft wide.

The driveway pad will be approximately 30ft x 29 ft.

Signed,







[Home](#) | [Find Property](#)  
| [Contact Us](#)

## Residential Account #36000509400090000

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

### Property Location (Current 2020)

**Address:** 441 S DALLAS AVE

**Neighborhood:** 4LSJ04

**Mapsco:** 86-G (DALLAS)

### DCAD Property Map

### 2020 Current Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2020)

DELAISSE GILLES &  
MEREDITH  
441 S DALLAS AVE  
LANCASTER, TEXAS 751463824

### Multi-Owner (Current 2020)

Owner Name	Ownership %
DELAISSE GILLES &	100%

### Legal Desc (Current 2020)

- 1: ORIGINAL TOWN LANCASTER
  - 2: TR 9 ACS 1.9290
  - 3: LOC IN OT BLK 94
  - 4: VOL2000213/4856 DD10262000 CO-DC
  - 5: 0005094000900 23600050940
- Deed Transfer Date:** 11/1/2000

### Value

2020 Proposed Values	
<b>Improvement:</b>	\$183,310
<b>Land:</b>	+ \$117,640
<b>Market Value:</b>	= \$300,950
<b>Capped Value:</b> \$290,763	
<b>Revaluation Year:</b>	2020
<b>Previous Revaluation Year:</b>	2019



### Main Improvement (Current 2020)

<b>Building Class</b>	06	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	3/0
<b>Year Built</b>	1871	<b>Foundation</b>	POST	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1871	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	3
<b>Actual Age</b>	149 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	AVERAGE	<b>Fence Type</b>	WOOD	<b># Fireplaces</b>	1
<b>Living Area</b>	2,576 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,576 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	TWO STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	Y
<b>Depreciation</b>	50%			<b>Sauna (Y/N)</b>	N



### Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED QUARTERS		UNASSIGNED	FRAME	504
2	DETACHED GARAGE		UNASSIGNED	FRAME	400
3	POOL		UNASSIGNED	CC-CONCRETE (POOL)	1

### Land (2020 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-2 (8000)	0	0	84,027.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$117,638	N

**\* All Exemption information reflects 2020 Proposed Values. \***

### Exemptions (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$0	\$25,000	\$58,152	\$58,152	\$58,152	\$0
<b>Taxable Value</b>	\$290,763	\$265,763	\$232,611	\$232,611	\$232,611	\$0

### Exemption Details

### Estimated Taxes (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
<b>Taxable Value</b>	\$290,763	\$265,763	\$232,611	\$232,611	\$232,611	\$0
<b>Estimated Taxes</b>	\$2,445.10	\$4,061.79	\$588.74	\$288.44	\$626.89	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$8,010.95</b>

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

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

History

History



---

© 2020 Dallas Central Appraisal District.  
All Rights Reserved.



WEST

389.78

0.7

2.5

281.78

93.4

GRAVEL DRIVE

48.1

25.0  
TWO STORY  
FRAME

441 S. DALLAS  
AVENUE

17.4

9.8

3.0

1.5

5.0

10.0

15.0

5.0

10.0

15.0

5.0

10.0

15.0

5.0

10.0

15.0

5.0

10.0

15.0

5.0

10.0

15.0

5.0

10.0

Text

ONLY 2 STORY FRAME

26.4

24.7

20.0

24.3

32.2

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

3.0

2.2

300

EAST

(REFERENCE BEARING FROM DEED)

22.4

318.1 RF

SOUTH

125

314.1 RF

145

M



East







Proposed Driveway



# Similar Driveways

**Example of Proposed work**



**447 and 511 South Dallas**





# Similar Driveways

**403 South Dallas**



**329 and 323 South Dallas**





**Existing Fence on South Side**



**Proposed location of driveway: Will not harm existing crepe myrtles**





## **MINUTES**

### **HISTORIC LANDMARK PRESERVATION COMMITTEE REGULAR MEETING OF AUGUST 25, 2020**

**The Historic Landmark Preservation Committee of the City of Lancaster, Texas,  
met in a Regular Session in the Council Chambers of City Hall on August 25, 2020  
at 7:00 p.m. with a quorum present to-wit:**

#### **Members Present:**

Glenn Hooper, Chair  
Patricia Siegfried-Giles, Vice Chair  
Dee Hinkle  
Amy Glover

#### **Member Absent:**

Paul Laurens Wiseman

#### **City Staff:**

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

#### **Call to order:**

Chair Hooper called the meeting to order at 7:00 p.m. on August 25, 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.

There were no speakers.

#### **CONSENT AGENDA:**

Chair Hooper read the consent agenda.

1. **Consider approval of minutes from the Historic Landmark Preservation Committee (HLPC) Regular Meetings held on June 23, 2020 and July 28, 2020.**

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 1. The vote was cast 4 for, 0 against [Wiseman absent].

#### **ACTION:**

2. **HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to replace the front sidewalk and add a parking pad to the property addressed as 311**



**East Cedar Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to replace the existing damaged 10 feet by 4 feet front concrete walkway in order to make it safe. The applicant is also proposing to install a walkway from the proposed parking pad to the back door. The applicant's request to replace the existing concrete walkway in front of the home with concrete is in compliance with the Lancaster Historic Residential Design Regulations, as the proposed walkways will be concrete and appropriate to the historic house. It is recommended the back walkway will be concrete in material as well.

The applicant is requesting to install a gravel parking surface with a concrete apron on the northeast corner of the lot off State Street. The request to install a gravel parking surface on the side is in direct conflict with the Lancaster Historic Residential Design Regulations, as it stresses the importance of retaining the historic character of the house by prohibiting off street parking in the front or corner side yards of homes. The applicant has the option to install a gravel parking pad with a gravel driveway from Cedar Street. Staff recommends approval of the request to replace the front walkway with concrete and recommends the back walkway be constructed of concrete as well. Staff recommends denial of the request to install the off-street parking pad as it is in direct conflict with the Lancaster Historic Residential Design Regulations.

Committee Member Hinkle asked if the City had plans to add sidewalks along State or Cedar Street. Planner Chetuya stated she is not aware of any plans.

Committee Member Hinkle commented that gravel driveways are permitted per the design regulations, and she thinks the proposal is a driveway rather than a parking pad. Committee Member Hinkle stated that if there is no parking residents often park on the grass or on the street, which is unsightly and unsafe.

Committee Member Glover stated that the street is very narrow and it would be preferable for residents to have driveways over parking on the street or their grass.

Senior Planner Munyaradzi stated that the property is a corner lot and the regulations state that no parking is permitted in corner side yards.

Committee Member Hinkle stated that gravel is an appropriate material since there are sewer and water lines in the area.

Chair Hooper commented that driveways of nearby homes are perpendicular to the homes or located off of the side streets.

Senior Planner Munyaradzi stated that the off-street parking in corner side yards was the reason for staff's recommendation of denial. She stated that the applicant has the option to add a driveway from Cedar Street that would allow a parking pad at the back of the home which is not visible from the street. Vice Chair Siegfried-Giles stated that a driveway off State Street would be better visually.



Chair Hooper asked the applicant if they described the proposal as a driveway or parking pad.

Ellen Clark, 954 Nokomis, stated that the proposal was to remove the cars from the street. She stated that she proposed a “pad”, but is fine with changing the terminology to a driveway. Ms. Clark stated that she would like the driveway to be of a concrete material to allow for one car with a sidewalk to the back.

Ms. Clark stated that the yard along Cedar Street is around 3 feet higher than the street. She stated that she would have to remove trees to have a driveway from Cedar Street. Ms. Clark stated that the front sidewalk is unsafe, and that the intention of the parking area is to provide a safe way to enter the home.

Chair Hooper asked if the area along State Street is steep. Ms. Clark stated that the yard along State Street is street level.

Chair Hooper asked about the water and sewer lines in the area. Ms. Clark stated that sewer lines were near the back of the house and the concrete drive should be 4 to 5 feet away from the back of the house to avoid the lines.

Committee Member Glover asked if the parking space would be for a single car. Ms. Clark stated that it would be around 12 to 13 feet wide.

**MOTION:** Committee Member Hinkle made a motion, seconded by Vice Chair Siegfried-Giles to approve item 2 for a driveway instead of a parking pad. The vote was cast 4 for, 0 against [Wiseman absent].

**3. HLPC20-08 Discuss and consider a Certificate of Appropriateness (COA) to rebuild a portion of the home addressed as 427 South Centre Street, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that this is a request to rebuild the second level of the home. The entire second floor of the home caught fire and was burned, but the first floor of the home remains. The applicant is proposing to rebuild the home as it was prior to the fire. The applicant will use brick as the exterior material, asphalt shingles on the roof and wood windows. These are the same materials that were on the home before it burned. The applicant is also proposing to extend the existing shed roof on the north and south side of the home. There will be an added window on each side of the shed roof with added vertical siding to match the existing siding. These changes will be rebuilt the same. The applicant's requests are in compliance with the Lancaster Historic Residential Design Regulations as all changes visible from the street will remain the same in material, style, and color.

The applicant is also requesting to replace the existing louvers with wood slats on the north and south sides of the home with double pane insulated windows. The opening will remain the same but the material will change. The cast-stone sill will remain the same. The applicant has indicated



the reason for the material change is that the area will be converted to a room. The applicant's request is in compliance with the Lancaster Historic Residential Design Regulations as the sash size will remain the same and multi-pane glazing will be used. Staff recommends approval of the applicant's requests as presented.

Committee Member Hinkle commented that the addition of windows on the shed roof is not a detriment to the home. Chair Hooper stated that the windows will not be seen from the street.

Vice Chair Siegfried-Giles commended the applicant on the quality of their application.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 3. The vote was cast 4 for, 0 against [Wiseman absent].

**4. HLPC20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.**

Planner Chetuya gave the staff report and stated that the applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence. This design is similar to existing driveways in the neighborhood. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house. The front walkway will mirror in shape and material of the existing walkway.

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect the existing front walk on the property. The proposed improvements are in compliance with the Lancaster Historic Residential Design Regulations and as such, staff recommends approval of the request as presented.

Committee Member Hinkle stated the state and regional significance of this house. She provided information on the history of the home after it was built in 1870.

Committee Member Hinkle expressed concern about the property having two driveways. She stated that having a driveway on either side of the home may distract from the home, and the applicant should consider landscaping the old driveway.

Chair Hooper asked the applicant if the existing gravel driveway will remain.

Gilles Delaisse, 441 South Dallas Avenue, the applicant stated that the existing gravel driveway on the south side of the property allows access to the back of the property. He stated that the new driveway on the north would provide access to the garage. They are unable to access the garage from the existing driveway due to the location of their pool.



Chair Hooper asked which direction the garage doors faced. Mr. Delaisse stated that there are currently no doors on the garage. Meredith Delaisse, 441 South Dallas Avenue, stated that the garage was previously a secondary living unit.

Ms. Delaisse stated that there are multiple homes along South Dallas Avenue with two driveways. She stated that there is no on-street parking permitted along South Dallas Avenue, so the new driveway would be used for safe parking.

Committee Member Hinkle asked if the existing gravel driveway had concrete curbs. Mr. Delaisse said no, but the new driveway would be gravel with concrete curbs.

Mr. Delaisse stated that a section of the fence will become a swinging gate, and the new parking pad behind the fence will not be visible from the street.

Vice Chair Siegfried-Giles asked if they are planning to add garage doors. Ms. Delaisse stated that if the driveway is approved, they will add garage doors.

Chair Hooper asked how far the proposed driveway will be from the neighbor's driveway. Mr. Delaisse stated that they are approximately 10 feet apart.

**MOTION:** Vice Chair Siegfried-Giles made a motion, seconded by Committee Member Glover to approve item 4. The vote was cast 4 for, 0 against (Wiseman absent).

**MOTION:** Committee Member Glover made a motion, seconded by Vice Chair Siegfried-Giles to adjourn. The vote was cast 4 for, 0 against [Wiseman absent].

The meeting was adjourned at 7:39 PM.

**ATTEST:**

**APPROVED:**

---

Bester Munyaradzi, Senior Planner

---

Glenn Hooper, Chair



## CITY OF LANCASTER'S BOARDS AND COMMISSIONS

### Historic Landmark Preservation Committee

4.

**Meeting Date:** 08/25/2020

**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:**

HLPC 20-12 Discuss and consider a Certificate of Appropriateness (COA) for the installation of a driveway and front walkway on the property addressed as 441 South Dallas Avenue, Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is addressed as 441 South Dallas and is approximately 1.929 acres in size.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District, Single Family Residential SF-5.
3. **Adjacent Properties:**  
North: HP-SF-5, Historic Overlay District (Occupied Residence)  
South: HP-SF-5, Historic Overlay District (Occupied Residence)  
East: HP-SF-5, Historic Overlay District (Occupied Residence)  
West: SF6, Single Family-Residential (Lancaster City Park)
4. **Case History/Background:**  
The home was built in 1871 and is listed on the Dallas Central Appraisal District (DCAD) website as post foundation and frame house.

### **Operational Considerations:**

The applicant is requesting to install a gravel driveway with concrete edging and a concrete apron extending from Dallas Avenue to behind the existing fence as shown on the attached site plan. This design is similar to existing driveways in the neighborhood and examples are attached for reference. The driveway approach meets the City's minimum width requirements of 12 to 20 feet. No trees will be removed to accommodate the driveway as it will be curved around the existing crepe myrtles. A couple of the shrubs will be relocated to another location on site. There is an existing driveway on the opposite side of the lot and it will remain in place. The applicant is also proposing to install a concrete front walkway from the proposed driveway to the existing front walkway in front of the house as shown on the attached site plan. The front walkway will mirror in shape and material of the existing walkway.

According to the Lancaster Historic Residential Design Regulations (LHRDR), "Driveways shall be appropriate to the historic house in placement, material and form, and should be of brush finished concrete or gravel over an approved substrate. Driveways should be located perpendicular to the street. Locate new driveways and sidewalks so that the topography of the property is maintained and significant



landscape features such as trees are maintained. Protect mature trees and other landscape features from new construction. Sidewalks and front walks shall be appropriate to the historic house in placement, material and form, and should be of brush-finished concrete."

The proposed driveway will be made of concrete, perpendicular to the street, and placed in such a way that will protect existing trees on site. The front walkway will be made of concrete and will connect to the existing front walkway on the property. The proposed improvements are in compliance with the LHRDR's requirements.

**Public Information Considerations:**

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

**Options/Alternatives:**

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

**Recommendation:**

Staff recommends approval of the requests as they are in compliance with the LHRDR.

**Attachments**

Location Map

Letter of Intent

DCAD Report

Site Plan

Staff Photos

Applicant Photos

---

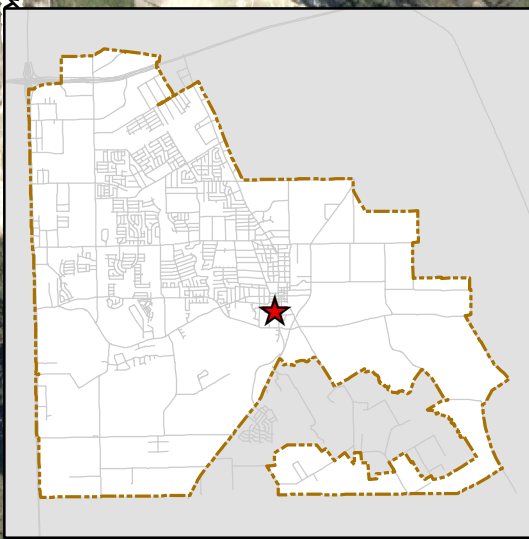
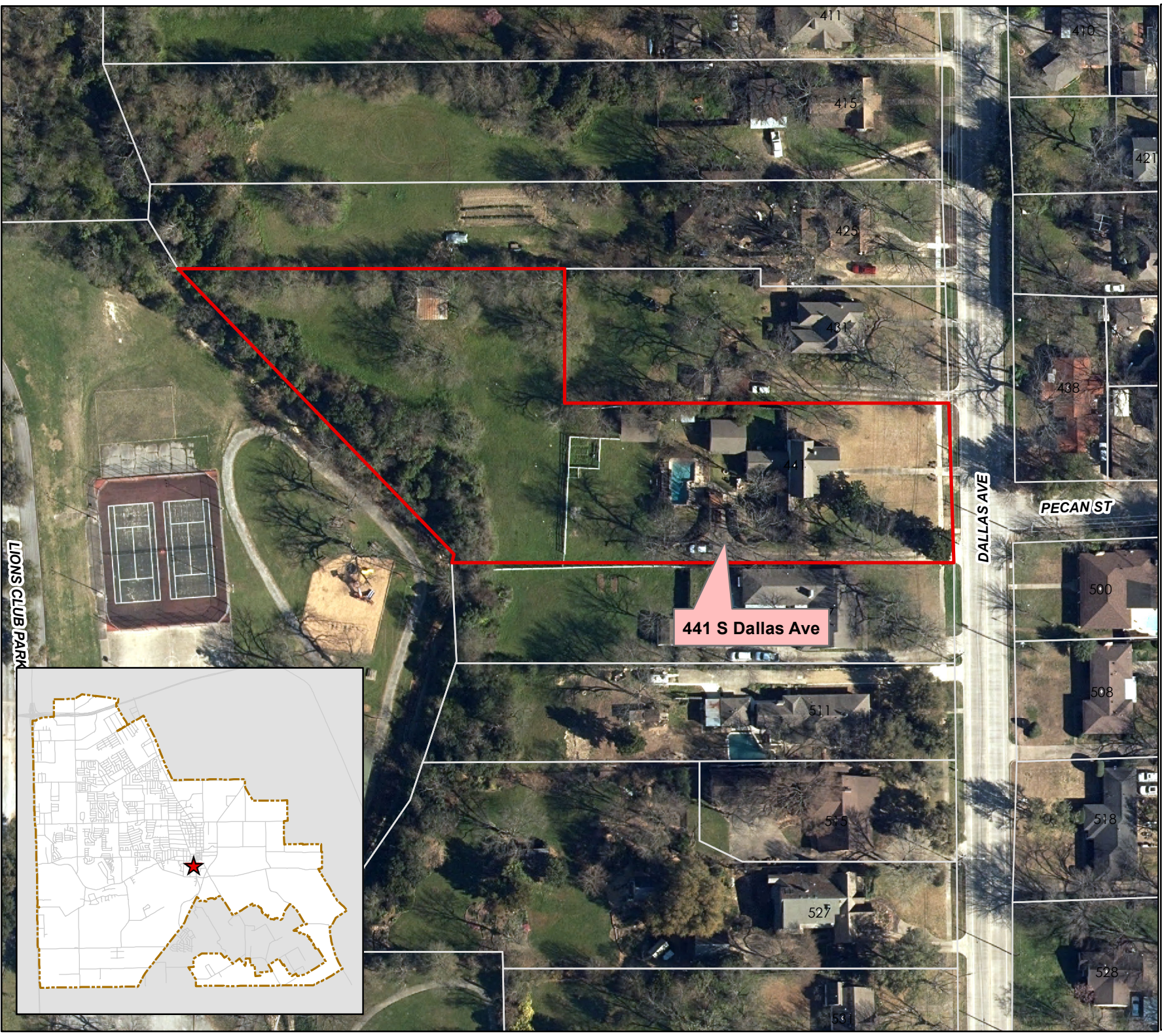
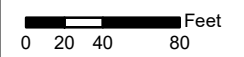


# 441 S Dallas Ave Zoned: Historic Overlay District SF-5



## Legend

- City Limits
- Parcels





### Proposed Work

We propose to build a new driveway, consisting of gravel and concrete (see attached photos for examples) that will be in keeping with the age of our home and the existing driveways along our street. The new driveway will be in alignment with our existing garage and have a side walk from the drive to the existing front sidewalk. Currently the old drive is on the opposite side of the property and does not meet up with the garage. The existing garage has never had a garage door. Ever. The structure was originally a carriage house, that was moved to its current location in the 70's where someone was living at that time and why no garage doors were installed. We plan to add a garage door when and if we get a driveway approval/permit and will apply for that separately as phase 2 of our project. The original driveway (see photo) is a drive that connects to the pasture in back as the property consists of 2 acres and is bounded on the back side by a creek so is otherwise inaccessible. We propose a gravel drive with concrete edging similar in style to others on our street. Moving the drive to the north side of the property is also in keeping with the other properties on the street that have driveways next to their neighbors (see photos). The drive will have a paved pad at the end of the gravel drive for parking next to the back side of the house. Keeping the existing drive will allow for parking off of the State Highway as shown in a photo of an existing drive on our street. One section of the existing fence will become a gate but will appear as a part of the fence, keeping the current appearance. This improvement, having a driveway that will lead to a garage will obviously improve our property value (taxable value) as well as resale value.

No trees will be removed to accommodate the driveway. We plan to curve around the existing crepe myrtles to add landscape appeal.

The length of the gravel driveway will be approximately 130ft by 10 ft wide (or as required by city code).

The driveway entrance will be 11ft x 16ft (or as required by city code) and will be solid concrete.

The sidewalk will mirror in shape and material the existing sidewalk on the other side of the property. It will be solid concrete, 31ft in length by 3ft wide.

The driveway pad will be approximately 30ft x 29 ft.

Signed,







[Home](#) | [Find Property](#)  
| [Contact Us](#)

## Residential Account #36000509400090000

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

### Property Location (Current 2020)

**Address:** 441 S DALLAS AVE

**Neighborhood:** 4LSJ04

**Mapsco:** 86-G (DALLAS)

### DCAD Property Map

### 2020 Current Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2020)

DELAISSE GILLES &  
MEREDITH  
441 S DALLAS AVE  
LANCASTER, TEXAS 751463824

### Multi-Owner (Current 2020)

Owner Name	Ownership %
DELAISSE GILLES &	100%

### Legal Desc (Current 2020)

- 1: ORIGINAL TOWN LANCASTER
  - 2: TR 9 ACS 1.9290
  - 3: LOC IN OT BLK 94
  - 4: VOL2000213/4856 DD10262000 CO-DC
  - 5: 0005094000900 23600050940
- Deed Transfer Date:** 11/1/2000

### Value

2020 Proposed Values	
<b>Improvement:</b>	\$183,310
<b>Land:</b>	+ \$117,640
<b>Market Value:</b>	= \$300,950
<b>Capped Value:</b> \$290,763	
<b>Revaluation Year:</b>	2020
<b>Previous Revaluation Year:</b>	2019



### Main Improvement (Current 2020)

<b>Building Class</b>	06	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	3/0
<b>Year Built</b>	1871	<b>Foundation</b>	POST	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1871	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	3
<b>Actual Age</b>	149 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	AVERAGE	<b>Fence Type</b>	WOOD	<b># Fireplaces</b>	1
<b>Living Area</b>	2,576 sqft	<b>Ext. Wall Material</b>	FRAME	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,576 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	TWO STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	Y
<b>Depreciation</b>	50%			<b>Sauna (Y/N)</b>	N



### Additional Improvements (Current 2020)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED QUARTERS		UNASSIGNED	FRAME	504
2	DETACHED GARAGE		UNASSIGNED	FRAME	400
3	POOL		UNASSIGNED	CC-CONCRETE (POOL)	1

### Land (2020 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES-2 (8000)	0	0	84,027.0000 SQUARE FEET	STANDARD	\$1.40	0%	\$117,638	N

**\* All Exemption information reflects 2020 Proposed Values. \***

### Exemptions (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$0	\$25,000	\$58,152	\$58,152	\$58,152	\$0
<b>Taxable Value</b>	\$290,763	\$265,763	\$232,611	\$232,611	\$232,611	\$0

### Exemption Details

### Estimated Taxes (2020 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	LANCASTER	LANCASTER ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.840925	\$1.52835	\$0.2531	\$0.124	\$0.2695	N/A
<b>Taxable Value</b>	\$290,763	\$265,763	\$232,611	\$232,611	\$232,611	\$0
<b>Estimated Taxes</b>	\$2,445.10	\$4,061.79	\$588.74	\$288.44	\$626.89	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$8,010.95</b>

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

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

History

History



---

© 2020 Dallas Central Appraisal District.  
All Rights Reserved.



WEST

389.78

0.7

2.5

281.78

93.4

GRAVEL DRIVE

48.1

25.0  
TWO STORY  
FRAME

441 S. DALLAS  
AVENUE

17.4

9.8

3.0

1.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

0.5

Text

ONLY 2 STORY  
FRAME

26.4

24.7

20.0

24.3

32.2

10.0

15.2

5.0

0.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

10.0

300

EAST

(REFERENCE BEARING FROM DEED)

22.4

318.1 RF

318.1 RF

SOUTH 125

314.1 RF

145

M



East







Proposed Driveway



# Similar Driveways

**Example of Proposed work**



**447 and 511 South Dallas**





# Similar Driveways

**403 South Dallas**



**329 and 323 South Dallas**





**Existing Fence on South Side**



**Proposed location of driveway: Will not harm existing crepe myrtles**

