



**NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, MARCH 4, 2014 – 7:00 P.M.**



**Chair, Quinnie Wright
Vice-Chair, Lawrence Prothro
Commissioner Marvin Earle**

**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)

ACTION

1. **PS14-01** Discuss and consider a Preliminary Plat for Lot 1, Block A, Interstate Commerce Center, situated in Silas B Runyon Survey, Abstract No. 1199, an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southeast corner of Interstate Highway 20 East and Interstate Highway 35 East.

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,

February 25, 2014 @ 5:00 am/pm.

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

PLANNING & ZONING COMMISSION
Agenda Communication for
March 4, 2014

#1

PS 14-01 Discuss and consider a Preliminary Plat for Lot 1, Block A, Interstate Commerce Center, situated in Silas B Runyon Survey, Abstract No. 1199, an addition to the City of Lancaster, Dallas County, Texas. The property is located at the southeast corner of Interstate Highway 20 East and Interstate Highway 35 East.

Background

1. **Location and Size:** The property is located at the southeast corner of Interstate Highway 20 East and Interstate Highway 35 East and is comprised of 34.960 acres of land.
2. **Current Zoning:** The subject property is currently zoned PD# 9 with a Commercial Highway (CH) base zoning and has a Specific Use Permit (S.U.P) granted by that ordinance.
3. **Adjacent Properties:**
North: Interstate Highway 20E, TxDOT Right-of-Way, City of Dallas (Vacant)
South: CH, Commercial Highway (Existing Residences/Commercial, Storage, Warehouse, Trucking)
East: SF-6, Residential (Danielsdale Resubdivision)
West: North Interstate Highway 35 E, TxDOT Right-of-Way, City of Desoto (Commercial)
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan future land use map designates this property with Commercial Highway (CH) Land Use. The proposal is in conformance with the Comprehensive Plan.
5. **Case History:** N/A
6. **Public Notification:** There is no notification required.

Considerations

This is a request to Preliminary Plat Lot 1, Block A, of Interstate Commerce Center owned and operated by IDI. Total 34.960 acres of land is being platted as 1 lot. The property has a Specific Use Permit (S.U.P) approved by Lancaster City Council in 2008 for development of a 617,760 square foot office and warehouse building. The purpose of this plat is to begin that process of development. The property will have access from IH 20 and IH 35 service roads.

Options/Alternatives

Approve the plat as presented.

Recommendation

Staff recommends **approval** of the plat.

Approval Process

The Planning and Zoning Commission is the final approval authority.

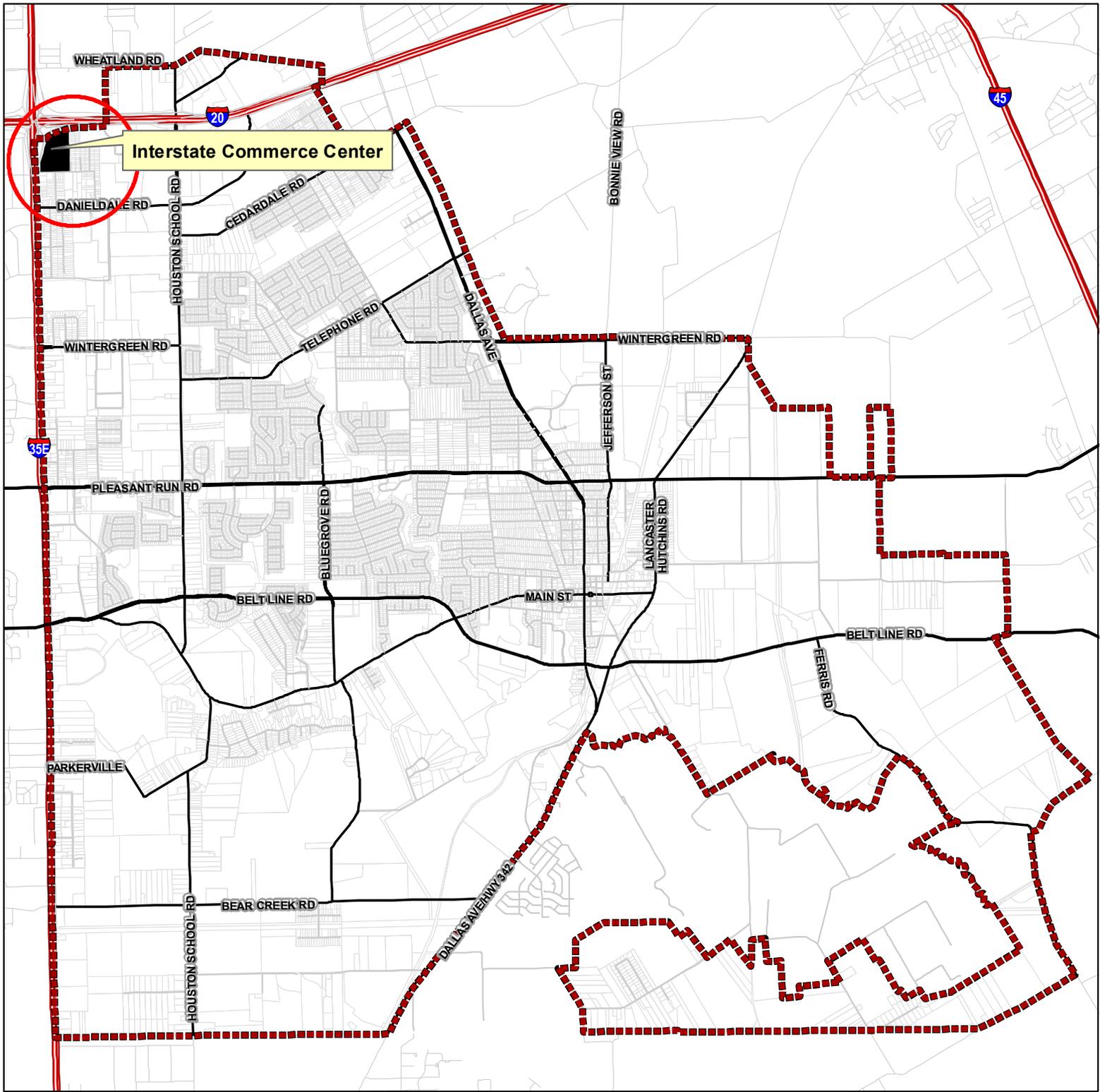
Attachments

1. Location Map
2. Zoning Map
3. Preliminary Plat
4. IDI SUP Ordinance

Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

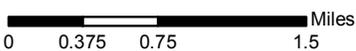
Date: February 25, 2014

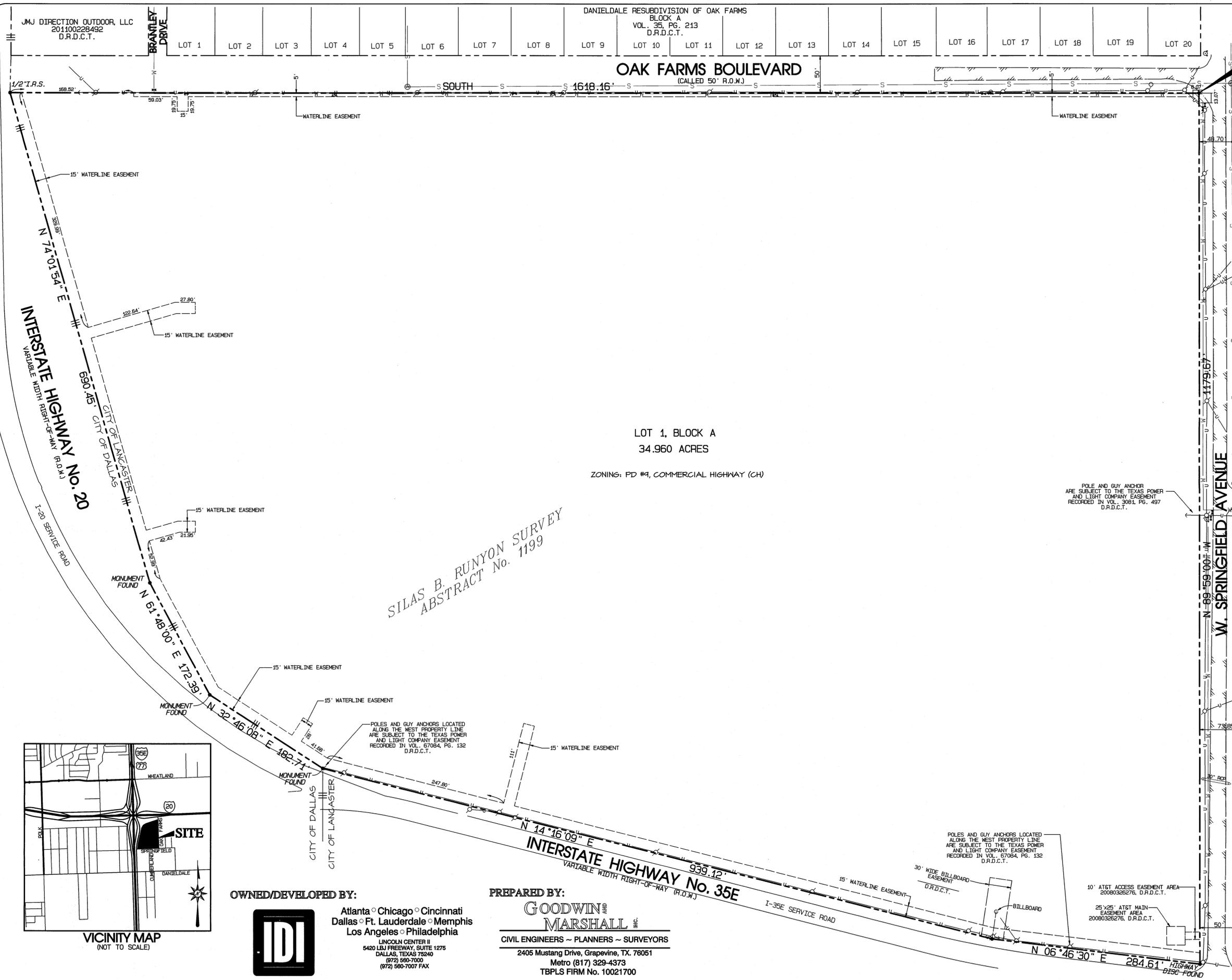


Legend

-  City Limits
-  Lot 1, Block A, Interstate Commerce Center
-  Parcels

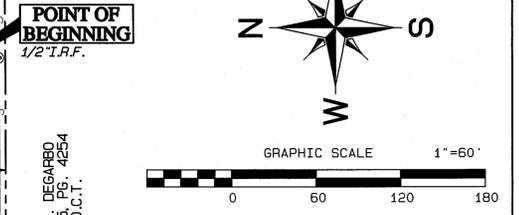
Location Map
 Lot 1, Block A, Interstate Commerce Center
 Preliminary Plat



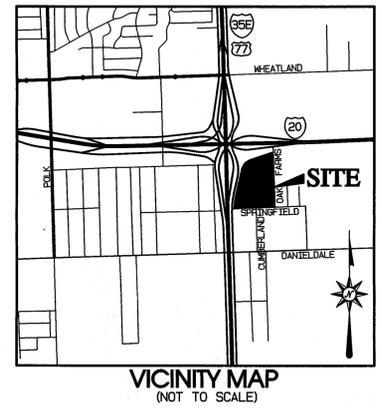


LOT 1, BLOCK A
34.960 ACRES
ZONING: PD #1, COMMERCIAL HIGHWAY (CH)

SILAS B. RUNYON SURVEY
ABSTRACT No. 1199



LEGEND	
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	GUY ANCHOR
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	OVERHEAD UTILITY LINE
	RIGHT OF WAY
	VOLUME
	PAGE
	DEED RECORDS, DALLAS COUNTY, TEXAS
	TXDOT CONTROL OF ACCESS



OWNED/DEVELOPED BY:
IDI
Atlanta • Chicago • Cincinnati
Dallas • Ft. Lauderdale • Memphis
Los Angeles • Philadelphia
LINCOLN CENTER II
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TEXAS 75240
(972) 560-7000
(972) 560-7007 FAX

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

ANTOINETTE K. MCGUTCHEN
VOL. 990336, PG. 868
D.R.D.C.T.
Preliminary, this document shall not be recorded for any purpose.

PRELIMINARY PLAT
INTERSTATE COMMERCE CENTER
LOT 1, BLOCK A
34.960 ACRES
SITUATED IN THE
SILAS B. RUNYON SURVEY, ABSTRACT No. 1199
CITY OF LANCASTER
DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the Silas B. Runyon Survey, Abstract No. 1199, being all of Lots 43 thru 51, Block 7593, Oak Cliff Farms, an unrecorded Subdivision in the City of Lancaster, Dallas County, Texas and being all of that certain tract of land conveyed to Industrial Developments International, Inc. (IDI) by Deeds recorded in 20080213747 & 20080213748, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the North ROW line of West Springfield Avenue (a 50' ROW) with the West ROW line of Oak Farms Boulevard (a 50' ROW), said iron rod being at the Southeast corner of the said IDI tract;

THENCE: North 89 degrees 59 minutes 00 seconds West, along the South line of said IDI tract and the North ROW line of said West Springfield Avenue, a distance of 1179.67 feet to a Highway Marker Aluminum Disk found at the intersection of the East ROW line Interstate Highway No. 35E Service Road (a variable width ROW) with the North ROW line of said West Springfield Avenue;

THENCE: North 06 degrees 46 minutes 30 seconds East, along the West line of said IDI tract and the East ROW line of said Interstate Highway No. 35E Service Road, a distance of 284.61 feet to a point for angle;

THENCE: North 14 degrees 46 minutes 09 seconds East, continuing along the West line of said IDI tract and the East ROW line of said Interstate Highway No. 35E Service Road, a distance of 939.12 feet to a concrete monument found;

THENCE: North 32 degrees 46 minutes 08 seconds East, continuing along the West line of said IDI tract and the East ROW line of said Interstate Highway No. 35E Service Road, a distance of 182.71 feet to a concrete monument found;

THENCE: North 61 degrees 48 minutes 00 seconds East, along the South ROW line of Interstate Highway No. 20 East Ramp (a variable width ROW) and the Northwestern line of said IDI tract, a distance of 172.39 feet to a concrete monument found;

THENCE: North 74 degrees 01 minutes 54 seconds East, continuing along the South ROW line of Interstate Highway No. 20 East Ramp and the North line of said IDI tract, at a distance of 689.21 feet passing a concrete monument found, continuing along the South ROW line of Interstate Highway No. 20 East Ramp and the North line of said IDI tract, a total distance of 690.45 feet to a 1/2 inch iron rod set for corner in the West ROW line of Oak Farms Boulevard;

THENCE: South, along the East line of said IDI tract and the West ROW line of said Oak Farms Boulevard, a distance of 1618.16 feet to the PLACE OF BEGINNING and containing 34.960 acres of land.

NOTES:

1. Basis of Bearings: South line of called 34.975 acre by deed recorded in Volume 2000027, Page 3574, D.R.D.C.T.
2. According to the Federal Emergency Management Agency Flood Insurance Rat Map No. 48113C0490 J, effective date August 23, 2001, the property hereon lies in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).

PRELIMINARY PLAT - FOR INSPECTION PURPOSE ONLY *APPROVED FOR PREPARATION OF FINAL PLAT*	
CHAIRMAN, CITY OF LANCASTER, PLANNING AND ZONING COMMISSION	DATE _____
DIRECTOR	DATE _____
ATTEST:	
SIGNATURE _____	DATE _____
NAME & TITLE	

Preliminary, this document shall not be recorded for any purpose.

OWNED/DEVELOPED BY:



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Dallas • Ft. Lauderdale • Memphis
Los Angeles • Philadelphia

LINCOLN CENTER II
5420 LBJ FREEWAY, SUITE 1275
DALLAS, TEXAS 75240
(972) 560-7000
(972) 560-7007 FAX

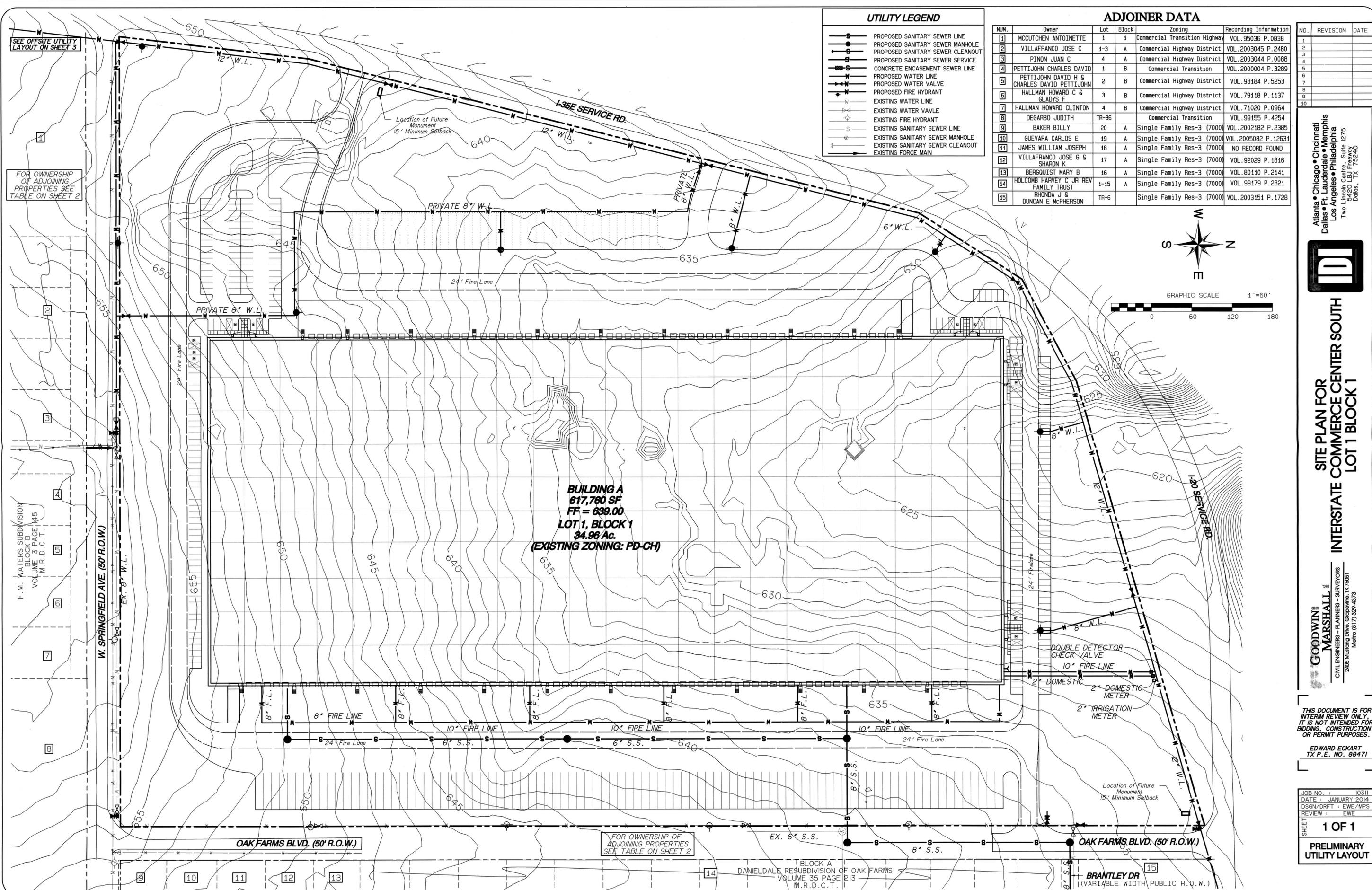
PREPARED BY:

**GOODWIN &
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, TX. 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

PRELIMINARY PLAT
INTERSTATE COMMERCE CENTER
LOT 1, BLOCK A
34.960 ACRES
SITUATED IN THE
SILAS B. RUNYON SURVEY, ABSTRACT No. 1199
CITY OF LANCASTER
DALLAS COUNTY, TEXAS



UTILITY LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER SERVICE
- CONCRETE ENCASEMENT SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING FORCE MAIN

ADJOINER DATA

NUM.	Owner	Lot	Block	Zoning	Recording Information
1	MCCUTCHEN ANTOINETTE	1	1	Commercial Transition Highway	VOL. 95036 P. 0838
2	VILAFRANCO JOSE C	1-3	A	Commercial Highway District	VOL. 2003045 P. 2480
3	PINON JUAN C	4	A	Commercial Highway District	VOL. 2003044 P. 0088
4	PETTIJOHN CHARLES DAVID	1	B	Commercial Transition	VOL. 2000004 P. 3289
5	PETTIJOHN DAVID H & CHARLES DAVID PETTIJOHN	2	B	Commercial Highway District	VOL. 93184 P. 5253
6	HALLMAN HOWARD C & GLADYS F	3	B	Commercial Highway District	VOL. 79118 P. 1137
7	HALLMAN HOWARD CLINTON	4	B	Commercial Highway District	VOL. 71020 P. 0964
8	DEGARBO JUDITH	TR-36		Commercial Transition	VOL. 99155 P. 4254
9	BAKER BILLY	20	A	Single Family Res-3 (7000)	VOL. 2002182 P. 2385
10	GUEVARA CARLOS E	19	A	Single Family Res-3 (7000)	VOL. 2005082 P. 12631
11	JAMES WILLIAM JOSEPH	18	A	Single Family Res-3 (7000)	NO RECORD FOUND
12	VILAFRANCO JOSE G & SHARON K	17	A	Single Family Res-3 (7000)	VOL. 92029 P. 1816
13	BERGQUIST MARY B	16	A	Single Family Res-3 (7000)	VOL. 80110 P. 2141
14	HOLCOMB HARVEY C JR REV FAMILY TRUST	1-15	A	Single Family Res-3 (7000)	VOL. 99179 P. 2321
15	RHONDA J & DUNCAN E McPHERSON	TR-6		Single Family Res-3 (7000)	VOL. 2003151 P. 1728

NO.	REVISION	DATE
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 Dallas • Ft. Lauderdale • Memphis
 Los Angeles • Philadelphia
 Two Lincoln Centre, Suite 1275
 5420 LBJ Freeway
 Dallas, TX 75240



GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, TX 76051
 Metro (817) 392-4873

**SITE PLAN FOR
 INTERSTATE COMMERCE CENTER SOUTH
 LOT 1 BLOCK 1**

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

EDWARD ECKART
 TX P.E. NO. 86471

JOB NO.: 10311
 DATE: JANUARY 2014
 DSGN/DRFT: EWE/MP5
 REVIEW: EWE
1 OF 1
PRELIMINARY UTILITY LAYOUT

SEE OFFSITE UTILITY LAYOUT ON SHEET 3

FOR OWNERSHIP OF ADJOINING PROPERTIES SEE TABLE ON SHEET 2

F.M. WATERS SUBDIVISION OF BLOCK B VOLUME 13 PAGE 145 M.R.D.C.T.

FOR OWNERSHIP OF ADJOINING PROPERTIES SEE TABLE ON SHEET 2

BLOCK A DANIELDALE RESUBDIVISION OF OAK FARMS VOLUME 35 PAGE 213 M.R.D.C.T.

E:\10311\Plans\USSE Commerce Center SUP Construction Plans.prn Plotted: 21 Feb 2014 @ 4:23:50PM

ORDINANCE NO. 2008-04-17

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING ORDINANCE NO. 2006-04-13, THE LANCASTER DEVELOPMENT CODE AND ZONING MAP OF THE CITY OF LANCASTER, AS AMENDED, BY GRANTING PLANNED DEVELOPMENT #9 TO PERMIT FOR AN OFFICE WAREHOUSE USE AND AN EXCEPTION TO THE REFUSE RECEPTACLE LOCATION AND PROVIDING FOR A DETAILED SITE PLAN FOR LOCATION OF SUCH RECEPTACLE, ON PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH I-35E FRONTAGE ROAD AND INTERSTATE 20, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lancaster has received a request for a specific use permit; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Lancaster, in compliance with the laws of the State of Texas with references to the granting of zoning changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council of the City of Lancaster is of the opinion and finds that the Lancaster Development Code and Zoning Map should be amended;

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

SECTION 1. A. That Ordinance 2006-04-13, The Lancaster Code of Ordinances, Chapter 14, as heretofore amended, and Zoning Map of the City of Lancaster, be hereby amended to grant Planned Development, hereinafter PD #9, for office warehouse as defined by the Lancaster Code of Ordinances, Chapter 14, for property generally located on the southeast corner of the intersection of North I-35E, being more particularly described in Exhibit "A" (Legal Description), with development of said site to be in substantial conformance to Exhibit "B" (Site Plan), Exhibit "C" (Landscape Plan), and Exhibit "D" (Building Façade Elevations) with said exhibits being

attached hereto and made a part hereof for all purposes and shall be development regulations regarding development of the property.

SECTION 2. That the following additional special development regulations are hereby incorporated and attached and granted herein is conditioned on the following:

1. This property is limited to the use as depicted in Exhibit "B" as a 617,760 square foot office warehouse.
2. Development of the site shall be in substantial conformance to the attached site plan, landscape plan and façade/elevation plan.
3. Pad mounted utility equipment and air conditioning units, including roof mounted units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Roof mounted utility equipment and air conditioning units shall be screened utilizing walls matching the main structure.
4. Outside storage is prohibited.
5. Prior to the issuance of a building permit, a detailed plan for the refuse dumpster location shall be submitted and approved by the Planning Director in accordance with applicable provisions of the Lancaster Code of Ordinances, Chapter 14, Lancaster Development Code.

SECTION 3. SAVINGS CLAUSE. Ordinance Number 2006-04-13, the Lancaster Development Code of the City of Lancaster, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. SEVERABILITY CLAUSE. If any article, paragraph, subdivision, clause or provision of this ordinance or the Lancaster Development Code, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, or of the Lancaster Development Code, as amended hereby, other than the part so declared to be invalid or unconstitutional.

SECTION 5. PENALTY CLAUSE. Any person, firm or corporation violating any of the provisions of this ordinance or the Lancaster Development Code of the City of Lancaster, Texas, as

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

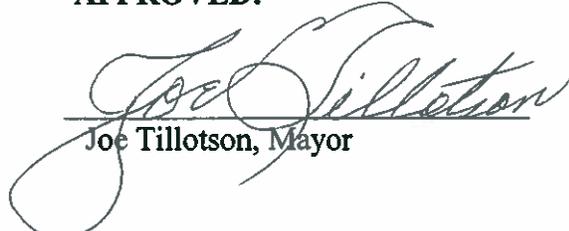
SECTION 6. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 28th day of April 2008.

ATTEST:


Dolle K. Shane, City Secretary

APPROVED:


Joe Tillotson, Mayor

APPROVED AS TO FORM:

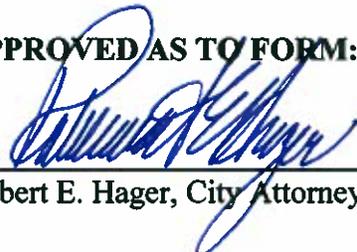

Robert E. Hager, City Attorney

Exhibit "A"

PROPERTY DESCRIPTION

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BEGINNING at a ½ inch iron rod found at the intersection of the North ROW line of West Springfield Avenue (a 50' ROW) with the West ROW line of Oak Farms Boulevard (a 50' ROW), said iron rod being at the Southeast corner of the said Valk tract;

THENCE: North 89 degrees 59 minutes 00 seconds West, along the South line of said Valk tract and the North ROW line of said West Springfield Avenue, a distance of 1179.67 feet to a Highway Marker Aluminum Disk found at the intersection of the East ROW line Interstate Highway No. 35E Service Road (a variable width ROW) with the North ROW line of said West Springfield Avenue;

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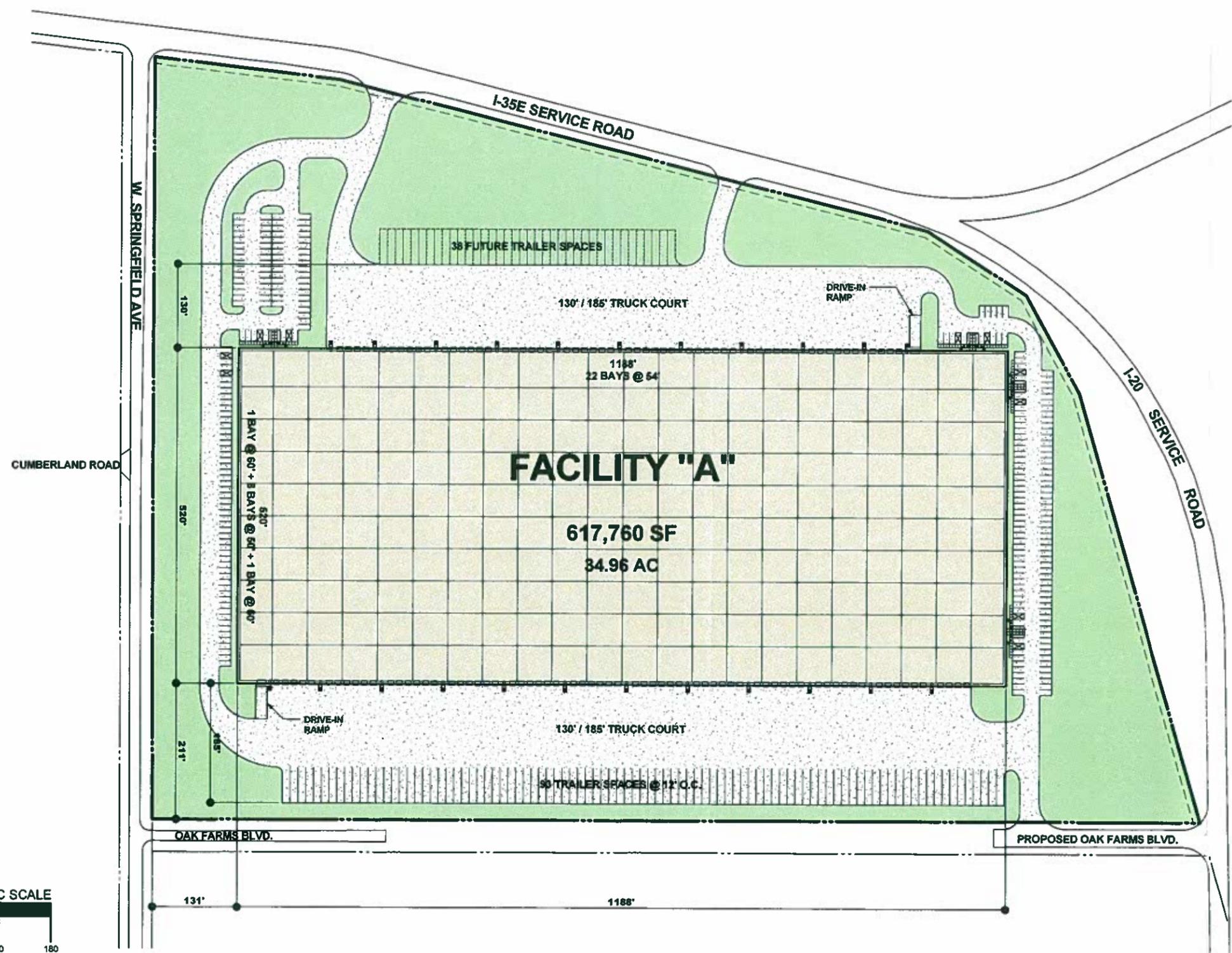
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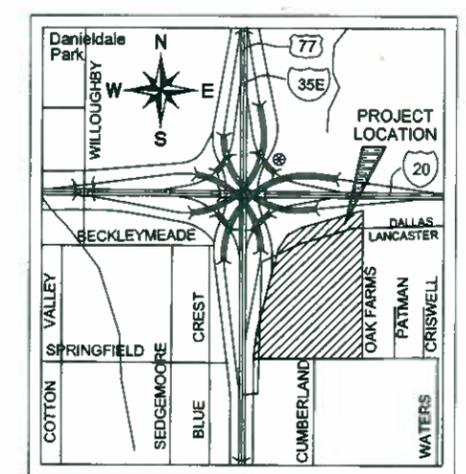
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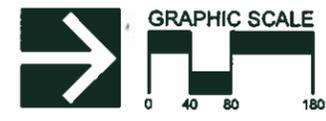
Planning & Zoning Department

APR 01 2008

Received
Accepted



VICINITY MAP
NOT TO SCALE



SCALE: 80' = 1'-0"

MACGREGOR ASSOCIATES ARCHITECTS
2839 Paces Ferry Road, NW
Suite 500
Atlanta, Georgia 30339
T (770) 432-9400 F (770) 432-9934

2007-113



IDI - Dallas
5420 LBJ Freeway
Suite 1275
Dallas, TX 75240
(972) 546-2640

INTERSTATE COMMERCE CENTER SOUTH

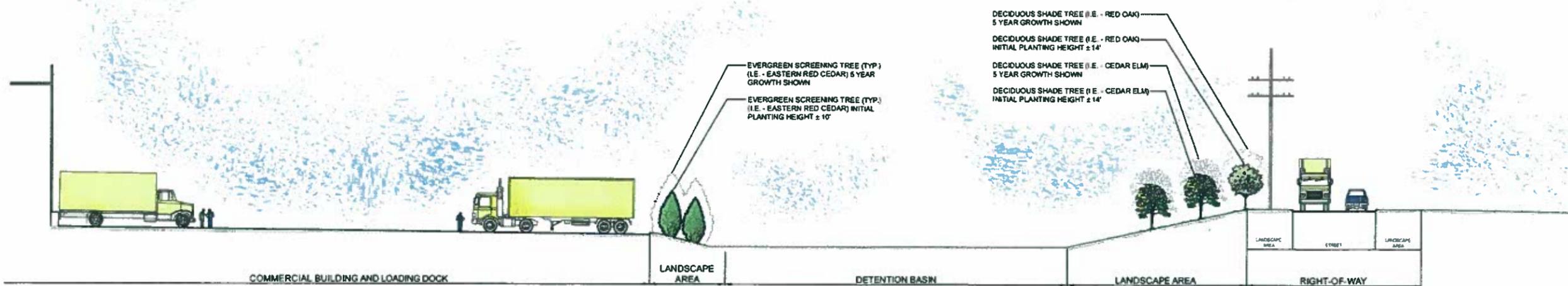
SITE PLAN

LANCASTER, TEXAS

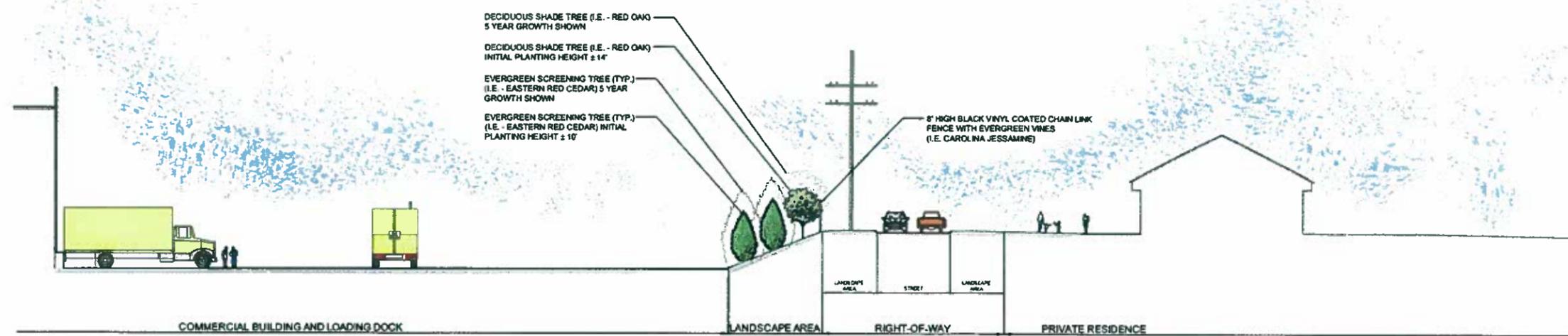
03/02/08

A-1

NO.	REVISION	DATE
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A SECTION: RETENTION BASIN
SCALE: 1/16"=1'-0"



B SECTION: OAK FARMS BOULEVARD
SCALE: 1/16"=1'-0"

Planning & Zoning Department
APR 04 2008
Received Accepted

NOTE:
1. ALL TREES TO BE LOCATED A MINIMUM OF 5'-0" FROM ANY SIDEWALKS, CURB, SCREENING WALLS, AND ABOVE- OR BELOW-GROUND UTILITIES.

LEGEND

	EVERGREEN SHADE TREE (I.E. - LIVE OAK) / 3/4" CALIPER - 52 TREES SHOWN
	DECIDUOUS SHADE TREE (I.E. - CEDAR ELM) / 3/4" CALIPER - 50 TREES SHOWN
	DECIDUOUS SHADE TREE (I.E. - RED OAK) / 3/4" CALIPER - 94 TREES SHOWN @ 50'-0" ON CENTER
	DECIDUOUS ORNAMENTAL TREE (I.E. - CRAPE MYRTLE) / 8' HEIGHT - 8 TREES SHOWN
	EVERGREEN SCREENING TREE (I.E. - EASTERN RED CEDAR) 10'HT. MINIMUM - 178 TREES SHOWN
	EVERGREEN SCREENING SHRUB (I.E. - GREEN CLOUD TEXAS SAGE) 18"HT. MINIMUM - 187 SHRUBS SHOWN @ 3'-0" ON CENTER

LANDSCAPE TABULATIONS:

BUILDING 'A', LOT 1, BLOCK 1 LANDSCAPE REQUIREMENTS:	
REQUIRED	PROVIDED
OVERALL SITE: 1,522,873 SQUARE FEET (34.86 ACRES)	
- 20% LANDSCAPED AREA 1,522,873 SF X 0.20 = 305,575 SF (6.99 ACRES)	404,148 SQUARE FEET (9.28 ACRES)
LANDSCAPE EDGE: 4,727 LINEAR FEET, EXCLUDING VISIBILITY TRIANGLE	
REQUIRED	PROVIDED
- 1 STREET TREE PER 50 LINEAR FEET OF FRONTAGE 4,727/50=94 TREES	94 STREET TREES
PARKING LOT SCREENING: 549 LINEAR FEET OF FRONTAGE	
REQUIRED	PROVIDED
- 1 SHRUB PER 3 LINEAR FEET OF FRONTAGE, OR BERMING 549 / 3 = 183 SHRUBS	187 SHRUBS AND BERMING PROVIDED
LOADING DOCK SCREENING: 2,300 LINEAR FEET OF FRONTAGE	
REQUIRED	PROVIDED
- SCREENED BY PLANT MATERIAL A MINIMUM OF 8' IN HEIGHT	268 EASTER RED CEDAR

PARKING LOT INTERIOR: 20 PLANTER ISLANDS	
REQUIRED	PROVIDED
- 1 SHADE TREE PER PLANTER ISLAND 20 / 1 = 20 SHADE TREES	19 SHADE TREES AND 8 ORNAMENTAL TREES
LANDSCAPE BUFFER @ RESIDENTIAL: 2,449 LINEAR FEET, EXCLUDING VISIBILITY TRIANGLES	
REQUIRED	PROVIDED
- 8' HIGH MASONRY FENCE	2,475 LF 8' CHAIN LINK FENCE WITH VINES
TREE MITIGATION FOR APPROVED TREES WITH CALIPER 8" OR GREATER	
REQUIRED	PROVIDED
- PROVIDE 1" CALIPER OF REPLACEMENT TREES PER 1" CALIPER OF TREES REMOVED 172.5" OF CALIPER TO BE REMOVED	196 TREES @ 3-1/2" CALIPER = 688" REPLACEMENT CALIPER



Atlanta • Chicago • Cincinnati
Dallas • Ft. Lauderdale • Memphis
Los Angeles • Philadelphia
Two Lincoln Center, Suite 1275
200 LBJ Freeway
Dallas, TX 75201



LANDSCAPE PLAN
INTERSTATE COMMERCE CENTER SOUTH
LOT 1, BLOCK 1
LANCASTER, TEXAS

G. GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2105 Mustang Dr., Grapevine, TX 76049
Metro (817) 329-4373

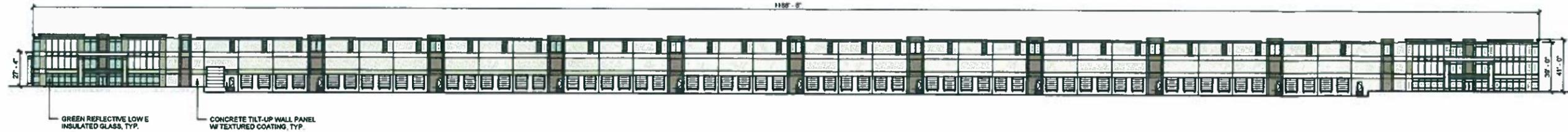
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DAVID C. BALDWIN INCORPORATED

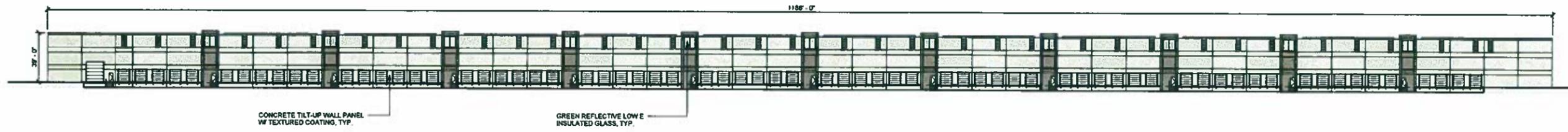
LANDSCAPE ARCHITECTURE PLANNING
190 East Main Street
Suite 500 Dallas, TX 75201
Tel: 972 450-0899
Fax: 972 450-0899



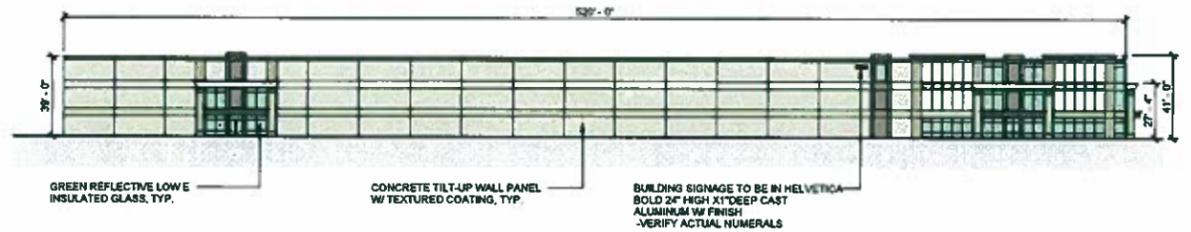
JOB NO.	10311
DATE	APRIL 2008
DSGN/DRAFT	EJD
REVIEW	DCB
SCALE	L1.2
CONCEPTUAL LANDSCAPE SECTIONS	



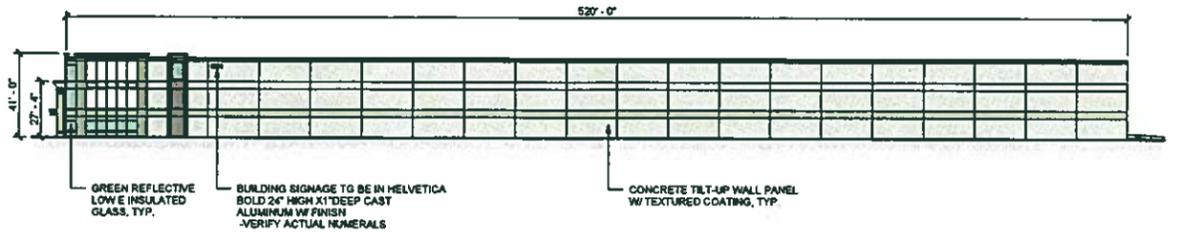
WEST ELEVATION
SCALE: 1" = 40'-0"
0 20 40 80



EAST ELEVATION
SCALE: 1" = 40'-0"
0 20 40 80



NORTH ELEVATION
SCALE: 1" = 40'-0"
0 20 40 80



SOUTH ELEVATION
SCALE: 1" = 40'-0"
0 20 40 80

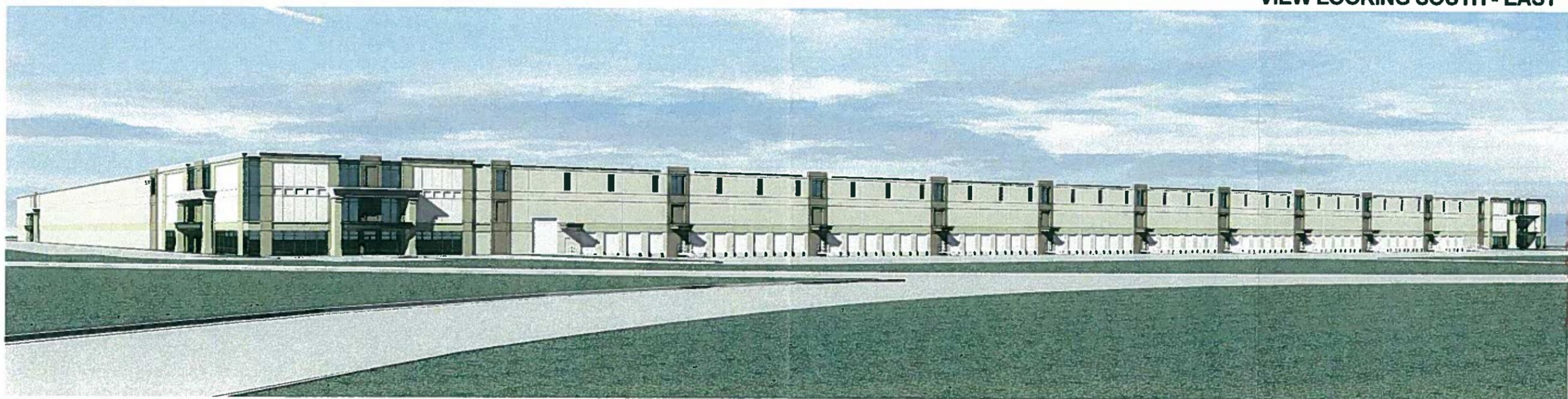
Planning & Zoning
Department

APR 04 2008

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VIEW LOOKING SOUTH - EAST



VIEW LOOKING EAST

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INTERSTATE COMMERCE CENTER SOUTH

RENDERINGS

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03/03/08

A- 3