



**NOTICE OF SPECIAL MEETING AND JOINT WORK
SESSION AGENDA
LANCASTER CITY COUNCIL AND LANCASTER I.S.D.
BOARD OF TRUSTEES**



**LANCASTER RECREATION CENTER, GRAND HALL
1700 VETERANS MEMORIAL PARKWAY
LANCASTER, TEXAS 75134**

Monday, May 2, 2016 - 6:00 PM

6:00 P.M. DINNER NOTICE:

Notice is hereby given that members of the Lancaster City Council and the Lancaster I.S.D. Board of Trustees may participate in a dinner in numbers which may constitute a quorum. There will be no deliberation or any formal action taken at this social function.

7:00 P.M. SPECIAL MEETING:

CALL TO ORDER

City Council

LISD Board of Trustees

PUBLIC HEARING:

1. Z15-05 (Amendment) Conduct a Public Hearing and consider an amendment to the City of Lancaster Comprehensive Plan's Future Land Use Map and a rezoning request to amend PD Planned Development Ordinance #2015-10-23 to amend landscaping requirements, lot configuration, building height, and points of access. The property contains approximately 59 acres on the NW corner of Daniieldale Road and North Houston School Road further described as Abstract Silas B. Runyon 1199, Lancaster, Dallas County, Texas.

ACTION:

2. Discuss and consider a resolution waiving the subdivision requirement for maximum block length to Building #2 for the property that contains 59 acres on the Northwest Corner of Daniieldale Road and Houston School Road further described as Abstract Silas B. Runyon 1199, Lancaster, Dallas County, Texas.

Adjourn Special Meeting

7:15 PM WORK SESSION:

CALL TO ORDER

1. Receive a presentation and discuss the state of the City of Lancaster and Lancaster Independent School District Joint Initiatives.

ADJOURNMENT

EXECUTIVE SESSION: The Council 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: City Council meetings 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 Friday, April 29, 2016 @ 5:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Sorangel O. Arenas
City Secretary

LANCASTER CITY COUNCIL

Agenda Communication

May 2, 2016

Z15-05 (Amendment) Conduct a Public Hearing and consider an amendment to the City of Lancaster Comprehensive Plan’s Future Land Use Map and a rezoning request to amend PD Planned Development Ordinance #2015-10-23 to amend landscaping requirements, lot configuration, building height, and points of access. The property contains approximately 59 acres on the NW corner of Daniieldale Road and North Houston School Road further described as Abstract Silas B. Runyon 1199, Lancaster, Dallas County, Texas.

This request supports the City Council 2015-2016 Policy Agenda.

Goal: Quality Development

Background

1. **Location and Size:** The 59 acre property is generally located on the northwest corner of Daniieldale Road and North Houston School Road.
2. **Current Zoning:** The subject property is currently zoned PD – LI Planned Development Light Industrial.
3. **Adjacent Properties:**
 North: PD- LCD, Planned Development Lancaster Campus District, South I-20 Warehouse sub-district – Kia/Hyundai Mobis Industrial facility
 South: LI – Light Industrial - Undeveloped
 East: PD-LI – Planned Development Light Industrial– Park 20 Development (formerly Prologis)
 West: LI – Light Industrial, Site is currently under construction (former Conway trucking site)
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan identifies this site as suitable for light industrial uses.
5. **Public Notification:** Zoning signs were placed on the subject property. Property owner notices were sent to properties within 200 feet of the subject site on Friday, April 15, 2016. The newspaper notice was published in the Focus Daily News on Sunday, April 17, 2016.
6. **Case/Site History:**

Date	Body	Action
10/20/15	P & Z Commission	Recommended approval w/conditions
10/26/15	City Council	Approved w/conditions

Considerations

Operational - This is a rezoning request to amend PD - Planned Development Ordinance #2015-10-23 to allow for an amendment to the landscaping requirements, lot configuration, building height, and points of access. The subject property currently allows uses for an Office and Logistics Park development. When originally presented, two buildings were being constructed on one lot. The Concept plan shows a smaller building with 141,440 square foot industrial space with two points of access along Southpointe Drive. The applicant is requesting to separate the two buildings on two separate lots.

There are four design elements that necessitate this request for a PD concept plan amendment:

1) Landscaping requirements – The Lancaster Development Code (LDC) stipulates that 20% of the site must be permanently landscaped. When the initial rezoning request was sought as one lot, the 20% requirement would have been applicable for the entire lot. Since that time, the applicant is proposing to treat the two lots as separate, stand-alone lots. As such, the requirement for 20% of the lot being permanently landscaped must be met independently. The applicant is requesting relief from this requirement.

2) Lot configuration – The subdivision portion of the LDC requires that all lots shall have a point of access that meets our maximum block width and depth. Since the smaller lot does not have a point of access along Southpointe Drive, they will have to take access from Houston School Road or Daniieldale Road. Additionally, the Fire Code requires that there must be two points of access. Because the applicant does not have access from Southpointe, the two points of access would need to allow the Fire Department access to the lot, thus creating a flag lot. The applicant has requested a waiver to the subdivision ordinance to relax the block maximum requirement for a lot to have access. This request requires separate action in a separate companion item to this rezoning amendment.

3) Building Height restriction of Building #2 – The current PD allows for a maximum building height of fifty (50 feet). The Fire Department requires that the building should be set back on a lot to allow a “fall zone” of the height of the building plus ten feet. The current setback of Building #2 does not allow sufficient fall zone to meet the fire code requirement. The applicant has indicated that they would shift the building and possibly reduce the building height to meet the current fall zone. Therefore, the specific request is to change the maximum building height for this building and note the concept plan to make the potential next land owner aware, should this property be sold separately from the larger property.

4) Points of access – The applicant has indicated to staff that Building #2 does not have access to Southpointe Drive as originally shown in the concept plan approved by City Council on October 26, 2016. As a result of this, Building #2’s lot will not meet the subdivision requirements for access. The applicant has met with the Fire Marshall and agreed to provide either 2- 24’ mutual access easements or 1- 48’ mutual access easement to allow fire apparatus to gain access to the site to potentially fight a fire. The applicant has resubmitted the concept plan along with the PD section descriptions to address all of the amendment proposals. .

▪ **Legal** – At the direction of City Council, the City Attorney will prepare the ordinance ratification at the May 9, 2016 regular meeting.

- **Financial** - There are no financial considerations for this item.
- **Public Information** - On Sunday, April 17, 2016 a Public Hearing notice appeared in the Focus Daily News, the City of Lancaster's newspaper of record and mailed property owner notifications.

Options/Alternatives

1. Approve the PD amendment, as submitted.
2. Approve the PD amendment with conditions and state those conditions for the record.
3. Deny the PD amendment.

Recommendation

On Monday, May 2, 2016, the P&Z Commission will convene at 6:00 p.m. to conduct a public hearing and provide a recommendation.

There is no staff recommendation at this time.

Attachments

- PD Ordinance #2015-10-23
-

Submitted By:

Rona Stringfellow, Assistant City Manager

ORDINANCE NO. 2015-10-23

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE COMPREHENSIVE LAND USE PLAN, MAP THEREOF AND THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LANCASTER, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM AGRICULTURE OPEN SPACE ("AO") AND LIGHT INDUSTRIAL ("LI") TO PLANNED DEVELOPMENT ("PD") TO ALLOW FOR COMMERCIAL DEVELOPMENT AS SET FORTH IN THE DEVELOPMENT ON APPROXIMATELY 59.40± ACRES OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF DANIELDALE ROAD AND HOUSTON SCHOOL ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING FOR THE PROPERTY TO BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS, PLANNED DEVELOPMENT REGULATIONS, CONCEPT PLAN, AND DEVELOPMENT STANDARDS, AND GENERAL DESIGN GUIDELINES, WHICH ARE ATTACHED HERETO AS EXHIBITS "B" AND "C", RESPECTIVELY, AS HEREIN AMENDED, AND PROVIDING FOR THE APPROVAL OF THE SAME; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Lancaster, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Land Use Plan and Comprehensive Zoning Ordinance of the City of Lancaster, have given requisite notices by publication and otherwise, and after holding due hearings and affording 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, the said governing body is of the opinion that Zoning Application No. Z15-05 should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1. That the Comprehensive Zoning Ordinance, the Comprehensive Land Use Plan and the Maps thereof, respectively, of the City of Lancaster, Texas, duly passed by the governing body of the City of Lancaster, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from Agriculture Open Space ("AO") and Light Industrial ("LI") to Planned Development ("PD") for the Planned Development District to allow for office, commercial and industrial uses as set forth in the Development Regulations on approximately 59.40± acres of property located on the northwest corner of Danieldale Road and Houston School Road, Lancaster, Texas, and being more particularly described in Exhibit "A", attached hereto and incorporated herein for all purposes, subject to the development and use regulations of said Planned Development District except as amended herein.

SECTION 2. This Planned Development shall be developed and used only in accordance with the Development Regulations, which are set forth in Exhibit “B” which are attached hereto and incorporated herein:

- (A) Except as amended herein and as provided in this Ordinance, the property shall be developed and used as set forth in the Comprehensive Zoning Ordinance and Lancaster Development Code.

SECTION 3. The property shall be developed and used as provided by Section 2 hereof and in accordance with the attached Site Plan, Elevation Plan and Circulation Plan, which are attached hereto as Exhibits “C”, “D” and E”, respectively, and made a part hereof for all purposes which shall constitute additional development regulations, which are hereby approved.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of Lancaster Development Code, as heretofore amended and as amended herein.

SECTION 5. That all conflict with the Lancaster Development Code, as amended provisions of the Ordinances of the City of Lancaster, Texas, in the provisions of this ordinance shall apply.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

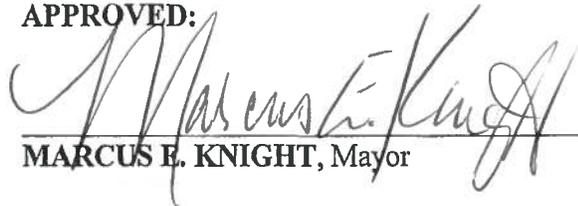
SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lancaster, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

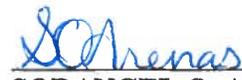
DULY PASSED by the City Council of the City of Lancaster, Texas, on the 26th day
of October 2015.

APPROVED:



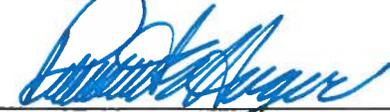
MARCUS E. KNIGHT, Mayor

ATTEST:



SORANGEL O. ARENAS, City Secretary

APPROVED AS TO FORM:



ROBERT E. HAGER, City Attorney
(TM 73882, 10-23-15)

Exhibit A

BEING a tract of land situated in the Silas B. Runyon Survey, Abstract No. 1199, in the City of Lancaster, Dallas County, Texas, being part of a called 60.959 acre tract described in an Executor's Deed to Randy Justiss and Virginia A. Justiss, recorded in Instrument No. 200900077417, in the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BURY" found at the northwest corner of said Justiss tract, being an interior ell corner of a 25.334 acre tract described as "Tract Two", recorded in Instrument No. 201400276100, D.R.D.C.T.;

THENCE North 88 degrees 41 minutes 37 seconds East, with the north line of said Justiss tract and the most easterly south line of said "Tract Two", a distance of 1,549.85 feet to a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set at the most easterly northeast corner of said "Tract Two", same being the northwest of a 0.50 acre tract, recorded in Volume 2003174, Page 2320 (D.R.D.C.T.);

THENCE South 01 degree 06 minutes 23 seconds East, continuing with the north line of said Justiss tract and with the west line of said 0.50 acre tract, a distance of 10.00 feet to a 1/2-inch iron rod with cap set at the southwest corner of said 0.50 acre tract;

THENCE North 88 degrees 41 minutes 37 seconds East, continuing with the north line of said Justiss tract and with the south line of said 0.50 acre tract, a distance of 371.95 feet to a 1/2-inch iron rod found;

THENCE South 01 degree 06 minutes 23 seconds East, continuing with said north and south lines, a distance of 73.00 feet to a 1/2-inch iron rod found;

THENCE North 88 degrees 57 minutes 37 seconds East, continuing with said north and south lines, a distance of 196.69 feet to a 1/2-inch iron rod with cap set in the west line of Houston School Road (variable width right-of-way);

THENCE South 01 degree 08 minutes 04 seconds West, with the west line of said Houston School Road, a distance of 1,771.09 feet to a 1/2-inch iron rod with cap found in the proposed north line of Daniieldale Road (variable width right-of-way);

THENCE South 43 degrees 46 minutes 59 seconds West, departing said the west line of said Houston School Road and with said proposed north line of Daniieldale Road, a distance of 56.57 feet to a 1/2-inch iron rod with cap found;

THENCE South 88 degrees 57 minutes 56 seconds West, continuing with said proposed north line, a distance of 1,305.98 feet to the west line of said Justiss tract and the east line of the Amended Plat of Contract Freighters, Inc. Addition, an addition to the City of Lancaster, recorded in Volume 99155, Page 60 (D.R.D.C.T.);

THENCE North 01 degree 47 minutes 23 seconds East, departing said proposed north line and with the west line of said Justiss tract, same being the east line of said Contract Freighters Addition, a distance of 113.92 feet (not set creek);

THENCE North 08 degrees 45 minutes 20 seconds East, continuing with said west and east lines, a distance of 187.13 feet (not set creek);

THENCE North 08 degrees 23 minutes 26 seconds East, continuing with said west and east lines, a distance of 34.45 feet (not set creek);

THENCE North 07 degrees 18 minutes 11 seconds East, continuing with said west and east lines, a distance of 196.72 feet (not set creek);

THENCE North 11 degrees 20 minutes 56 seconds East, continuing with said west and east line, a distance

Chicago Title Insurance Company

Form T-7 Commitment for Title Insurance (Rev 01/01/2014)

BY:

SEP 23 2015

of 90.12 feet (not set creek);

THENCE North 00 degrees 53 minutes 54 seconds West, continuing with said west and east lines, a distance of 109.12 feet (not set creek);

THENCE North 15 degrees 05 minutes 35 seconds East, continuing with said west and east lines, a distance of 104.79 feet (not set creek);

THENCE North 07 degrees 43 minutes 26 seconds East, continuing with said west and east lines, a distance of 33.28 feet (not set creek);

THENCE North 06 degrees 31 minutes 20 seconds East, continuing with said west and east line, a distance of 721.93 feet to a one inch iron pipe found at the northeast corner of said Contract Freighters Addition, being an interior ell corner of said Justiss tract;

THENCE South 88 degrees 55 minutes 15 seconds West, with the north line of said Contract Freighters Addition and the most westerly south line of said Justiss tract, a distance of 995.58 feet to a 5/8-inch iron rod found at the most westerly southwest corner of said Justiss tract, being a southeast corner of the aforementioned "Tract Two";

THENCE North 01 degrees 07 minutes 54 seconds West, with a west line of said Justiss tract and an east line of said "Tract Two", a distance of 312.69 feet to the POINT OF BEGINNING and containing 59.545 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



Chicago Title Insurance Company

Form T-7 Commitment for Title Insurance (Rev 01/01/2014)

EXHIBIT "B"
Planned Development Regulations

Section 1 Definitions & Interpretations

Unless otherwise stated herein, the definitions in the City of Lancaster Zoning Ordinance shall apply.

1. College, University, Trade school - shall mean an educational institution, including Universities, offering advanced instruction in any academic field, beyond secondary level, including trade schools and business colleges.

Section 2 Development Plan and Schedule

The attached Concept Plan as shown in Exhibit B is the first stage of the development process. All other steps as required by the City of Lancaster Code of Ordinances shall apply including a Traffic Impact Analysis in accordance with the City of Lancaster Code of Ordinances.

Section 3 Applicability

The standards within this article shall apply to all properties as designated in this planned development zoning district. In event of a conflict between the standards described herein and elsewhere in the City of Lancaster Code of Ordinances, the standards in this Article shall apply. These design standards shall be applicable to both main and accessory uses for all new construction.

Section 4 Permitted Uses

Permitted Uses

• The following uses are the only permitted uses within said district which are as follows:

- Office/Showroom
- Warehouse and Distribution
- College, University, Trade school
- Apparel and other products assembled from finished textiles
- Bottling works.
- Call Centers and Telemarketing Services.
- Contractor's yard. (Allowed only as an Accessory Use)
- Cosmetic manufacturer.
- Data processing services.
- Drugs and pharmaceutical products manufacturing.
- Electronic products manufacturing.
- Facilities for the manufacturing, fabrication, processing or assembly of products; provided that such facilities are completely enclosed and provided that no effects from noise, smoke, glare, vibration, fumes or other environmental factors are measurable at the property line.
- Fur goods manufacture,
- General offices uses.
- General warehousing activities (including convenience storage or "mini" warehouse)
- Glass products from previously manufactured glass.

- Household appliance products assembly and manufactured from prefabricated parts.
- Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that dust, odor, gas, smoke or noise is emitted and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment.
- Musical instruments assembly and manufacture.
- Office showroom.
- Package Delivery and Distribution Centers.
- Pest Control Services.
- Plastic product manufacture, but not including the processing of raw materials.
- Sporting and athletic equipment manufacture.
- Testing and research laboratories.
- All other facilities for the manufacturing, fabrication, processing or assembly of products, provided that such facilities are not detrimental to the public health, safety or general welfare and provided that the following performance standards are met:
 - a. Smoke. No operation shall be conducted unless it conforms to the standards established by state health rules and regulations pertaining to smoke emission
 - b. Particulate matter. No operation shall be conducted unless it conforms to the standards established by state health rules and regulations pertaining to emission of particulate matter
 - c. Dust, odor, gas, fumes, glare or vibration. No emission of these matters shall result in a concentration at or beyond the property line which is detrimental the public health, safety or general welfare or which causes injury or damage to property; or as said emissions conform to the standards established by state health rules and regulations pertaining to said emissions.
 - d. Radiation hazards and electrical disturbances. No operation shall be conducted unless it conforms to the standards established by state health rules and regulations pertaining to radiation control.
 - e. Noise. No operation shall be conducted in a manner so that any noise produced is objectionable due to intermittence, beat frequency or shrillness. Sound levels of noise at the property line shall not exceed seventy-five (75) dB(A) permitted for a maximum of fifteen (15) minutes in any one (1) hour; or as said operation conforms to the standards established by state health rules and regulations or other city ordinances pertaining to noise
 - f. Water pollution. No water pollution shall be emitted by the manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the appropriate state health and environmental protection agencies.

- The following uses shall only be allowed along Houston School Road and northern 300' of the site
 - Restaurant Florist
 - Barber/Beauty shop Drug Store/Pharmacy Fraternal Club Lodge Food sales
 - Personal services Pet services
 - General Retail Sales Meat Market
 - Auto Parts Sales
 - Gasoline Service Stations Museum
 - Hotel/Motel
 - Amusement (indoor & outdoor) Entertainment
 - Hospital/emergency care clinic or care center and medical offices
 - Church or Rectory

Vehicular Sales and Service that do not require exterior inventory storage

Non-Permitted Uses

- Ambulance Service
- Bed & Breakfast
- Boat Sales and Service
- Cleaning and Laundry
- Expanded Full Service Travel Plaza
- Feed Store (Wholesale)
- Fence Company - Sales & Storage
- Full Service Travel Plaza
- Gas and/or Electric Public Utility Regulating Stations
- Golf course
- Open Storage
- Paint Shop (Paint booths and incidental painting are allowed as part of user's overall operation)
- Pawn Shop
- Schools – All
- Single-Family) and multi-family) dwellings
- Truck Sales and Leasing
- Truck Terminals
- Trailer Sales and Leasing
- Welding Shop (welding stations and/or incidental welding are allowed as part of user's overall operation)

Section 5 Development Regulations

PURPOSE: The character, image and identification of the City of Lancaster and the Interstate Commerce Center is based, in large part, upon the architecture of its buildings; and how well those buildings are located and oriented on the site to relate to one another and the surrounding elements. The following guidelines are intended for use with site plan submittals to encourage excellence in the design of buildings proposed for this development.

Height requirements:

- (a) Building Maximum Height above finished floor elevation - 50' (fifty feet)
- (b) Maximum number of stories – 3 (three) stories

Area regulations: For the purposes of these regulations: "front" shall refer to all site boundaries along a public right-of-way; "Side" shall refer to all site boundaries which intersect with a public right-of-way; and "Rear" shall refer to all other site boundaries.

(a) Building Size- A minimum building size of 40,000 square feet shall be required.

(b) Minimum Building Setback

a. Front Building Line 25' (adjacent to all street rights-of-way)

b. Side Building Line 15'

c. Rear Building Line 15' (except the Side or Rear Building Line shall be equal to the height of the structure measured from the finished floor to the top of the Wall..)

(c) Maximum Lot Coverage by Building 50%

(d) Minimum Paving (Landscape) Setback

a. Front 25' (adjacent to all street rights-of-way)

b. Side and Rear 5' (adjacent to side and rear property lines. except where a rear or side property line is located within a common Truck Court, parking area and/or internal drive which is shared with the adjacent property. In such case there shall be no rear and/or side paving setback line.)

Section 6 Site Design

General Layout and Street Configuration

1. There are two proposed drive approaches into the Planned Development along North Houston School Road. Three drives from S Pointe Drive and two from Daniieldale road.

Sidewalks

1. Due to the nature of this Development, the requirement for sidewalks along internal public rights-of-way shall be waived for Southpointe Drive and Daniieldale Rd.

Section 7 Building Design

Building Form/Scale/Bulk/ Height/Rhythm

1. Architectural design shall be encouraged throughout the development with the design reflecting a general continuity and harmony consistent with the general style and character of the community, while at the same time providing new, creative, forward-looking and dynamic approaches to design.
2. Buildings along North Houston School Road should be image making and designed to reflect their significance as primary entry and focal point.
3. Structures immediately adjacent to residential areas or adjacent thoroughfares identified on the City's Thoroughfare Plan should be designed to create transitions to surrounding developments through the use of structural enhancement, landscaping or building placement.[we are not adjacent to residential so is this applicable?]
4. Building design shall consider solar orientation and existing topography.
5. Monotonous look-alike structures and over-zealous repetition shall be discouraged. This shall not preclude the use of unifying design themes to the extent that a "structural rhythm" is established.

6. Stylized buildings and "trademark" architecture that are used as a form of advertising shall be discouraged.

Building Facades

1. Building facades shall reflect the design intent of the structure, while at the same time provide an architectural face that relates to surrounding land uses and streetscapes; and contributes to the neighborhood and community character.
2. Exterior building design, as well as architectural details related to color, type and application of materials and building form shall be coordinated for all elevations of a building to achieve continuity of design .
3. The rear and sides of buildings shall be of an architectural character comparable with the front of the building.
4. Buildings with multiple entrances and/or that face onto more than one street shall have a coordinated and unifying facade design for all such entrances to achieve harmony and continuity of design.
5. Architectural design features, techniques, patterns, materials and colors shall be used with sufficient variety to create visual interest in the facade of buildings, provided that such elements are incorporated into an overall site design or unifying theme.
6. Reveals, vertical offsets and changes in color or materials, landscaping shall be uses to enhance the interior wall sections not facing toward a street.

Roof Architecture

1. Flat roofs shall be used in conjunction with other roof styles consistent with a particular style of architecture and shall incorporate decorative parapet forms (on the short sides of the building and at the office entries).
2. Roof-top plumbing, vents, ducts air conditioning equipment, antennae and any other mechanical or electrical equipment mounted on a roof (excluding fire protection devices) shall be screened in an architecturally integral fashion to the building and screened in a manner so as not to be visible from five (5) feet above the street pavement surface of North Houston School Road, Danieldale Road, South Pointe Drive from the adjacent property lines.
3. Chimneys roof flashing rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the adjacent surface, unless such protrusions are being used as an accent element or decorative feature.

Permitted Use Exterior Material Building Requirements

1. All building facades shall be 100% masonry. Masonry is defined as brick, stone, standard concrete block (painted), split-faced concrete block, fluted concrete block, burnished concrete block, stucco, pre-cast concrete panels, cast-in-place concrete (painted), tilt-up concrete panels which will have any one or combination of the following finishes: painted, exposed aggregate, sandblasted, bush- hammered and/or stained. The area of doors and window openings shall not be included in the calculation of this requirement.

Special Conditions – North Houston School Road, Danieldale Road and S Pointe Drive

1. Building facades along roads mentioned above should be used in a manner consistent with a Class A institutional office and industrial development, similar to

the existing buildings in Prologis business park and as provided on applicant's site plan and elevations.

2. Building materials, roof design, horizontal and vertical articulation at the office entries, the use of eaves and overhangs, window and doorway treatments should be enhanced along these corridors to enhance the visual appeal of the development and to minimize potential negative impact to adjacent and nearby properties.

Window and Door Placement

1. Windows and doors should be aligned and sized to bring order to the building facade.
2. Windows and doors at the office entries should be sufficiently recessed, and/or placed or varied to create facade patterns that add variety and visual interest to the building design.
3. Along North Houston School Road and Danieldale Road, office entry window and door placement shall be sufficiently recessed and/or placed or varied to create shadows and provide noticeable breaks in facades
4. Doors and entryways should be designed and located to provide immediate identification of the buildings entryways.

Colors and Materials

1. The use of accent colors shall be encouraged to provide a dignified and lively streetscape.
2. Colors that are compatible with the general environment of the community and that reduce reflected heat and glare are encouraged.
3. The use of bright or intense primary colors should be used sparingly.
4. More subtle, less intense colors should be used for facades facing adjacent properties.
5. Color should be used to accent entryways and special architectural features.
6. A change in the use of a building material on a structure should reflect a change in the plane of the structure.
7. Materials applied to a building elevation should wrap around onto adjoining walls and provide design continuity to the building.
8. Building materials shall not be composed of such a large variety that a visually cluttered effect is created.

Section 8 Landscaping

Landscaping and Open Space

1. All non-paved areas within the developed sites shall be fully irrigated and landscaped, as follows:
 - a. Required Landscape Areas and Trees:
 - i. Open space within the front parking setback: There shall be one (1) Large Tree (as defined in Section 34. LANDSCAPE REQUIREMENTS of the City) of Lancaster Zoning Ordinance) planted in the front paving setback area for every thirty) (30') linear feet of open space along the street frontage. Such open space shall be fully irrigated and landscaped with trees, shrubs, groundcover,

grass and/or other materials chosen from Table 34A, RECOMMENDED PLANT LIST, in the City of Lancaster Zoning Ordinance. Parking, loading or other paved areas located forward of the building shall be screened from the street, within the landscaped area, through the use of grass berms and/or shrubbery, to an average height of three (3 ') feet.

- ii. Open space within side or rear paving setback areas: Such areas shall be landscaped and irrigated with plant material chosen from Table 34A.
- b. Parking areas within truck loading and maneuvering areas: There shall be no required landscaped islands or trees.
- c. All other open space areas: All other non-paved open areas within a developed site (e.g. areas adjacent to buildings) shall be fully landscaped. However, areas designated as creek area, natural water drainage, flood plain and/or detention shall be excluded from landscaped areas. Future development sites shall be periodically mowed and kept neat and orderly.

Section 9 Lighting

Lighting shall meet the requirements of the City of Lancaster Code of Ordinances.

Section 10 Parking & Loading

Parking Requirements

1. Off-street parking shall comply with the provisions set forth in the Comprehensive Zoning Ordinance, as amended, except where otherwise provided in this subsection.
2. No on-street parking will be permitted
3. Automobile parking stalls shall be a minimum of 9' wide x 18' long.
4. Warehouse and Distribution: 1 parking space per 2,500 sq. ft. of warehouse space for buildings comprising less than 100,000 sq. ft. or 1 parking space per 5,000 sq. ft. of warehouse space for buildings equal to or greater than 100,000 sq. ft. Parking for the office portion shall be 1 parking space per 300 sq. ft. of office area. Truck court areas may be striped to meet this requirement if necessary.

Section 11 Public View, Storage, Fencing & Screening

Screening

1. Truck courts, where adjacent to the building's loading docks, shall be screened from view (at the ends) by a "wing wall", extending perpendicular from the face a minimum of fifty feet (50').
 - a. Such wing wall shall extend above finished floor height a minimum of ten feet (10').
 - b. Truck courts, where adjacent to the building's loading docks and parallel and facing N Houston Road, shall be screened from view by an expanded 50' landscaped setback and a berm and vegetation forming a natural living screen that inhibits the truck doors from visibility when facing the building

from N. Houston School Road (excluding park entry points where incidental viewing of dock doors may be noticed).

2. Screening wing walls shall be required at the ends of all buildings composed of matching materials, blocking the view of parked trucks. Chain link, wire or metal panel fencing for screening purposes shall be strictly prohibited.

Service and Storage

1. Utility boxes, transformers, generators, chillers, mailboxes, trash and refuse receptacles, air conditioners, compressors, outside storage areas and other mechanical/electrical/support features should be integrated into the overall design of the building and development such as through a combination of building design and/or layout, masonry walls, grade separations and/or dense landscaping.
2. Ground level devices described above should be accessible for servicing and screened from view of vehicular entrances, streets and pedestrian areas.
3. Outdoor Storage
 - a. Outdoor storage of raw materials, finished goods, commodities or other such items shall be permitted provided the storage is incidental to the principal use of the property. Such outdoor storage shall be subject to the following regulations:
 - i. The area used for outdoor storage:
 1. shall not be located in any setback areas and,
 2. shall not exceed 30% of the lot area; and,
 3. shall be screened from view from all sides, public and private, b) a minimum 6-foot high opaque screen consisting of any one or a combination of the following:
 4. fence
 5. masonry wall
 6. vegetation
 7. berm
 8. At all times the stored materials must be one foot (1') below the opaque screen.
4. Shipping containers shall not be allowed to be stored on the site except when attached to trailer assemblies.
5. Other Details:
 - a. Barb wire, concertina wire or razor wire along North Houston School Road or Daniieldale Road shall be strictly prohibited.

Section 12 Signs

1. Pole signs shall be prohibited.
2. Up to a maximum of 3 flagpoles may be allowed per building with a maximum pole height of 35' for detached poles and 10' above the roof line for attached poles. Each flag shall be a maximum of 48 square feet in area. All flags shall be maintained such that there shall be no rips, holes, or tears or frayed edges.

Section 13 Telecommunications & Technology

1. Antennas (a) All telecommunications equipment and ancillary equipment shall be screened from view when placed atop the roof of a building. Such equipment shall only be allowed on the roof of buildings over 24' in height, and only when the equipment is screened from view and from any point of elevation within 100'. If proposed wireless and/or cellular telecommunications antennas, facilities, and ancillary equipment are of a stealth design, then an SUP shall be requested.

EXHIBIT C

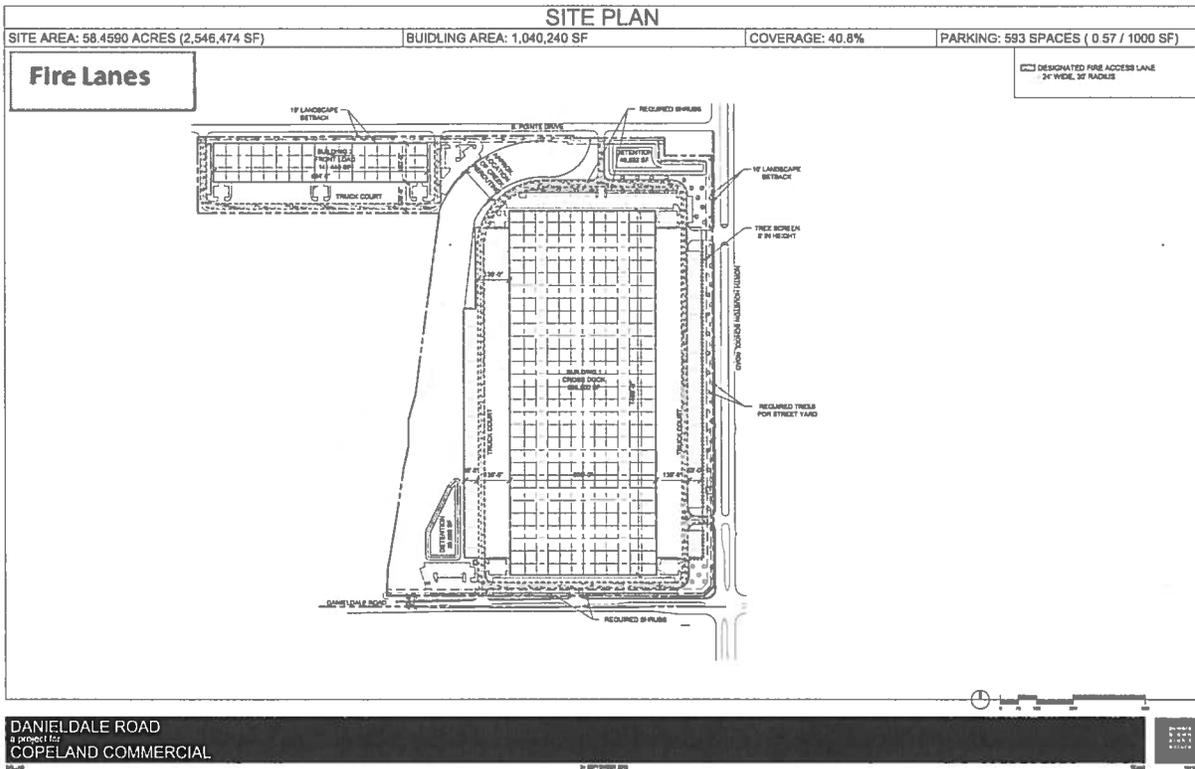
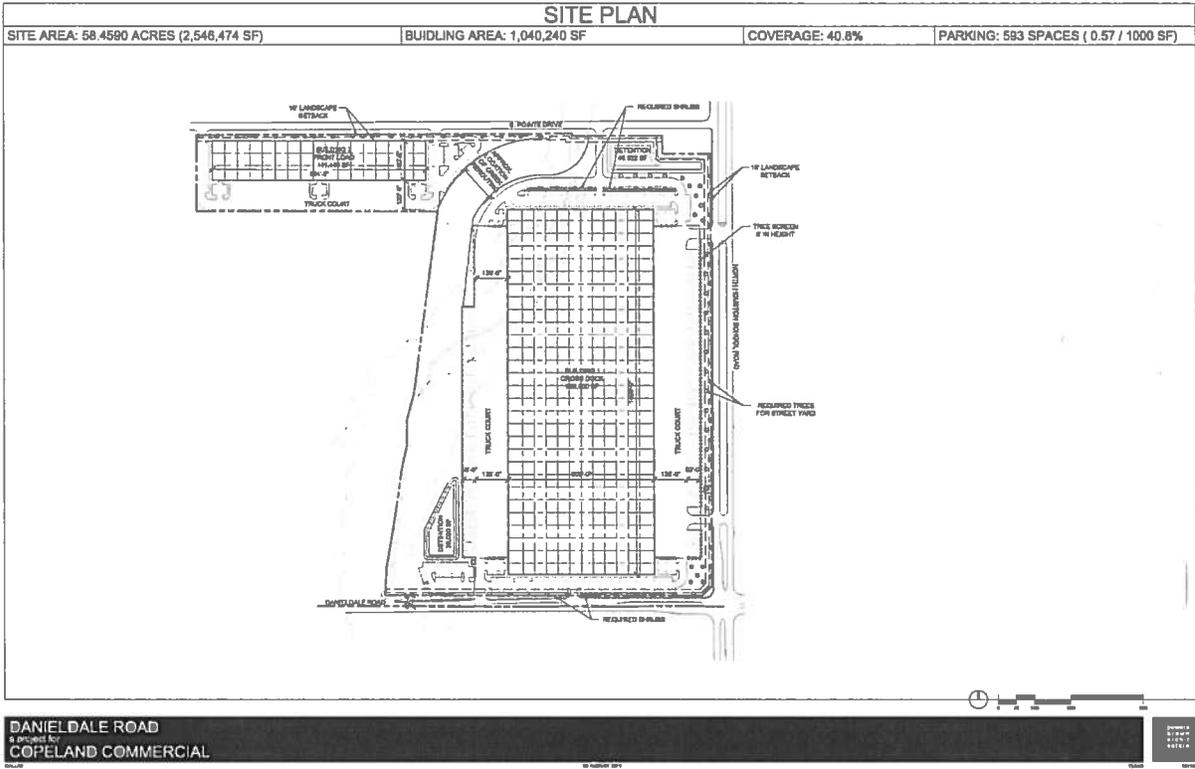
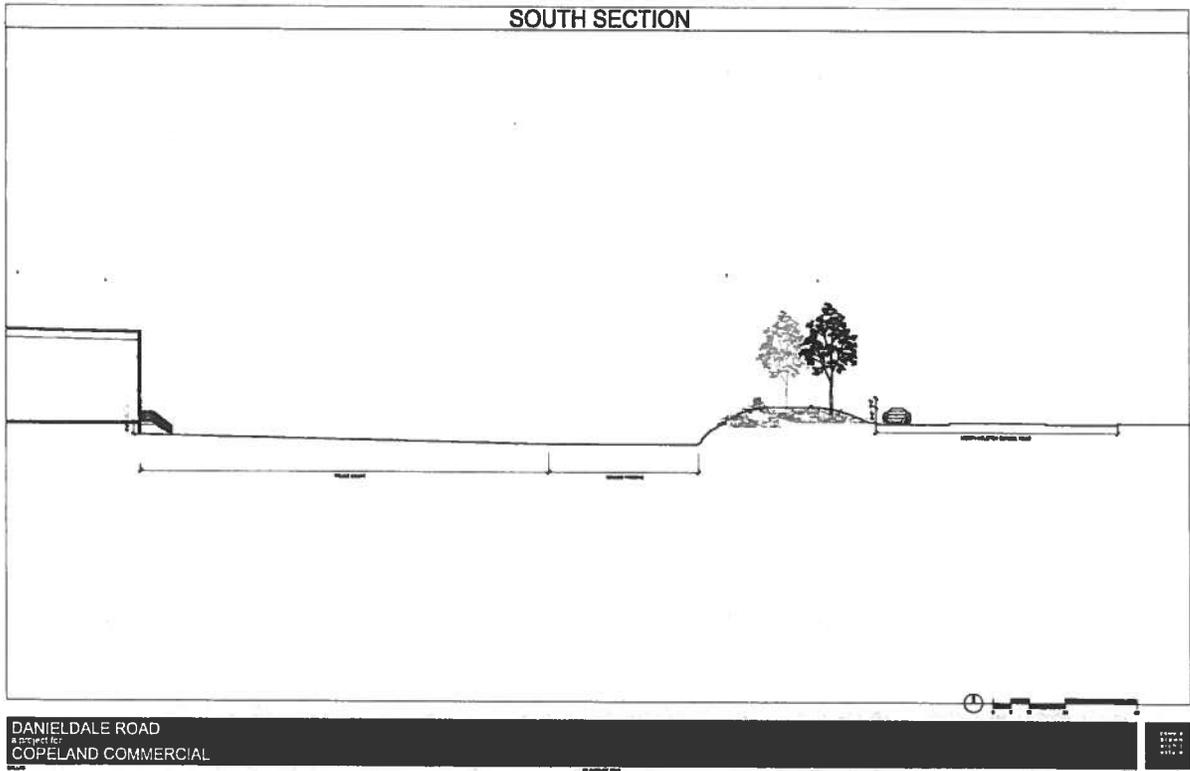
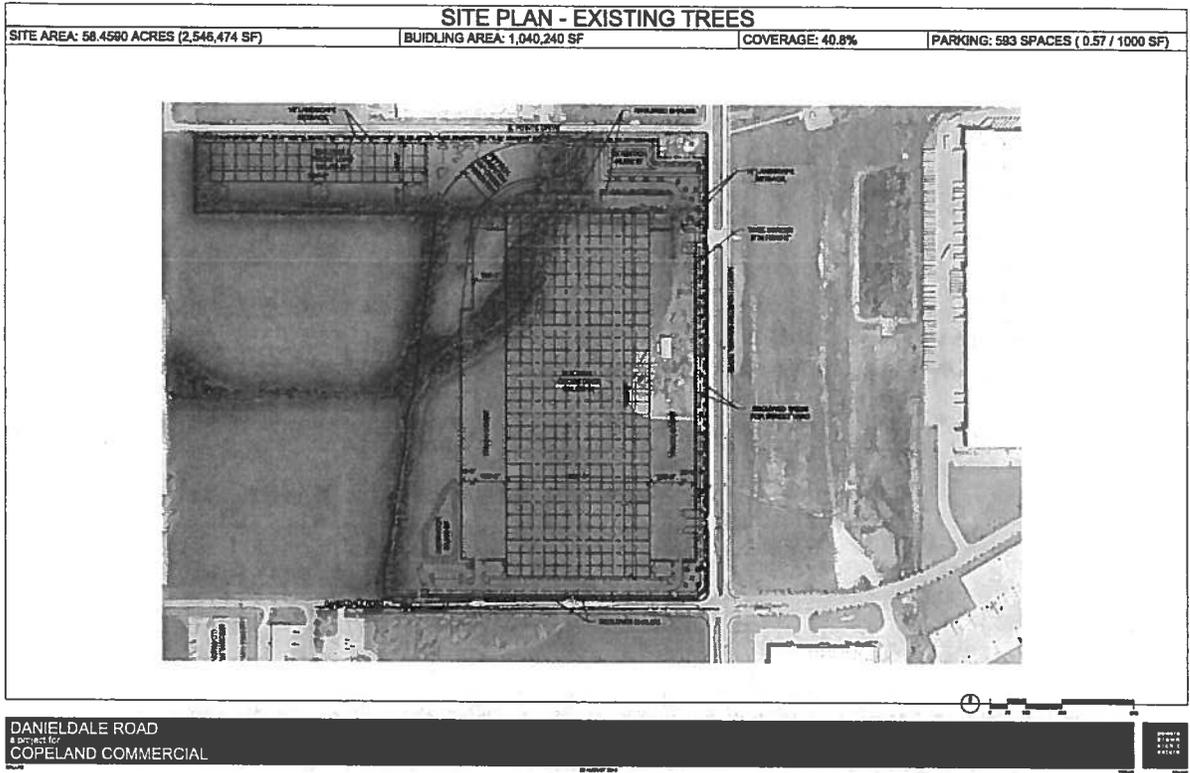
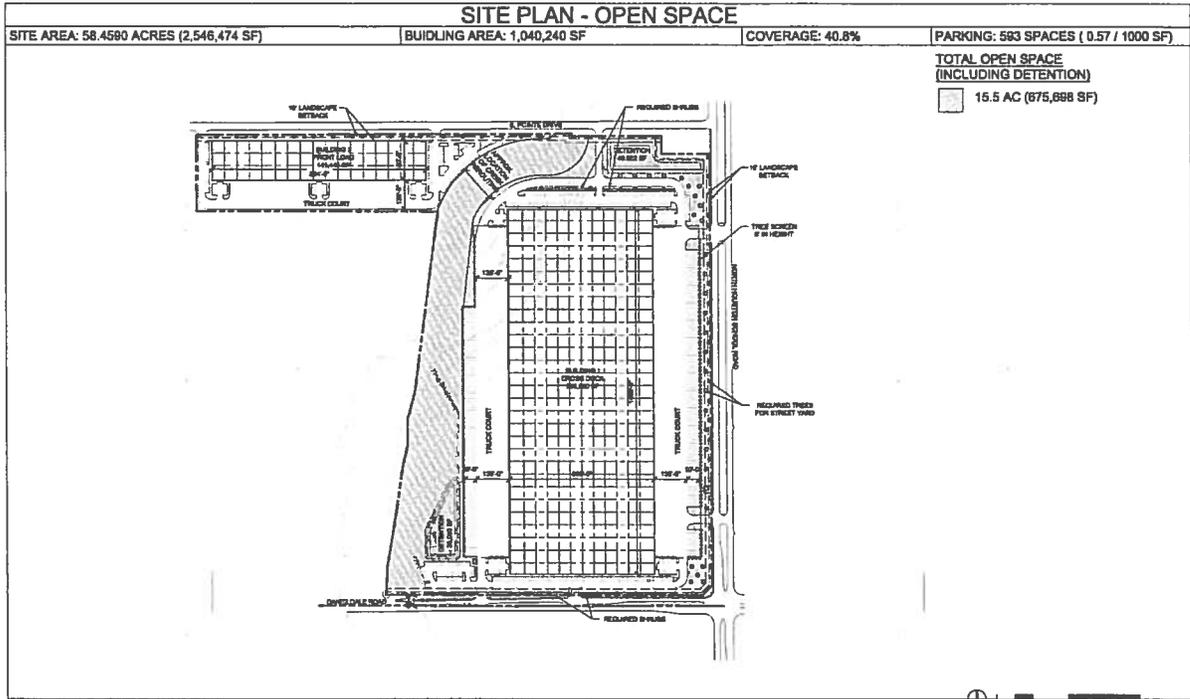


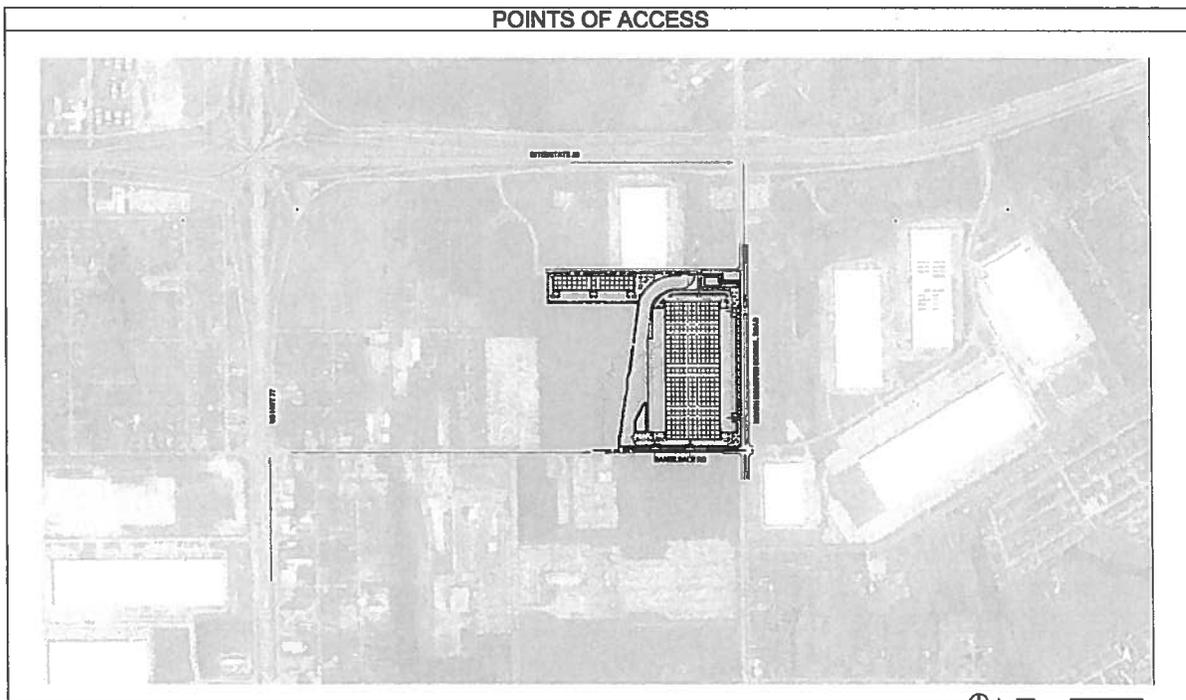
EXHIBIT C





DANIELDALE ROAD
 a project for
 COPELAND COMMERCIAL

Sheet 2
 of 2
 11/15/11



DANIELDALE ROAD
 a project for
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Sheet 2
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EXHIBIT D

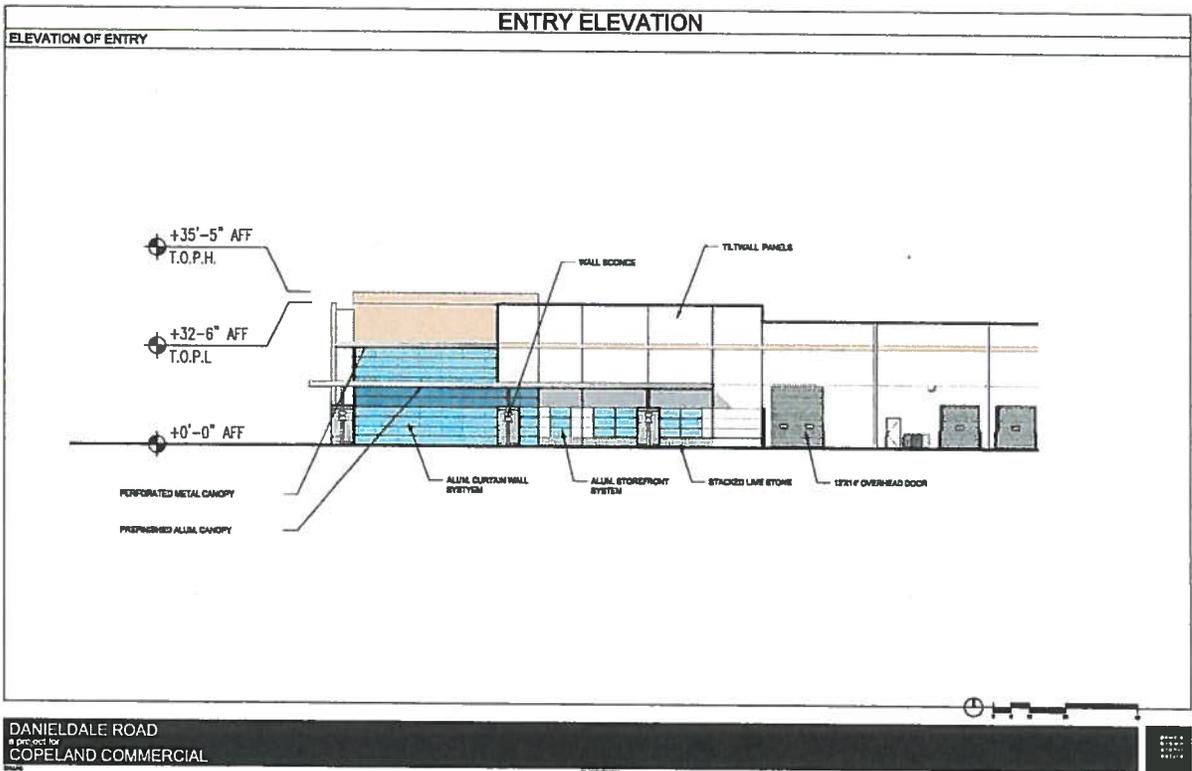
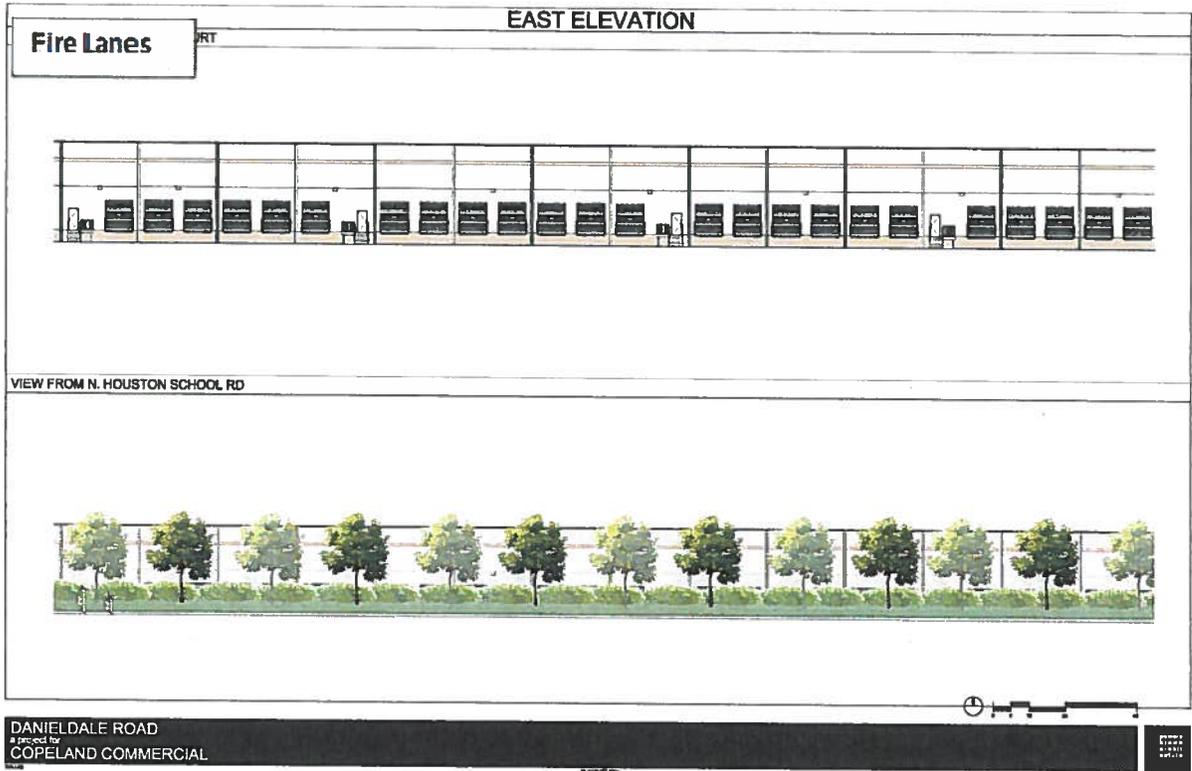
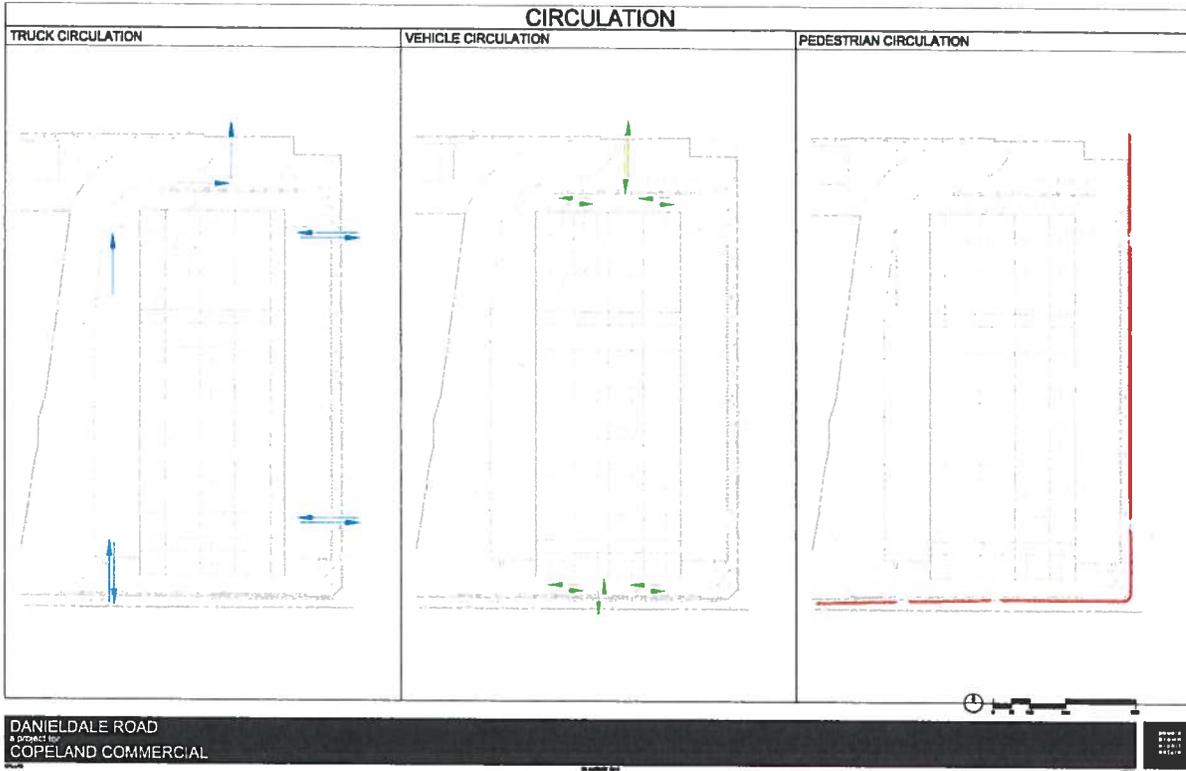


EXHIBIT E



LANCASTER CITY COUNCIL

Agenda Communication

May 2, 2016

Discuss and consider a resolution waiving the subdivision requirement for maximum block length to Building #2 for the property that contains 59 acres on the Northwest Corner of Danieldale Road and Houston School Road further described as Abstract Silas B. Runyon 1199, Lancaster, Dallas County, Texas.

This request supports the City Council 2015-2016 Policy Agenda

**Quality Development
Sound Infrastructure**

Background

This is a companion item to the amendment to PD Ordinance #2015-10-23. The subject property is located on the northwest corner of Danieldale Road and Houston School Road. There is a proposed development that will consist of two warehouse/distribution center buildings. The Subdivision regulations (Article 14.1608, Section 14.1608 (b)(ii) requires that the maximum block length for this district shall not exceed 1,320. Building #2 will not meet the requirement for the either requirement.

In 2007, the Southpointe Corporate Center was constructed with an east-west as well as a north-south, public roadway known today as Southpointe and Corporate drive, respectively. On the south side of the roadway, there is a 10' utility easement that is maintained under the ownership of another property owner. At this time, the owner will not allow the applicant to purchase the property or purchase an easement to gain access. As such, the applicant is forced to take access from Houston School Road or Danieldale Road causing them to exceed the maximum block length of 1,320 linear feet.

Considerations

The proposed waiver to the Subdivision regulations' requirement seeks to provide the applicant relief from the maximum block length and no further requirements are required to provide access to Southpointe.

- **Operational** – If the PD amendment is approved this item will need to be approved to make the subdivision of the lot legal. This approval will allow the P&Z to approve the plat as well. The P&Z is the final approval authority for plat approvals.
- **Legal** – The City Attorney has prepared the resolution and approved it as to form.

- **Financial** – There are no financial considerations for the waiver to the Subdivision Ordinance requirements.
- **Public Information** – This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Recommendation

Staff recommends approval of the proposed waiver to the Subdivision ordinance should the PD amendment be approved.

Attachments

- Resolution
-

Submitted by:

Rona Stringfellow, Assistant City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS, WAIVING THE SUBDIVISION REQUIREMENT FOR BLOCK LENGTH REQUIREMENTS FOR THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED AND INCORPORATED HERETO AS IF SET FORTH IN FULL, SUBJECT TO THE APPROVAL OF THE FINAL PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lancaster ("CITY") has been presented with a request for a subdivision waiver for the block length requirement for the property located within the 59 acres on the northwest corner of Danieldale Road and Houston School Road; and

WHEREAS, the City Council finds that it is in the best interest to approve such waiver subject to compliance with the conditions set forth herein;

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

SECTION 1. That the City of Lancaster, Texas hereby waives the requirement for a subdivision waiver for the block length requirement for the property located within the 59 acres on the northwest corner of Danieldale Road and Houston School Road, as depicted in Exhibit "A", subject to compliance prior to the approval of the final plat.

SECTION 2. If any article, paragraph, subdivision, clause or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

SECTION 3. This resolution shall take effect immediately from and after its passage as the law in such cases provides, and it is accordingly so resolved.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 2nd day of May, 2016.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Marcus E. Knight, Mayor

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

Exhibit A

BEING a tract of land situated in the Silas B. Runyon Survey, Abstract No. 1199, in the City of Lancaster, Dallas County, Texas, being part of a called 60.959 acre tract described in an Executor's Deed to Randy Justiss and Virginia A. Justiss, recorded in Instrument No. 200900077417, in the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BURY" found at the northwest corner of said Justiss tract, being an interior ell corner of a 25.334 acre tract described as "Tract Two", recorded in Instrument No. 201400276100, D.R.D.C.T.;

THENCE North 88 degrees 41 minutes 37 seconds East, with the north line of said Justiss tract and the most easterly south line of said "Tract Two", a distance of 1,549.85 feet to a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set at the most easterly northeast corner of said "Tract Two", same being the northwest of a 0.50 acre tract, recorded in Volume 2003174, Page 2320 (D.R.D.C.T.);

THENCE South 01 degree 06 minutes 23 seconds East, continuing with the north line of said Justiss tract and with the west line of said 0.50 acre tract, a distance of 10.00 feet to a 1/2-inch iron rod with cap set at the southwest corner of said 0.50 acre tract;

THENCE North 88 degrees 41 minutes 37 seconds East, continuing with the north line of said Justiss tract and with the south line of said 0.50 acre tract, a distance of 371.85 feet to a 1/2-inch iron rod found;

THENCE South 01 degree 06 minutes 23 seconds East, continuing with said north and south lines, a distance of 73.00 feet to a 1/2-inch iron rod found;

THENCE North 88 degrees 57 minutes 37 seconds East, continuing with said north and south lines, a distance of 196.69 feet to a 1/2-inch iron rod with cap set in the west line of Houston School Road (variable width right-of-way);

THENCE South 01 degree 08 minutes 04 seconds West, with the west line of said Houston School Road, a distance of 1,771.09 feet to a 1/2-inch iron rod with cap found in the proposed north line of Daniieldale Road (variable width right-of-way);

THENCE South 43 degrees 46 minutes 59 seconds West, departing said the west line of said Houston School Road and with said proposed north line of Daniieldale Road, a distance of 56.57 feet to a 1/2-inch iron rod with cap found;

THENCE South 88 degrees 57 minutes 58 seconds West, continuing with said proposed north line, a distance of 1,305.98 feet to the west line of said Justiss tract and the east line of the Amended Plat of Contract Freighters, Inc. Addition, an addition to the City of Lancaster, recorded in Volume 99155, Page 60 (D.R.D.C.T.);

THENCE North 01 degree 47 minutes 23 seconds East, departing said proposed north line and with the west line of said Justiss tract, same being the east line of said Contract Freighters Addition, a distance of 113.92 feet (not set creek);

THENCE North 08 degrees 45 minutes 20 seconds East, continuing with said west and east lines, a distance of 187.13 feet (not set creek);

THENCE North 08 degrees 23 minutes 26 seconds East, continuing with said west and east lines, a distance of 34.45 feet (not set creek);

THENCE North 07 degrees 18 minutes 11 seconds East, continuing with said west and east lines, a distance of 196.72 feet (not set creek);

THENCE North 11 degrees 20 minutes 56 seconds East, continuing with said west and east line, a distance
Chicago Title Insurance Company

Form T-7 Commitment for Title Insurance (Rev 01/01/2014)

BY:

SEP 9 2015

of 90.12 feet (not set creek);

THENCE North 00 degrees 53 minutes 54 seconds West, continuing with said west and east lines, a distance of 109.12 feet (not set creek);

THENCE North 15 degrees 05 minutes 35 seconds East, continuing with said west and east lines, a distance of 104.79 feet (not set creek);

THENCE North 07 degrees 43 minutes 26 seconds East, continuing with said west and east lines, a distance of 33.28 feet (not set creek);

THENCE North 06 degrees 31 minutes 20 seconds East, continuing with said west and east line, a distance of 721.93 feet to a one inch iron pipe found at the northeast corner of said Contract Freighters Addition, being an interior ell corner of said Justiss tract;

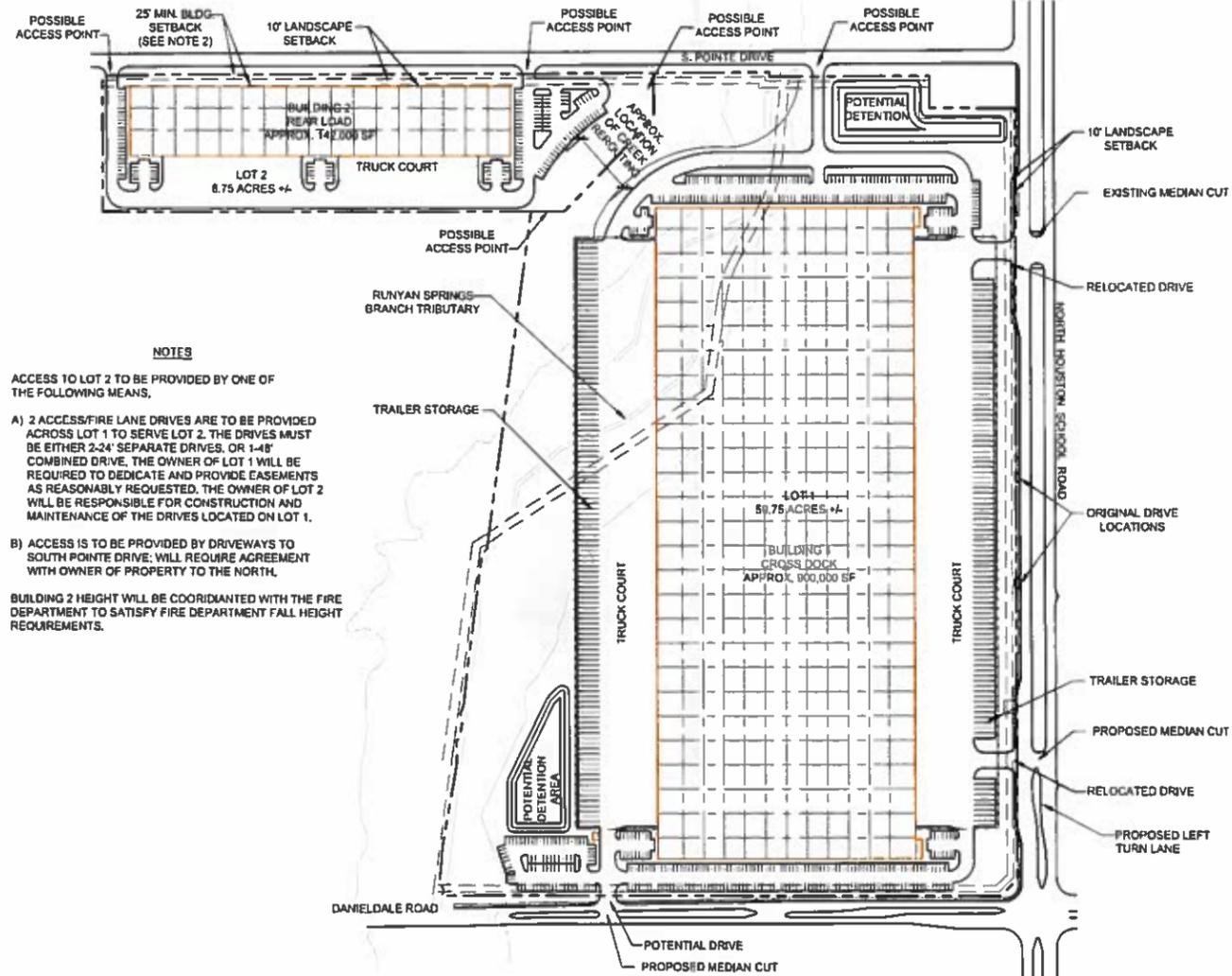
THENCE South 88 degrees 55 minutes 15 seconds West, with the north line of said Contract Freighters Addition and the most westerly south line of said Justiss tract, a distance of 995.58 feet to a 5/8-inch iron rod found at the most westerly southwest corner of said Justiss tract, being a southeast corner of the aforementioned "Tract Two";

THENCE North 01 degrees 07 minutes 54 seconds West, with a west line of said Justiss tract and an east line of said "Tract Two", a distance of 312.69 feet to the POINT OF BEGINNING and containing 59.545 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



SITE PLAN



NOTES

- 1) ACCESS TO LOT 2 TO BE PROVIDED BY ONE OF THE FOLLOWING MEANS.
 - A) 2 ACCESS/FIRE LANE DRIVES ARE TO BE PROVIDED ACROSS LOT 1 TO SERVE LOT 2. THE DRIVES MUST BE EITHER 2-24' SEPARATE DRIVES, OR 1-48' COMBINED DRIVE. THE OWNER OF LOT 1 WILL BE REQUIRED TO DEDICATE AND PROVIDE EASEMENTS AS REASONABLY REQUESTED. THE OWNER OF LOT 2 WILL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE DRIVES LOCATED ON LOT 1.
 - B) ACCESS IS TO BE PROVIDED BY DRIVEWAYS TO SOUTH POINTE DRIVE; WILL REQUIRE AGREEMENT WITH OWNER OF PROPERTY TO THE NORTH.
- 2) BUILDING 2 HEIGHT WILL BE COORDIANATED WITH THE FIRE DEPARTMENT TO SATISFY FIRE DEPARTMENT FALL HEIGHT REQUIREMENTS.



DANIELDALE ROAD
 a project for
 COPELAND COMMERCIAL

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LANCASTER CITY COUNCIL

WS Item 1

Agenda Communication

May 2, 2015

Receive a presentation and discuss the state of the City of Lancaster and Lancaster Independent School District Joint Initiatives.

This request supports the City Council 2015-2016 Policy Agenda.

Goal: Financially Sound City Government
Civic Engagement
Healthy, Safe & Vibrant Community
Professional & Committed City Workforce
Quality Development
Sound Infrastructure

Background

City Council fiscal year 2015/2016 Goals and Objectives identified a continued strong partnership with the Lancaster Independent School District as a critical component to realization of the Vision. The City Management Team and the School District Management Team met in the Winter of 2015 to review each organizations strategic plan, programs, projects and services to the community. The group met again in early 2016 to continue the discussion, strengthen the partnership and identify opportunities for collaboration, and provide an update on initiatives in process.

The Council and School Board will receive a presentation regarding the opportunities and strategies identified.

Considerations

- **Public Information** - This item is being considered at a meeting of the City Council noticed in accordance with the Texas Open Meeting Act.
-

Submitted by:

Opal Mauldin-Robertson, City Manager