



**NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, DECEMBER 3, 2013 – 7:00 P.M.**



**Chair, Quinnie Wright
Vice-Chair, Lawrence Prothro**

**Commissioner Genevieve Gregory
Commissioner Tom Barnett**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Lancaster reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

7:00 P.M.

AGENDA

CALL TO ORDER

CITIZENS COMMENTS (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda)

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. Consideration of the November 5, 2013 Regular Meeting Minutes.

ACTION

2. **PS13-11** Discuss and consider a Preliminary Plat for Lots 1 - 7, Block A, Mills Branch Village Center, situated in A. Bledsoe Survey, Abstract No. 113, an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southeast corner of Belt Line and Bluegrove Road.

ADJOURNMENT

ACCESSIBILITY STATEMENT

The Municipal Building is wheelchair accessible. If you plan to attend the meeting and have a physical impairment, which requires special arrangements or require sign interpretive services, please contact the City Secretary's Office 72 hours prior to the meeting at (972) 218-1310 or TDD 1-800-735-2988. Reasonable accommodations will be made to assist your needs.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall,

November 26, 2013 @ 5:00 am/pm.

**Surupa Sen, Senior Planner,
Public Works and Development Services**



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, NOVEMBER 5, 2013**



CALL TO ORDER:

Chair Wright called the meeting to order at 7:00 p.m. on November 5, 2013.

COMMISSIONERS

**QUINNIE WRIGHT, CHAIR
ROOSEVELT NICHOLS
LAWRENCE PROTHRO, VICE CHAIR
GENEVIVE GREGORY - ABSENT
TOM BARNETT - ABSENT**

CITY STAFF

RONA STRINGFELLOW

**MANAGING DIRECTOR OF PUBLIC
WORKS/DEVELOPMENT SERVICES
SENIOR PLANNER
CITY ATTORNEY**

**SURUPA SEN
JULIE DOSHER**

CITIZENS COMMENTS: (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda)

Chair Wright invited anyone wishing to speak to come forward state their name and address. She informed that citizens will be allowed to speak on matters included on the agenda. Each speaker will be allowed to speak for three (3) minutes.

No citizen comments were received.

CONSENT AGENDA:

Chair Wright introduced the consent agenda items. 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. Consideration of the July 2, 2013 Regular Meeting Minutes.
2. Consideration of the August 6, 2013 Regular Meeting Minutes.
3. Consideration of the August 8, 2013 Special Meeting Minutes.
4. Consideration of the September 3, 2013 Regular Meeting Minutes.
5. Consideration of the September 24, 2013 Special Meeting Minutes.
6. Consideration of the October 1, 2013 Regular Meeting Minutes.

Chair Wright entertained a motion.

VICE CHAIR PROTHRO MADE THE MOTION TO ACCEPT THE MINUTES AND APPROVE THE CONSENT AGENDA ITEMS 1 THROUGH 6, SECONDED BY COMMISSIONER NICHOLS.



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, NOVEMBER 5, 2013**



**AYES: PROTHRO, NICHOLS, WRIGHT
NAYES: NONE**

THE MOTION CARRIED 3-0.

Chair Wright introduced the next action item on agenda.

ACTION

7. **PS13-10** Discuss and consider a Final Plat for Lots 1R, 3R, 4, 5, 6R, 7R, and 9, Block 1, Prologis Park 20/35, situated in Nathan P. Pierce Survey, Abstract No. 1132, an addition to the City of Lancaster, Dallas County, Texas. The property is located between Houston School Road and Cedardale Road.

Senior Planner Surupa Sen gave a presentation stating that the property is located on the northeast corner of Houston School Road and Cedardale Road and is comprised of 222.25 acres of land.

Ms. Sen informed Commission that the application is to plat 7 lots within the Prologis Park addition. Five buildings have been constructed within the industrial park. The property is zoned Planned Development or Prologis PD.

Commissioner Nichols asked if the park is already platted and the applicant is adding lots now. Ms. Sen clarified that the lots have been preliminary platted and the applicant is now requesting approval for final plat.

Applicant Ed Kepner, 2501 N Harwood, Suite 2450, Dallas, Texas 75201 expressed willingness to answer any question that Commission might have.

With no further comment/question Chair Wright entertained a motion.

VICE CHAIR PROTHRO MADE THE MOTION TO APPROVE PS13-10 FINAL PLAT FOR LOTS 1R, 3R, 4, 5, 6R, 7R AND 9, BLOCK 1, PROLOGIS PARK 20/35, SECONDED BY COMMISSIONER NICHOLS.

**AYES: PROTHRO, NICHOLS, WRIGHT
NAYES: NONE**

THE MOTION CARRIED 3-0.

Chair Wright entertained a motion to adjourn.

A MOTION WAS MADE BY VICE CHAIR PROTHRO AND SECONDED BY COMMISSIONER NICHOLS TO ADJOURN.

**AYES: PROTHRO, NICHOLS, WRIGHT
NAYES: NONE**



**REGULAR MEETING MINUTES
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
TUESDAY, NOVEMBER 5, 2013**



THE MOTION CARRIED 3-0.

Meeting was adjourned at 7:10 p.m.

Quinnie Wright, Chair

ATTEST

Surupa Sen, Senior Planner

PLANNING & ZONING COMMISSION
 Agenda Communication for
 December 3, 2013

#2

PS 13-11 Discuss and consider a Preliminary Plat for Lots 1 - 7, Block A, Mills Branch Village Center, situated in A. Bledsoe Survey, Abstract No. 113, an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southeast corner of Beltline Road and Bluegrove Road.

Background

1. **Location and Size:** The property is located on the southeast corner of Beltline and Bluegrove Road and is comprised of 10.58 acres of land.
2. **Current Zoning:** The subject property is within the Woodlands Estates at Mills Branch Overlay District and is zoned for the development of the Village Center subdistrict.
3. **Adjacent Properties:**
 North: SF-5, Single Family Residential (Beltline Elementary School)
 South: PD-SF, Planned Development Single Family Residential (Woodlands Estates at Mills Branch)
 East: PD #7, Planned Development Single Family Residential (Spring Creek Estates) and SF-1, Single Family Residential
 West: PD #14, Planned Development Neighborhood Services
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan for this site was modified with the adoption of the Mills Branch Overlay District. This property was designated as a Village Center Zone at that time. The proposal is in conformance with the Comprehensive Plan.
5. **Case History:**

Date	Body	Action
09/18/03	P&Z	Mills Branch Overlay District – Recommended for Approval
09/18/03	P&Z	Z03-24 Public Hearing PD zoning Recommended for Approval
10/13/03	CC	Mills Branch Overlay District Approved
10/21/04	P&Z	Z03-24 2 nd Public Hearing PD zoning Recommended for Approval
11/10/03	CC	Z03-24 Public Hearing – Approved
01/20/04	P&Z	PS04-16 Woodland Estates at Mills Branch Preliminary Plat APPROVED
03/21/06	P&Z	PS06-10 Woodland Estates at Mills Branch, Phase 1 Final Plat APPROVED

6. Public Notification: There is no notification required.

Considerations

This is a request to Preliminary Plat Lots 1 - 7, Block A, of Woodlands Estates at Mills Branch - Village Center. Total 10.581 acres tract of land is being divided into 7 lots. The property is under Mills Branch Overlay District and specifically within the Woodlands Estates at Mills Branch Village Center sub-district. This sub-district is regulated under Retail (R) and Neighborhood Services (NS) zoning standards. Currently this property is undeveloped. The purpose of this plat is to begin a process to develop the lots with a retail/commercial use. The preliminary plat is in conformance with Woodlands Estates at Mills Branch - Village Center General Development Plan (Attached).

The property has access from Beltline and Bluegrove Road. The preliminary plat shows right-of-way dedication on Beltline Road to be 120' as required by Lancaster Thoroughfare Plan. Mills Branch Overlay District standards delineate street section and design requirements classified as BG-93-40 (Attached). The purpose of the street design and streetscape standards are to preserve native tree line and also provide for a proposed hike and bike trail along Bluegrove Road. The Preliminary Plat follows the streetscape and design standards for Bluegrove Road as outlined in the Mills Branch Overlay District.

Options/Alternatives

1. Approve the plat as presented.
2. Postpone the plat and direct staff.
3. Deny the plat.

Recommendation

Staff recommends **approval** of the plat (Option 1).

Approval Process

The Planning and Zoning Commission is the final approval authority.

Attachments

1. Preliminary Plat
2. Location Map
3. Woodlands Estates at Mills Branch Development Plan
4. Mills Branch Street Types – Table A

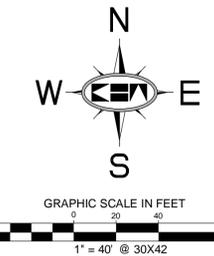
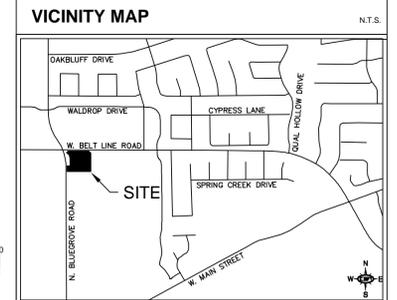
Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

Date: December 3, 2013

CURRENT ZONING: SF-5
(SINGLE FAMILY - MEDIUM DENSITY)

CALLED 20.00 ACRES
LANCASTER INDEPENDENT SCHOOL DISTRICT
VOLUME 82206, PAGE 1424
D.R.D.C.T.



LINE TYPE LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

LEGEND

○	BOX OR PEDESTAL	○	COMMUNICATIONS
○	HANDHOLE	○	ELECTRIC OR POWER
○	MANHOLE	○	FIBER OPTIC
○	METER	○	NATURAL GAS
○	MARKER SIGN	○	STORM SEWER OR PIPELINE
○	METER	○	RAINROAD
○	MARKER PINFLAG	○	RAILROAD
○	POLE	○	SAN. SEWER OR WASTEWATER
○	STORAGE TANK	○	STORM SEWER
○	VALVE (EXCEPT WATER)	○	TELEPHONE
○	VAULT	○	TRAFFIC
○	WELL	○	UNREINFORCED
○	CABLE TV	○	WATER
○	ROOF DRAIN	○	SECURITY CAMERA
○	ELEVATION BENCHMARK	○	SANITARY SEWER BOX
○	FLOW DIRECTION	○	SANITARY SEWER CLEAN OUT
○	MONITORING WELL	○	SANITARY SEWER LIFT STATION
○	FUEL TANK	○	STORM SEWER DRAIN
○	FLOOD LIGHT	○	TRAFFIC BARRIER
○	GUY ANCHOR	○	TRAFFIC ISOLAND
○	GUY ANCHOR POLE	○	TRAFFIC SIGNAL
○	UTILITY POLE	○	TRAFFIC SENSOR
○	ELECTRIC SWITCH	○	TRAFFIC SIGNAL
○	ELECTRIC TRANSFORMER	○	TRASH BIN
○	HANDICAPPED PARKING	○	TREE
○	PARKING METER	○	WATER BOX
○	RAILROAD SIGNAL	○	WATER VALVE
○	RAILROAD SIGN	○	FIRE HYDRANT
○	SCN	○	AIR RELEASE VALVE
○	MARSHES/BULBBOARD	○	WATER WELL
○	AC UNIT	○	WATER WELL
○	BASKET BALL GOAL	○	CONTROLLING MONUMENT
○	IRON LOCATION	○	IRON ROD W/ "X" CAP SET
○	FLAG POLE	○	IRON ROD W/TH CAP FOUND
○	GOAL POST	○	PK NAIL SET
○	CHASE TRAP	○	PK NAIL FOUND
○	IRRIGATION VALVE	○	IRON ROD FOUND
○	LIGHT STANDARD	○	"X" CUT IN CONCRETE SET
○	MAIL BOX	○	"X" CUT IN CONCRETE FOUND
○	NEWS STAND	○	P.O.B. POINT OF BEGINNING
○	PHONE BOOTH	○	P.O.C. POINT OF COMMENCING

LINE TABLE

NO.	BEARING	LENGTH
L1	N46°09'57"W	41.15'
L2	S46°09'57"E	28.73'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°43'03"	30.00'	6.14'	S99°38'29"W	6.12'
C2	88°40'25"	29.86'	46.22'	S46°53'41"E	41.74'
C3	19°19'49"	30.00'	10.12'	N10°49'52"W	10.07'
C4	89°59'56"	54.00'	84.82'	S46°10'00"E	76.37'
C5	89°59'56"	30.00'	47.12'	N46°09'56"W	42.43'
C6	90°00'00"	30.00'	47.12'	N43°50'03"E	42.43'
C7	90°00'00"	30.00'	47.12'	N46°09'57"W	42.43'
C8	90°00'04"	30.00'	47.12'	N43°50'05"E	42.43'
C9	90°00'02"	30.00'	47.12'	S43°50'04"W	42.43'
C10	38°57'49"	50.00'	34.00'	N71°41'01"W	33.35'
C11	35°09'28"	50.58'	31.04'	N69°48'59"W	30.55'
C12	53°09'08"	30.00'	27.83'	S62°15'29"W	26.84'
C13	63°55'41"	50.00'	55.79'	S59°12'07"E	52.94'
C15	40°11'35"	30.27'	21.23'	S70°58'42"E	20.80'
C16	38°51'03"	30.02'	19.30'	S72°45'54"E	18.97'
C17	36°51'44"	30.00'	19.30'	S72°44'05"E	18.97'

**MILLS BRANCH VILLAGE CENTER
PRELIMINARY PLAT OF LOTS 1-7, BLOCK A
10.581 ACRES OUT OF THE
A. BLEDSOE SURVEY, ABSTRACT NO. 113
CITY OF LANCASTER, DALLAS COUNTY, TEXAS**

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

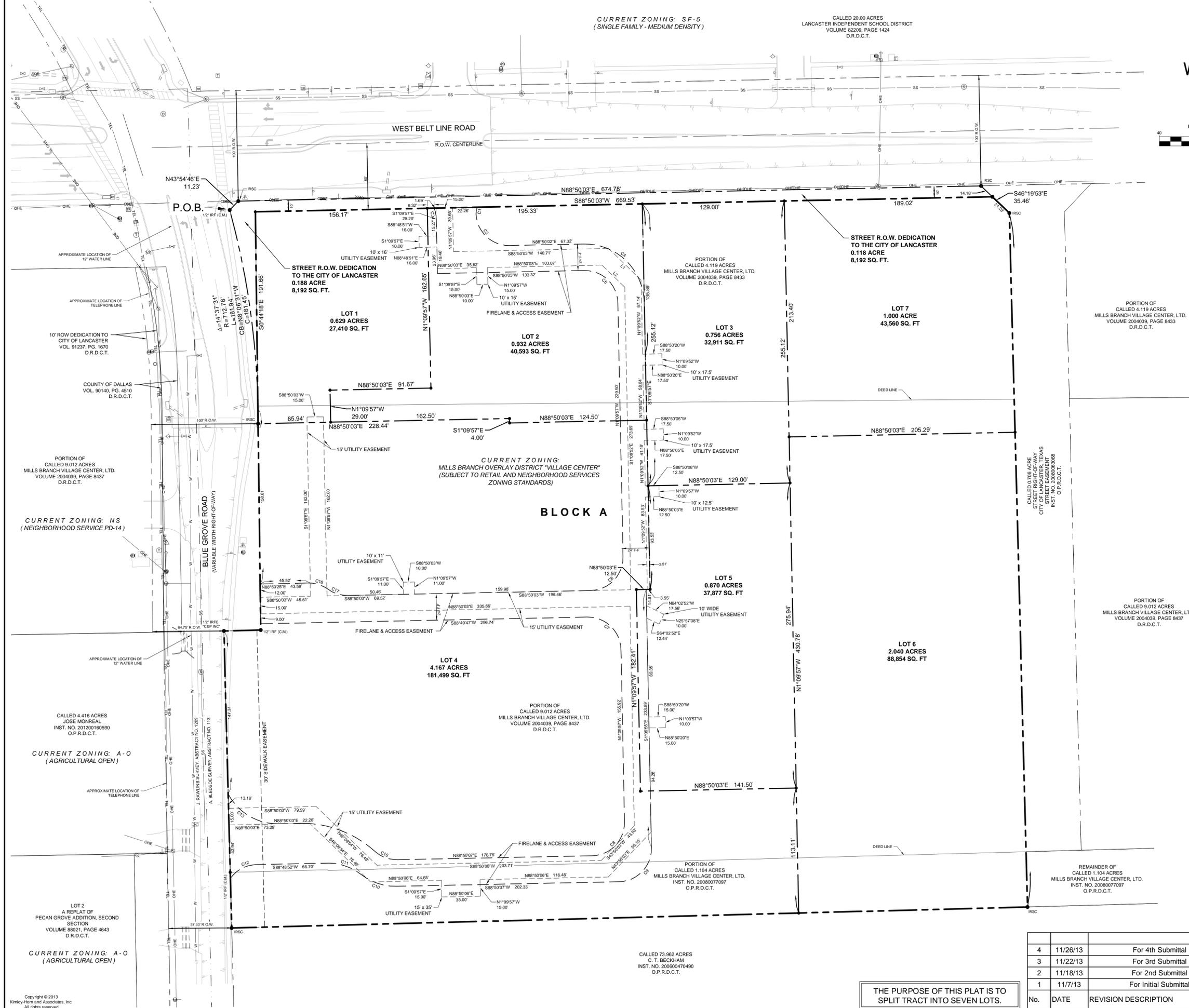
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JEG	KHA	11/07/2013	063362458	1 OF 2

OWNER: Mills Branch Village Center, L.T.D.
1350 H Moorland Road
Lancaster, TX 75148
Ph: ---
Fax: ---
Contact: ---

APPLICANT: Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, TX 75034
Ph: 972.335.3580
Fax: 972.335.3779
Contact: Heath Voyles, PE

No.	DATE	REVISION DESCRIPTION
4	11/26/13	For 4th Submittal
3	11/22/13	For 3rd Submittal
2	11/18/13	For 2nd Submittal
1	11/7/13	For Initial Submittal

THE PURPOSE OF THIS PLAT IS TO
SPLIT TRACT INTO SEVEN LOTS.



OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS **MILLS BRANCH VILLAGE CENTER, LTD.**, IS THE OWNER OF a tract of land situated in the A. Bledsoe Survey, Abstract No. 113, City of Lancaster, Dallas County, Texas, and being a portion of a called 4.119 acre tract of land described in the deed to Mills Branch Village Center, LTD., as recorded in Volume 2004039, Page 8433, Deed Records of Dallas County, Texas, and a portion of a called 9.012 acre tract of land described in the deed to Mills Branch Village Center, LTD., as recorded in Volume 2004039, Page 8437, said Deed Records of Dallas County, Texas, and a portion of a called 1.104 acre tract of land described in the deed to Mills Branch Village Center, LTD., as recorded in Instrument No. 20080077097, Official Public Records of Dallas County, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of a corner clip at the intersection of the east right-of-way line of Blue Grove Road (variable width right-of-way) and the south right-of-way line of West Belt Line Road (100' right-of-way), said point being the western-most northwest corner of said 4.119 acre tract;

THENCE North 43°54'46" East, along said corner clip, and along said south right-of-way line of West Belt Line Road, a distance of 11.23 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 88°50'03" East, continuing along said south right-of-way line of West Belt Line Road, a distance of 674.78 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner at the northwest corner of a called 0.706 acre street right-of-way easement described in the resolution to City of Lancaster, as recorded in Instrument No. 20080063068, said Official Public Records of Dallas County, Texas;

THENCE South 46°19'57" East, along the westerly line of said 0.706 acre tract, a distance of 35.46 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner at a re-entrant corner in said west line of said 0.706 acre tract;

THENCE South 01°30'21" East, continuing along the westerly line of said 0.706 acre tract part of the way, a total distance of 627.95 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner on the northerly line of a called 73.962 acre tract of land described in the deed to C. T. Beckham, as recorded in Instrument No. 200600470490, said Official Public Records of Dallas County, Texas, and on the southerly line of said 1.104 acre tract;

THENCE South 88°29'40" West, along the southerly line of said 1.104 acre tract and along the northerly line of said 73.962 acre tract, a distance of 723.07 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner at the northwest corner of said 73.962 acre tract, said point also being the southwest corner of aforesaid 1.104 acre tract, and on said east right-of-way line of said Blue Grove Road;

THENCE along said east right-of-way line of Blue Grove Road, the following four (4) courses:

North 01°29'52" West, a distance of 268.79 feet to a ½ inch capped iron rod stamped "C&P INC" found for corner at a re-entrant corner in the said east right-of-way line of Blue Grove Road;

North 88°39'18" East, a distance of 33.45 feet to a ½ inch iron rod found for corner at a salient corner in said east line of said Blue Grove Road;

North 0°44'18" West, a distance of 200.30 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner at the beginning of a curve to the left having a central angle of 14°37'31", a radius of 712.78 feet, a chord bearing and distance of North 8°06'31" West, 181.45 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 181.94 feet to a point at the **POINT OF BEGINNING** and containing 460,895 square feet, enclosing 10.581 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, **MILLS BRANCH VILLAGE CENTER, LTD.**, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as **WILLS WAY PLAZA ON BELTLINE**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and so hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at _____, Texas, this _____ day of _____, 2013.

Owner

STATE OF TEXAS §
 COUNTY OF DALLAS §

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

Given under my hand and seal of office, this _____ day of _____, 2013.

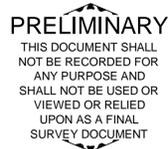
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify, that I prepared this plat form 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 Regulation of the City of Lancaster.

Registered Professional Land Surveyor No. 5181



STATE OF TEXAS
 COUNTY OF COLLIN

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

Given under my hand and seal of office, this _____ day of _____, 2013.

Notary Public in and for the State of Texas

GENERAL NOTES:

- Pipe sizes are from the as-built plans from the City of Lancaster, Texas and flow line elevations are from field measurements. Slopes unavailable without excavation, which is not authorized.
- Underground utilities shown hereon are from record drawings obtained from the City of Lancaster and the engineer of record and the surveyor cannot guarantee the locations of said utilities, except those that are observed on the surface at the time of this survey.
- According to Map No. 448113C0635 J, dated August 23, 2001, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a 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. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
- All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
- The coordinate system for this survey is the Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum.
- Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations, resulting in a bearing of North 00°38'33" West for the west line of subject tract. The current bearing basis differs from the record of North 00°07'00" East, by - 00°45'33". To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999878375.

CITY CERTIFICATION

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

Chairman, City of Lancaster _____ Date _____
 Planning and Zoning Commission

ATTEST:

Signature _____ Date _____

Name & Title _____

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

Director _____ Date _____

MILLS BRANCH VILLAGE CENTER
 PRELIMINARY PLAT OF LOTS 1-7, BLOCK A
 10.581 ACRES OUT OF THE
 A. BLEDSOE SURVEY, ABSTRACT NO. 113
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS

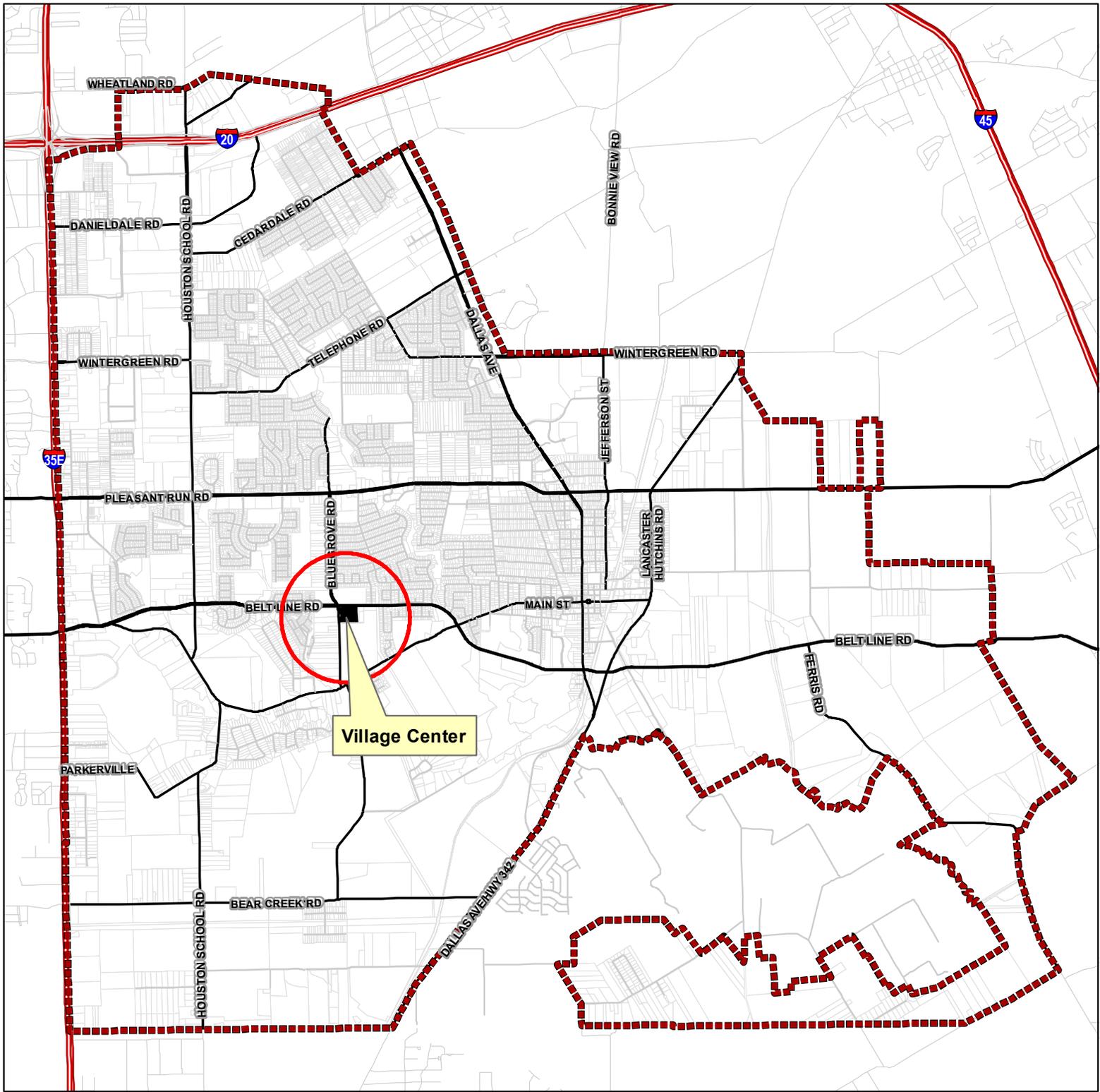
Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JEG	KHA	11/07/2013	063362458	2 OF 2

OWNER:
 Mills Branch Village Center, LTD.
 1350 H Moorland Road
 Lancaster, Tx 75148
 Ph: ---
 Fax: ---
 Contact: ---

APPLICANT:
 Kimley-Horn and Associates, Inc.
 5750 Genesis Court, Suite 200
 Frisco, TX 75034
 Ph: 972.335.3580
 Fax: 972.335.3779
 Contact: Heath Voyles, PE

DWG NAME: K:\P\PL SURVEY\0303262103 LANCASTER\BROW\063362458\PRELIM\PLAT.DWG PLOTTED BY: GARCIA, JOSE I 1/26/2013 11:35 AM LAST SAVED: 1/26/2013 11:35 AM



Legend

-  Village Center - Woodlands Estates at Mills Branch
-  City Limits
-  Parcels



0 0.4 0.8 1.6 Miles

Location Map
 Village Center of
 Woodlands Estates at Mills Branch
 Preliminary Plat

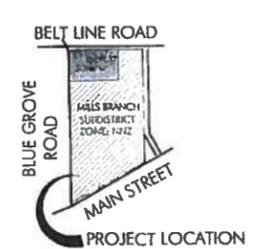
City of Lancaster

Date: 12/03/2013





LOCATION MAP



Proposed Land Uses

MIXED -USE	LAND USE	ACREAGE	
PRECENTAGE 14.7%	MIXED -USE * Includes 14 live work units, size to be determined at time of site plan submittal.	13.22	
RESIDENTIAL	LOT TYPE	QUANTITY	S.F. PER DWELLING UNIT
TYPE 1 54.6%	MANOR 70'/79' - 110'	17	3000 - NO MAX
	ESTATE 60'/69' - 120'	78	2400 - 3600
	VILLAGE 50'/59' - 110'	56	1600 - 2600
TYPE 2 20.0%	COTTAGE 40'/49' - 110'	54	1400 - 2200
TYPE 3 25.4%	COTTAGE MEWS 40'/49' - 110'	70	1400 - 2200
	* Includes live work units w/in mixed use land use.		
OPEN SPACE	LAND USE	ACREAGE	
PRECENTAGE 16.1%	OPEN SPACE	14.51	
	TOTAL LOTS	275	
	Includes live work units w/in mixed use land use.		
GROSS PROJECT AREA		90.07	

WOODLAND ESTATES AT MILLS BRANCH

Mills Branch Street Types
Table A

Adopted 10.13.03

Street Types (1)		Curb RadII	Speed mph	Build-to-Line (2)	Street Cross Section (3)	Building Types (4)
A-66-34	Two-way Avenue with Parking	15'	30	20'-30'		All
S-56-30	Two-way Street with Parking	15'	25	20'-30'		All
S-50-26	Two-way Street with Parking	10'	20	15'-25'		All except apartments
S-42-20	Two-way Street with Parking	10'	15	15'-20'		All except apartments
S1W-40-18	One-way Street with Parking	10'	15	15'-20'		All except apartments
M-26-12	Two-Way Mews with Parking (5)	15'	15	3'-7' or ≥ 18' (6)		Manor, Estate, Village, Cottage, Castles and Townhome
C-34-23	Two-way Court with Parking	10'	15	10'-25'		All except apartments
C1W-28-17	One-way Court with Parking	10'	15	10'-25'		All except apartments
RA-20-14	Residential Alley (7)	15'	15	3'-7' or ≥ 18' (6)		All
RA-18-10	Residential Alley - No Parking (8)	15'	15	3'-7' or ≥ 18' (6)		All
CA-20-20	Commercial Alley - Temporary Parking	20'	15	0'		n/a
BG-63-40	Blue Grove - No Parking	n/a	35	≥ 25' on west side		All except Cottage and Castles (10)
MS-64-22	Main Street - No Parking (9)	15'	35	≥ 25' on south side		Manor, Estate, Multi-Unit Home apartment; all others must be on Mews or Court (10)
HS-74-40	Houston School Road - No Parking	n/a	35	≥ 25' or 40' Landscape buffer		All except Cottage and Castles (10)
BL-84-50	Belt Line (Easterly from Main) - No Parking	n/a	35	≥ 25'		Townhome and Apartments (10)

Townscape/Gateway Planning Group

Explanatory Regulations:

- (1) The first number in the type name establishes the right-of-way width, the second number establishes the paved section width. The fire chief or his or her designee may modify specific applications of the dimensions of paved widths, parking areas, and curb return radii for purposes of protecting public safety. The paved section width dimensions are set curb face to curb face, and the parkway includes the top of curb. Mountable curbs shall be allowed. Curbless streets shall be allowed adjacent to greenways, Public Space, and trails for storm water management purposes.
- (2) A Build-to-Line (BTL) shall be established and platted for each street. No less than 80% of the buildings along a block shall conform to the BTL. For the Side Street side of buildings on corner lots, the minimum side yard dimension shall serve as the BTL.
- (3) Trees denote required street trees.
- (4) The Mills Branch Building Types Matrix establishes the building types allowed.
- (5) Gravel (or similar material), concrete, or grass shoulder shall be required for parking area.
- (6) Building overhangs may encroach BTL but may not encroach property line.
- (7) RA-20-14 alleys may serve as sole street access for the lot if the BTL is established at 7 feet, or on-street parking is located within 300 feet of the front door, or additional off-street parking is provided.
- (8) RA-18-10 alleys shall be allowed when lots are directly adjacent to a street.
- (9) 40 foot easement does not apply to the Commercial Area Zone provided that continuous pedestrian access is provided by a sidewalk that complies with the Belt Line Road Frontage Streetscape Standards in the Mills Branch Overlay District & Development Standards. The cross-section dimensions for Main Street between the intersections with Houston School Road are under study in the context of the utilization of round-a-bouts at those two intersections. An asphalt surface shall be utilized to maintain the rural character of the roadway.