



**NOTICE OF MEETING AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF LANCASTER, TEXAS  
MUNICIPAL CENTER  
CITY COUNCIL CHAMBERS  
211 N. HENRY STREET, LANCASTER, TEXAS  
TUESDAY, SEPTEMBER 11, 2012 – 7:00 P.M.**



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

**Commissioner Marian Elkins  
Commissioner James Mitchell**

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**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.**

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**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 August 7, 2012 Regular Meeting Minutes.

**PUBLIC HEARING**

2. **Z12-05** Conduct a public hearing and consider a request to amend Planned Development District #66, to add two tracts of land approximately 86.80 acres out of the Nathan P. Pierce Survey, Abstract No. 1132, generally located on the northeast corner of Houston School Road and Cedardale Road. The request is also to change the zoning on these two tracts from AO (Agricultural Open) to PD (Planned Development) #66 and to extend the development regulations and uses of PD #66 to these two tracts.

**ACTION**

3. **M12-07** Discuss and Consider Annual Appointments to the City of Lancaster Historic Landmark Preservation Committee (HLPC).

**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,

\_\_\_\_\_, 2012 @ \_\_\_\_\_ am/pm.

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**Nathaniel Barnett, Senior Planner**

**PLANNING & ZONING COMMISSION**  
Agenda Communication for  
September 11, 2012

**#1**

**CONSIDERATION OF THE AUGUST 7, 2012 MEETING MINUTES**

Prepared by:

Nathaniel Barnett, Senior Planner



REGULAR MEETING MINUTES  
PLANNING & ZONING COMMISSION  
CITY OF LANCASTER, TEXAS  
TUESDAY, AUGUST 7, 2012



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**CALL TO ORDER:**

Vice Chair Wright called the meeting to order at 7:00 p.m. on August 7, 2012.

**COMMISSIONERS**

**MARY JANE COLTON, CHAIR - absent**  
**QUINNIE WRIGHT, VICE CHAIR**  
**MARIAN ELKINS**  
**JAMES MITCHELL - absent**  
**LAWRENCE PROTHRO**

**CITY STAFF**

**RONA STRINGFELLOW-GOVAN**

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

**NATHANIEL BARNETT**  
**JULIE PANDYA**

**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 July 10, 2012 Regular Meeting Minutes.

Vice Chair Wright entertained a motion for the consent agenda.

**COMMISSIONER ELKINS MADE THE MOTION TO APPROVE THE MINUTES FROM JULY 10<sup>TH</sup>, SECONDED BY COMMISSIONER PROTHRO.**

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

**THE MOTION CARRIED 3-0.**

**PUBLIC HEARING**

2. **M12-06** Conduct a Public Hearing and consider a Proposed Tornado Recovery Overlay District for the properties impacted by the April 3, 2012 tornado regarding special development requirements for redevelopment of totally or partially-damaged single family homes located in tornado-stricken areas.

Senior Planner Nathaniel Barnett gave the Staff presentation. He explained that the item was at P&Z again due to the requirement to notify all property owners in the affected communities and 200' surrounding them. Senior Planner Barnett detailed the background of



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the item with reference to the storm damage that occurred due to the tornado on April 3<sup>rd</sup>. He showed photos of some properties that were damaged by the storm with different levels of severity. Senior Planner Barnett showed maps of the affected areas that also detailed the level of damage properties received.

Senior Planner Barnett then began discussing the Lancaster Development Code (LDC) requirements for building homes in the city. He stated that there is a minimum home size of 1,750 square feet when building a new home. This LDC requirement was put in place in 2006 when the ordinance was amended. Many of the affected homes were built prior to 2006 and thus did not meet minimum size criteria as they averaged 1300 to 1700 square feet per Dallas Central Appraisal District records. The proposal is to allow home owners to build their original home back even if it is less than the minimum size requirement without having to go before a special board to get approval. Senior Planner Barnett also mentioned that some homes encroached into the side yard setback of 5' and 10' for properties in SF-6 and SF-4/SF-5 zoning, respectively. This ordinance would allow them to set the home in its original foundation. He also mentioned that 1394 property owner notices were sent and 40 were returned in favor and 3 in opposition. There was also one phone call in opposition but the other phone calls were seeking information about the proposal. This concluded the staff report.

Vice Chair Wright asked if there were any questions of staff. None were asked.

Vice Chair Wright opened the public hearing.

**IN FAVOR:**

None

**OPPOSED:**

Levine Norman, 1204 Payne Drive, Lancaster, asked if this meant there would be assistance with rebuilding the homes or what was being proposed. City Attorney Julie Pandya explained that the city was proposing to allow home owners to build their homes that were destroyed in the April 3<sup>rd</sup> tornado back to the size they existed before the storm and not have to meet the minimum size requirements of the Lancaster Development Code as it exists today. Also being proposed was homes that did not meet the minimum side yard setback would be allowed to be replaced on their original foundation and not have to be moved further off the property line.

Mr. Norman asked if the house was smaller than the minimum size required now, that it could not be built back. Senior Planner Barnett stated that it could be built back to a lesser square footage than is required now. If the home was 1500 square foot before the storm, it could be built back to 1500 square feet now and not have to meet the 1750 square foot minimum of today's standards.

Vice Chair Wright entertained a motion to close the public hearing.

**COMMISSIONER PROTHRO MADE THE MOTION TO CLOSE THE PUBLIC HEARING,  
SECONDED BY COMMISSIONER ELKINS.**



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

**THE MOTION CARRIED 3-0.**

Discussion of the Item:  
None.

Vice Chair Wright entertained a motion for the public hearing item.

**A MOTION WAS MADE BY COMMISSIONER PROTHRO TO RECOMMEND APPROVAL OF THE TORNADO RECOVERY OVERLAY DISTRICT, AND SECONDED BY COMMISSIONER ELKINS.**

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

**THE MOTION CARRIED 3-0.**

- 3. Z12-04** Conduct a Public Hearing and consider a Rezoning request from CH (Commercial Highway) to LI (Light Industrial), Generally Located approximately 540+ feet south of the intersection of Kirkland Road and Meadowlark Lane. The properties are addressed as 1451, 1455, and 1459 Meadowlark Lane and are approximately 3.35 acres of land in total. The legal description of the property is lots 20, 21, and 22, Block 1, Stillmeadow Acres Addition, City of Lancaster, Dallas County, Texas.

Senior Planner Nathaniel Barnett gave the Staff presentation speaking of the re-zone request from Commercial Highway to Light Industrial for a mini-warehouse use and truck rental use. Mini-warehouse is allowed in CH with a specific use permit (SUP) but truck rental is not an allowed use in CH. However, both uses are allowed by right in LI. Senior Planner Barnett showed aerial pictures of the property as well as pictures of the subject property and surrounding properties. He gave information about the zoning and future land use plan for the area. He submitted the conceptual plan that the applicant had presented Staff after the report had been written. Senior Planner Barnett discussed the existing trees that surrounded the subject property around the perimeter. Of the 8 property owner notices that were sent, 2 were returned in favor and 1 opposed. Although Staff did not support the request initially, after the applicant submitted a conceptual plan for the use and properties, Staff changed their recommendation to support the zoning change.

Commissioner Prothro asked if the property allowed commercial activity currently. Senior Planner Barnett stated that the property is currently zoned commercial highway and does allow commercial activity. However one of the uses being proposed by the applicant is not allowed, thus the change would allow the use. Commissioner Prothro asked if there would be a requirement to buffer the property from the residences. Senior Planner Barnett stated that per the Lancaster Development Code it would be necessary to screen the property from the residential uses. Commissioner Prothro asked would they also have to place some type



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of permanent screening where the trees exist today to prevent clear-cutting of the trees and the alleviation of the buffer. Senior Planner Barnett stated the screening is only from the residential uses and not the industrial uses. Permanent screening would be required where adjacent to or across from residential uses.

Commissioner Elkins asked if the trucks would be screened or would they sit out in the open. Senior Planner Barnett stated they could be screened as well, typically they are screened by the buildings but there are plenty of trees and natural screening that exists on the property already.

The applicant, Joe Rust 440 Gingerbread Lane, Waxahachie, Tx, gave a brief presentation about the proposal and stated that the current zoning is light industrial to the south and west of the property and that there are a lot of trees in existence currently. He stated that if they did the truck rental, the trees would serve as a natural barrier. He asked if there were any questions.

Commissioner Elkins asked if the property could be accessed from two points. Mr. Rust stated that the proposal was to allow access from I-35 and Meadowlark Lane. Commissioner Elkins asked if the trees would obscure the views of people accessing the property. Mr. Rust stated that there would not be any views obscured by the trees, they are there to serve as screening only.

Commissioner Prothro asked if the drainage of the property would be affected. Senior Planner Barnett stated the City Engineer had viewed the plans and determined that the drainage would not be negatively impacted.

Vice Chair Wright opened the public hearing.

**IN FAVOR:**

None

**OPPOSED:**

None

Vice Chair Wright entertained a motion to close the public hearing.

**COMMISSIONER ELKINS MADE THE MOTION TO CLOSE THE PUBLIC HEARING,  
SECONDED BY COMMISSIONER PROTHRO.**

**AYES: ELKINS, PROTHRO, WRIGHT**

**NAYES: NONE**

**THE MOTION CARRIED 3-0.**

Discussion of the Item:

None



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Vice Chair Wright entertained a motion for the public hearing item.

**A MOTION WAS MADE BY COMMISSIONER PROTHRO TO RECOMMEND APPROVAL OF THE RE-ZONING PROPOSAL FROM COMMERCIAL HIGHWAY TO LIGHT INDUSTRIAL, AND SECONDED BY COMMISSIONER ELKINS.**

**AYES: ELKINS, PROTHRO, WRIGHT**

**NAYES: NONE**

**THE MOTION CARRIED 3-0.**

Vice Chair Wright entertained a motion to adjourn.

**A MOTION WAS MADE BY COMMISSIONER ELKINS AND SECONDED BY COMMISSIONER PROTHRO TO ADJOURN.**

**AYES: ELKINS, PROTHRO, WRIGHT**

**NAYES: NONE**

**THE MOTION CARRIED 3-0.**

Meeting was adjourned at 7:35 p.m.

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Quinnie Wright, Vice Chair

**ATTEST**

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Nathaniel Barnett, Senior Planner

# PLANNING & ZONING COMMISSION

Agenda Communication for  
September 11, 2012

# #2

**Z12-05 Conduct a Public Hearing and consider a request to Amend Planned Development District #66, to add two tracts of land approximately 86.80 acres out of the Nathan P. Pierce Survey, Abstract No. 1132, generally located on the northeast corner of Houston School Road and Cedardale Road. The request is also to change the zoning on these two tracts from AO (Agricultural Open) to PD (Planned Development) #66 and to extend the development regulations and uses of PD #66 to these two tracts.**

## Background

1. **Location and Size:** The property is located on the northeast corner of Houston School Road and Cedardale Road. The property is approximately 86.80 acres in size.
2. **Current Zoning:** The subject property is currently zoned AO (Agricultural Open).
3. **Adjacent Properties:**  
North: LCD, Lancaster Campus District (vacant)  
South: AO, Agricultural Open, SF-4 & SF-5, Single Family (Boardwalk Phases 1 & 2 and residential structures)  
East: SF-5, Single Family (Cedardale Highlands and Evelyn Kelly Additions)  
West: AO, Agricultural Open and LI, Light Industrial (residential structures and vacant)
4. **Public Notification:** On Friday, August 31, 2012, a notice for this public hearing appeared in the Focus Daily Newspaper. 70 property owner notices were sent out on August 31, 2012 to property owners 200' around the subject property. There were three notices returned in favor of the request. This is the first of the two public hearings; the second being at City Council on September 24, 2012.

## Considerations

This is a two pronged request. First, it is to rezone the subject property, located at the northeast corner of Houston School Road and Cedardale Road, from AO, Agricultural Open to PD, Planned Development #66. Secondly, it is a request to amend PD #66 to reflect the three following changes to the original PD, as detailed below:

**Section 2, Item D:**

Originally stated:

Barb wire, concertina wire or razor wire along Houston School Road or Cedardale Road shall be strictly prohibited.

Revised to read:

The use of barb wire, concertina wire or razor wire shall be strictly prohibited along Houston School Road. Vinyl coated 10' chain link fence with three strands of barb wire may be constructed along Cedardale Road provided it is located a minimum of 20' north of the north right-of-way line of Cedardale Road and that the fence be positioned north of the required street trees.

**Exhibit C, Planned Development Regulations: Building Orientation Requirements**

Originally stated:

Truck courts, loading docks and service courts shall not be allowed in front of any building constructed along Houston School Road and Cedardale Road.

Revised to read:

Truck Courts, loading docks and service courts shall not be allowed in front of any building constructed along Houston School Road.

**Exhibit C, Planned Development Regulations: Screening of Truck Courts**

Originally stated:

Truck courts, where adjacent to building loading docks, shall be screened from view (at the ends) by a "wing wall", extending perpendicular from the building face a minimum of 50'. Such wall shall extend above finished floor height a minimum of 10'.

Revised to read:

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 50'. Such wall shall extend above finished floor height a minimum of 10'. Truck courts, where adjacent to the building's loading docks, shall be screened from view (facing Cedardale Road) by a solid screen wall, an earthen berm, vegetation forming a natural living screen and/or any combination thereof. The combination screening shall extend above finished floor height a minimum of 10'.

The amended Planned Development #66 would be applied to the subject property as well, should the zoning change be approved. The proposed amendments reflect changes to the original conceptual plan based on requirements of larger warehousing facilities in today's market. In addressing the changing market place, the applicant proposes to alleviate any perceived negative impacts to the residential communities by enhancing the screening of their property and creating a pedestrian friendly environment. This includes the addition of berms and street trees to the property as well as evergreen shrubs that will screen the property year-round.

Pursuant to Section 14.1101 of the LDC, when reviewing a zoning change application, there are five (5) considerations that must be made when deciding on a zoning change application. Below is an analysis of these considerations:

**Consistency with the Comprehensive Plan:** The Comprehensive Plan identifies this site as Medium Density Residential, Highway Commercial and Motor Freight Terminals. The proposed change in zoning is in compliance with portions of the Future Land Use Plan. The proposed change in zoning would allow the subject property to become consistent in zoning with the adjacent properties and reflect the continuity of the existing development.

**Potential Impact on Adjacent Development:** The subject property is currently undeveloped. The properties to the north and east have been developed with light industrial uses. Staff does not foresee any potential negative impacts upon adjacent properties or developments because of this zoning application.

**Availability of utilities and access:** The subject property is served by City of Lancaster water and sanitary sewer. The applicant is not proposing any changes to the water and sewer master plan.

**Site conditions such as vegetation, topography and flood plain:** The subject property is currently undeveloped. Upon construction of this site, issues such as vegetation, topography and flood plain will be addressed as part of the site plan approval process.

**Timing of Development as it relates to Lancaster's Capital Improvement Plan:** Typically, improvements such as the installation of water, sewer, and roadways are the developer's responsibility unless otherwise agreed upon in a Development Agreement. At this point, the applicant is in agreement with the LDC and to date has not requested a Development Agreement.

### **Options/Alternatives**

- 1) Recommend approval of the rezoning request
- 2) Recommend approval of the rezoning request with stipulations and state those for the record
- 3) Recommend denial of the rezoning request
- 4) Table the rezoning request

### **Recommendation**

Staff recommends **approval** of the application as requested.

**Approval Process**

Upon recommendation by the Planning and Zoning Commission, the City Council will conduct a public hearing and render a final decision for this item at their September 24, 2012, regular meeting.

**Attachments**

- Planned Development District #66 Ordinance (18 pages)
- Conceptual Plan (7 pages)
- Screening Proposal (3 pages)
- Property Owner Notices (3)

**Prepared and Submitted By:**

Nathaniel Barnett  
Senior Planner, Development Services

**Date:** September 7, 2012

**ORDINANCE NO. 2004-09-25**

**AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE MASTER THOROUGHFARE PLAN, ORDINANCE NO. 13-84 BEING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LANCASTER, AS AMENDED, AND AMENDING CITY OF LANCASTER ORDINANCE NO. 06-97, A PLANNED DEVELOPMENT DISTRICT, BY EXTENDING THE BOUNDARIES OF SAID DISTRICT AND AMENDING DEVELOPMENT STANDARDS WITHIN A PORTION OF SAID DISTRICT THROUGH THE GRANTING OF A CHANGE IN ZONING CLASSIFICATION FROM PLANNED DEVELOPMENT 36 AND A-O, AGRICULTURAL OPEN, TO PLANNED DEVELOPMENT 36 WITH OFFICE, COMMERCIAL AND INDUSTRIAL USES FOR THREE TRACTS OF LAND CONTAINING APPROXIMATELY 205.8 ACRES, OUT OF THE N.P. PIERCE SURVEY, ABSTRACT NUMBER 1132, WITH SAID PROPERTY BEING DESCRIBED GENERALLY AS LOCATED NORTH OF CEDARDALE ROAD, EAST OF HOUSTON SCHOOL ROAD, WEST OF THE CEDARDALE HIGHLANDS ADDITION AND APPROXIMATELY 600 TO 900 FEET SOUTH OF INTERSTATE HIGHWAY 20, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN, DEVELOPMENT STANDARDS, SUPPLEMENTAL USE AND DEVELOPMENT STANDARDS, AND THE GENERAL DESIGN GUIDELINES, WHICH ARE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBITS "B," "C," "D," AND "E," RESPECTIVELY; 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 zoning district change; 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 classification 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 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 Master Thoroughfare Plan, the Comprehensive Zoning Ordinance, the Comprehensive Plan and Map of the City of Lancaster, as heretofore amended, be, and the same is hereby amended to grant a change in zoning classification from Planned Development 36, and A-O (Agricultural Open) to Planned Development 36, to allow for office, commercial, and industrial uses for approximately 205.8 acres, generally located north of Cedardale Road, east of Houston School Road, west of the Cedardale Highlands Addition and approximately 600 to 900 feet south of Interstate Highway 20 and being more particularly described in Exhibit "A" (Legal Description), attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the property shall be developed and used only in accordance with the special conditions, which are as follows:

- A. Development of the site shall be in substantial conformance to the approved Concept Plan, Development Standards, Supplemental Use and Development Standards, and General Design Guidelines, which are attached hereto and incorporated herein as Exhibits "B," "C," "D," and "E," respectively. A detailed site plan, approved by the Planning and Zoning Commission, shall be required for each building to be constructed on the site.
- B. Shipping containers shall not be allowed to be stored on the site except when attached to trailer assemblies.
- C. Screening wing walls shall be required at the ends of all buildings composed of matching materials, blocking the view of parked trucks. Said screening shall be of a height and length sufficient to provide visual screening for individuals standing perpendicular to said parking space at Cedardale Road. Chain link, wire or metal panel fencing for screening purposes shall be strictly prohibited.
- D. Barb wire, concertina wire or razor wire along Houston School Road or Cedardale Road shall be strictly prohibited.
- E. Pole signs shall be prohibited.
- F. 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.

- G. For buildings located along Houston School Road, west of the shown drainage area, a minimum of 10% of the cumulative adjusted floor area shall be air conditioned space. For purposes of this section, the 10% requirement shall be based on the ground level building footprint with all floor area including ground and upper stories that are air conditioned being applied as credits toward meeting the requirement. This shall be considered a cumulative amount for the entire building. Individual tenants may provide less than the 10% amount so long as the cumulative total for entire building is met.
- H. Design Guidelines included within Attachment E shall be attached to and incorporated within the development standards for this site. Said Design Guidelines shall be used for the evaluation of each new building/development and/or site plan. Failure to adequately address said design guidelines to the satisfaction of the City shall be considered grounds for the denial of any site plan within this district.

**SECTION 3.** That the Concept Plan, Development Standards, Supplemental Use and Development Standards, and General Design Guidelines, which are attached hereto and incorporated herein as Exhibits "B," "C," "D," and "E," respectively, and made a part hereof for all purposes, are hereby approved.

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

**SECTION 5.** That Ordinance No. 06-97, the Master Thoroughfare Plan, the Comprehensive Zoning Ordinance, the Comprehensive Plan and Map of the City of Lancaster of the City of Lancaster, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

**SECTION 6. SEVERABILITY CLAUSE.** If any article, paragraph, subdivision, clause or provision of this ordinance or the Comprehensive Zoning Ordinance, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, or of the Comprehensive

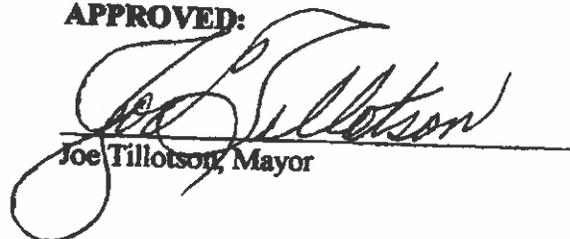
Zoning Ordinance, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 7. PENALTY CLAUSE.** Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance of the City of Lancaster, Texas, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Lancaster, Texas, shall be subject to a fine not to exceed the sum of Two Thousand (\$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 8. 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 the 13<sup>th</sup> day of September 2004.

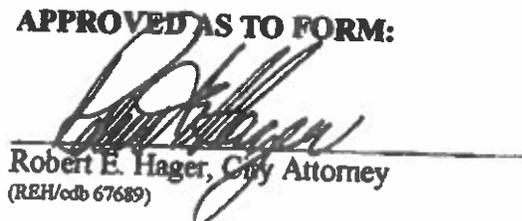
**APPROVED:**

  
Joe Tillotson, Mayor

**ATTEST:**

  
Dolle K. Shane, City Secretary

**APPROVED AS TO FORM:**

  
Robert E. Hager, City Attorney  
(REH/cdb 67689)

TRACT 1

Being a tract of land situated in the N.P. Pierce Survey Abstract Number 1132, City of Lancaster, Dallas County, Texas and being a portion of that certain 144.651 acres of land conveyed to Lancaster 260 Partnership by Instrument of record In Volume 84074, Page 3388, Dallas County Deed Records, and being more particularly described as follows:

Beginning at a 5/8" iron rod set in the easterly right-of-way line of Houston School Road (100' R.O.W.), same being the most westerly southwest corner of said Lancaster 260 Partnership tract, same also being in the northerly line of that certain 17.50 acre tract of land conveyed to James Belton Hall, et al, by Instrument of record in Volume 88010, Page 1250, Dallas County Deed Records;

THENCE, North 00° 03' 57" East, leaving the northerly line of said 17.50 acre tract and along said easterly right-of-way line, a distance of 1197.97 feet to a 5/8" iron rod set for corner;

THENCE, North 00° 06' 01" West, continuing along said easterly right-of-way line, a distance of 41.15 feet to a 5/8" iron rod set for corner, same being in the southerly line of a tract of land conveyed to Lancaster, Ltd., by instrument of record in Volume 2001247, Page 4872, Dallas County Deed Records;

THENCE, North 75° 06' 56" East, leaving the easterly right-of-way line of said Houston School Road and along the common line of said Lancaster, Ltd. tract and said 144.651 acre tract, a distance of 310.57 feet to a 5/8" iron rod set for corner, same being the northwesterly corner of a tract of land leased to Nextel of Texas, Inc., by Memorandum of Agreement recorded in Volume 2001011, Page 3476, Dallas County Deed Records;

THENCE, South 14° 53' 04" East, leaving the common line of said 39.7920 acre tract and 144.651 acre tract and along the westerly line of said Lease tract, a distance of 100.00 feet to a 5/8" iron rod set for corner, same being the southwesterly corner of said Lease tract;

THENCE, North 75° 06' 56" East, leaving the westerly line and along the southerly line of said Lease tract, a distance of 100.00 feet to a 5/8" iron rod set for corner, same being the southeast corner of said Lease tract;

THENCE, North 14° 53' 04" West, leaving the southerly line and along the easterly line of said Lease tract, a distance of 100.00 feet to a 5/8" iron rod set for corner, same being the northeasterly corner of said Lease tract, same being in the common line of aforementioned 144.651 acre tract and said Lancaster, Ltd. tract;

THENCE, North 75° 06' 56" East, leaving the easterly line of said Lease tract and along said common line of said Lancaster, Ltd. tract and said 144.651 acre tract, a distance of 2735.65 feet to a 3/4" iron rod found for corner, same being the northeasterly corner of

JUL 20 2004

Received  
Accepted

said 144.651 acre tract and also being in the westerly line of Cedardale Highlands Addition, an addition to the City of Lancaster according to the plat thereof recorded in Volume 12, Page 327, Dallas County Map Records;

THENCE, South 29° 52' 32" East, leaving the common line of said Lancaster, Ltd. tract and said 144.651 acre tract and along the westerly line of said Cedardale Highlands Addition and the easterly line of said 144.651 acre tract, a distance of 1402.87 feet to a 5/8" iron rod set for corner, same being the northeasterly corner of that certain 44.36 acre tract of land conveyed to Robert David DeRosier, Trustee, by instrument of record in volume 83193, Page 4312, Dallas County Deed Records;

THENCE, South 74° 53' 38" West, leaving the westerly line of said Cedardale Highlands Addition and along the common line of said 44.36 acre tract and said 144.651 acre tract, a distance of 1448.98 feet to a 3/4" iron rod found for an interior ell corner of said 144.651 acre tract, same being the northwesterly corner of said 44.36 acre tract;

THENCE, South 29° 49' 20" East, continuing along said common line, a distance of 1559.93 feet to a 1/2" capped iron rod found for corner in the northerly line of Cedardale Drive (40' R.O.W.);

THENCE, South 60° 09' 38" West, leaving the common line of said 144.651 acre tract and 44.36 acre tract and along said northerly right-of-way line, a distance of 1061.32 feet to a 1" iron pipe found for corner in the easterly line of a called 49.741 acre tract of land conveyed to Oscar Victor Eastep, trustee by deed recorded in Volume 88023, Page 4372, Dallas County Deed Records;

THENCE, North 14° 41' 22" West, departing said northerly line and along the common line of said 49.741 acre tract and said 144.651 acre tract, a distance of 1021.37 feet to a 5/8" iron rod set for corner in the easterly line of a called 17.50 acre tract of land conveyed to Leila Edith Penn by deed recorded in Volume 88010, Page 1250, Dallas County Deed Records;

THENCE, North 24° 36' 25" West, along said Leila Edith Penn tract, a distance of 499.42 feet to 1/2" iron pipe found for an interior ell corner of said 144.651 acre tract, same being the northeasterly corner of aforementioned 17.50 acre, James Belton Hall, et al tract;

THENCE, South 89° 32' 29" West, leaving the easterly line and along the northerly line of said James Belton Hall tract, a distance of 1730.10 feet to the POINT OF BEGINNING and containing 6,267,318 square feet or 143.879 acres of land.

Planning & Zoning  
Department

JUL 20 2004

✓ Received  
Accepted

TRACT 2

BEING a tract of land situated in the Nathan P. Pierce Survey, Abstract No. 1132, City of Lancaster, Texas and County of Dallas and being all of that certain tract of land conveyed to David DeRosier, Trustee, by deed recorded in Volume 83193 Page 4321 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set for corner at the intersection of the north line of Cedardale Road (40 ft. R.O.W. at this point) with the east line of said Nathan P. Pierce Survey;

THENCE South 60° 22' 50" West, along the north right-of-way line of said Cedardale Road, a distance of 1402.57 feet to a 1/2" capped iron rod found for corner;

THENCE North 29° 49' 20" West, leaving the north right-of-way line of said Cedardale Road, a distance of 1559.93 feet to a 3/4" iron rod found for corner;

THENCE North 74° 53' 38" East, a distance of 1448.98 feet to a 5/8" iron rod set for corner in the west line of Cedardale Highland Addition, an addition to the City of Lancaster according to the plat thereof recorded in Volume 12, Page 327, Dallas County Map Records;

THENCE South 29° 52' 32" East, along the west line of said Cedardale Highlands Addition, a distance of 1196.81 feet to the POINT OF BEGINNING and containing 1,932,374 square feet or 44.361 acres of land.

Planning & Zoning  
Department

JUL 20 2004

\_\_\_\_ Received  
\_\_\_\_ Accepted

TRACT 3

SITUATED in the State of Texas and County of Dallas and being part of that certain 86.80 acre tract of land in the NATHAN P. PIERCE SURVEY, ABSTRACT NO. 1132, as conveyed to C.L. Eastep in a Deed of record in Volume 231, page 313 of the Deed Records of said Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod in the east line of Houston School Road (60 feet wide) that is North, 1467.13 feet and N. 89 deg. 30 min., E., 30 feet from the southwest corner of said Pierce Survey; THENCE North, along the east line of said Houston School Road, 413.20 feet to an iron rod found in the north line of said 86.80 acre tract of land; THENCE N. 89 deg. 30 min., E., along the north line of said 86.80 acre tract, 1750.00 feet to an iron rod found at the northeast corner of said 86.80 acre tract; THENCE S. 24 deg. 45 min. E., along the east line of said 86.80 acre tract, 453.19 feet to an iron rod for corner; THENCE S. 89 deg. 30 min. W., a distance of 1939.75 feet to the PLACE OF BEGINNING and containing 17.50 acres of land.

SAVE AND EXCEPT:

BEING a 0.190 acre tract or parcel of land in the Nathan P. Pierce Survey, Abstract No. 1132, Dallas County, Texas, and being a portion of that called 17.5 acre tract which was conveyed to James Belton Hall, et al as Tract 1 by the Partition Deed recorded in volume 88010, Page 1250, of the Deed Records of Dallas County, Texas, and being more particularly described as follows;

BEGINNING at a set 5/8 inch iron rod, a point for corner on the east line of Houston School Road (a 60' R.O.W. at this point), said point being NORTH 00 degrees 34 minutes 47 seconds WEST, 1447.13 feet from the intersection of said east line of Houston School Road with the north line of Cedardale Road (40' R.O.W.), said point also being on the north line of a called 17.5 acre tract conveyed to Leila Edith Penn as Tract 2 by said deed;

THENCE, along said existing east line of Houston School Road, NORTH 00 degrees 34 minutes 47 seconds WEST, a distance of 413.21 feet to a set 5/8 inch iron rod, a point for corner on the south line of a called 144.651 acre tract conveyed to Lancaster 260 Partnership by deed recorded in Volume 94074, Page 3388, of the Deed Records of Dallas County, Texas, said corner lying NORTH 88 degrees 53 minutes 47 seconds EAST 0.72 feet from a found 5/8 inch iron rod;

THENCE, departing said east line of Houston School Road and along said south line of 144.651 acre tract, NORTH 88 degrees 53 minutes 47 seconds EAST, for a distance of 20.00 feet to a set 5/8 inch iron rod, a point for corner, said point being perpendicular to and 50.00 feet from the proposed centerline of said Houston School Road;

THENCE, departing said south line of 144.651 acre tract, at all times being parallel to and 50.00 feet from said proposed centerline of Houston School Road, SOUTH 00 degrees 34 minutes 47 seconds EAST, for a distance of 413.21 feet to a set 5/8 inch iron rod, a point for corner on the north line of said Tract 2;

THENCE, along said north line of Tract 2, SOUTH 88 degrees 55 minutes 13 seconds WEST, for a distance of 20.00 feet to the POINT OF BEGINNING, and

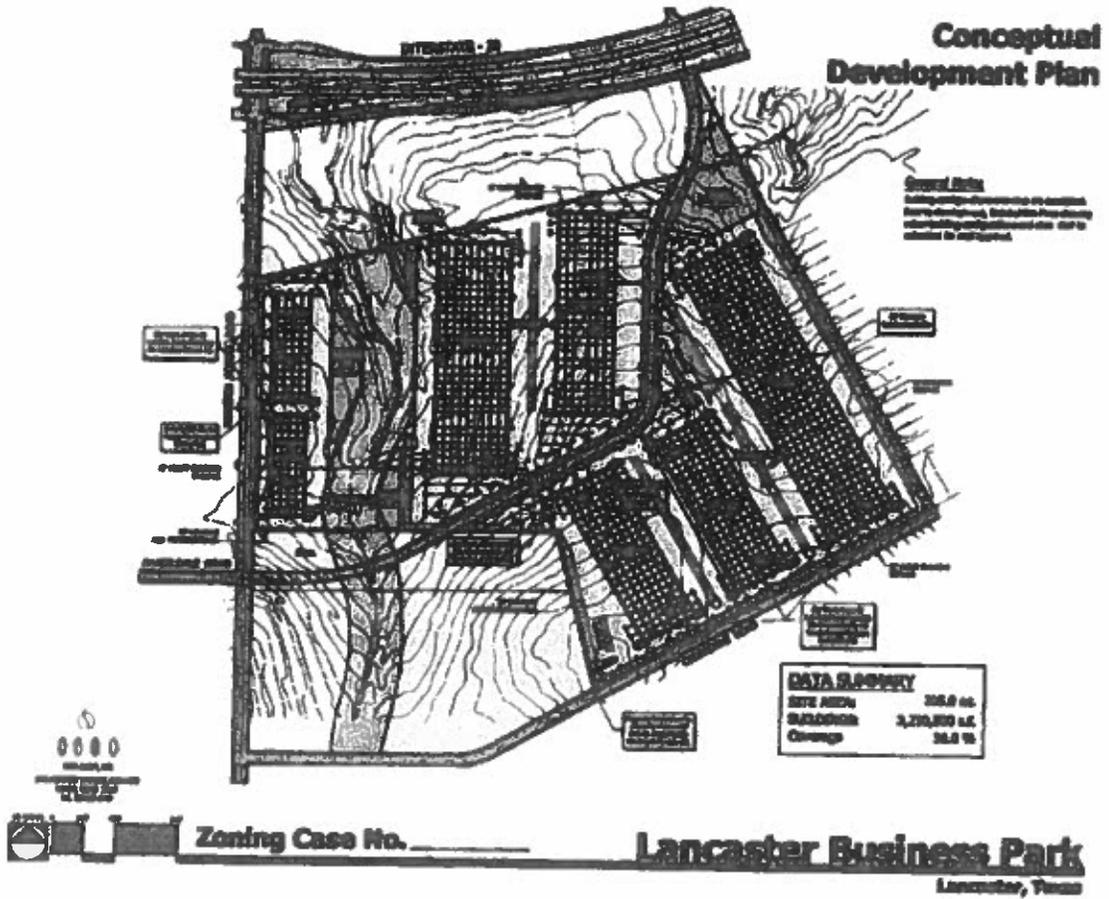
CONTAINING 8,264 square feet of land for 0.190 acres, more or less.

Planning & Zoning  
Department

JUL 20 2004

✓ Received

Exhibit B  
Concept Plan



## Exhibit C

### Lancaster Business Park Planned Development Regulations

**Purpose and Intent:** The purpose and intent of this Planned Development is to provide regulations for the development of the subject property as a master-planned, non-residential community. These regulations are intended to provide flexibility in terms of development while maintaining standards that will encourage future growth and protect property values in the area.

**Applicability:** The development regulations contained herein shall apply when the City considers a subdivision plat, a detailed site plan and/or a building permit application.

**General Layout and Street Configuration:** The Planned Development shall provide for one major road extension through the entire site. Beginning at the intersection of Houston School Road and Daniieldale Road, Daniieldale will be extended in an easterly direction, then curve to a northerly direction and intersect with the eastbound access road to Interstate 20. It shall be constructed with 48' of paving in a 70' right of way. There are three proposed drive approaches into the Planned Development along Houston School Road as well as three drive approaches along Cedardale Road. At no time will trucks be allowed to have ingress or egress onto Cedardale Road. The building and street configurations shown on the attached Concept Plan are just that, a concept. As the development proceeds, Detailed Site Plans shall be submitted for further clarification and staff approval.

#### Permitted Uses

- Any use allowed in the NS - Neighborhood Service, R - Retail, CH - Commercial Highway, LI - Light Industrial Zoning Districts
- Office/Showroom
- Warehouse and Distribution

#### Non-Permitted Uses

- Ambulance Service
- Bed & Breakfast
- Boat Sales and Service
- Church or Rectory
- 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
- Hospitals
- Motorcycle Sales and Service
- Open Storage
- Paint Shop
- Pawn Shop
- Schools - All

\* Automobile Sales (added at the 9-13-04 City Council Meeting)

Submission #2  
Planning & Zoning  
Department

AUG 15 2004

Accepted

- Single-Family and Multi-Family Dwellings
- Truck Sales and Leasing
- Truck Terminals
- Trailer Sales and Leasing
- Welding Shop

**LOT REQUIREMENTS**

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.

**Minimum Building Setback**

Front Building Line	25' (adjacent to all street rights-of-way)
Side Building Line	15'
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 (but in no case less than 20'), when adjacent to or abutting a single-family or multi-family zoning district.

**Maximum Lot coverage by Building** 50%

**Minimum Paving (Landscape) Setback**

Front	25' (adjacent to all street rights-of-way)
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.)
Adjacent to Residential Zoning	20'

**STRUCTURE REQUIREMENTS**

**Maximum Building Height**

Height of Buildings	50' above finished floor elevation
Number of Stories	3 stories

**Exterior Material Requirements**

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.

### **Building Orientation Requirements**

Trucks courts, loading docks and service courts shall not be allowed in front of any building constructed along Houston School Road and Cedardale Road.

### **Screening of Truck Courts**

Truck courts, where adjacent to building loading docks, shall be screened from view (at the ends) by a "wing wall," extending perpendicular from the building face a minimum of 50'. Such wall shall extend above finished floor height a minimum of 10'.

### **Parking Requirements**

Off-street parking shall comply with the provisions set forth in the Comprehensive Zoning Ordinance, as amended, except where otherwise provided in this subsection.

- No on-street parking will be permitted
- Automobile parking stalls shall be a minimum of 9' wide x 18' long.
- Warehouse and Distribution: 1 parking space per 2,500 s.f. of warehouse space for buildings comprising less than 100,000 s.f.; or 1 parking space per 5,000 s.f. of warehouse space for buildings equal to or greater than 100,000 s.f. Parking for the office portion shall be 1 parking space per 300 s.f. of office area.

### **Outdoor Storage**

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:

The area used for outdoor storage:

- shall not be located in the front 1/3 of the lot; and,
- shall not exceed 30% of the lot area; and,
- shall be screened from view from all sides, public and private, by a minimum 6-foot high opaque screen consisting of any one or a combination of the following:
  - Fence
  - Masonry Wall
  - Vegetation
  - Berm
- ~~and at no time will the stored materials be allowed to extend above the top of the opaque screen.~~ and at all times the stored materials must be one foot (1') below the opaque screen. (Revised at 9-13-04 City Council meeting.)

### **Sidewalks**

Due to the nature of this Development, the requirement for sidewalks along internal public rights-of-way shall be waived. Along Houston School Road and Cedardale Road, a 5' wide sidewalk shall be installed when the sites adjacent to such roads are developed.

## **Landscaping and Open Space**

All non-paved areas within the developed sites shall be fully irrigated and landscaped, as follows:

### **Required Landscape Areas and Trees:**

1. Open space within the front paving 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.
2. Open space within side or rear paving setback areas: Such areas shall be landscaped and irrigated with plant material chosen from Table 34A.
3. Parking areas: There shall be one (1) large tree planted within a landscaped island for every fifteen (15) automobile parking spaces, except as noted in #4 below. Such landscaped islands shall have a minimum area of ninety (90) square feet when located within a Street yard, and sixty (60) square feet elsewhere.
4. Parking areas within truck loading and maneuvering areas: There shall be no required landscaped islands or trees.
5. 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. Future development sites shall be periodically mowed and kept neat and orderly.

### **Screening Adjacent to Property Zoned Residential:**

When sites adjacent to property zoned residential are developed: there shall be, within the required minimum 20' landscape buffer, a permanent screen constructed to a minimum height of six (6') feet from natural grade along the property line. Such screen may be constructed as a solid wall, grass berm, or living screen. The buffer area shall be fully landscaped, with one (1) Large Tree planted for every thirty (30) linear feet.

**Exhibit D  
Supplemental Use and Development Standards**

**Z04-21 Lancaster Business Park  
Additional Use and Development Restrictions**

**A minimum building size of 40,000 square feet shall be required  
½ credit against above requirement for any floor area provided above the ground floor**

**The following uses shall be removed from the authorized list: (all areas)**

**Lawn and Landscape Maintenance**

**Automobile & Light Truck Repair**

**Automobile Sales**

**Housing prefabrication (includes HUD code manufactured homes & industrialized housing)**

**Recycling Facility**

**Veterinary Clinics & Animal Hospitals**

**Day Care Center & Day Nursery**

**Nursing Home, Adult Day Care, Assisted Living Facility**

**Fix-it Shop (retail)**

**Plant Nurseries**

**Contractors Yard (Allow as accessory use only max 30% of main building footprint)**

**Tanning and Dying**

**The following uses shall only be allowed along Houston School Road and northern 200' 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**

**General Design Guidelines shall be used to evaluate each building at the site plan approval stage.**

**Attachment E  
General Design Guidelines**

**General Architectural Guidelines  
Lancaster Business Park  
Case Z04-21**

**Purpose**

The character, image and identification of the City of Lancaster and the Lancaster Business Park 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.

**Building Form/Scale/Bulk/ Height/Rhythm**

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.

Buildings along Houston School Road should be image making and designed to reflect their significance as primary entry and focal point.

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.

Buildings within the Lancaster Business Park shall e designed and grouped to create a cohesive, visual relationship among buildings.

Building design shall consider solar orientation and existing topography.

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.

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

Theme architecture or historically relevant design elements may be used provided it generally reflects and is consistent with architectural elements consistent with the history of the community, and demonstrated in actual use within the community.

Building design and orientation shall encourage safety and privacy of adjacent outdoor spaces and shall be intended to reduce noise and odor impacts received from, or generated by the development.

### **Building Facades**

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.

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.

The rear and sides of buildings shall be of an architectural character comparable with the front of the building.

Buildings with multiple entrances and/or that face onto more than one street shall have a coordinated and unifying façade design for all such entrances to achieve harmony and continuity of design.

Architectural design features, techniques, patterns, materials and colors shall be used with sufficient variety to create visual interest in the façade of buildings, provided that such elements are incorporated into an overall site design or unifying theme.

Recessed entryways and windows, grouping of windows, horizontal and vertical articulation, reveals and three dimensional details between surface planes, shall be used to create shadow lines and break up flat wall areas facing a street. For buildings oriented perpendicular to a street, these guidelines shall apply for a distance equaling 1/5 of the building wall or a maximum of 100 feet extending from the street facing façade towards the interior of the site.

Reveals, vertical offsets and changes in color or materials shall be used to enhance the interior wall sections not facing toward a street.

To facilitate the general public and emergency service response, all building facades shall contain conspicuously placed street address numbers that are sized appropriately to be seen from public rights-of-way and emergency services access. Address signs shall consist of materials and styles compatible with the character of the building.

### **Roof Architecture**

Long continuous mansard roofs, false mansard roofs, and long veneer parapets without variation of horizontal line shall be discouraged.

Rooflines approaching an adjacent street shall vary in height and setback to reduce the apparent scale of the building, break up long continuous horizontal facades and minimize the overall visual impact of the building.

Flat roofs shall be used in conjunction with other roof styles consistent with a particular style of architecture and shall incorporate decorative parapet forms and walls that are an integral part of the overall architecture of the building.

Parapet walls shall be designed and constructed in a manner to appear as a solid, three dimensional form, rather than a veneer.

Roof-top plumbing, vents, ducts air conditioning equipment, antennae and any other mechanical or electrical equipment mounted on a roof 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 Houston School Road, Cedardale Road, and from adjacent property lines.

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.

### **Colors and Materials**

The use of accent colors shall be encouraged to provide a dignified and lively streetscape.

Colors that are compatible with the general environment of the community and that reduce reflected heat and glare are encouraged.

The use of bright or intense primary colors should be used sparingly and only as primary elements for buildings fronting Houston School Road.

More subtle, less intense colors should be used for facades facing Cedardale Road and adjacent properties.

Color should be used to accent entryways and special architectural features.

A change in the use of a building material on a structure should reflect a change in the plane of the structure.

Materials applied to a building elevation should wrap around onto adjoining walls and provide design continuity to the building.

Building materials shall not be composed of such a large variety that a visually cluttered effect is created.

### **Window and Door Placement**

Windows and doors should be aligned and sized to bring order to the building façade.

Windows and doors should be sufficiently recessed, and/or placed or varied to create façade patterns that add variety and visual interest to the building design.

Along Houston School Road and Cedardale Road, window and door placement shall be sufficiently recessed and/or placed or varied to create shadows and provide noticeable breaks in facades

Doors and entryways should be designed and located to provide immediate identification of the buildings entryways.

### **Site Details**

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.

Ground level devices described above should be accessible for servicing and screened from view of vehicular entrances, streets and pedestrian areas.

### **Special Conditions -Houston School Road and Cedardale Road**

Building facades along Houston School Road and Cedardale Road should be used in a manner to present an office, institutional and or corporate commercial headquarters appearance. Building materials, roof design, horizontal and vertical articulation, 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.



PROPOSED FACILITY  
 PROLOGIS PARK 20/35  
 LANCASTER, TEXAS  
**MASTER PLAN**

Planning & Zoning Department

APR 9 2012

Received

Accepted

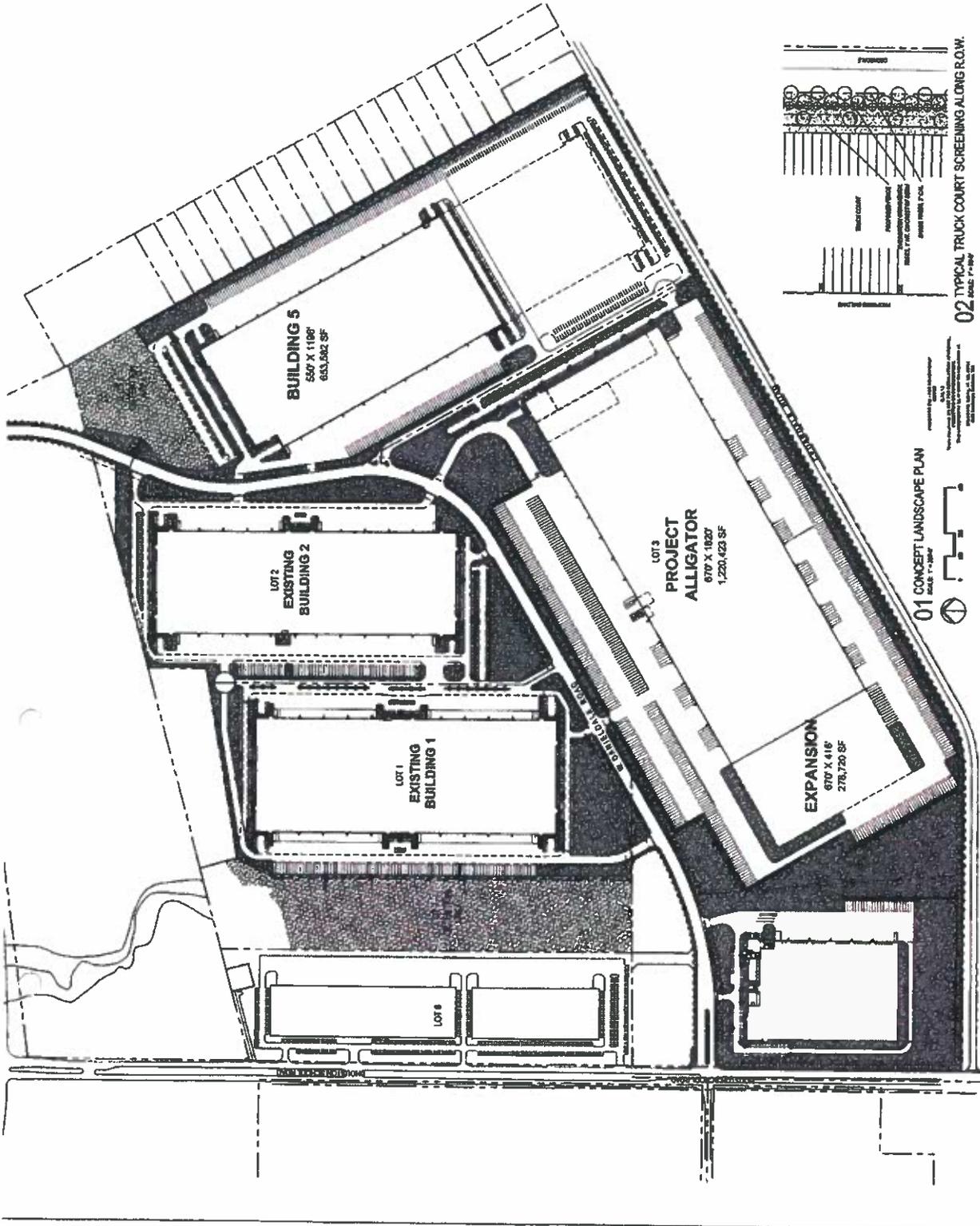
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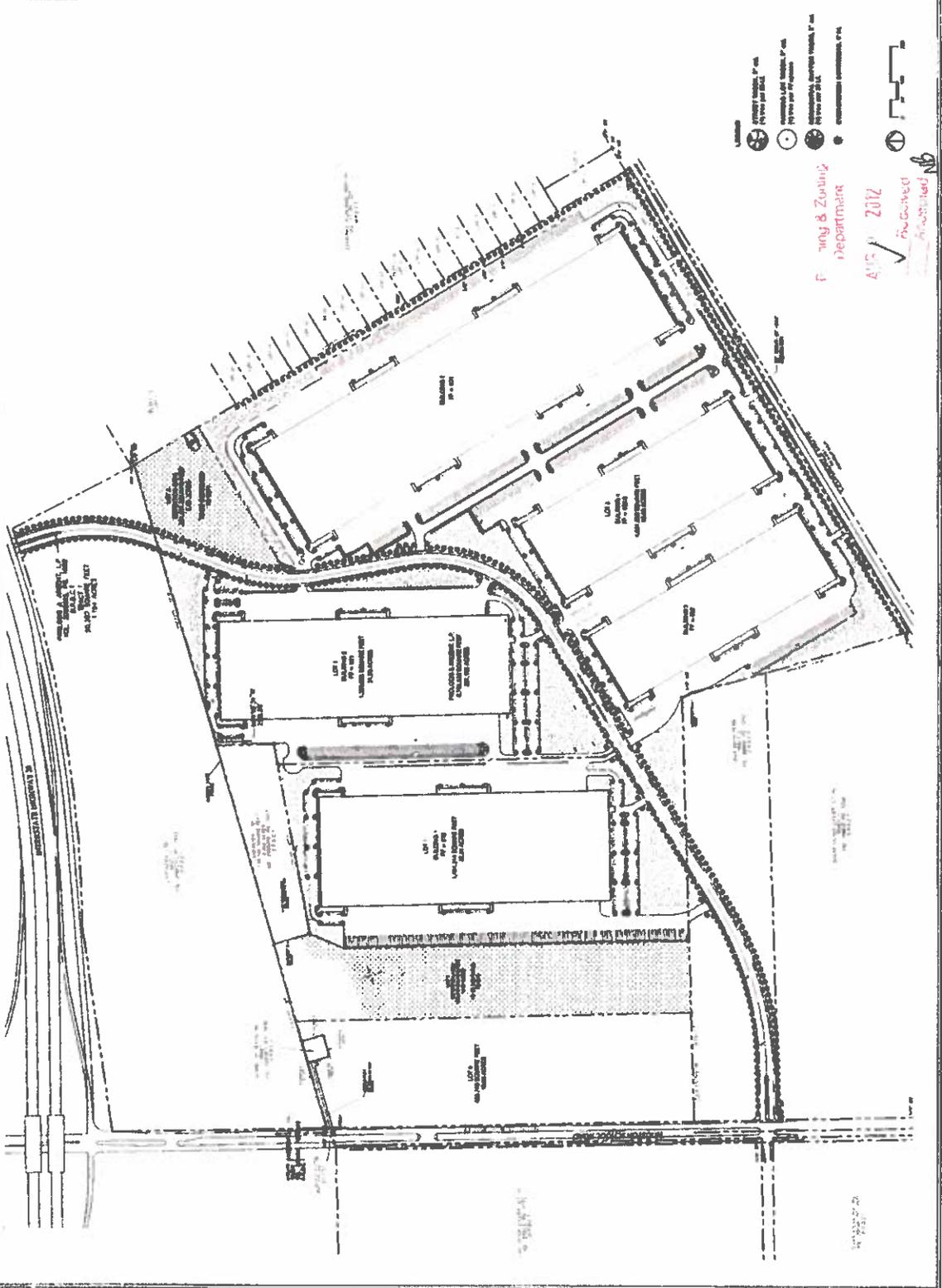


**PROLOGIS**

SITTI  
 4545 Airport Way  
 Denver, Colorado 80239

CONCEPT LANDSCAPE PLAN  
 T (303) 587-5000  
 F (303) 587-5050





Planning & Zoning  
 Department  
 AUG 20 2012  
 Approved  
 [Signature]

PROPOSED FACILITY  
PROLOGIS PARK 20/35  
LANCASTER, TEXAS

SITE SECTION KEY

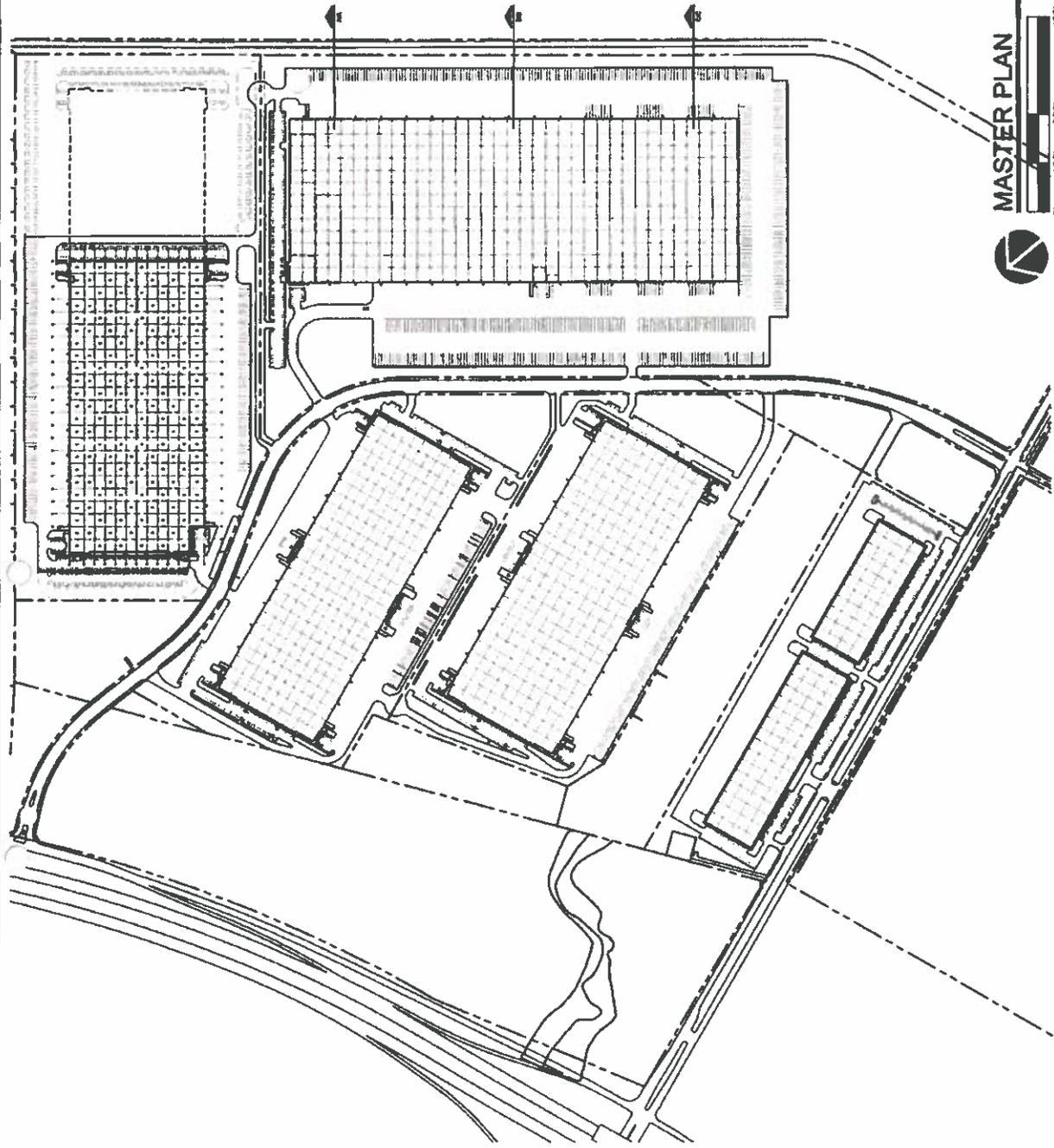
Engineering & Consulting  
Architecture  
August 2012  
[initials]  
[initials]

NOTE: THIS CONCEPTUAL PLAN IS FOR SUBMITTING PURPOSES ONLY AND HAS NOT BEEN VERIFIED BY A PROFESSIONAL ENGINEER. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



PROLOGIS™

SITE SECTION  
4545 Airport Way  
Denver, Colorado 80239 T (303) 567-5000  
F (303) 567-5604  
www.prologis.com

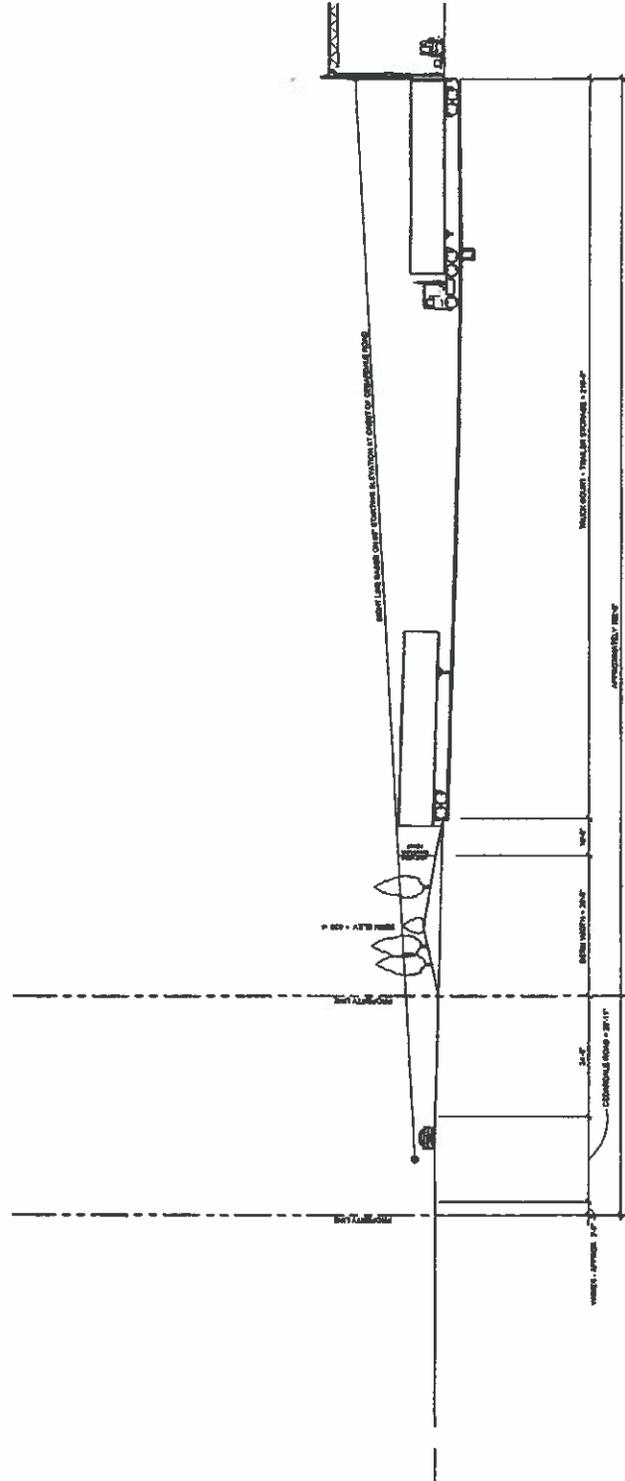






PROPOSED FACILITY  
 PROLOGIS PARK 20/35  
 LANCASTER, TEXAS

SITE SECTION CC



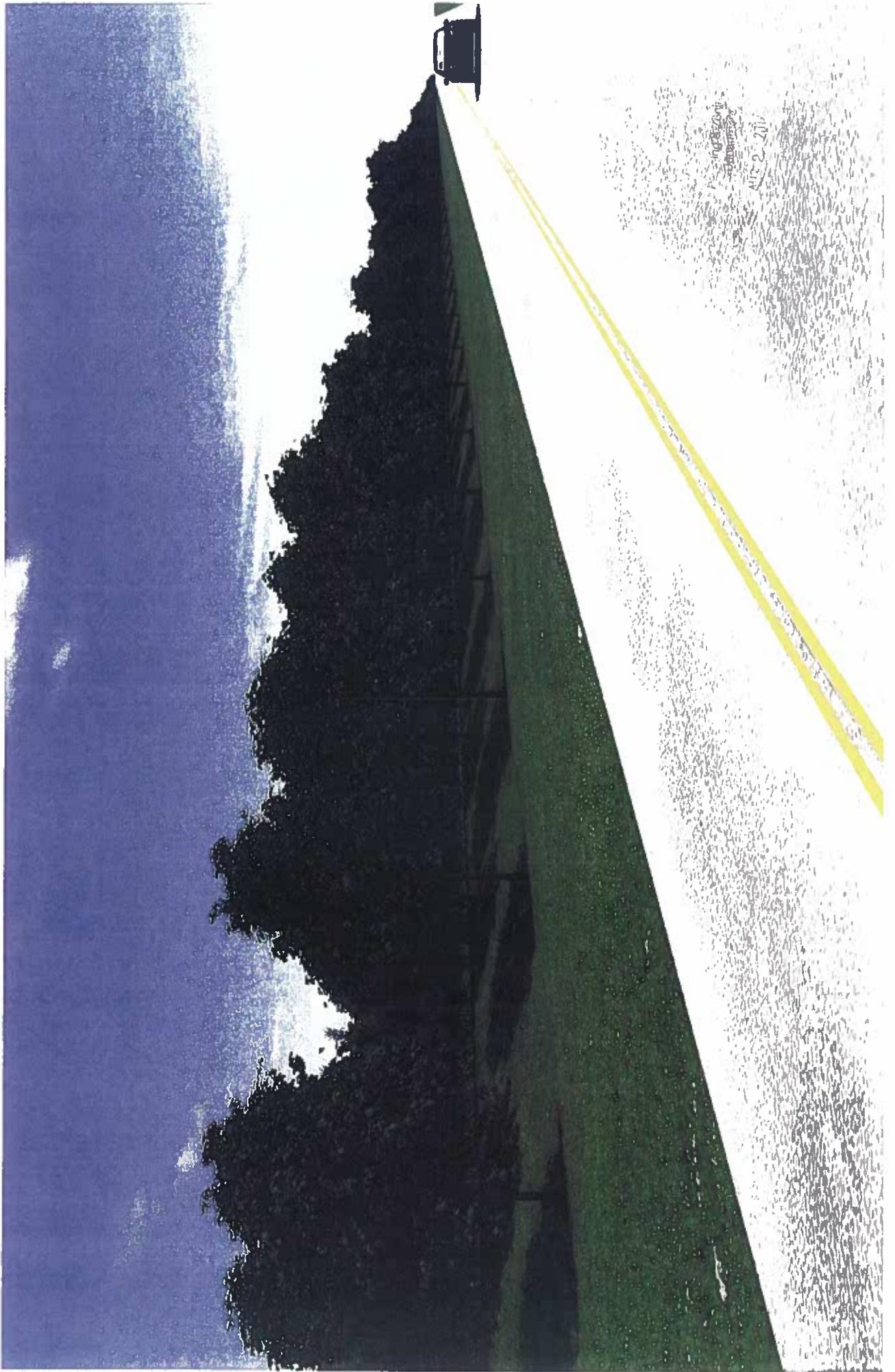
Final 2014  
 2014  
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PROLOGIS™

SITE SECTION  
 4545 Airport Way  
 Denver, Colorado 80239  
 T (303) 567-5000  
 F (303) 567-5604  
 AUGUST 16, 2014



Highway  
Administration  
AUG 2, 2011



1917  
R. S. ...  
...





ing & Zurell,  
Herrmann

Aug 2, 2012

Page 1 of 1



# City of Lancaster Planning Division



## NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application to amend PD 66 special conditions, add 2 tracts of land, and to change the zoning on the 2 tracts from AO-Agriculture Open to PD 66.

**LOCATION:** The northeast corner of Houston School Road and Cedardale Road. A location map depicting the property and the 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The Applicant is requesting to amend the existing PD by adding 2 tracts of land and changing the zoning from AO to PD 66. They also wish to amend three conditions in the existing ordinance and provide additional screening along Cedardale Road.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** COMPATIBLE WITH SURROUNDING USE

**PRINT NAME:** GARY WEINBERGER / SWIFT TRANSPORTATION

**SIGNATURE:** [Handwritten Signature]

**ADDRESS:** P.O. BOX 29243, PHOENIX, AZ 85043

Your written comments are being solicited in the above case. Additional information is available in the Planning Division, 700 East Main Street, Lancaster, Texas 75146. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, September 11, 2012 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, September 24, 2012 at 7:00 pm. Meetings are typically held in the City Council Chambers, City of Lancaster Municipal Center, 211 N. Henry Street, Lancaster, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on Monday, September 10, 2012 for your comments to be reviewed by the Planning and Zoning Commission. Responses received after that time will be forwarded to the City Council for their public hearing.

<p>If you have any questions concerning this request, please contact the Planning Division Phone 972-218-1240 FAX 972-275-1823</p>	<p><b>RETURN BY FAX OR MAIL</b> City of Lancaster, Planning Division 700 East Main Street Lancaster, TX 75146</p>
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# City of Lancaster Planning Division



## NOTICE OF PUBLIC HEARING

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

---

**PRINT NAME:** James R. Macauliss, Lancaster Ltd

**SIGNATURE:** James R. Macauliss

**ADDRESS:** 3505 St Johns  
Dallas, TX 75205

Your written comments are being solicited in the above case. Additional information is available in the Planning Division, 700 East Main Street, Lancaster, Texas 75146. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, September 11, 2012 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, September 24, 2012 at 7:00 pm. Meetings are typically held in the City Council Chambers, City of Lancaster Municipal Center, 211 N. Henry Street, Lancaster, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 p.m. on Monday, September 10, 2012 for your comments to be reviewed by the Planning and Zoning Commission. Responses received after that time will be forwarded to the City Council for their public hearing.

If you have any questions concerning this request, please contact the Planning Division  
Phone 972-218-1240  
FAX 972-275-1823

**RETURN BY FAX OR MAIL**  
City of Lancaster, Planning Division  
700 East Main Street  
Lancaster, TX 75146

70 notices were sent out on August 30, 2012

972-275-1722  
Rover



# City of Lancaster Planning Division



## NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application to amend PD 66 special conditions, add 2 tracts of land, and to change the zoning on the 2 tracts from AO-Agriculture Open to PD 66.

**LOCATION:** The northeast corner of Houston School Road and Cedardale Road. A location map depicting the property and the 200-ft notification area is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The Applicant is requesting to amend the existing PD by adding 2 tracts of land and changing the zoning from AO to PD 66. They also wish to amend three conditions in the existing ordinance and provide additional screening along Cedardale Road.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** Only if there is a wall between houses and companies

**PRINT NAME:** Jake Trevino

**SIGNATURE:** [Handwritten Signature]

**ADDRESS:** 4343 Franklin Lancaster TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Planning Division, 700 East Main Street, Lancaster, Texas 75146. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, September 11, 2012 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, September 24, 2012 at 7:00 pm. Meetings are typically held in the City Council Chambers, City of Lancaster Municipal Center, 211 N. Henry Street, Lancaster, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Division by 5:00 pm on Monday, September 10, 2012 for your comments to be reviewed by the Planning and Zoning Commission. Responses received after that time will be forwarded to the City Council at their public hearing.

Please direct any questions concerning this notice of public hearing to the Planning Division:  
Phone: 781-713-1240  
Fax: 781-713-1240

RETURN BY FAX OR MAIL  
City of Lancaster - Planning Division  
700 East Main Street  
Lancaster, Texas 75146

**PLANNING & ZONING COMMISSION**  
**Agenda Communication for**  
**September 11, 2012**

#3

**M12-07 Discuss and Consider Annual Appointments to the City of Lancaster Historic Landmark Preservation Committee.**

**Considerations**

In preparation for annual appointments to City boards and commissions, applications were solicited through the City's website, a message printed on water bills, in the weekly e-mail blast for four weeks, a letter sent to the Civic Leadership Academy graduates inviting their application, and a message in the public service announcements at the Library. The applications of those interested in filling positions on the Historic Landmark Preservation Committee are brought to the Planning and Zoning Commission to allow them to fill vacancies for this board. This is done in the same manner that City Council fills vacancies on other boards. The only difference is that the City Council conducts interviews prior to making their appointments. Any member the P&Z appoints must be confirmed by the City Council prior to the person becoming an official appointment to the committee.

Three positions are to be appointed this year, two regular members and the alternate. Two applications were received to fill these positions. One of the current members whose term is expiring is requesting to be reappointed. The alternate committee member is also requesting to be reappointed.

The Planning and Zoning Commission has several options. They are listed below:

1. Make appointments from the applications received.
2. Reappoint members whose terms are expiring.
3. Appoint an alternate to fill a regular position and then appoint a new alternate.
4. Delay some appointments until a future P&Z meeting.
5. Leave any regular position or alternate position unfilled at this time.

Staff does not make a recommendation on these items. The following table depicts those HLPC members whose terms have expired and those who desire reappointment.

Historic Committee	Landmark	Preservation	Term Expires	Member name	Desires Reappointment		Notes
					Yes	No	
			2012	Dee Hinkle	✓		
			2012	Patricia Siegfried-Giles (Alternate)	✓		
			2012	Carolyn Miller		✓	

**Attachments**

- Applications (alphabetical order)

**Prepared and Submitted By:**

Nathaniel Barnett  
Senior Planner, Development Services

**Date:** \_\_\_\_\_ September 7, 2012 \_\_\_\_\_



# Boards and Commissions 2012



Dear Board or Commission member:

Our records indicate your current appointment will expire in July 2012. Please complete the information below to indicate if you are interested in being reappointed.

DEE HINKLE

(Name)

Historic Landmark Preservation

(Board or Commission)

Desire reappointment



Do not wish to be reappointed



(Please complete the enclosed application and return with this form to the address below or via fax.)

If you wish to apply for a different board, please indicate name of board or commission on the enclosed application with this form and return it to the address below or via fax.

Dee Hinkle

Signature

July 30, 2012

Date

**Deadline is July 30, 2012.**

For more information, please call (972) 218-1310. Thank you for your service to the City of Lancaster.

Please mail form and application to:

Angie Arenas, Assistant City Secretary  
City of Lancaster  
211 N. Henry St.  
P.O. Box 940  
Lancaster, TX 75146

Fax form and application to:

(972) 275-0915

### For Office Use Only

Received by: AA

Date: 7.30.12



City of Lancaster, Texas  
Boards and Commissions  
Application



Name: DEE HINKLE Date: 7-30-12

Address: 105 E. Fifth St. Zip: 75146

Home Phone: 214-978-9476 Work/Cell Phone: 972-227-7662

Email Address: dhinkle105@gmail.com Length of residency: 10 years

Occupation: conference & event coordinator

Please list the Boards/Commissions/Corporations you wish to serve on in order of preference.

1. Historic Landmark Preservation
2. \_\_\_\_\_
3. \_\_\_\_\_

Have you ever served as a member of any Lancaster boards, commissions, or committees?  
 YES                       NO

List any particular qualifications you feel would be beneficial to serving on any particular board or commission. You may also attach additional sheets as well as a resume.

SEE ATTACHED Letter & resume

To be an effective member of a Board or Commission, you must be willing to attend and participate in all scheduled meetings.

For consideration during the annual appointment process, please submit your application by August 13, 2012.

Applications are always welcome as vacancies may occur throughout the year.

Signature Dee Hinkle Date July 30, 2012

Please return your completed application to the City Secretary's Office at 211 N. Henry St., or mail to P. O. Box 940, Lancaster, TX 75146 or fax to 972-218-1399.

Received by: _____	Office Use Only
Date: _____	Date: _____

*Community & Publications*  
105 East Fifth  
Lancaster, Texas 75146  
(214) 938-9478  
dhinkle105@gmail.com

Political Campaigns  
Event Coordination  
Public Relations  
Graphic Design  
Marketing

**July 30, 2012**

**Planning & Zoning Board Commissioners  
and City Council Members  
City of Lancaster  
211 N. Henry St.  
P.O. Box 940  
Lancaster, TX 75146**

**Dear Commissioners & Council Members;**

**I have served on the Historic Landmark Preservation Board since 2004 and was Chairman of the committee for the past four years.**

**I have lived in historic districts since my childhood; Winnetka Heights in Oak Cliff, Guthrie, Oklahoma, and River Oaks in Houston. I remodeled three historic homes including my home in Lancaster, and am familiar with the challenges home owners face when remodeling a home in a historic district.**

**In addition to my formal education, I have attended numerous seminars and conferences regarding historic preservation totaling over 86 hours and am a member of the National Alliance of Preservation Commissions. I appreciate your consideration of my reappointment to Lancaster's Historic Landmark Preservation Committee.**

**Sincerely,**

**Dee Hinkle**

# Dee Hinkle

105 East Fifth • Lancaster, Texas • 75146  
(214) 938-9478  
dhinkle105@gmail.com

Innovative, versatile manager with a broad range of experience in publishing including advertising, marketing, sales, and public relations. Superior organizational and leadership skills with a knack for training and motivating personnel. Proven creative and administrative record in both new and established companies.

## Competencies

- Established track record in trouble-shooting inefficient departments while developing more efficient protocols and production schedules.
- Developed office management systems for new publishing company, including employee incentives and training and, as second in command, supervised office staff of 30 production artists, salespeople and administrative staff. Instrumental in increasing annual sales volume from \$450,000 to \$1 million in 3 years.
- Marketing events and sales publications for the north-central Texas sales office of National Geographic/Hampton-Brown School Publishing company including creating brochures, invitations, training booklets and Flyers.
- Implemented advertising campaigns from original concept, through concept and design involving art direction, typography, and printing for a variety of companies.

## Accomplishments

- Coordinated marketing and commercial sales department for an advertising publishing company, involving targeting market areas, expanding existing markets, developing new product lines, coordinating systems and procedures, and managing all facets of the in house sales department.
- Coordinated the editorial, photography and advertising sales for major Chamber of Commerce publications as a Publication Coordinator/Sales Executive for one of the country's leading Chamber publication companies.
- Directed new sales department, closing jobs ahead of projected profit margins and recording overall monthly profits.
- Campaign Manager for the Re-Election of Lancaster's Past Mayor Joe Tillotson, School Board Member Marjorie King, and Past City Council members Carol Strain-Burk, and Susan Anderson.
- Took a leadership role on the Mills Branch Initiative Task Force. Initiated meetings with City Council, neighborhood groups and community leaders. Facilitated citizens attendance and speaking in support of this project at Planning and Zoning Commissioners, and City Council meetings.
- Coordinator of Lancaster's Second Saturday on The Town Square, a monthly event featuring specialty foods, entertainment, and 30-40 craft vendors. Responsible for all aspects of this event booking entertainment. Working with and reserving vendor space, advertising, and public relations.
- Event Committee Chairman for the Southern Dallas County Summit on Building Sustainable Communities. Appointed the sub committee chairpersons and coordinated with them all aspects of this event. I was specifically responsible for the daytime portion of the conference.
- One of three Show Managers of the Cat Fanciers' Association International Show, held in Fort Worth, Texas in 1995. Our committee was responsible for locating and reserving the show facilities, hospitality for twelve judges, twenty four stewards, twelve ring clerks, two master clerks, fifty vendors, and show personnel of twenty two volunteers. This included scheduling hotels, meals, local entertainment, advertising, public relations, show entries, and gate for a three day event.
- Coordinated and managed the largest Cat Fanciers' Association Show in the Gulf Shore Region (a ten state region) in 1997. This show won the prestigious Cat Fanciers' Association Show Of The Year Award.

# Dee Hinkle

105 East Fifth • Lancaster, Texas • 75146  
(214) 938-9478  
dhinkle105@gmail.com

## Experience

- 2004-present** Learning Links Tx, The north central Texas sales representative for National Geographic Learning | Cengage Learning  
*Conference & Event Coordinator*  
Coordinating ordering of all samples and display materials needed for conferences, presentations, sales, and trainings. Set up conference display and training rooms. Designed and produced flyers, brochures, special event invitations, handouts, and programs.
- 1999-2003** Village Profile Publications, Inc., Elgin, Illinois  
*Publication Coordinator*
- 1998-1999** Lawton Publications, Inc., Seattle, Washington  
*Sales Executive*
- 1995-1998** Mosher-Adams, Inc., Oklahoma City, Oklahoma  
*Director of In House Sales*
- 1993-1995** Liberty Marketing Company, Arlington, Texas  
*Vice President*
- 1989-1993** Multi Marketing Corporation, Arlington, Texas  
*Project Coordinator*
- 1986-1989** Hiatus to raise family
- 1982-1986** Catalog Associates, Fort Worth, Texas  
*Co-Owner and President*  
As co-owner of a marketing and catalog publishing company; entered competitive markets with marketing programs for clients that included Welis Boot Center, Cutter Bill's Western Store, Westmore Manufacturing, Lisa Trucking Lines, M. L. Leddy's, "B" Bears, Larry's Shoe Store, and Maximum Security Co.
- 1970-1982** Ryon's Western Retail and Manufacturing, Fort Worth, Texas  
*Advertising Director*  
Managed advertising department and interfaced with five department heads for medium sized retail and manufacturing mail order company with a \$3 million sales volume, and 100 employees. Primary responsibility included concept, design, and production of four annual product catalogs, as well as all local and national advertising.

## Skills

- Proficient in Microsoft Excel creating formulas that can be used in spread sheets inventory control, and data logs.
- Proficient in Microsoft Word and Publisher creating ads, flyers, brochures, training booklets, etc.
- Proficient in Microsoft Power Point creating product presentations and training sessions.
- Skilled in creating vector graphics used in print and web site.

## Education

- Texas Christian University, Fort Worth, Texas.
- South Texas Junior College, Houston, Texas
- Vernon Court Junior College, Newport, Rhode Island

# Dee Hinkle

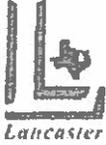
105 East Fifth • Lancaster, Texas • 75146  
(214) 938-9478  
dhinkle105@gmail.com

## Affiliations/Honors

- Committee Member City of Lancaster:  
Historic Landmark Preservation Board (2004-2011, elected Chairman 2008, 2009, 2010 & 2011)
- Lancaster Historical Society: Vice President (2006-2009)
- The City of Lancaster 4-B Board of Directors Member (2001-2003)
- Operation Clean Sweep Southern Dallas County-Board of Directors, Vice-Chairman (2001-04)
- Ambassador of the Year 2001 DeSoto Chamber of Commerce
- Graduate of Leadership Southwest
- Past member of Lancaster and Desoto Chambers of Commerce
- Advertising Club of Fort Worth: Winner of three "Addy" awards
- Fort Worth Photography Club: Winner of awards for print and slide photographs
- Japanese Bobtail Breeder's Society: Lifetime Breeder Achievement Award
- Fort Worth Cat Club, treasurer; Lone Star Cat Club, treasurer.

## References

Furnished Upon Request



# Boards and Commissions 2012



Dear Board or Commission member:

Our records indicate your current appointment will expire in July 2012. Please complete the information below to indicate if you are interested in being reappointed.

Patricia Siegfried-Giles  
(Name)

Historic Landmark Preservation Comm.  
(Board or Commission)

Desire reappointment

Do not wish to be reappointed

(Please complete the enclosed application and return with this form to the address below or via fax.)

If you wish to apply for a different board, please indicate name of board or commission on the enclosed application with this form and return it to the address below or via fax.

Patricia Siegfried-Giles  
Signature

July 16, 2012  
Date

**Deadline is July 30, 2012.**

**For more information, please call (972) 218-1310. Thank you for your service to the City of Lancaster.**

**Please mail form and application to:**  
Angie Arenas, Assistant City Secretary  
City of Lancaster  
211 N. Henry St.  
P.O. Box 940  
Lancaster, TX 75146

**Fax form and application to:** (972) 275-0915

<b>For Office Use Only</b>	
<b>Received by:</b> _____	<b>Date:</b> <u>7.19.12</u>