



**NOTICE OF SPECIAL JOINT MEETING AGENDA
LANCASTER CITY COUNCIL AND LANCASTER
PLANNING & ZONING COMMISSION**

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



Monday, October 1, 2012 - 7:00 PM

CALL TO ORDER

Mayor Knight for City Council

Planning and Zoning Commission Chair for Planning and Zoning Commission

PUBLIC HEARING:

1. Conduct a joint Public Hearing [Z12-05] by the Planning and Zoning Commission and the Lancaster City Council regarding a request for a change in zoning from Agricultural Open space ("AO") to Planned Development ("PD") to allow for commercial development on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, providing for the property to be developed in accordance with the special conditions, planned development regulations, concept plan, supplemental use and development standards, and general design guidelines.

Following citizen input, the Planning and Zoning Commission and City Council may take action with regard to the public hearing. The public hearing must be closed before subsequent actions may be considered.

ACTION:

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

Item #2 for Planning and Zoning Commission action only.

3. Discuss and consider an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Lancaster, Texas, as heretofore amended, by granting a change in zoning from Agricultural Open space ("AO") to Planned Development ("PD") to allow for office, commercial and industrial uses on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, providing for the property to be developed in accordance with the special conditions, planned development regulations, concept plan, supplemental use and development standards, and general design guidelines, as herein amended, and providing for the approval of the same.

Item #3 for City Council action only.

ADJOURN

*Planning and Zoning Commission
City Council*

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: The Municipal Center is 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.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on September 28, 2012 @ 11:00 a.m. and copies thereof were hand delivered to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Dolle K. Downe, TRMC
City Secretary

LANCASTER CITY COUNCIL

Agenda Communication

October 1, 2012

Conduct a joint Public Hearing [Z12-05] by the Planning and Zoning Commission and the Lancaster City Council regarding a request for a change in zoning from Agricultural Open space (“AO”) to Planned Development (“PD”) to allow for commercial development on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, providing for the property to be developed in accordance with the special conditions, planned development regulations, concept plan, supplemental use and development standards, and general design guidelines.

This request supports the City Council 2012-2013 Policy Agenda.

Goal: Quality Development

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, September 21, 2012, a notice for this public hearing appeared in the Focus Daily Newspaper. 70 property owner notices were sent out on September 21, 2012 to property owners 200’ around the subject property. There were four notices returned in favor and three opposed to the request.

Considerations

This is a request to change the zoning on two tracts of land presently zoned as AO-Agricultural Open Space to PD – Planned Development #66 to match the zoning of their existing industrial park. The applicant is also requesting to amend several criteria in the PD Ordinance to allow for better development potential and compatibility with existing properties. These criteria include increasing the screening along Cedardale Road to include a berm along the road with large trees in front of the berm and evergreen shrubs on top of it, re-orienting the buildings along Cedardale Road so that larger buildings can be constructed to suit today's market, and increasing security features for the development along Cedardale Road. By incorporating these elements, visibility of the property will be reduced from neighboring residential communities thus lessening the impact of the industrial park on the neighborhood.

The applicant is also proposing to place a sidewalk along Cedardale Road to create a pedestrian-friendly environment. As well, the applicant is proposing to restrict vehicular access to Cedardale Road so that all access to the site will occur on Danieldale Road Houston School Road. With these changes, the applicant is hoping to make the property more marketable while remaining consistent with the surrounding environment and previously approved zoning.

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. At this point, the applicant is in agreement with the LDC.

- **Operational** – This is a routine request for a zoning change. The applicant desires to add two parcels of land to their existing logistics park. The applicant is providing enhanced screening along Cedardale Road to screen the development from the nearby residential communities.
- **Legal** – The City Attorney has drafted an Ordinance for the proposed zoning change.
- **Financial** - There are no financial considerations for this item.
- **Public Information** - On Friday, September 21, 2012, a notice for this public hearing appeared in the Focus Daily Newspaper. 70 property owner notices were sent out on September 21, 2012 to property owners 200' around the subject property. There were four notices returned in favor and three opposed to the request.

Options/Alternatives

1. Recommend approval, as requested.
2. Recommend approval in accordance with modifications and said modifications shall be stipulations of approval.
3. Postpone consideration.
4. Recommend denial of the request.

Recommendation

Staff recommends approval of the application as requested.

Attachments

- Planned Development District #66 Ordinance
 - Conceptual Plan
 - Screening Proposal
 - Property Owner notices
-

Submitted by:

Nathaniel Barnett, Senior Planner

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

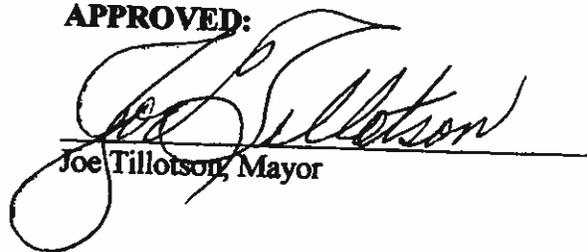
Zoning Ordinance, as amended hereby, other than the part so declared to be invalid or unconstitutional.

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.

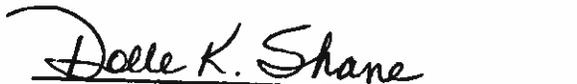
SECTION 8. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 13th 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 southwest 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

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Department
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Rec 10
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.

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Department

JUL 20 2011
✓ 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 2001

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 8264 square feet of land for 0.190 acres, more or less.

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JUL 13 2004
✓ Received

Exhibit B Concept Plan

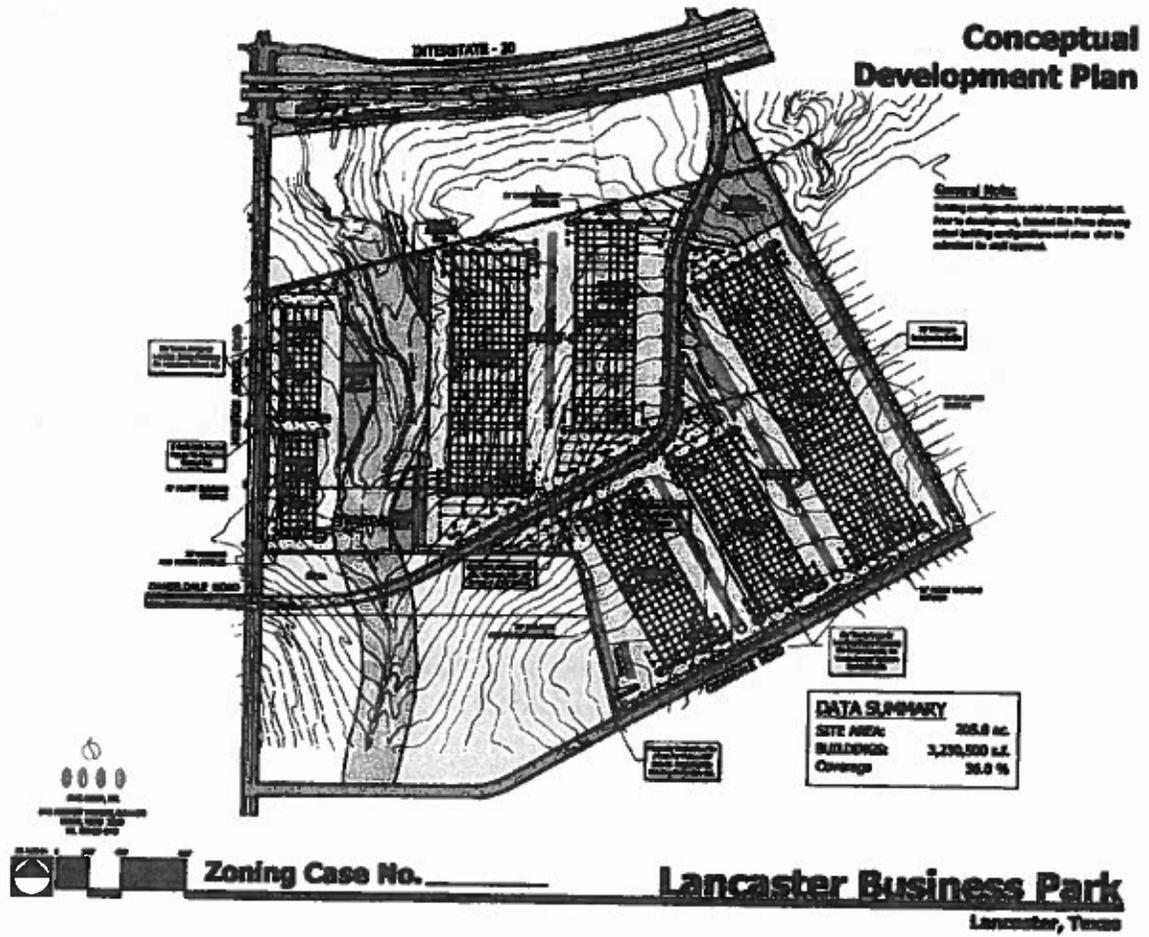


Exhibit C

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)

Submittal #2

Planning & Zoning
Department

AUG 15 2004

Accepted
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.

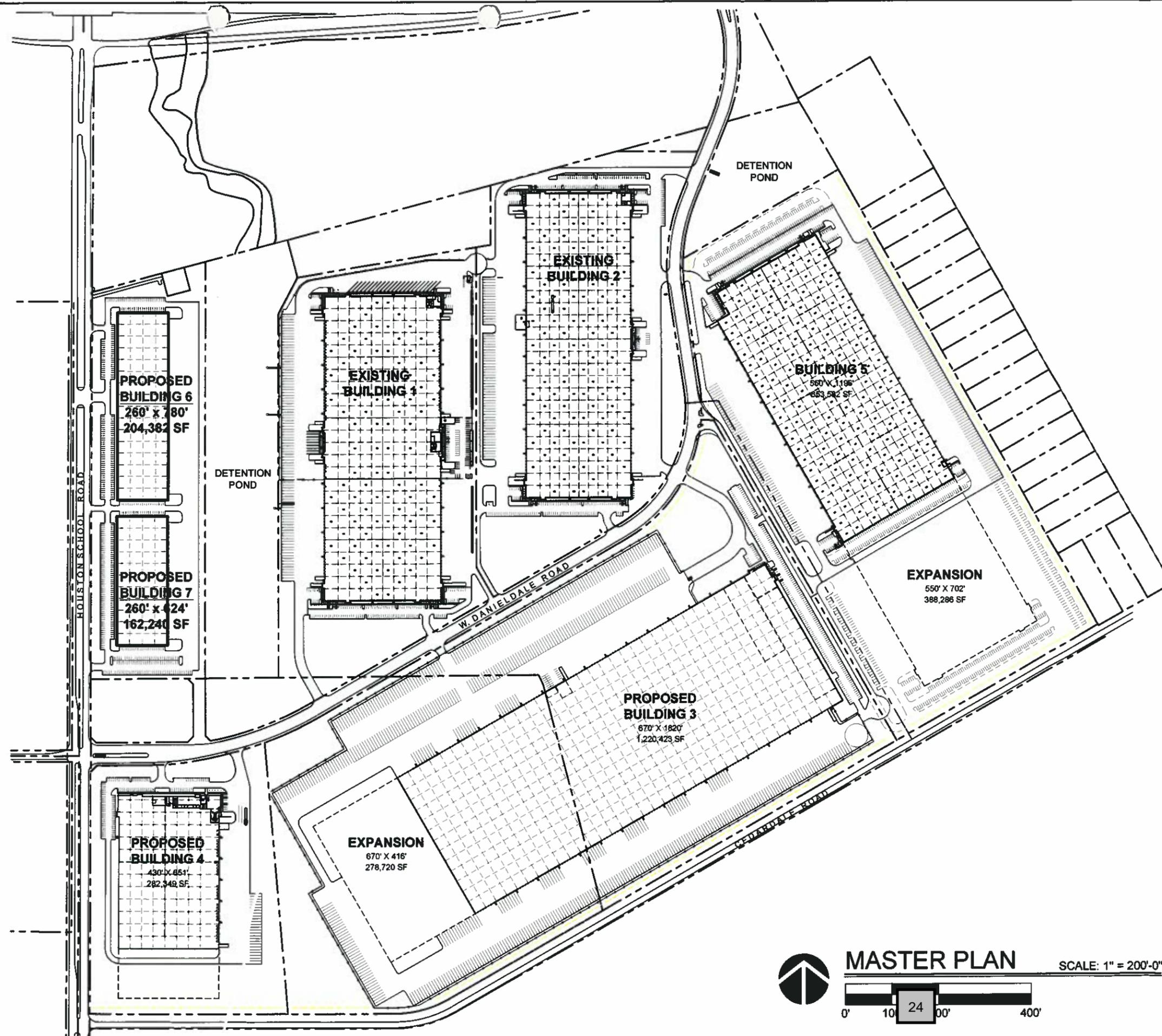
Ground level devices described above should be accessible for servicing and screened from view of vehicular entrances, streets and pedestrian areas.

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
PROLOGIS PARK 20/35
LANCASTER, TEXAS

MASTER PLAN



Planning & Zoning
Department

AUG 27 2012

Received
Accepted

NB

NOTE:
THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



PROLOGIS™

SITE PLAN

4545 Airport Way
Denver, Colorado 80239
T (303) 567-5000
F (303) 567-5604

AUGUST 15, 2012



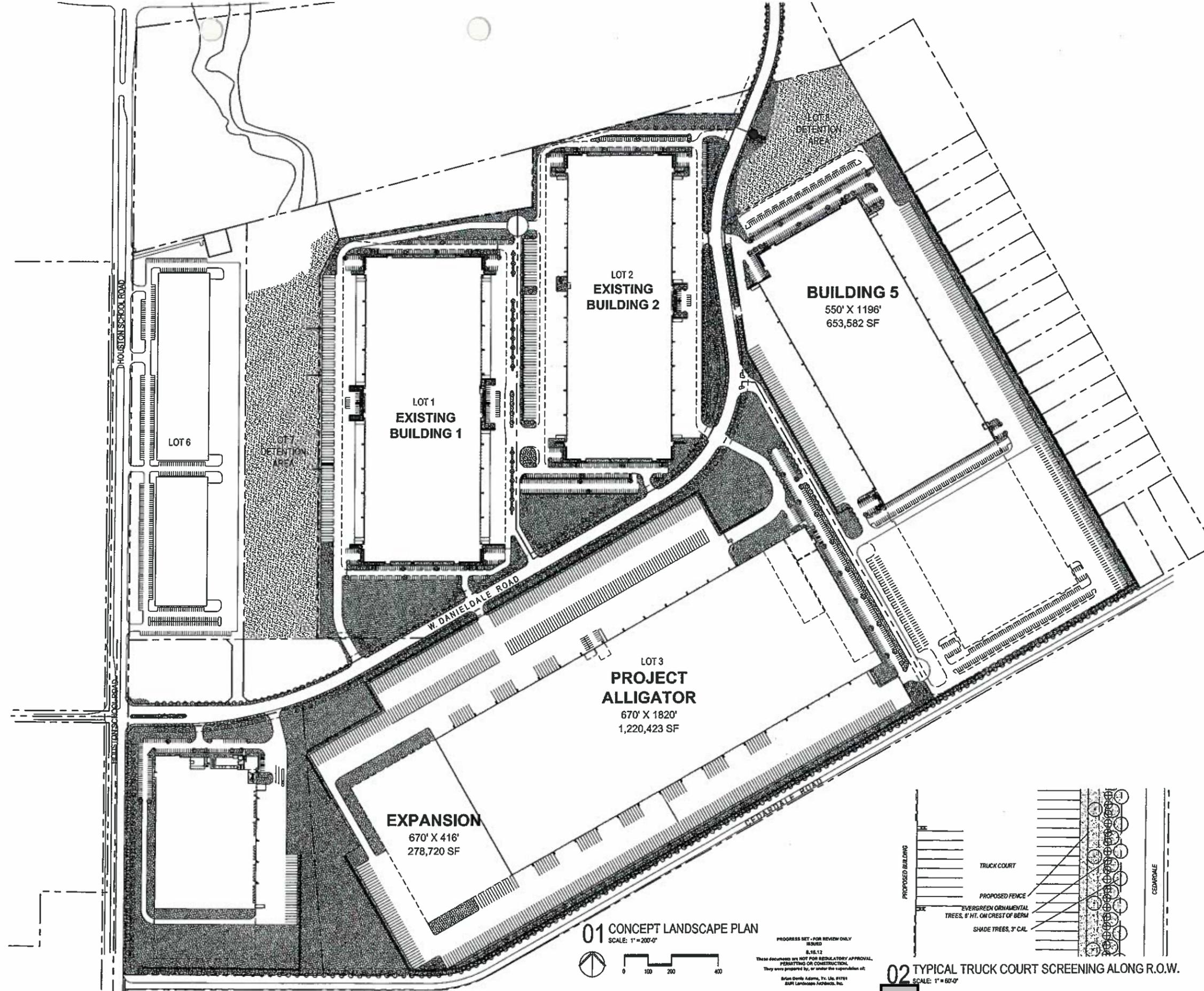
MASTER PLAN

SCALE: 1" = 200'-0"

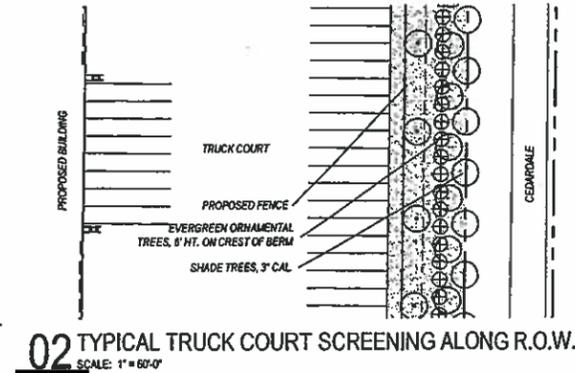


PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

MASTER PLAN



01 CONCEPT LANDSCAPE PLAN
 SCALE: 1" = 200'-0"



02 TYPICAL TRUCK COURT SCREENING ALONG R.O.W.
 SCALE: 1" = 60'-0"

Planning & Zoning
 Department

AUG 2 2012

Received
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 REGULATIONS.

smr
 landscape architects, inc.
 1708 N. Gable Street
 Dallas, Texas 75202
 Tel: 214.712.8280
 Fax: 214.712.6545
 Email: smr@smr-l.com



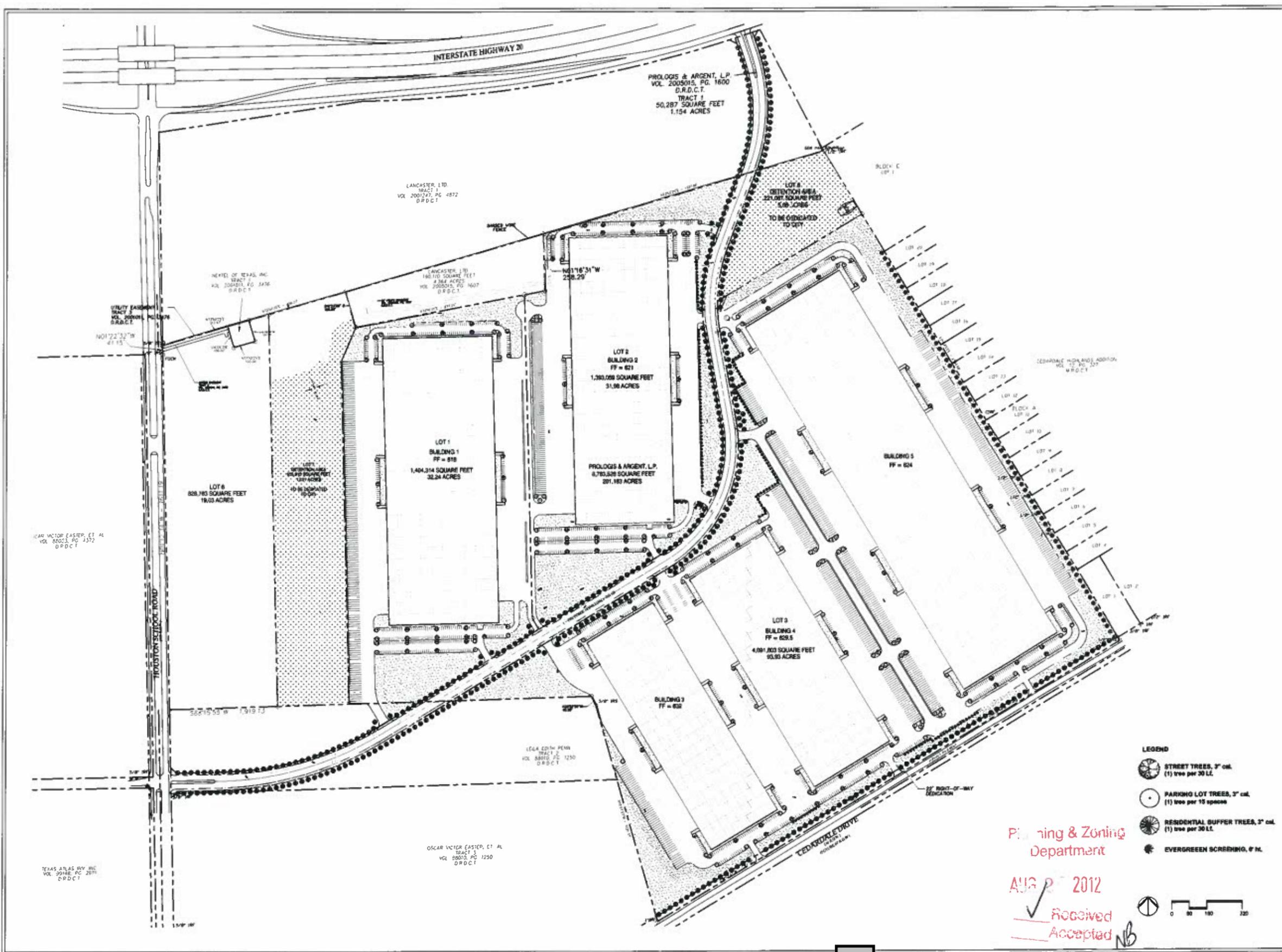
PROLOGIS™

CONCEPT LANDSCAPE PLAN

4545 Airport Way
 Denver, Colorado 80239

T (303) 567-5C
 F (303) 567-5E

AUGUST 16, 2012



CONCEPT LANDSCAPE PLAN
 PROLOGIS PARK 20 / 35
 CITY OF LANCASTER, TEXAS



SMR
 Landscape Architects, Inc.
 3811 PARKWOOD BLVD., SUITE 400
 FORT WORTH, TEXAS 76104
 TEL: 817.342.1000
 FAX: 817.342.1001
 www.smr.com

Half Associates, Inc.
 ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVIVORS
 3811 PARKWOOD BLVD., SUITE 400
 FORT WORTH, TEXAS 76104
 TEL: 817.342.1000
 FAX: 817.342.1001

- LEGEND**
- STREET TREES, 3" cal.
(1) tree per 30 LL
 - PARKING LOT TREES, 3" cal.
(1) tree per 15 spaces
 - RESIDENTIAL BUFFER TREES, 3" cal.
(1) tree per 30 LL
 - EVERGREEN SCREENING, 6" H.

Planning & Zoning
 Department

AUG 2 2012

Received
 Accepted

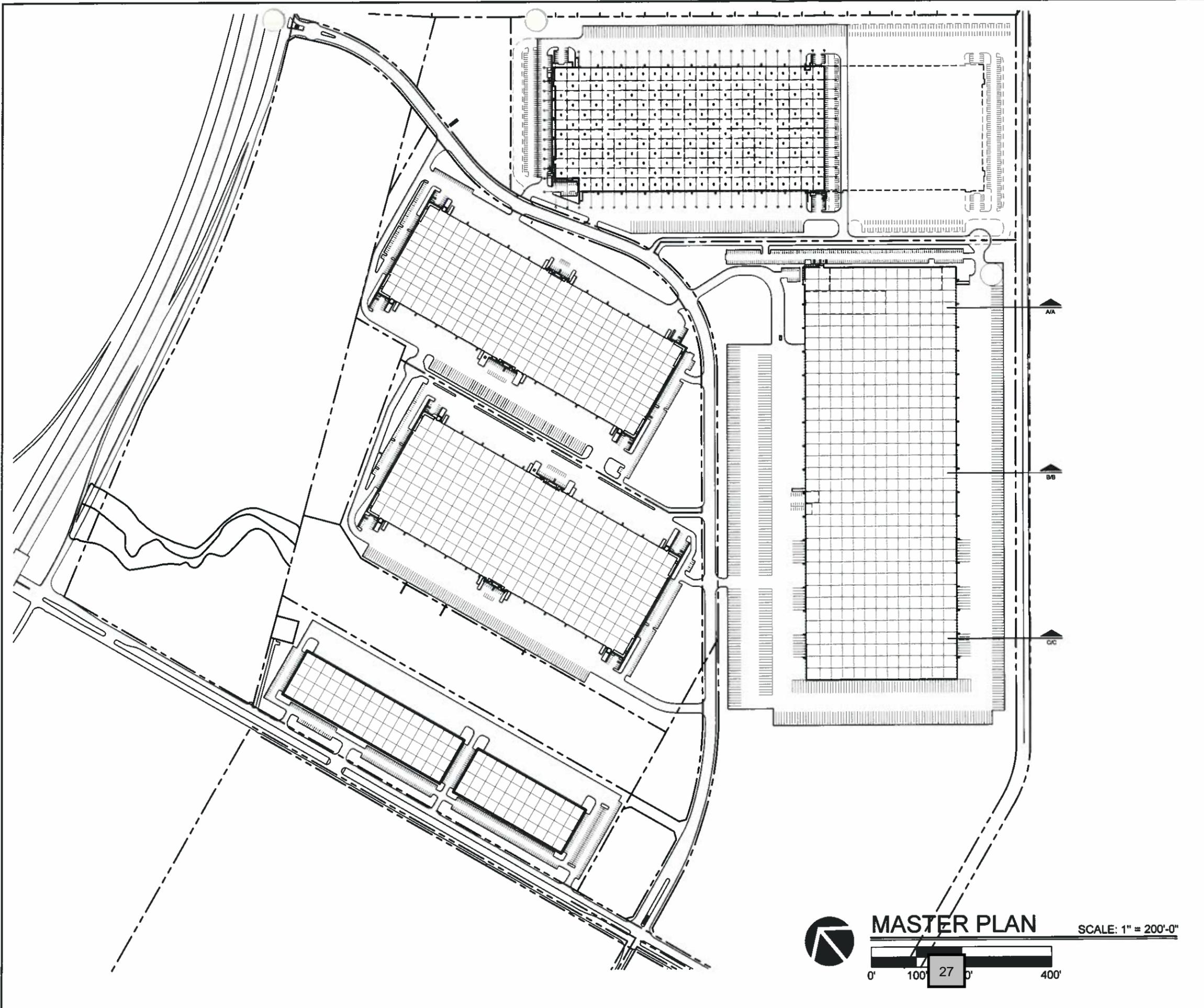


REVISIONS		
No.	Date	Description

Drawn by: _____
 Checked by: _____
 Date: _____

SITE PLAN

1 of 1



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

SITE SECTION KEY

Planning & Zoning
Department

AUG 2 2012

✓ Received
Accepted

NB

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PROLOGIS™

SITE SECTION

4545 Airport Way
Denver, Colorado 80239

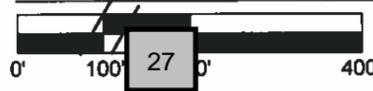
T (303) 567-5000
F (303) 567-5604

AUGUST 15, 2012



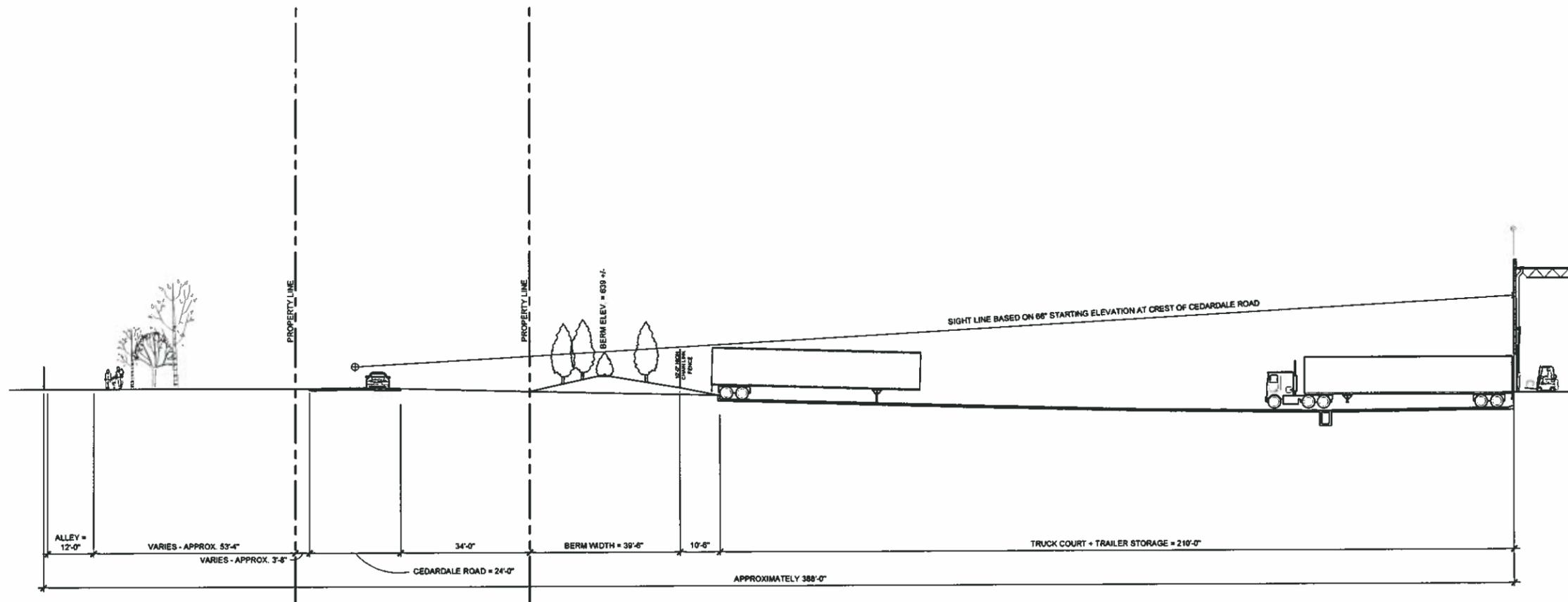
MASTER PLAN

SCALE: 1" = 200'-0"



PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

SITE SECTION AA



Planning & Zoning
 Department

AUG 20 2012

Received
 Accepted

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PROLOGIS™

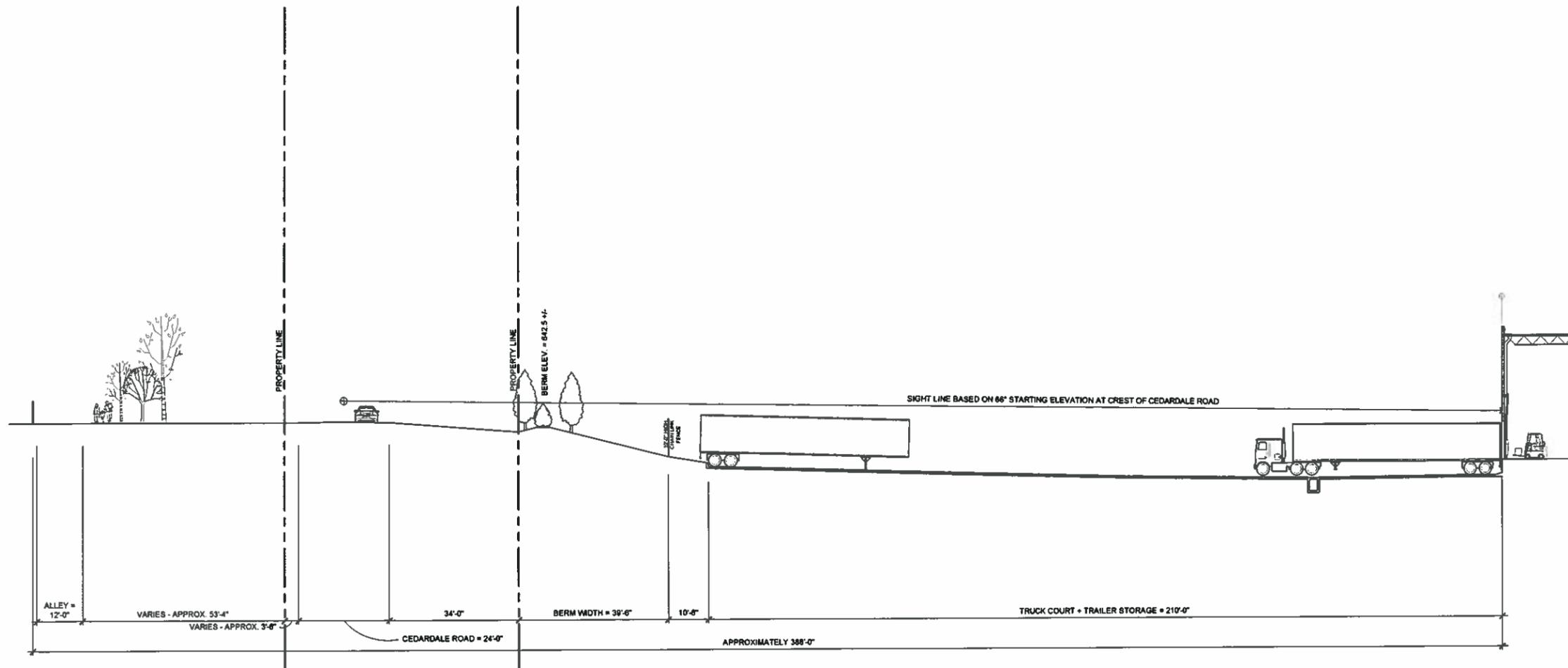
SITE SECTION

4545 Airport Way T (303) 567-5000
 Denver, Colorado 80239 F (303) 567-5604

AUGUST 15, 2012

PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

SITE SECTION BB



Planning & Zoning
 Department
 AUG 2 2012
 Received
 Accepted
 NB

NOTE:
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PROLOGIS™

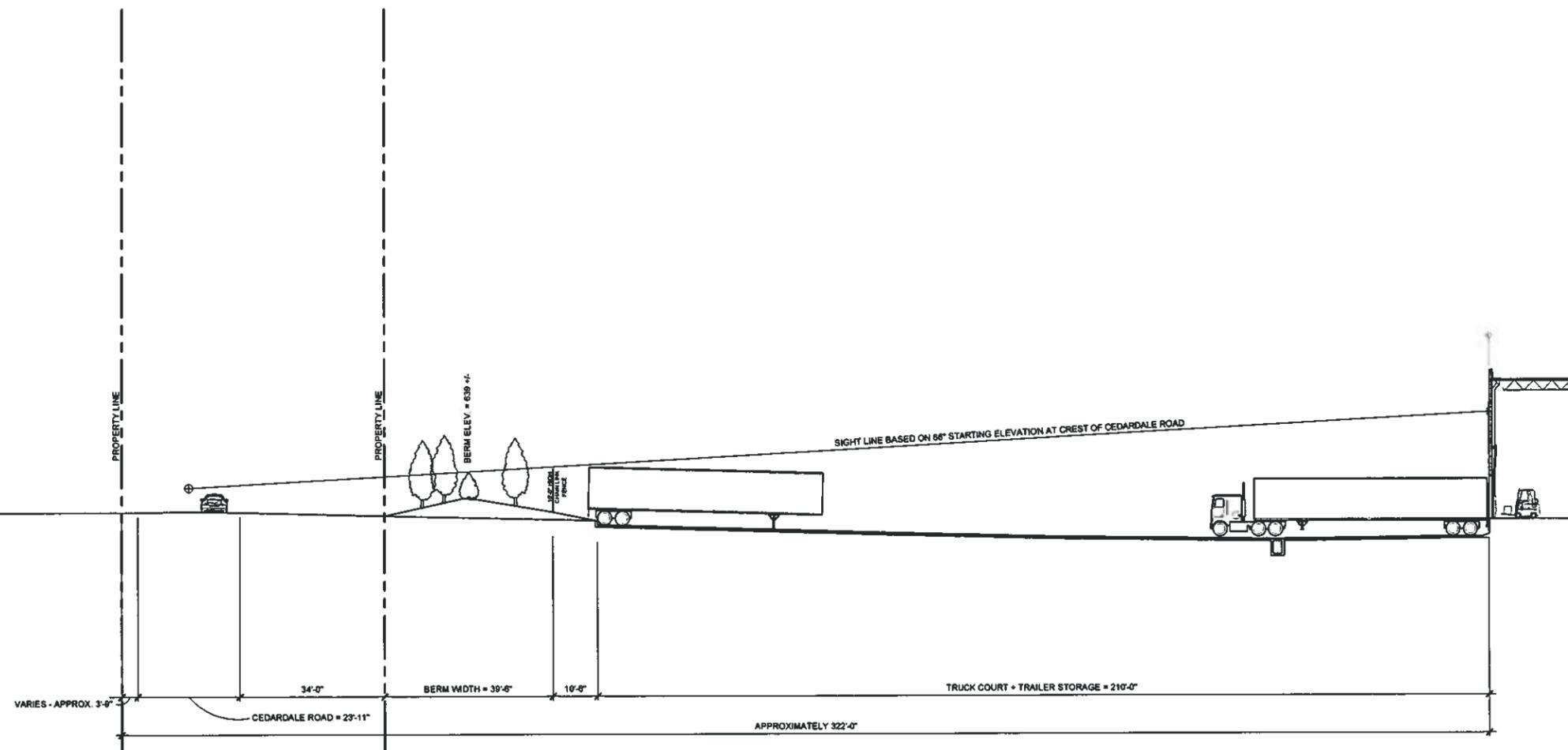
SITE SECTION

4545 Airport Way T (303) 567-5000
 Denver, Colorado 80239 F (303) 567-5604

AUGUST 15, 2012

PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

SITE SECTION CC



Planning & Zoning
 Department

AUG 7 2012

Received
 Accepted
 NB

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PROLOGIS™

SITE SECTION

4545 Airport Way T (303) 567-5000
 Denver, Colorado 80239 F (303) 567-5604

AUGUST 15, 2012



Planning & Zoning
Department
AUG 2, 2011
11:00 AM



Planning & Zoning
Department

AUG 2 2017

RECEIVED
PLANNING & ZONING



Planning & Zoning
Department

AUG 2, 2012

P. [unclear]



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: This property development will help somewhat eliminate the mice problem my husband and I face especially during the winter season.

PRINT NAME: Shannon Woodruff

SIGNATURE: Shannon Woodruff

ADDRESS: 1351 Cedardale Road, 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 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



City of Lancaster Planning Division



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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:

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.

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 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



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.

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 FAX 972-275-1823

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 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

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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: Only if there is a wall between houses and companies

PRINT NAME: Juan Trevino

SIGNATURE: [Signature]

ADDRESS: 4393 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.

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--	---

70 notices were sent out on August 30, 2012

Note: We take pride in the fact we rent homes to families rather than tenements to deralects. This City Council approval of proximity to Residential homes and its associated ruin is highly irresponsible. Is there anything more important than Expanding your Tax Base?



City of Lancaster Planning Division



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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We are tardy in our response due to the death of one of our tenants by natural causes and the associated Landlord responsibilities ~~xxxxxx~~ we had to address. (09/01/2012) In response to our referenced rental property at 4315 Franklin St. we suddenly saw earthmoving equipmen within 100' of the back of this rental property without any proper Notification of Public Hearing nor Request for our opinion regarding our property devaluation, rezoning, nor disruption of our tenants rights to

PRINT NAME: some semblance to peace, quiet, and rodent free living.
Only when others put in a night club next door to you will you understand us.

SIGNATURE: *John P. Hargrove* (See additional comments below)
ADDRESS: John P. Hargrove
P.O. Box 1341 75134
Red Oak, Tx. 75154 (Reference: 4315 Franklin St. Lanc., TX)

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>RETURN BY FAX OR MAIL City of Lancaster, Planning Division 700 East Main Street Lancaster, TX 75146</p>
--	---

70 notices were sent out on August 30, 2012

Fact: The removal of overburden began prior to this letters postmark.
When will you begin the Noise Abatement/Rodent Barrier cement wa to provide security as well for this subdivision?



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: AS I HAVE ALWAYS SAID, THIS LARGE EXPANSE OF
ACREAGE COULD BE BETTER USED WITH A COLLEGE OR SHOPPING MALL
NOT A COLLECTION OF BIG-BOX STORAGE BUILDINGS. BRING IN SHOPPERS.

PRINT NAME: DALE W. MORRIS

SIGNATURE: Dale W. Morris

ADDRESS: 1800 CEDARDALE RD. LANCASTER TEXAS 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.

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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



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: *I V LIVED ON CEDARDALE Forty two years. I V SEEN NO IMPROVEMENT. WAREHOUSES AND TRUCKS ARE DESTROYING THE VALUE OF MY PROPERTY. THE TRAFFIC IS ALREADY BAD.*

PRINT NAME: Ray Pompa Sr

SIGNATURE: Ray Pompa Sr

ADDRESS: 2008 CEDARDALE RD

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

PLANNING & ZONING COMMISSION
Joint Agenda Communication for
October 1, 2012

#2

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

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, September 21, 2012, a notice for this public hearing appeared in the Focus Daily Newspaper. 70 property owner notices were sent out on September 21, 2012 to property owners 200' around the subject property. There were four notices returned in favor and three notices returned in opposition to the request.

Considerations

This is a request to change the zoning on two tracts of land presently zoned as AO-Agricultural Open Space to PD – Planned Development #66 to match the zoning of the existing industrial park. The applicant is also requesting to amend several criteria in the

PD Ordinance to allow for better development potential and compatibility with existing properties. These criteria include increasing the screening along Cedardale Road to include a berm along the road with large trees in front of the berm and evergreen shrubs on top of it, re-orienting the buildings along Cedardale Road so that larger buildings can be constructed to suit today's market, and increasing security features for the development along Cedardale Road. By incorporating these elements, visibility of the property will be reduced from neighboring residential communities thus lessening the impact of the industrial park on the neighborhood.

The applicant is also proposing to place a sidewalk along Cedardale Road to create a pedestrian-friendly environment. As well, the applicant is proposing to restrict vehicular access to Cedardale Road so that all access to the site will occur on Daniieldale Road and Houston School Road. With these changes, the applicant is hoping to make the property more marketable while remaining consistent with the surrounding environment and previously approved zoning.

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. At this point, the applicant is in agreement with the LDC.

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 render a final decision for this item.

Attachments

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

Prepared and Submitted By:

Nathaniel Barnett
Senior Planner, Development Services

Date: September 26, 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

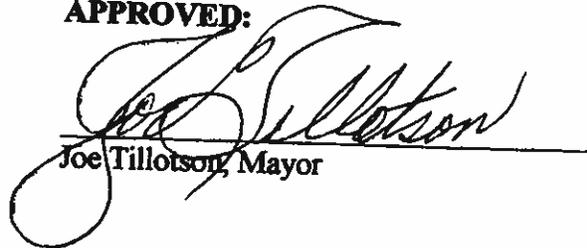
Zoning Ordinance, as amended hereby, other than the part so declared to be invalid or unconstitutional.

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 13th day of September 2004.

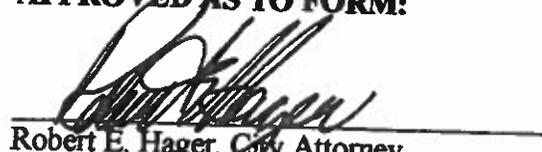
APPROVED:


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

Planning & Zoning
Department
JUL 20 2004
Rec
Accepted
48

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 2000
49
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 2001

50

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 8264 square feet of land for 0.190 acres, more or less.

Planning & Zoning
Department

JUL 51 004
✓ Received

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)

Submittal #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.

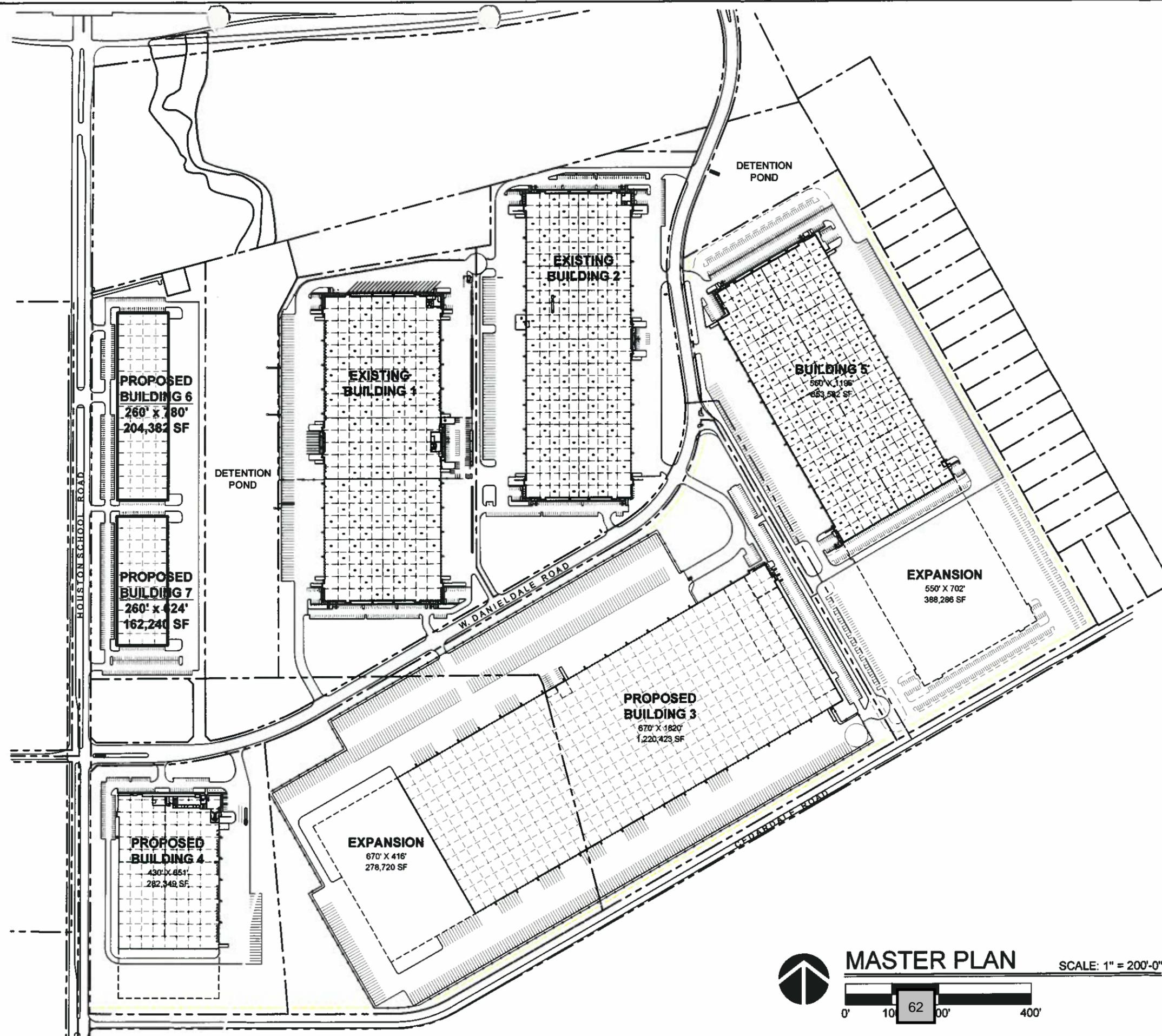
Ground level devices described above should be accessible for servicing and screened from view of vehicular entrances, streets and pedestrian areas.

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
PROLOGIS PARK 20/35
LANCASTER, TEXAS

MASTER PLAN



Planning & Zoning
Department

AUG 27 2012

Received
Accepted

NB

NOTE:
THIS CONCEPTUAL PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED BASED ON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION BY A PROFESSIONAL ENGINEER FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.



PROLOGIS™

SITE PLAN

4545 Airport Way
Denver, Colorado 80239
T (303) 567-5000
F (303) 567-5604

AUGUST 15, 2012



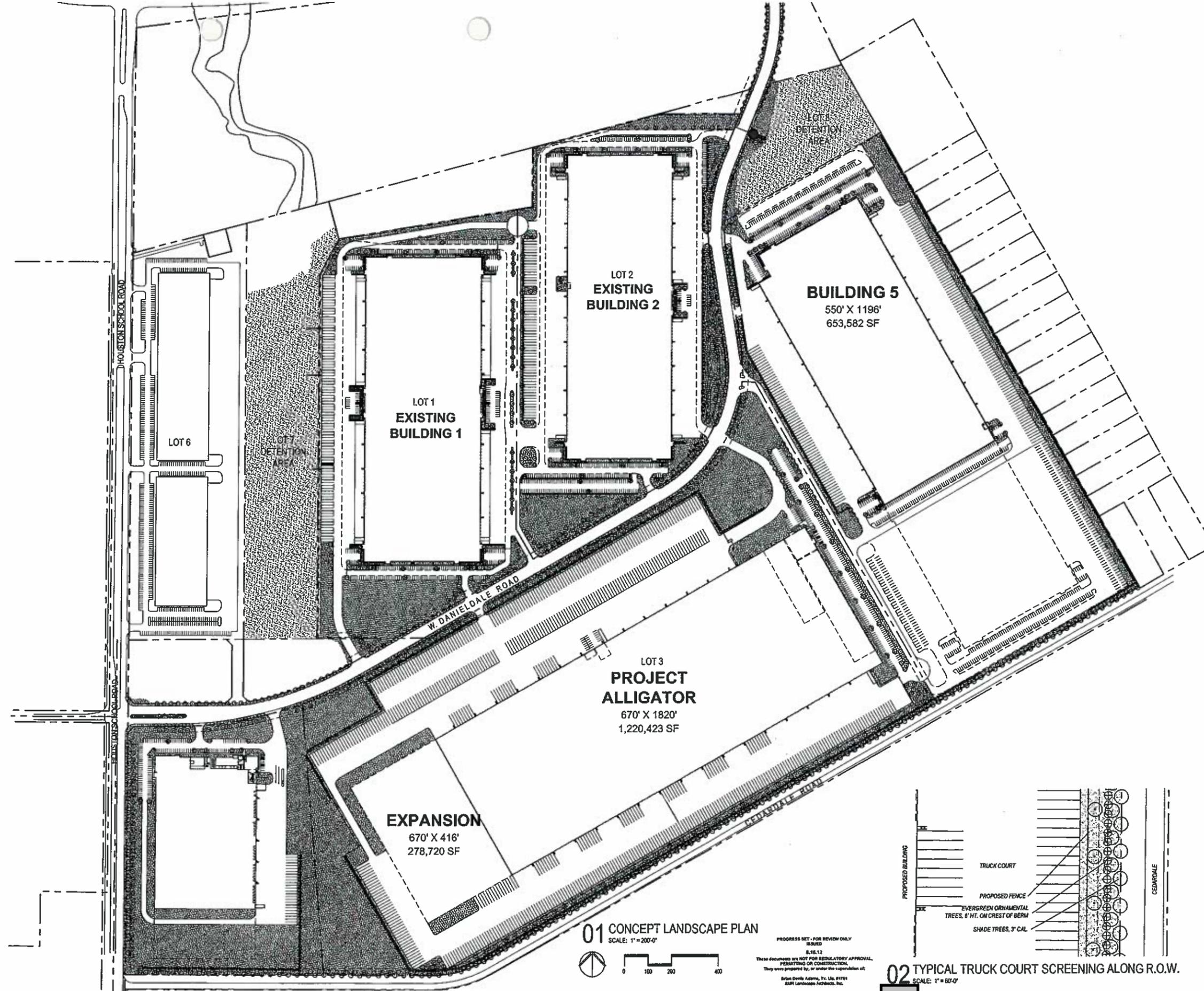
MASTER PLAN

SCALE: 1" = 200'-0"



PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

MASTER PLAN



Planning & Zoning
 Department

AUG 2 2012
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 REGULATIONS.

smr
 landscape architects, inc.
 1708 N. Gable Street
 Dallas, Texas 75202
 Tel: 214.712.8280
 Fax: 214.712.6545
 Email: smr@smr-l.com



PROLOGIS

CONCEPT LANDSCAPE PLAN

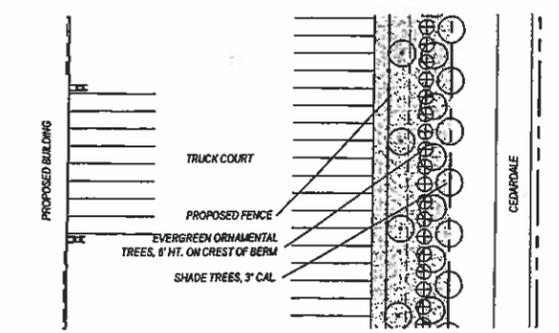
4545 Airport Way
 Denver, Colorado 80239
 T (303) 567-5C
 F (303) 567-5E

AUGUST 16, 2012

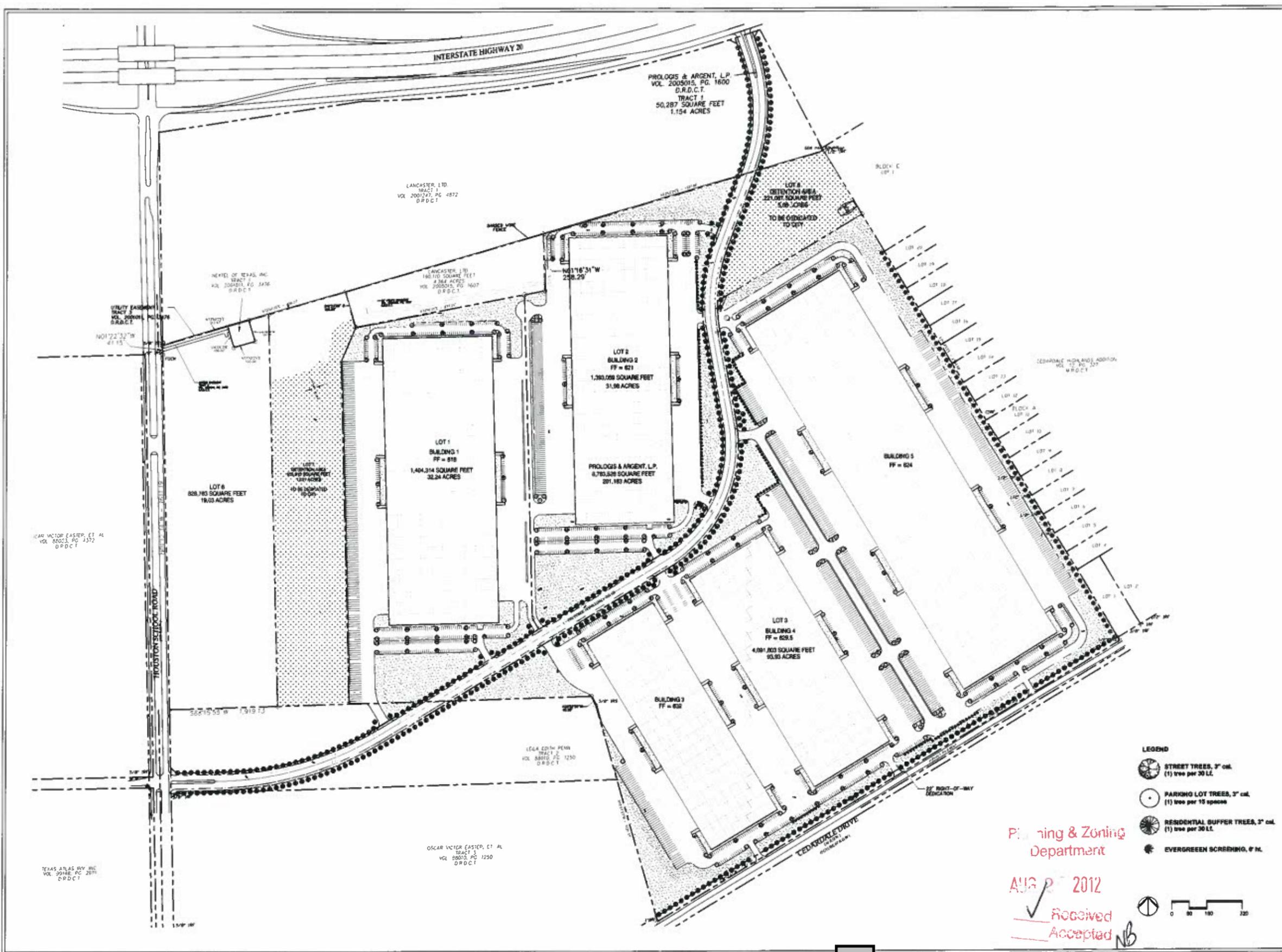
01 CONCEPT LANDSCAPE PLAN
 SCALE: 1" = 200'-0"



PROGRESS SET - FOR REVIEW ONLY
 ISSUED
 8.16.12
 These documents are NOT FOR REGULATORY APPROVAL,
 PERMITTING OR CONSTRUCTION.
 They were prepared by, or under the supervision of:
 Brian Derek Adams, P.E. Lic. #1781
 SMR Landscape Architects, Inc.



02 TYPICAL TRUCK COURT SCREENING ALONG R.O.W.
 SCALE: 1" = 60'-0"



CONCEPT LANDSCAPE PLAN
 PROLOGIS PARK 20 / 35
 CITY OF LANCASTER, TEXAS



SMR
 Landscape Architects, Inc.
 3811 PARKWOOD BLVD., SUITE 400
 FORT WORTH, TEXAS 76107
 TEL: 817.342.1000
 FAX: 817.342.1001
 www.smr.com

Half Associates, Inc.
 ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVIVORS
 3811 PARKWOOD BLVD., SUITE 400
 FORT WORTH, TEXAS 76107
 TEL: 817.342.1000
 FAX: 817.342.1001

Revisions		
No.	Date	Description

Drawn by: _____
 Checked by: _____
 Date: _____

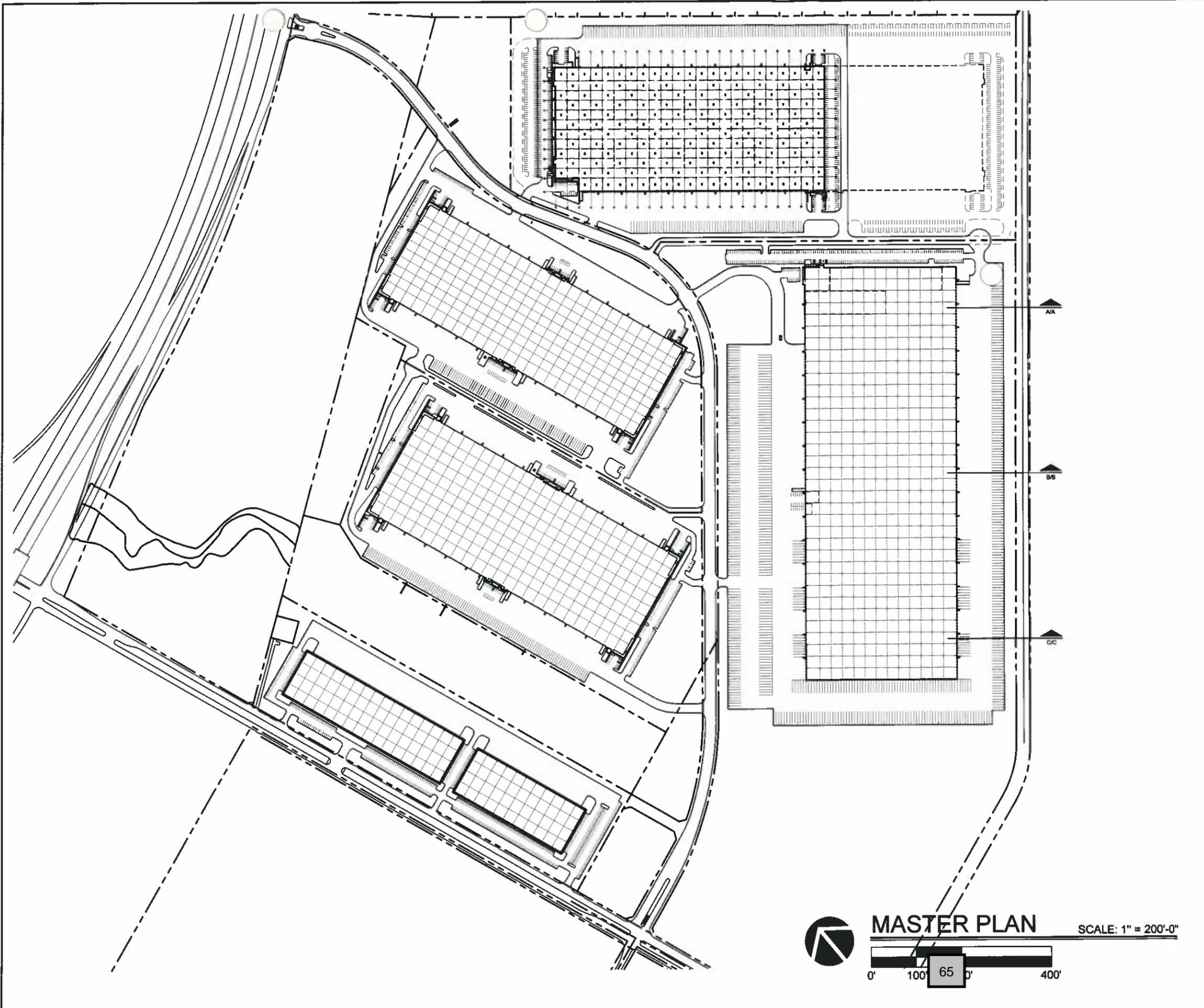
SITE PLAN
 1 of 1

Planning & Zoning
 Department

AUG 2 2012

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

SITE SECTION KEY

Planning & Zoning
Department

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SITE SECTION

4545 Airport Way
Denver, Colorado 80239

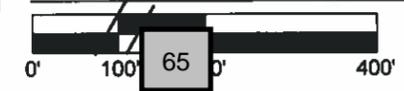
T (303) 567-5000
F (303) 567-5604

AUGUST 15, 2012



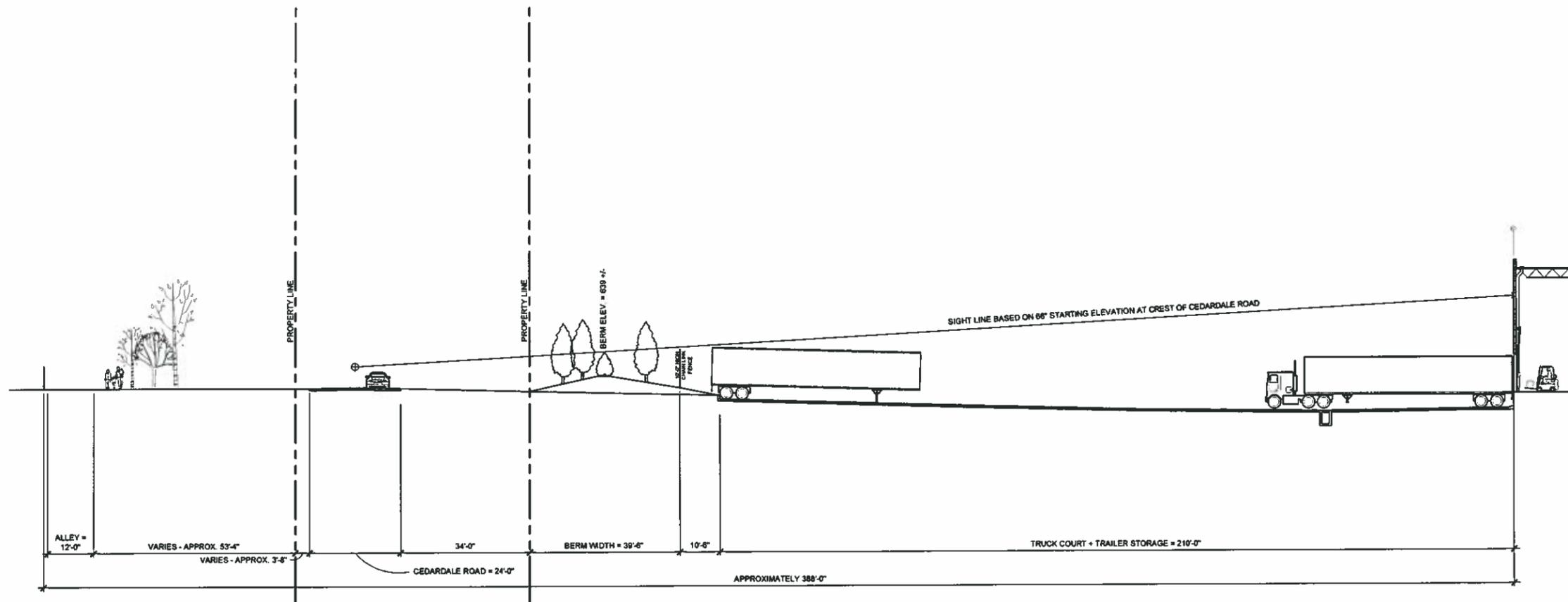
MASTER PLAN

SCALE: 1" = 200'-0"



PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

SITE SECTION AA



Planning & Zoning
 Department

AUG 20 2012

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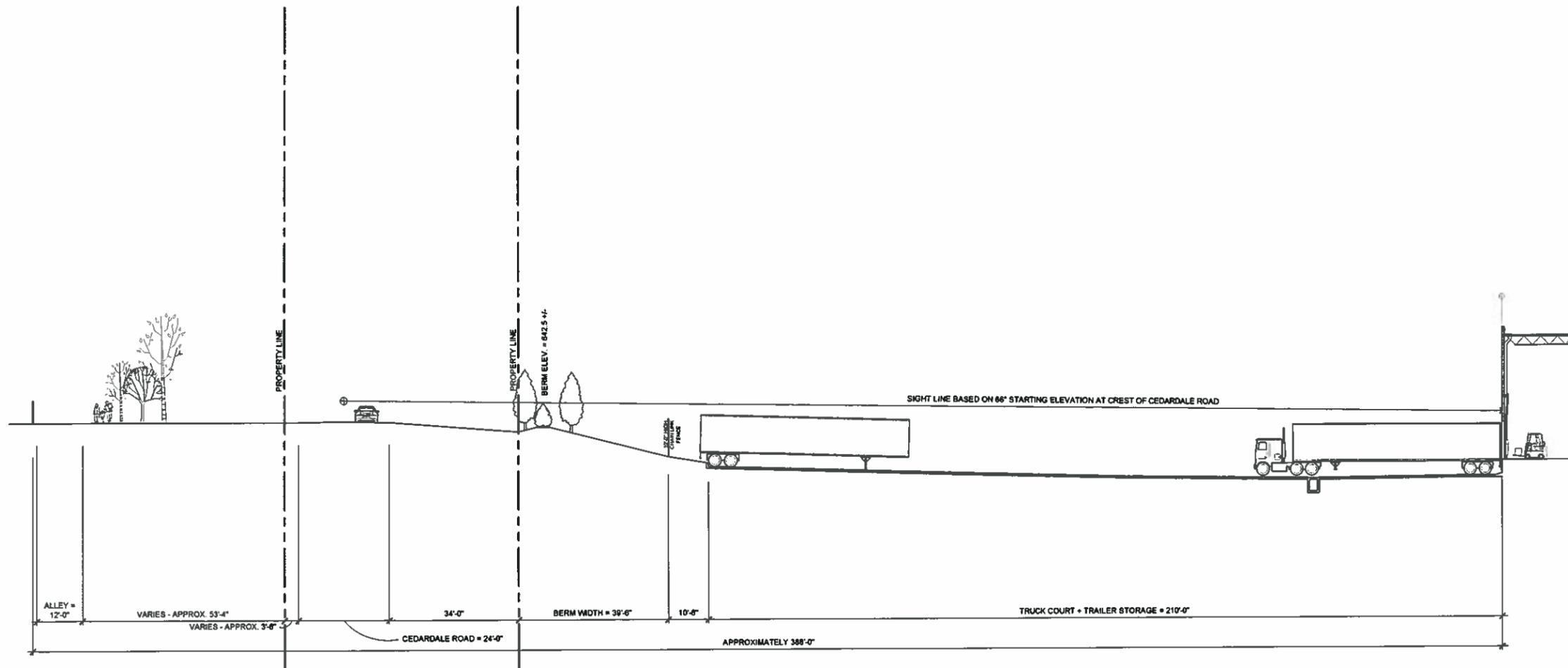
SITE SECTION

4545 Airport Way T (303) 567-5000
 Denver, Colorado 80239 F (303) 567-5604

AUGUST 15, 2012

PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

SITE SECTION BB



Planning & Zoning
 Department
 AUG 2 2012
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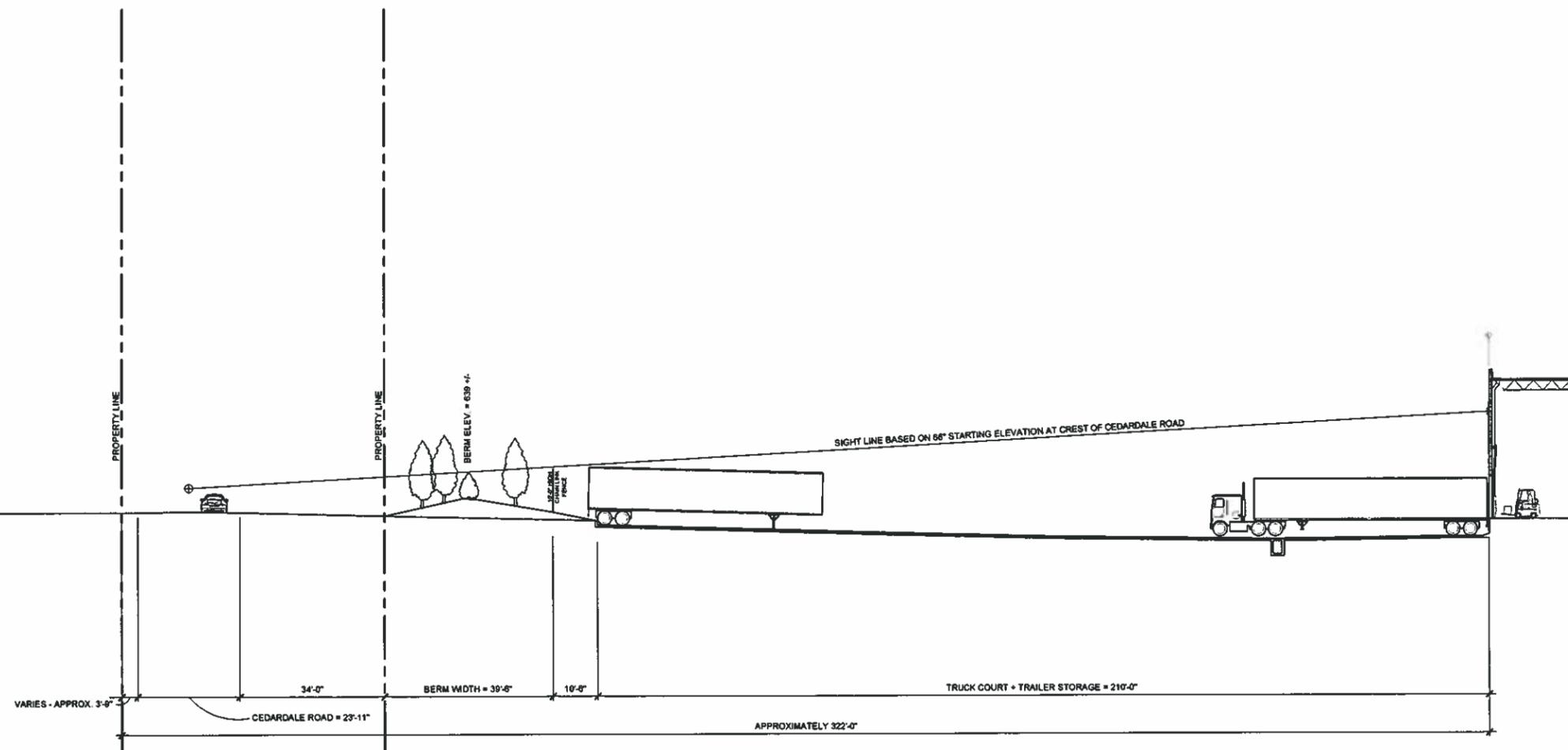
SITE SECTION

4545 Airport Way T (303) 567-5000
 Denver, Colorado 80239 F (303) 567-5604

AUGUST 15, 2012

PROPOSED FACILITY
 PROLOGIS PARK 20/35
 LANCASTER, TEXAS

SITE SECTION CC



Planning & Zoning
 Department

AUG 7 2012

Received
 Accepted
 NB

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PROLOGIS™

SITE SECTION

4545 Airport Way T (303) 567-5000
 Denver, Colorado 80239 F (303) 567-5604

AUGUST 15, 2012



Planning & Zoning
Department
AUG 2, 2011
11:00 AM



Planning & Zoning
Department

AUG 2 2017

RECEIVED
PLANNING & ZONING



Planning & Zoning
Department

AUG 2 2012

FILED



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: This property development will help somewhat eliminate the mice problem my husband and I face especially during the winter season.

PRINT NAME: Shannon Woodruff

SIGNATURE: Shannon Woodruff

ADDRESS: 1351 Cedardale Road, 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 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



City of Lancaster Planning Division



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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:

COMPATIBLE WITH SURROUNDING USE

PRINT NAME:

GARY WEINBERGER / SWIFT TRANSPORTATION

SIGNATURE:

[Handwritten Signature]

ADDRESS:

P.O. BOX 29243, PHOENIX, AZ 85043

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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. Macanliss, Lancaster Ltd

SIGNATURE: James R. Macanliss

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.

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70 notices were sent out on August 30, 2012

972-275-1722
Rover



City of Lancaster Planning Division



NOTICE OF PUBLIC HEARING

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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: Juan Trevino

SIGNATURE: [Signature]

ADDRESS: 4393 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.

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70 notices were sent out on August 30, 2012

Note: We take pride in the fact we rent homes to families rather than tenements to deralects. This City Council approval of proximity to Residential homes and its associated ruin is highly irresponsible. Is there anything more important than Expanding your Tax Base?



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: We are tardy in our response due to the death of one of our tenants by natural causes and the associated Landlord responsibilities ~~xxxx~~ we had to address. (09/01/2012) In response to our referenced rental property at 4315 Franklin St. we suddenly saw earthmoving equipmen within 100' of the back of this rental property without any proper Notification of Public Hearing nor Request for our opinion regarding our property devaluation, rezoning, nor disruption of our tenants rights to some semblance to peace, quiet, and rodent free living.

Only when others put in a night club next door to you will you understand us.

SIGNATURE: John P. Hargrove (See additional comments below)
ADDRESS: John P. Hargrove
P.O. Box 1341 75134
Red Oak, Tx. 75154 (Reference: 4315 Franklin St. Lanc., TX)

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

Fact: The removal of overburden began prior to this letters postmark. When will you begin the Noise Abatement/Rodent Barrier cement wall to provide security as well for this subdivision?



City of Lancaster Planning Division



NOTICE OF PUBLIC HEARING

TO: Property Owner

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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: AS I HAVE ALWAYS SAID, THIS LARGE EXPANSE OF
ACREAGE COULD BE BETTER USED WITH A COLLEGE OR SHOPPING MALL
NOT A COLLECTION OF BIG-BOX STORAGE BUILDINGS. BRING IN SHOPPERS.

PRINT NAME: DALE W. MORRIS

SIGNATURE: Dale W. Morris

ADDRESS: 1800 CEDARDALE RD. LANCASTER TEXAS 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.

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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



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: *I LIVED ON CEDARDALE Forty two years. I V SEEN NO IMPROVEMENT. WAREHOUSES AND TRUCKS ARE DESTROYING THE VALUE OF MY PROPERTY. THE TRAFFIC IS ALREADY BAD.*

PRINT NAME: Ray Pompa Sr

SIGNATURE: Ray Pompa Sr

ADDRESS: 2008 CEDARDALE RD

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

LANCASTER CITY COUNCIL

Agenda Communication

October 1, 2012

Discuss and consider an ordinance amending the Comprehensive Zoning Ordinance and Map of the City of Lancaster, Texas, as heretofore amended, by granting a change in zoning from Agricultural Open space (“AO”) to Planned Development (“PD”) to allow for office, commercial and industrial uses on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, providing for the property to be developed in accordance with the special conditions, planned development regulations, concept plan, supplemental use and development standards, and general design guidelines, as herein amended, and providing for the approval of the same.

This request supports the City Council 2012-2013 Policy Agenda.

Goal: Quality Development

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, September 21, 2012, a notice for this public hearing appeared in the Focus Daily Newspaper. 70 property owner notices were sent out on September 21, 2012 to property owners 200’ around the subject property. There were four notices returned in favor and three opposed to the request.

Considerations

The applicant is requesting to change the zoning on two tracts of land presently zoned as agricultural open space to Planned Development #66 to match the zoning of their existing industrial park. They are also requesting to amend several criteria in the Planned Development Ordinance to improve the site and its marketability. These criteria include increasing the screening along Cedardale Road to include a berm along the road with large trees in front of the berm and evergreen shrubs on top of it, re-orienting the buildings along Cedardale Road so that larger buildings can be built to suit today's market, increasing security features for the development along Cedardale Road. By incorporating these elements, visibility of the subject property will be reduced from the nearby residential communities thus lessening the impact of the industrial park on the neighborhood.

The applicant also proposes to place a sidewalk along Cedardale Road to create a pedestrian-friendly environment. As well, the applicant is proposing to restrict vehicular access to Cedardale Road so that all access to the site will occur on Daniieldale Road and Houston School Road. With these changes, the applicant has indicated that it will make the property more marketable while remaining consistent with the surrounding environment.

- **Operational** – This is a routine request for a zoning change. The applicant desires to add two parcels of land to their existing logistics park. The applicant is providing enhanced screening along Cedardale Road to screen the development from the nearby residential communities.
- **Legal** – The City Attorney has drafted an Ordinance for the proposed zoning change.
- **Financial** - There are no financial considerations for this item.
- **Public Information** - On Friday, September 21, 2012, a notice for this public hearing appeared in the Focus Daily Newspaper. 70 property owner notices were sent out on September 21, 2012 to property owners 200' around the subject property. There were four notices returned in favor and three opposed to the request.

Options/Alternatives

1. Recommend approval, as requested.
2. Recommend approval in accordance with modifications and said modifications shall be stipulations of approval.
3. Postpone consideration.
4. Recommend denial of the request.

Recommendation

Staff recommends approval of the application as requested.

Attachments

- Ordinance
 - Presentation by the Applicant
-

Submitted by:

Nathaniel Barnett, Senior Planner

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING 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”) TO PLANNED DEVELOPMENT (“PD”) TO ALLOW FOR COMMERCIAL DEVELOPMENT ON APPROXIMATELY 86.80 ACRES OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF HOUSTON SCHOOL ROAD AND CEDARDALE 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 SPECIAL CONDITIONS, PLANNED DEVELOPMENT REGULATIONS, CONCEPT PLAN, SUPPLEMENTAL USE AND DEVELOPMENT STANDARDS, AND GENERAL DESIGN GUIDELINES, WHICH ARE ATTACHED HERETO AS EXHIBITS “B”, “C”, “D”, AND “E”, 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 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. Z12-05 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”) to Planned Development (“PD”) to allow for office, commercial and industrial uses on approximately 86.80 acres of property located on the northeast corner of Houston School Road and Cedardale Road, and being more particularly described in Exhibit A, attached hereto and incorporated herein for all purposes, subject to the development and use regulations.

SECTION 2. That the property shall be used only in accordance with the Special Conditions, listed as Section 2 of Ordinance 2004-09-25, which are attached hereto and incorporated herein as Exhibit B, and the same is hereby amended as follows:

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

....

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

....

I. There shall not be any driveway approaches constructed between the property and Cedardale Road so as to preclude direct access to the property from Cedardale Road.”

SECTION 3. That the property and uses provided herein shall be developed and constructed in strict compliance with the Planned Development Regulations, which are attached hereto and incorporated herein as Exhibit C, and the same is further amended by adding the following:

“Lancaster Business Park

....

Building Orientation Requirements

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

Screening of Truck Courts

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’). Such wall shall extend above finished floor height a minimum of ten feet (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’.

....”

SECTION 4. That the property shall be platted, used and developed in compliance with the Supplemental Use and Development Standards, which is attached hereto and incorporated herein as Exhibit D, and the same is hereby approved.

SECTION 5. That any buildings constructed on the Property shall be in compliance with the General Design Guidelines, which is attached hereto and incorporated herein as Exhibit E, and the same is hereby approved.

SECTION 6. That the property shall be developed in accordance with the Concept Plan, which is attached hereto and incorporated herein as Exhibit F, and the same is hereby approved.

SECTION 7. That prior to the issuance of a building permit, each development and/or building site, park site or common area, shall be approved by the Planning and Zoning Commission by separate site plan and landscape plan which shall contain scale dimensions and elevations.

SECTION 8. That the above property shall be used only in the manner and for the purpose provided for by the City of Lancaster Land Development Code, as heretofore amended.

SECTION 9. That all provisions of the Ordinances of the City of Lancaster, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 10. 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 11. 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 12. 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 13. 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 _____ day of _____ 2012.

APPROVED:

MARCUS E. KNIGHT, MAYOR

ATTEST:

DOLLE DOWNE, CITY SECRETARY

APPROVED AS TO FORM:

ROBERT E. HAGER, CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "B"
SPECIAL CONDITIONS

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

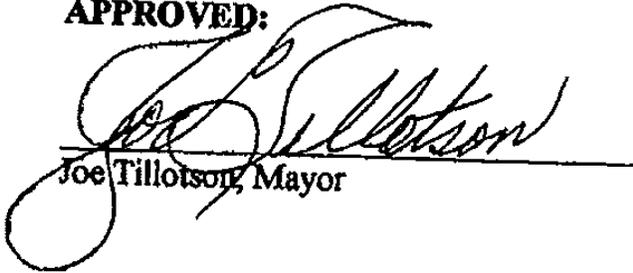
Zoning Ordinance, as amended hereby, other than the part so declared to be invalid or unconstitutional.

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.

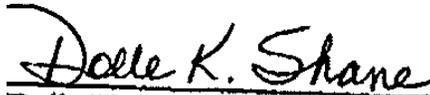
DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on the 13th day of September 2004.

APPROVED:



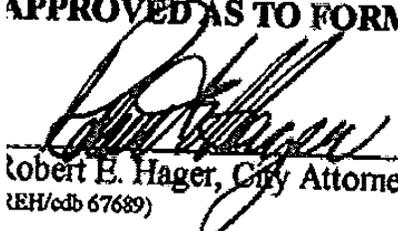
Joe Tillotson, Mayor

ATTEST:



Dolle K. Shane, City Secretary

APPROVED AS TO FORM:



Robert E. Hager, City Attorney
(EH/odb 67689)

EXHIBIT "C"
PLANNED DEVELOPMENT REGULATIONS

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)

Submitted #2

Planning & Zoning
Department

AUG 15 2004

Accepted

Lancaster Business Park- Planned Development Regulations. Page 1 of 4

EXHIBIT "C"
PLANNED DEVELOPMENT REGULATIONS

- 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.

Exhibit C
Planned Development Regulations

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.

Exhibit C
Planned Development Regulations

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 uses 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.

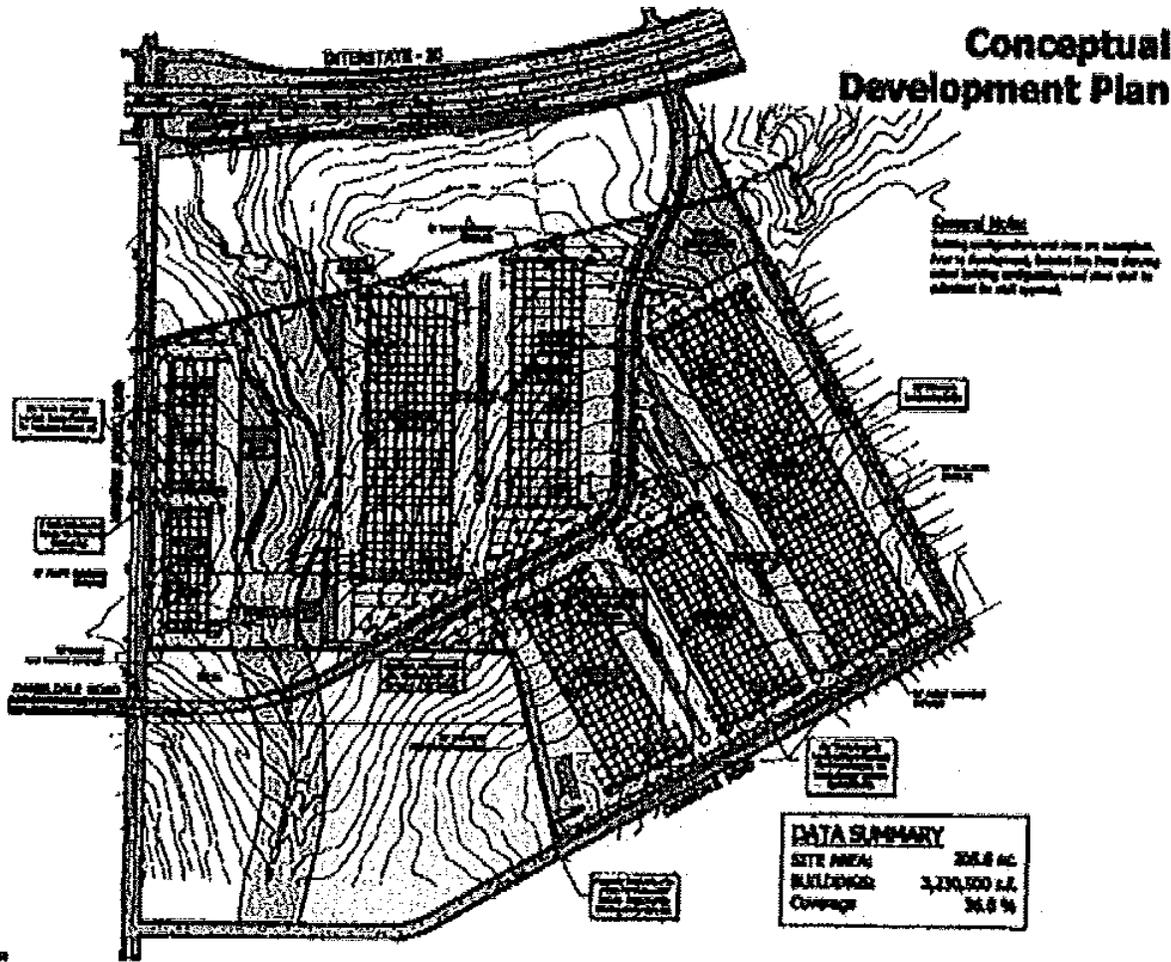
Ground level devices described above should be accessible for servicing and screened from view of vehicular entrances, streets and pedestrian areas.

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.

EXHIBIT F
CONCEPT PLAN

**Conceptual
Development Plan**



Zoning Case No. _____

Lancaster Business Park
Lancaster, Texas



LANCASTER COMMUNITY MEETING

Prologis at a Glance



- Prologis is a developer and long-term owner of high-end warehouse buildings.
- We have a local team that maintains and leases the facilities but Prologis does not operate or occupy the buildings.
- The buildings are occupied by local distributors and large corporations for storage of product (these are not truck terminals).

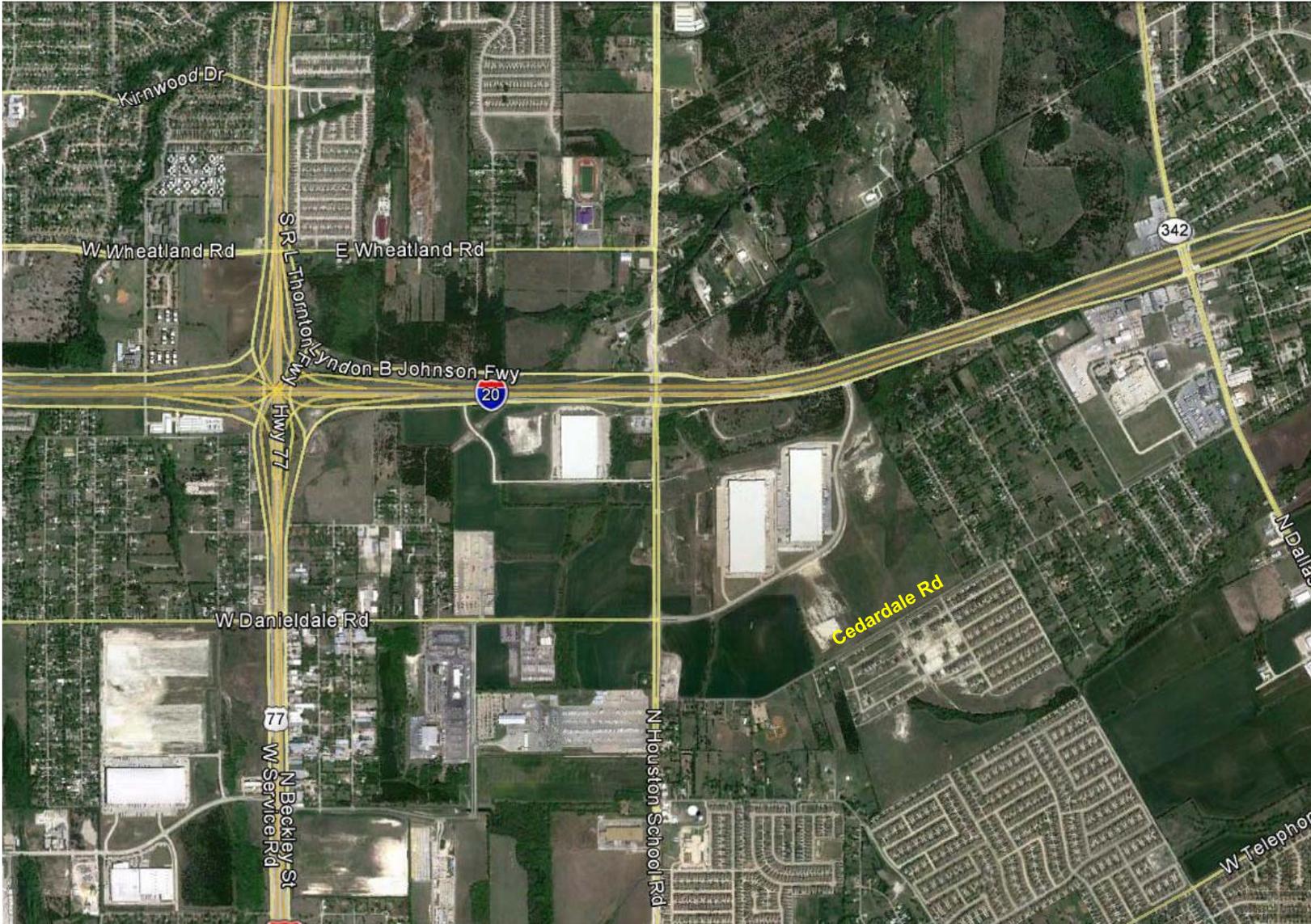
Customers Drive Our Business



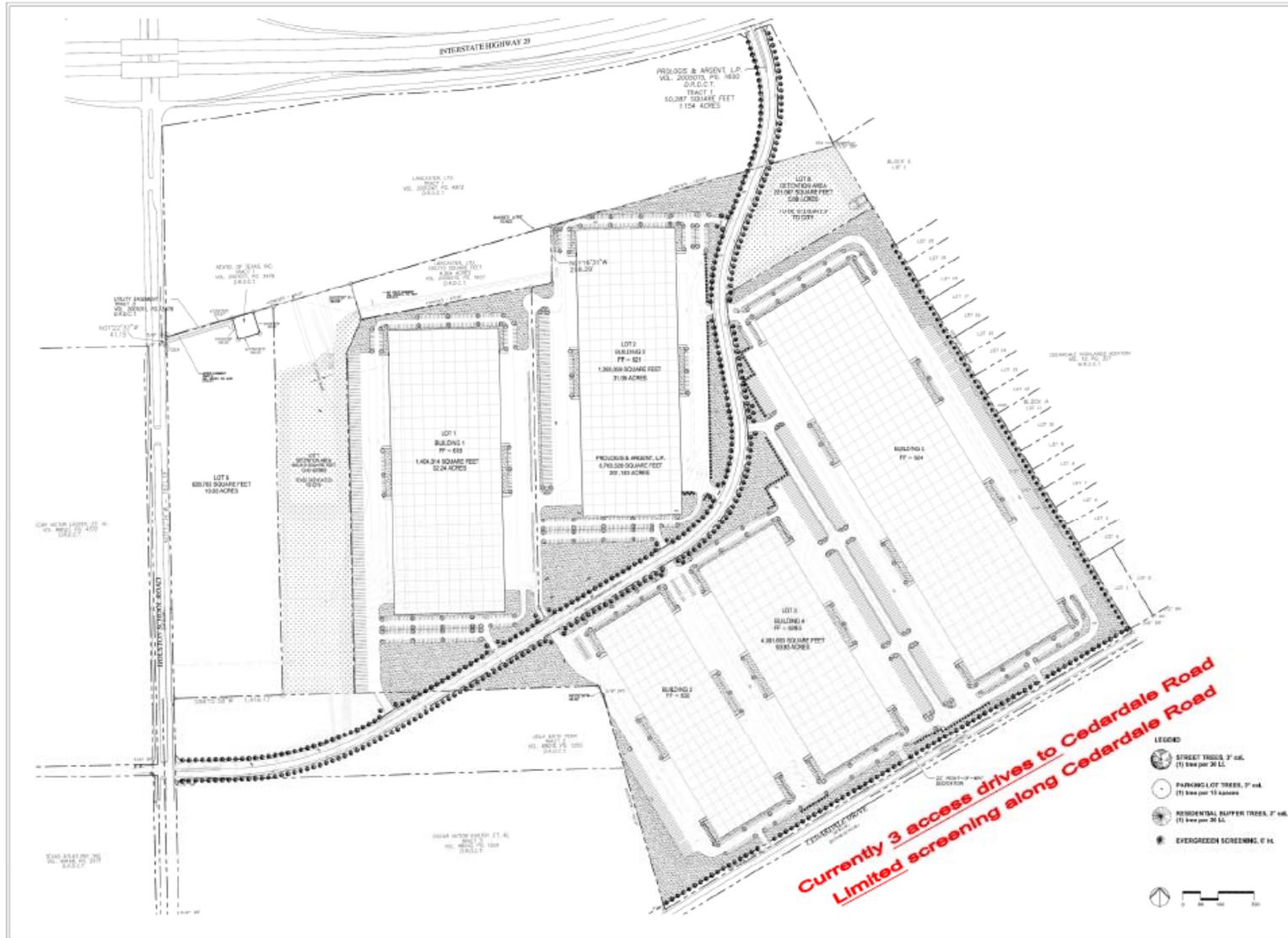
Agenda for Tonight

- Review the Current Master Plan approved by City of Lancaster
- Discuss current construction activity
- Review Proposed Master Plan submitted to City of Lancaster for future approval
- Discuss benefits of new plan and answer questions and discuss proposed plan

Aerial of Prologis Park 20/35



Existing Master Plan



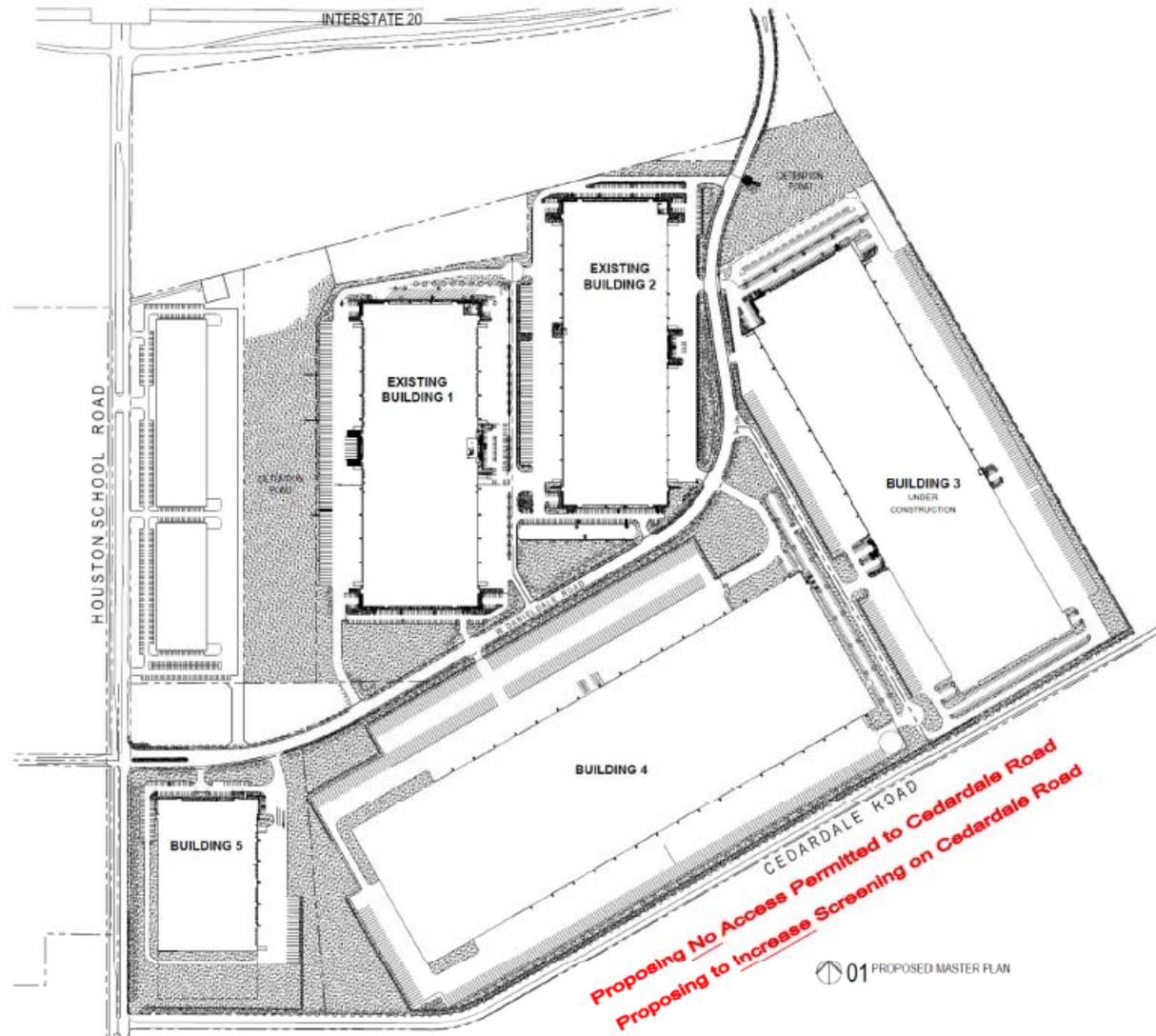
View from Cedardale per Current Development Plan



View from Cedardale per Current Development Plan



Proposed Master Plan



View from Cedardale with Additional Screening



View from Cedardale with Additional Screening

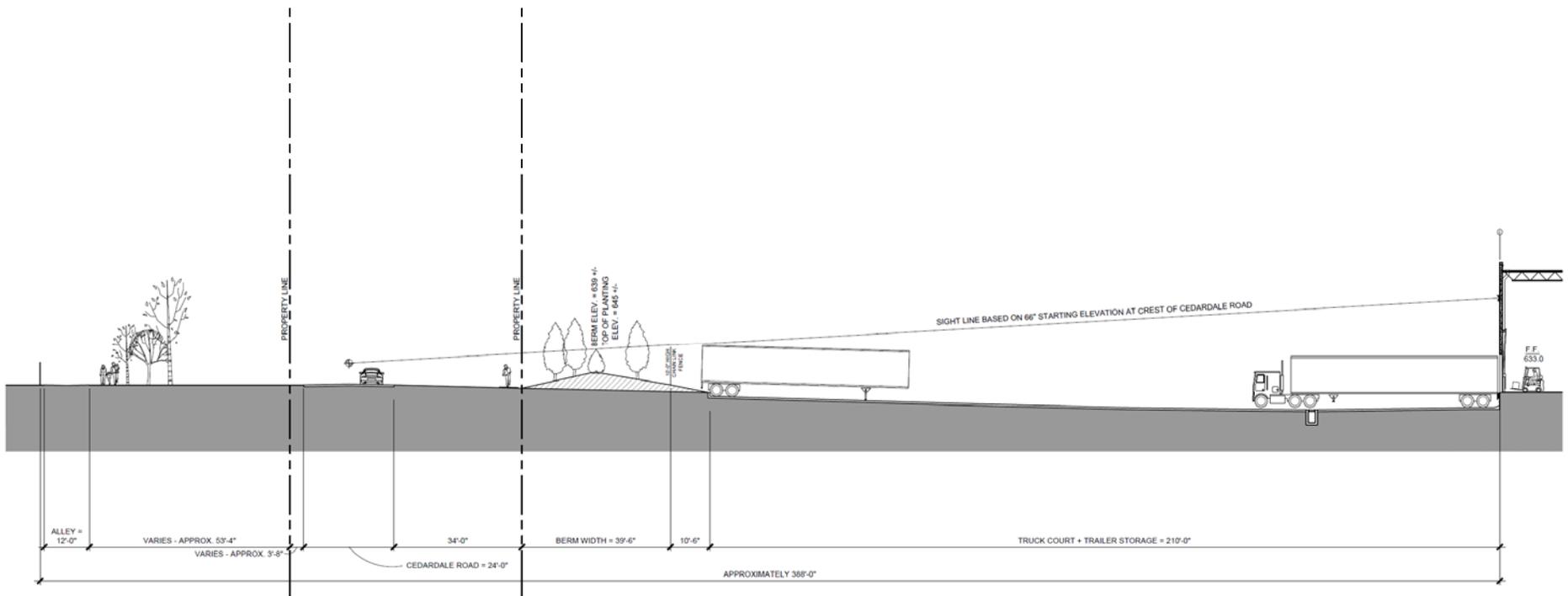


Benefits of new master plan and development of park

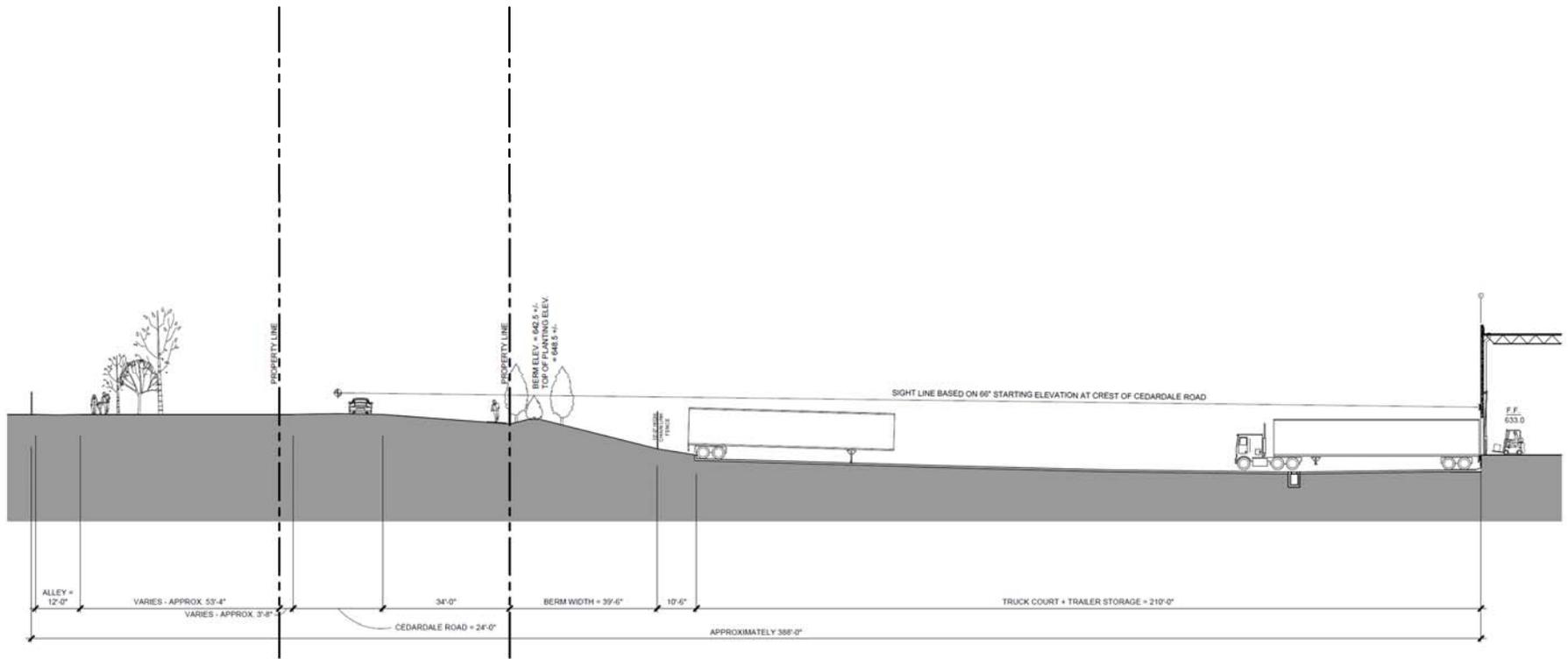
- Increase density of screening and maintain a minimum height of 10' (from finished floor) along Cedardale
- Prohibit all traffic access to Cedardale
- Future tenants in the park are expected to create +400 jobs
- Three buildings expected to add +\$60,000,000 in taxable real estate value
- Future tenants expected to bring +\$60,000,000 in taxable business personal property values

Exhibits: Cross Sectional Views

Site Section AA



Site Section BB



Site Section CC

