



**WORKSESSION AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, AUGUST 6, 2013 – 6:00 P.M.**



Chair, Quinnie Wright
Vice-Chair, Lawrence Prothro

Commissioner Genevieve Robinson
Commissioner James Mitchell
Commissioner Tom Barnett

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

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

6:00 P.M.

WORKSESSION AGENDA

CALL TO ORDER

DISCUSSION

1. **Z13-01** Discuss a comprehensive plan amendment to Light Industrial (LI) and a rezoning request from PD-MU, Planned Development-Mixed Use to PD-LI – Planned Development-Light Industrial. The property is located at North-West corner of Telephone Road and N Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

ACCESSIBILITY STATEMENT

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

CERTIFICATE

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

August 2, 2013 @ 5:00 a.m./p.m.

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



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PLANNING & ZONING COMMISSION
Agenda Communication for
August 6, 2013

#3

Z13-01 Conduct a Public Hearing and Consider a Comprehensive Plan Amendment to Light Industrial (LI) and a Rezoning request from PD – Planned Development MU (Mixed Use with Residential, Retail and Commercial Uses) to PD – Planned Development LI (Light Industrial). The Property is located on the Northwest corner of Telephone Road and North Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas.

Background

1. **Location and Size:** The property is located on the northwest corner of Telephone Road and Dallas Avenue. The property contains 251.31 acres of land and is currently undeveloped.
2. **Current Zoning:** The subject property is currently zoned PD-MU, Planned Development – Mixed Use with residential, retail and commercial uses on the eastern portion of the property fronting N. Dallas Avenue.
3. **Adjacent Properties:**
North: SF-5 and SF-6, Single Family Residential and CH, Commercial Highway
South: SF-5 and SF-6, Single Family Residential; 2F-6, Two Family Residential and NS, Neighborhood Services
East: NS, Neighborhood Services; LI, Light Industrial
West: SF-5, Single Family Residential
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan identifies this area with a mixture of land use designations including Retail at Telephone Road and Dallas Avenue, Light Industrial along Telephone Road and Medium Density Residential towards northwest portion of this property. The proposed use of the site contains both elements that appear compatible and those that do not match the Comprehensive Plan.
5. **Public Notification:** On Wednesday, July 24, 2013, a notice for this public hearing appeared in the Focus Daily Newspaper. Notifications of this public hearing were mailed to all property owners that are within 200 feet of the subject property on July 24, 2013. Zoning signs were placed on the subject property. Of the one hundred and thirty-four (134) property owner notifications mailed, two (2) responses have been received in favor of this request and two (2) in opposition of this request. This application was postponed at the July 2nd Planning and Zoning Commission meeting. The application was

scheduled again for July 23rd Planning and Zoning Commission meeting that got cancelled. Two public hearings were scheduled and notices were sent out accordingly. During these notice processes, a total of twelve (12) responses were received in favor of this request and thirteen (13) in opposition of this request.

A property owner who does not reside within the 200' notification area had requested a blank copy of the hearing notification and has gathered and submitted to the City 20 opposition responses for the July 2nd hearing and 24 opposition responses for the July 23rd public hearing.

6. Case History:

Date	Body	Action
12/07/04	P&Z	Z05-03 Charleston Park PD favorable recommendation
12/13/04	CC	Z05-03 Charleston Park PD denied
07/05/05	P&Z	Z05-22 Summerfield PD favorable recommendation
08/08/05	CC	Z05-22 Summerfield PD approved
09/06/11	P&Z	Z11-08 Lancaster Trade Center – straight zoning to LI negative recommendation
	CC	Z11-08 Lancaster Trade Center – straight zoning to LI applicant withdrew request
07/02/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD postponed no action taken
07/23/13	P&Z	Meeting Canceled

Considerations

This is a request to rezone the subject property from PD-MU, Planned Development - Mixed Use to PD-LI, Planned Development - Light Industrial. The purpose of this zoning request is to develop a Logistics Business Park with warehouse and distribution facilities. The subject property is located on the west side of N. Dallas Avenue approximately one mile south of Interstate 20.

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. Following is an analysis of these considerations:

Consistency with the Comprehensive Plan: The future land use map of the Lancaster Comprehensive Plan identifies this site as a mix of uses including Medium Density Residential, Retail, and Industrial land use. The requested zoning and land use contains both elements that appear compatible and those that do not match the Comprehensive Plan. This application is also a request for an amendment to the Lancaster Comprehensive Plan allowing the Light Industrial (LI) land use component instead of the Medium Density Residential land use. It is critical to understand that a FLUP is not a zoning map and does not create a legally binding contract, nor does it assign rights to property which may be construed as vested rights. Generally, the FLUP is a map of intended uses for areas throughout the City and the City's extraterritorial jurisdiction (ETJ).

The comprehensive plan amendment request is under concurrent consideration with the zoning change request. The comprehensive plan amendment request has to be considered in the

Planning and Zoning Commission recommendation. As per Lancaster Development Code, Section 14.1002, the PD Concept Plan “should be generally consistent with City’s Comprehensive Plan (as such plan may be amended prior to or concurrently with approval of the PD District).”

Potential Impact on Adjacent Development: This property is currently undeveloped. The applicant has proposed the following traffic circulation, landscaping and screening solutions to assist with reducing the impact of noise, visibility and traffic on adjacent neighborhoods. The applicant has proposed the following:

1. At no time will trucks be allowed to ingress or egress onto Telephone Road or Dizzy Dean Lane. Only car traffic from the Retail area shown on the master plan shall have access onto Telephone Road.
2. Perimeter screening from Dizzy Dean Road will consist of a 6’ -8’ masonry screening wall and on Telephone Road will consist of a 6’ -8’ tall stained wood fence, with masonry columns spaced approximately 100 feet apart.
3. Street trees, at a minimum of 3 caliper inches, will be required along Dizzy Dean Road and Telephone Road frontage spaced in two staggered rows approximately every 30’ except; when in front of the masonry columns, adjacent to drainage or other features, and in areas which will interfere with traffic visibility triangles.
4. The screening wall and fence along Telephone Road and Dizzy Dean shall be placed on a 3’ to 1’ berm to further enhance the screening from adjacent residential neighborhoods.

The perimeter screening and buffering is intended to physically screen the buildings and create a restricted visibility corridor for the proposed building within the Lancaster Logistics Industrial Center.

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 at this time. The applicant has requested a waiver for the requirement of providing a sidewalk along Dizzy Dean, Telephone Road and N. Dallas Avenue. Also a waiver has been requested for median improvements along N. Dallas Avenue. Staff is agreeable with these requests. As stated previously, the subject property only has access from N. Dallas Avenue.

Site conditions such as vegetation, topography and flood plain: The subject property is currently undeveloped. Upon construction of this site factors such as vegetation, topography and flood plain issues will be addressed as part of the site plan approval process and more specifically during the civil review before construction. The City Engineer, who is the City’s Certified Floodplain Manager (CFM) has reviewed this zoning change proposal. Once civil review plans are submitted, the applicant will be required to meet the City’s General Design and Construction Manual, Storm-Water Design Manual, and the Subdivision Ordinance requirements. A tree survey would be required as part of the site plan approval process. The applicant will be required to submit a drainage study and any on-site detention shall be landscaped and treated as an amenity per Lancaster Development Code.

Timing of Development as it relates to Lancaster’s Capital Improvement Plan: The City of Lancaster Capital Improvement Plan (CIP) does not include any immediate improvement along Dizzy Dean, Telephone Road, and N. Dallas Avenue. However, the applicant will be required to dedicate adequate right-of-way on all adjacent roadways as per City of Lancaster Thoroughfare Plan.

Quality Development

One of the strategic goals and objectives of the City of Lancaster is to promote Quality Development within the City. This planned development has incorporated landscaping, architectural and site orientation standards to encourage high quality logistics and distribution center users. The visual, noise, and traffic impact on neighboring properties have been tactfully minimized by providing enhanced set backs, three to one foot berm, two staggered rows of large street trees, masonry walls along Dizzy Dean Road and wood fence with masonry columns along Telephone Road. Moreover there is building articulation, façade templates, roof design guidelines included in the PD ordinance to eliminate the big-box appearance of these buildings. The building exteriors will be similar to large corporate commercial buildings with creative use of building form, scale, height, glass facades and design elements (elevation template attached).

After careful review of the zoning application and associated documents, staff is of the opinion that this proposed project meets Lancaster Development Code and other applicable ordinances at this stage of development. With creative application of architectural standards, site orientation, parking layout, traffic circulation and enhanced buffer and screening requirements, this proposal has served the purpose and intent of promoting quality non-residential development goals of the City of Lancaster.

Options/Alternatives

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

Staff Recommendation

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

Approval Process

Upon recommendation by the Planning and Zoning Commission, the City Council will conduct a public hearing and render a final decision for this item at their August 26, 2013, regular meeting.

Attachments

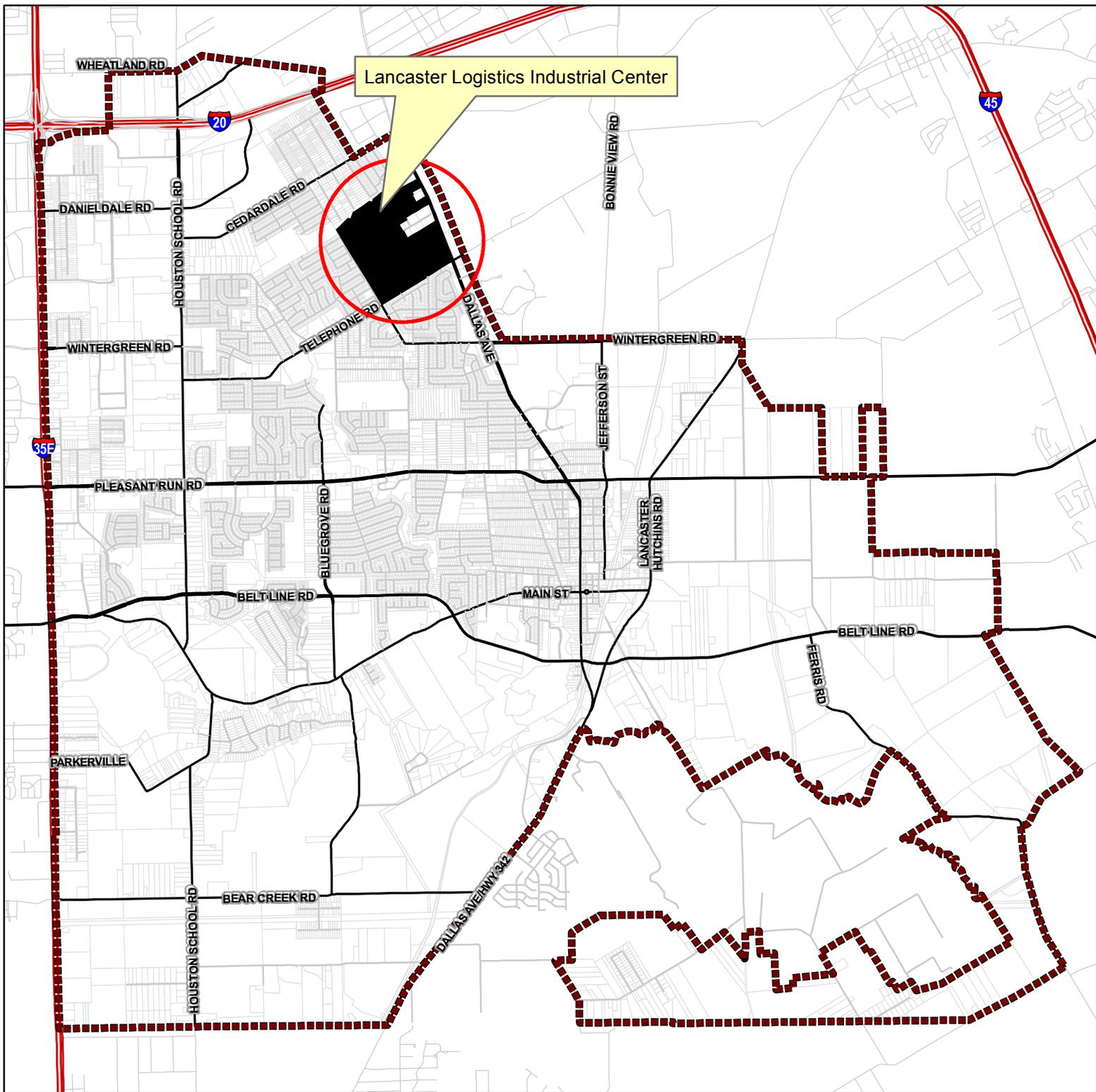
- Location Map
- Zoning Map
- Future Land Use Plan
- Draft PD Ordinance
- Aerial and Master Plan Graphics
- Street Views
- Cross-sections
- Proposed Building Exteriors
- Grading Plan
- Concept Plan
- Utility Map

- Responses from property owners.

Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

Date: August 6, 2013



Legend

-  Lancaster Logistics Industrial Center
-  City Limits
-  Parcels



0 0.375 0.75 1.5 Miles

Location Map
Lancaster Logistics Industrial Center
 NWC of Telephone Rd and N Dallas Ave





Zoning Map with Aerial Proposed Lancaster Logistics Industrial Center at SEC of Telephone Road and N Dallas Avenue



0 0.045 0.09 0.18 Miles

Legend

Lancaster Logistics Industrial Center	CS (Commercial Services)	SF-4 (Residential Low)
Parcels	LI (Light Industrial)	SF-5 (Residential Medium)
City Limits	MI (Medium Industrial)	SF-6 (Residential High)
Zoning	MF-16 (Multifamily)	SF-E (Single Family Estate)
MZ (Multi-Zoning)	MH (Mobile Home)	TC (Town Center)
2F-6 (2 Family Residential)	NS (Neighborhood Service)	TH-16 (Town Home)
A-O (Agricultural Open)	ORT (Office)	TND (Residential)
CH (Commercial Hwy)	PD (Planned Development)	ZL-7 (Zero Lot Line Res)
	R (Retail)	

CITY OF LANCASTER COMPREHENSIVE PLAN

Legend

-  proposed Lancaster Logistics Industrial Center
-  City Limits
-  Parcels
- Special Overlay Districts**
- District Name**
-  CAMPUS DISTRICT
-  HISTORIC DISTRICT
-  LANPORT DISTRICT
-  MEDICAL DISTRICT
-  MILLS BRANCH DISTRICT
-  SUNDIAL CENTER DISTRICT
- Comprehensive Plan**
- Zoning**
-  AIRPORT INDUSTRIAL
-  COMMERCIAL
-  COMMERCIAL HIGHWAY
-  COMMERCIAL REDEVELOPMENT AREA
-  HISTORIC TOWN SQUARE
-  INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MIXED USE
-  MOTOR FREIGHT TERMINALS
-  PARKS AND OPEN SPACES
-  PUBLIC & SEMI-PUBLIC
-  RESIDENTIAL - HIGH DENSITY
-  RESIDENTIAL - LOW DENSITY
-  RESIDENTIAL - MEDIUM DENSITY
-  RETAIL

LANCASTER LOGISTICS INDUSTRIAL CENTER

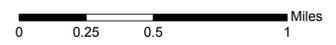


EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

Lancaster Logistics Industrial Center
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 business park. 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 building and street configurations shown on the attached Concept Plan labeled Exhibit "B" are just that, a concept. As the development proceeds, Detailed Site Plans shall be submitted for further clarification and staff approval. At no time will trucks be allowed to have ingress or egress onto Telephone Road or Dizzy Dean Drive. On the contrary, car traffic from area labeled "Retail Area" in Exhibit "B" shall have ingress or egress onto Telephone Road.

Permitted Uses

Any use allowed in the NS – Neighborhood Service, R – Retail, CH – Commercial Highway, CS – Commercial Service, ORT – Office Research Technology, or LI – Light Industrial Zoning districts.

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 Setback	25'
Side Setback	15'
Rear Setback	15'

Maximum Lot coverage by Building

60% (For single use sites)
75% (For combination use sites)

Structure Requirements

Maximum Building Height

Height of Buildings	140' above finished floor elevation but no greater than 50' within 50' of a property line that is adjacent to a residentially zoned property
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EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

Building Articulation

Building Articulation

Vertical and horizontal articulation is recommended, but will not be required with the use of other architectural elements such as reveals, alternating paint schemes, faux windows and other features to minimize the "flat-box" look. The intent is to make the buildings more aesthetically pleasing when viewed from Dallas Avenue, Dizzy Dean Road, and Telephone Road.

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, 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 be allowed in any orientation but will have screening that will help keep these area less visible from Dallas Avenue, Dizzy Dean, or Telephone Road.

Parking Requirements

Off-street parking shall comply with the provisions set forth in the Lancaster Development Code, as amended, except where otherwise provided in this subsection.

- No on-street parking (Parking within a street Right-of-Way) will be permitted
- Automobile parking stalls shall be a minimum of 9" wide x 18' long.
- Warehouse and Distribution: Minimum 1 parking space (facilitating either a truck or car) per 2,500 s.f. of warehouse space for buildings comprising less than 100,000 s.f.; or minimum 1 parking space (facilitating either a truck or car) 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 (facilitating only cars) 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,

EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

- shall be screened from view from all sides, public and private, by a minimum 6-foot high opaque screen consisting of anyone or a combination of the following:
 - Wood Fence
 - Masonry Wall
 - Vegetation
 - Berm
- and at all times the stored materials must be one foot (1') below the opaque screen.

Sidewalks

Due to the nature of this Development, the requirement for sidewalks along public rights-of-way shall be waived.

Landscaping and Open Space

Required Landscape Areas and Trees:

- Perimeter screening from Dizzy Dean Road will consist of a 6-8' masonry screenwall and Telephone Road will consist of a 6-8' Board on Board Stained wood fence, with masonry columns spaced approximately 100 feet. Additionally, street trees, minimum 3 caliper inches, will be required along Dizzy Dean Road and Telephone Road frontage spaced in two staggered rows approximately every 30' except; when in front of masonry columns for screening fence, adjacent to drainage or other features, and in areas which cause intersection visibility issues or traffic concerns. The perimeter screening is intending to buffer the buildings and create a restricted visibility corridor to the proposed building within the Lancaster Logistics Industrial Center. Also, the screening wall and fence along Telephone Road and Dizzy Dean shall be place on a 3' berm to further increase the building screening from adjacent residential.
- Open spaces areas within the development will
- All other Landscaping and Open Space requirements will be Per City of Lancaster Development Code, Article 14.800.

General Architectural Guidelines

Purpose

The character, image and identification of the City of Lancaster and the Lancaster Logistics Industrial Center is based, in large part, upon the architecture of its buildings; and how well those buildings are located and oriented on the site to relate to one another and the surrounding elements. The following guidelines are intended for the 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

EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

character of the community, while at the same time providing new, creative, forward-looking and dynamic approaches to design.

Buildings along Dallas Avenue 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 enhancements, landscaping or building placement.

Buildings within the Lancaster Logistics Industrial Center shall be 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 structures, 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.

EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

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 service 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 feet (5') 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

EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

The use of accent colors shall be encouraged to provide a dignified and lively streetscapoe,

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 Dallas Avenue.

More subtle, less intense colors should be used for facades facing Telephone Road, Dizzy Dean 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 affect 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 Dallas Avenue and Telephone 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 building's 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 – Dallas Avenue

EXHIBIT "A"
PLANNED DEVELOPMENT REGULATIONS

Building facades along Dallas Avenue should be used in manner to present an office, institutional and/or corporate 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.



**MASTER PLAN RENDERING
LANCASTER LOGISTICS INDUSTRIAL CENTER**

I:\S.D.\WFXM3200\700 CADD\702 Civil\Zoning\WFXM3200-ConceptPlan.dwg, 6/21/2013 12:21 PM, McCluskey, Christopher

ZONED:
SF-3

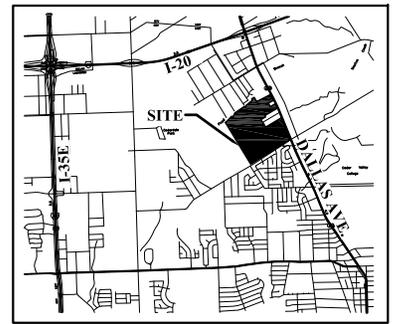
ZONED:
SF-2

ZONED:
SF-3

ZONED: CH

ZONED: CH

ZONED: 2F-1



VICINITY MAP
N.T.S.

Line	Bearing	Distance
1	N 58°30'51"E	111.41'
2	N 43°48'20"E	98.06'
3	N 45°45'00"E	46.72'
4	S 71°00'00"E	72.97'
5	N 69°00'00"E	58.00'
6	N 22°00'00"E	108.00'
7	N 26°00'00"E	143.00'
8	S 69°15'00"E	41.15'
9	S 73°31'00"E	30.00'
10	N 74°15'15"E	55.00'
11	N 12°30'00"E	37.00'
12	N 44°38'17"E	37.45'
13	N 30°00'00"W	110.00'
14	N 63°41'18"E	198.91'
15	S 28°53'25"E	26.81'
16	S 28°40'12"E	136.74'
17	N 30°08'42"W	136.78'
18	S 28°40'12"E	146.45'
19	N 30°08'42"W	146.45'
20	S 31°04'17"E	90.60'
21	N 59°54'38"E	15.10'
22	S 17°54'29"W	76.37'

NOTE:
INDUSTRIAL ACCESS TO DIZZY DEAN DRIVE AND
TELEPHONE ROAD IS NOT PROVIDED PER THIS
CONCEPT PLAN. RETAIL ACCESS IS NOT RESTRICTED
PER THIS PLAN.

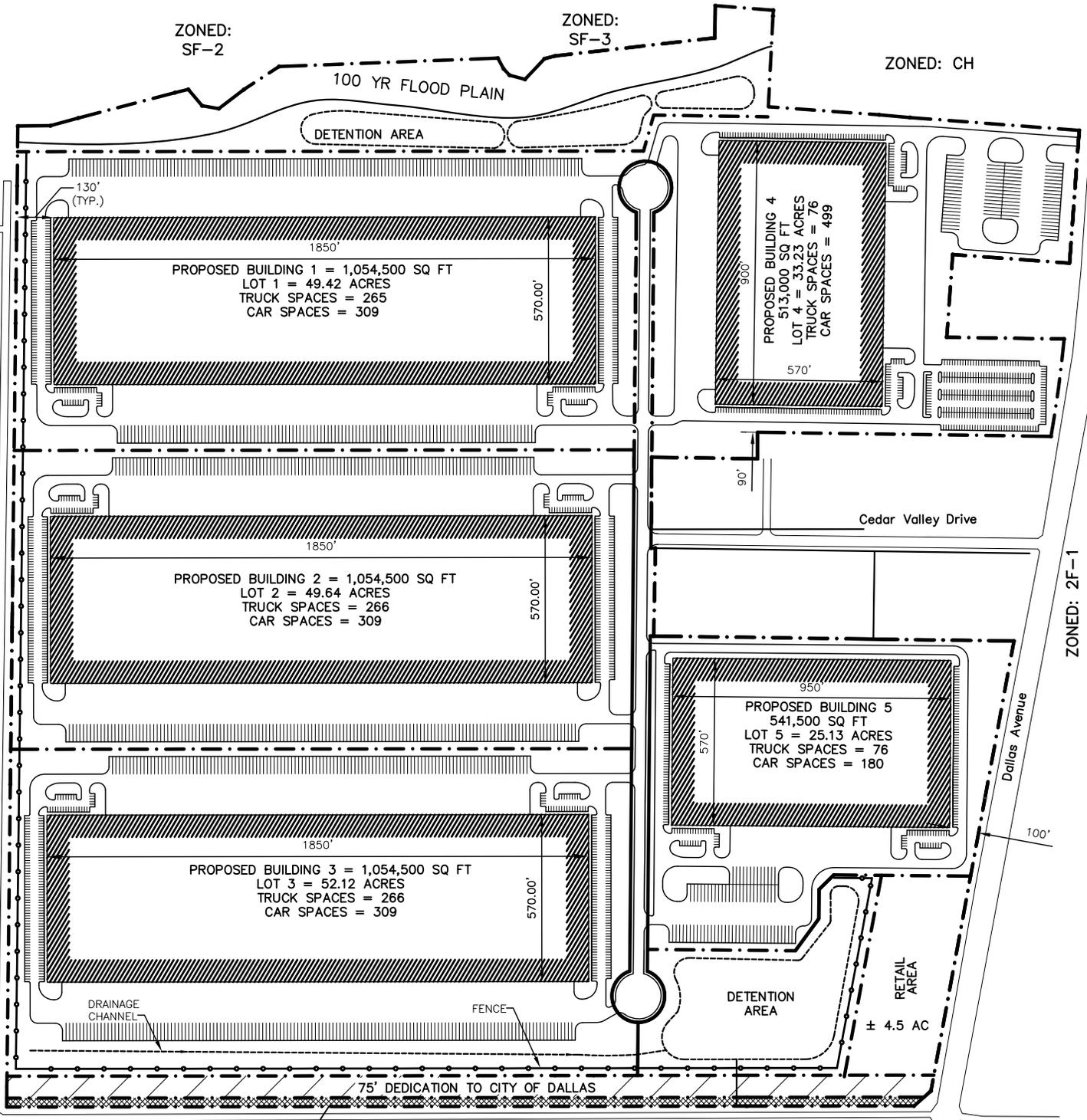
LANCASTER LOGISTICS
INDUSTRIAL CENTER
251.22 ACRES
OUT OF THE
SMITH ELKNIS SURVEY ~ ABSTRACT NO. 430
IN THE
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

CONCEPT PLAN
OF
LANCASTER LOGISTICS
INDUSTRIAL CENTER

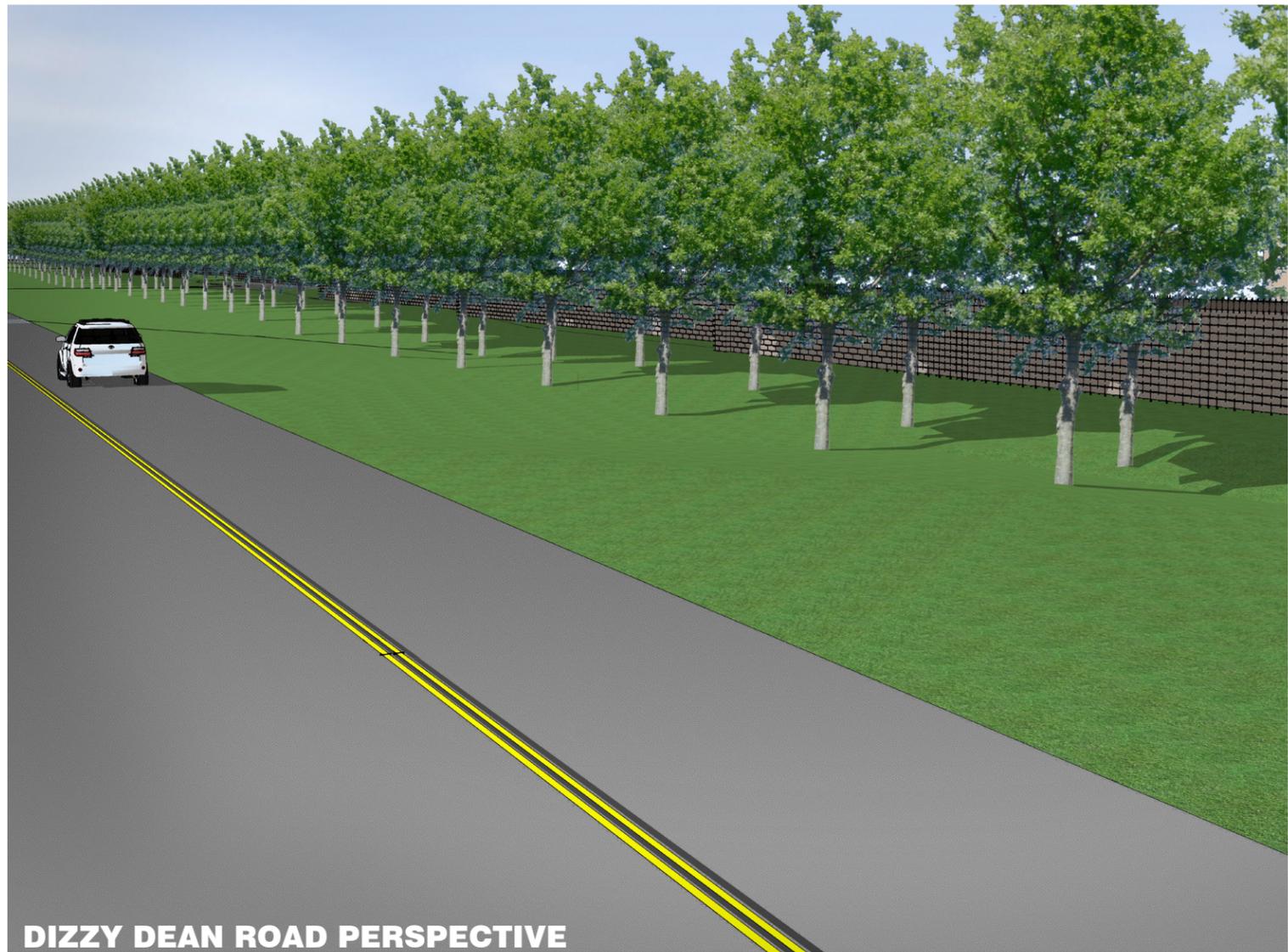
OWNER/APPLICANT
WHITE PROPERTY COMPANY No. 2 LTD
C/O: BJ ANDERSON COMPANY
3819 TOWNE CROSSING #200
MESQUITE, TEXAS 75150
(972) 285-0141

ENGINEER:
JACOBS
7950 ELMBROOK DRIVE DALLAS, TX
75247-4861
PHONE 214-638-0145
FAX 214-638-0447

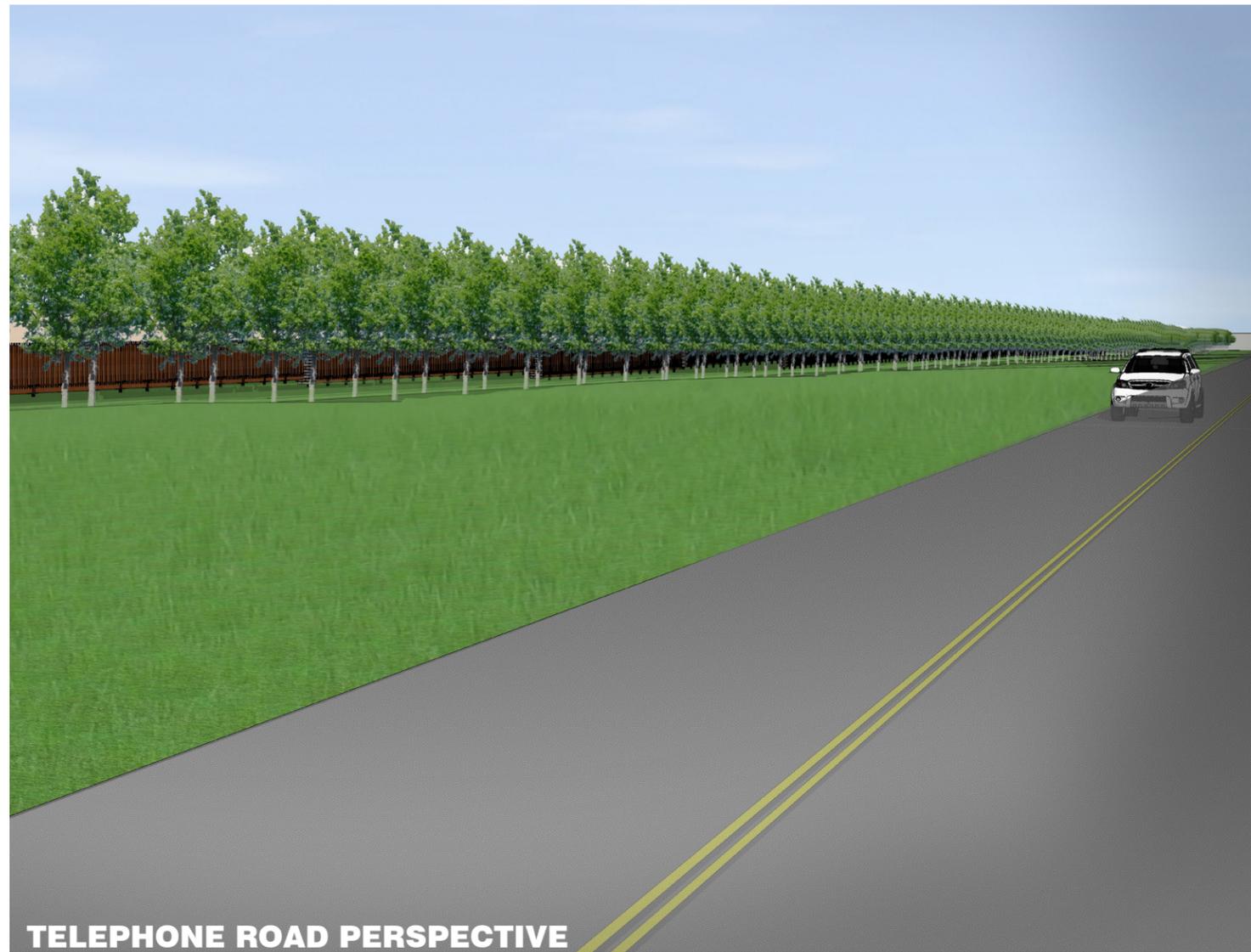
EXHIBIT



30' DEDICATION TO CITY OF LANCASTER Telephone Road

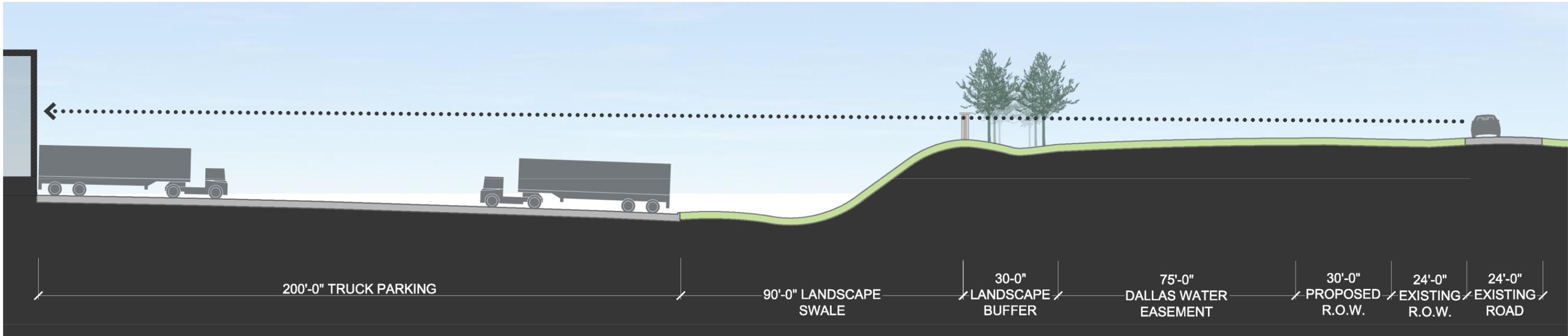


DIZZY DEAN ROAD PERSPECTIVE

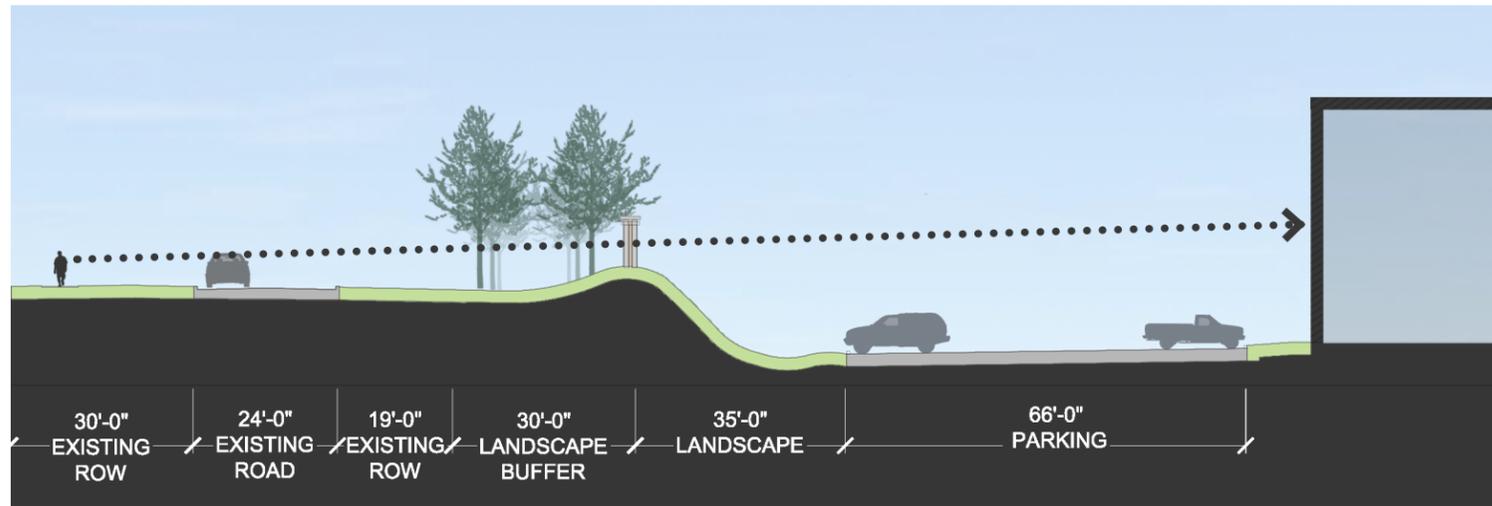


TELEPHONE ROAD PERSPECTIVE

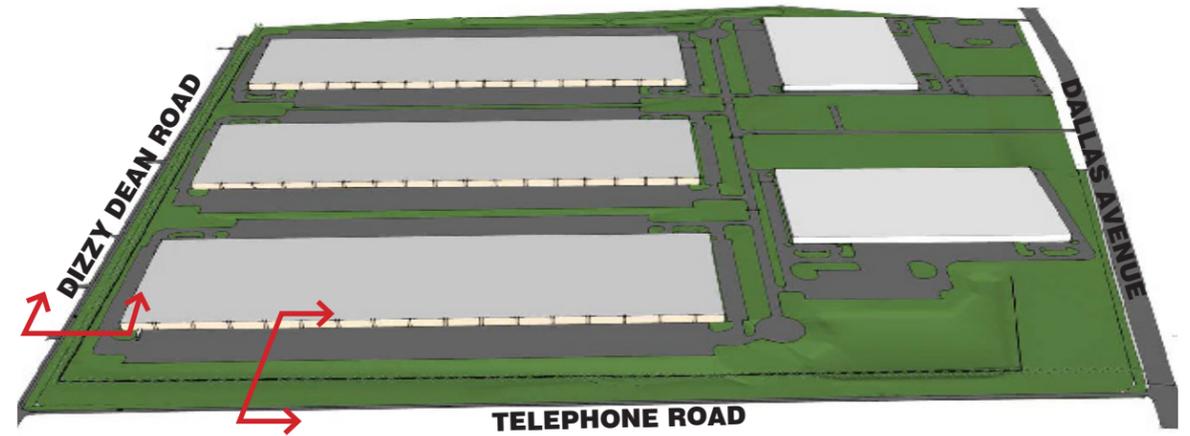




TELEPHONE ROAD SECTION



DIZZY DEAN ROAD SECTION







City of Lancaster Planning Division



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

More jobs

SIGNATURE:

Earl Waters

ADDRESS:

1005 Badger Ln

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, August 6, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 26, 2013 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 is missing, your comments will not be recorded. Your response must be received in the Planning Division by 5 pm on Wednesday, 07/31/2013 for your comments to be included in the Planning and Zoning Commission's 08/06/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Division
Phone 972-218-1240
FAX 972-227-7220

RETURN BY FAX OR MAIL
City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Division



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE: *[Handwritten Signature]*

ADDRESS: 1040 CEDAR VALLEY

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City of Lancaster Planning Division



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development - Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1; 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. - Z13-01]

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

COMMENTS: A Logistics Center should not be close to a neighborhood, the Lancaster area already has about 3 to 4 of these center

SIGNATURE: Sandra J. Jarrard

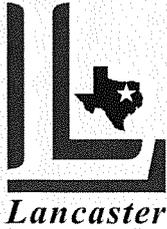
ADDRESS: 1005 Hollow Oak Rd - Lancaster TX 75134

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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Division



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

*This is a residential area
that's why I bought a house here
& it should stay*

SIGNATURE: *J. Hayes*

ADDRESS: *3021 E Pepperidge Dr
Lancaster TX 75134*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, August 6, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 26, 2013 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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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

ADDRESS:

Margie Horn
 13403 Alchester Ln
 Houston TX 77019

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 FAX 972-227-7220

RETURN BY FAX OR MAIL
 City of Lancaster
 Planning Division
 Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE: 1040 Cedar Valley

ADDRESS: LANCASTER TX 75134

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 City of Lancaster
 Planning Division
 Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *[Handwritten signature]*

SIGNATURE: *[Handwritten signature]*

ADDRESS: *[Handwritten address: 1003 Year Stream]*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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134 notices were sent out on 07/12/2013



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Jobs for Local Residents.
Bring it on.

SIGNATURE: J. A. Long
ADDRESS: 1035 Cresthaven Dr. 75134

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 City of Lancaster
 Planning Division
 Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner
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LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Best & only use

SIGNATURE: _____

ADDRESS: _____

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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It may have a negative impact on the home values in our development.

SIGNATURE:

Rebecca Galesian 7-16-2013

ADDRESS:

owner of: 902 Wintergreen
Lancaster, TX 75134

mailing address: 4006 Panay Drive
Mechanicsburg, PA 1705

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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.

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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:

*This is not appropriate in this area
Not good for the homeowners*

SIGNATURE:

Shana M. (Shanon)

ADDRESS:

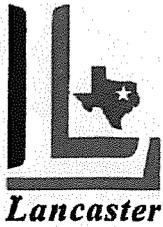
3021 E Pepperidge Dr. Lancaster TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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134 notices were sent out on 07/12/2013



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Positive economic development is better than no economic development.

SIGNATURE:

Carl Singletto

ADDRESS:

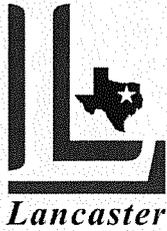
1015 Clear Stream Dr., Lancaster, TX 75134-4628

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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 is missing, your comments will not be recorded. Your response must be received in the Department of Planning by 5 pm on Wednesday, 06/26/2013 for your comments to be included in the Planning and Zoning Commission's 07/02/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

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Phone 972-218-1240
FAX 972-227-7220

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City of Lancaster
Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: This will bring New Jobs for our Lancaster citizens, But keep the Noise Factor in mind when permits are issued.

SIGNATURE: Jayne Long, Sherman Long

ADDRESS: 1035 Cresthaven Dr. 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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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<p>If you have any questions concerning this request, please contact the Planning Department Phone 972-218-1240 FAX 972-227-7220</p>	<p>RETURN BY FAX OR MAIL City of Lancaster Planning Department Lancaster, TX 75146-0940</p>
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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

[Handwritten Signature] Douglas W. Hunt

ADDRESS:

1640 CEDAR VALLEY
214-236-7474

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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 972-227-7220

RETURN BY FAX OR MAIL
City of Lancaster
Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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.

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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:

~~NEED TO KNOW DATE SETTING~~

SIGNATURE:

Clyde Z. Hargreaves

ADDRESS:

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Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: _____

SIGNATURE: DAVID HARGROVE *David Hargrove*

ADDRESS: 101 WALLEY RIDGE DR.
RED OAK, TX 75154

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Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

John Hengeman

ADDRESS:

101 VALLEY RIDGE DR.
RED OAK, TX 75154

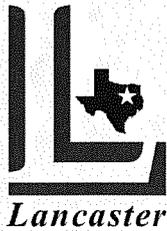
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Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: HIGHEST, BEST + ONLY USE OF PROPERTY

SIGNATURE: Cheryl R. Bauger

ADDRESS: 101 UMNEY RIDGE
RED OAK, TX 75154

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Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



Tc
PK
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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: It will have a negative impact on the home values in our development.

SIGNATURE: Rebecca Gatesman 6-25-2013. Mailing Address: 4006 Pamaq Drive
ADDRESS: owner of property: 902 Wintergreen
Lancaster, TX 75134
Mechanicsburg, PA 17050

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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: TOD MUCH TRAFFIC & NOISE.

SIGNATURE: *Adrian Anderson*

ADDRESS: 1007 APRIL SHOWERS 75134

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 City of Lancaster
 Planning Department
 Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Absolutely NO. This request would take away from the neighborhood and create noise and disturbance

SIGNATURE:

ADDRESS:

*James T. Neal
1010 Weslover Drive
Lancaster, TX 75134*

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Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I am opposed to the request.

SIGNATURE: Jerry Clain

ADDRESS: 1006 Graystone Lancaster 75134

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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: *Too Many Kids in Meadowsview to have more traffic in area. Telephone is a two lane; traffic is heavy already*

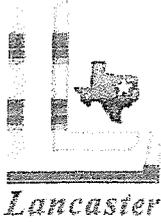
SIGNATURE: *Rita A. Light*

ADDRESS: *1001 Wild Horse way
Lancaster, TX 75134*

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City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: It bring down the property value.

SIGNATURE: Northel Thomas

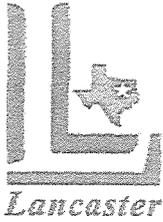
ADDRESS: 1022 WESTOVER DR

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: No more traffic

SIGNATURE: Raymond & Haven Reese

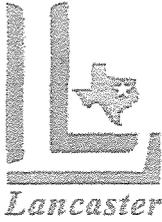
ADDRESS: 1023 April Shower Ln.

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NOTICE OF PUBLIC HEARING

TO: Property Owner

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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: No More traffic

SIGNATURE:

John E. Mack

ADDRESS:

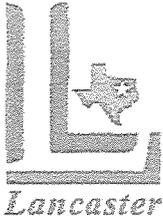
1030 April Showers Ln.

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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

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EXPLANATION OF REQUEST: The Applicant requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Zelma Blair

ADDRESS:

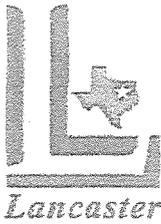
1022 April Shower LN

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NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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.

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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: WE HAVE MORE THAN ENOUGH DISTRIBUTION CENTERS IN LANCASTER, TX! THE 18 WHEELER TRUCKS WILL DESTROY OUR STREETS!

SIGNATURE:

ADDRESS:

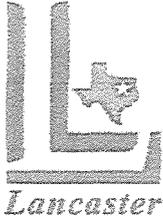
Shirley J. South
 10210 APRIL SHOWERS LANE
 LANCASTER, TEXAS 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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 is missing, your comments will not be recorded. Your response must be received in the Department of Planning by 5 pm on Wednesday, 06/26/2013 for your comments to be included in the Planning and Zoning Commission's 07/02/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Department
 Phone 972-218-1240
 FAX 972-227-7220

RETURN BY FAX OR MAIL
 City of Lancaster
 Planning Department
 Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)
LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Due to various roads having potholes. We do not need more. This is ridiculous

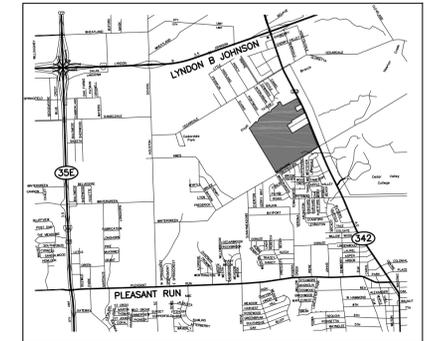
SIGNATURE: Mrs. Mrs. Anthony Cook
ADDRESS: 1029 Blackberry Trail
Lancaster, TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 at 7:00 pm. Meetings are typically held in the City Council Chambers, City of Lancaster Municipal Center, 211 N. Henry Street, Lancaster, Texas.

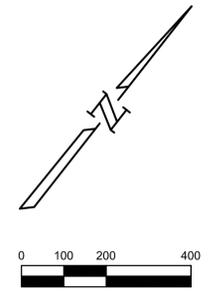
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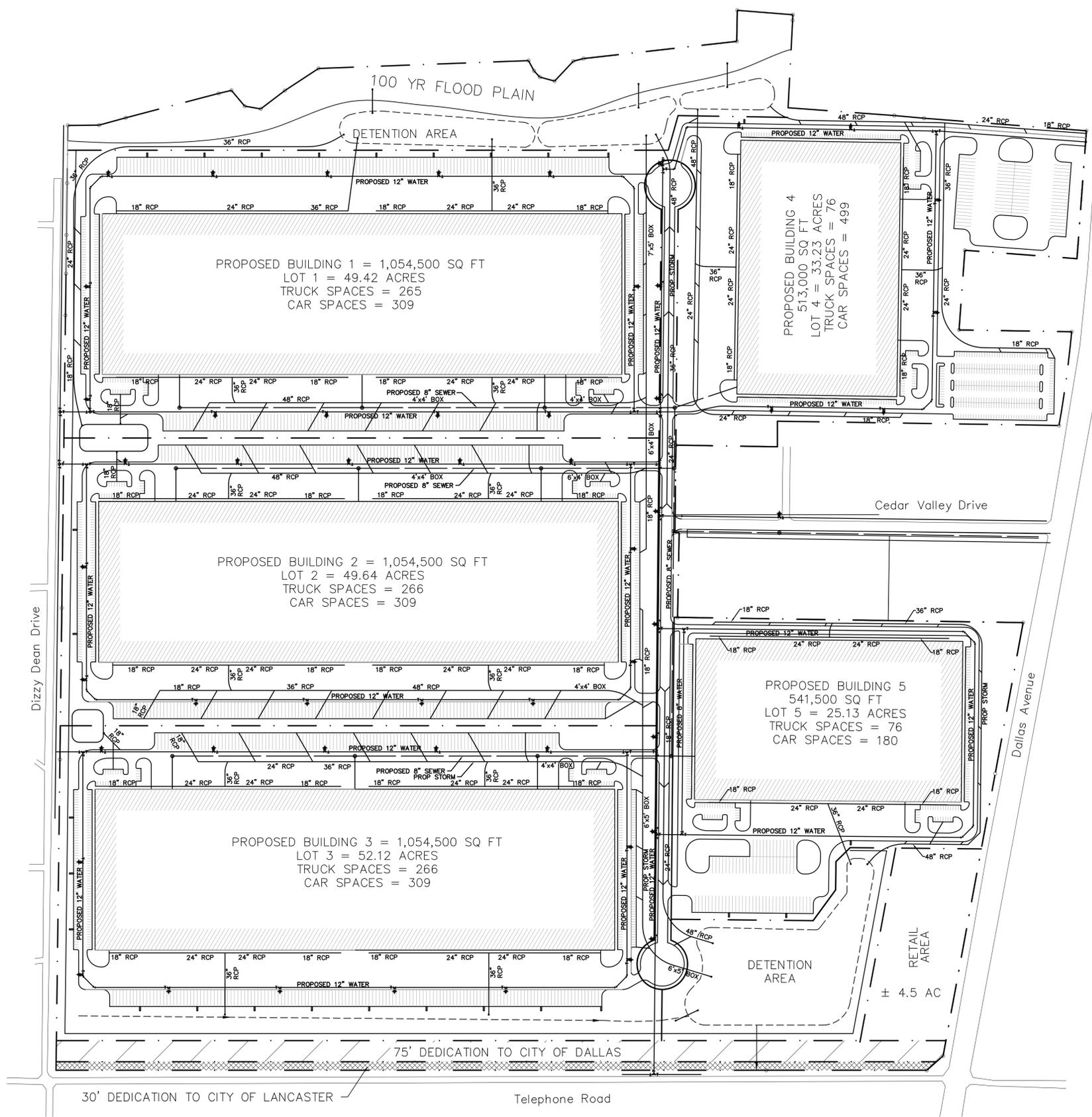


VICINITY MAP



LEGEND

- PROPOSED WATER LINE W/ FIRE HYDRANT
- PROPOSED SANITARY SEWER LINE W/ MANHOLE
- EXISTING WATER LINE W/ FIRE HYDRANT
- EXISTING SANITARY SEWER LINE W/ MANHOLE
- EXISTING UTILITY TO BE REMOVED



CONCEPT UTILITY PLAN
 OF
**LANCASTER LOGISTICS
 INDUSTRIAL CENTER**

OWNER
 WHITE PROPERTY COMPANY No. 2 LTD
 C/O: BJ ANDERSON COMPANY
 3819 TOWNE CROSSING #200
 MESQUITE, TEXAS 75150
 (972) 285-0141

ENGINEER:

JACOBS
 7950 ELMBROOK DRIVE DALLAS, TX
 75247-4961
 PHONE 214-638-0145
 FAX 214-638-0447
 Jacobs Engineering Group Inc.
 Texas Registration #2966

FEBRUARY 2013 SCALE: 1"=200'

PROJECT NO WFXM3200

I:\SLO\WFXM3200\700_CADD\702_Civil\Zoning\WFXM3200-dtl_Layout.dwg, 6/28/2013 8:21 AM, Balkond, Blake



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: The storm and waste water management plans are not mature or in accord with NCTCOG practices

SIGNATURE: Jeff Melcher **JEFF MELCHER**

ADDRESS: 1520 Golden Grass
Lancaster Tx 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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RETURN BY FAX OR MAIL
City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: This is inconsistent with current streets, parks, stormwater, and retail development plans. This should not be first change but last.

SIGNATURE: Diana M. [Signature]

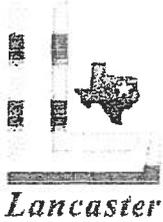
ADDRESS: 1520 Golden Grass Dr.
Lancaster, TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Better fast food spots, stores, mu

SIGNATURE: Jhanique Jullied

ADDRESS: 1048 Bumble Bee Lancaster, Tx. 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

prefer houses

SIGNATURE:

Carrie Malone

ADDRESS:

932 Western Lancaster, TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Do not want commercial noise and the like around neighborhood

SIGNATURE: *[Handwritten Signature]*

ADDRESS: 1045 Badger Run

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Adala Rawls

ADDRESS:

1010 Graystone Dr Lancaster TX 75131

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Carl Burns

ADDRESS:

1005 Hollow Oak Rd

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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: _____

SIGNATURE:

A Sherman

ADDRESS:

1002 Blackberry Trail Lancaster, TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE: Juan Carlos

ADDRESS: 100 Harbor Oak Rd.
Lancaster, TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).
LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: inappropriate use of land
for a neighborhood

SIGNATURE: [Handwritten Signature]
ADDRESS: 1416 Golden Grass

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Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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.

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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:

SIGNATURE: Delia A. Hodge

ADDRESS: 1009 Bumble Bee Dr., Lancaster, Tx. 75134

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City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Ristene Chapman

ADDRESS:

1028 Wild Horse Way

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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 is missing, your comments will not be recorded. Your response must be received in the Department of Planning by 5 pm on Wednesday, 07/17/2013 for your comments to be included in the Planning and Zoning Commission's 07/23/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request,
please contact the Planning Division
Phone 972-218-1240
FAX 972-227-7220

RETURN BY FAX OR MAIL
City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: no more trucks

SIGNATURE: Pandra Sewer

ADDRESS: 904 Chesthaven Dr.

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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE: *Kusha Ashby*

ADDRESS: *2922 Valley Circle
LANCASTER TX 75134*

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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Stanley Ardley Sr

ADDRESS:

2922 Valley Circle

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Stephanie Brooks

ADDRESS:

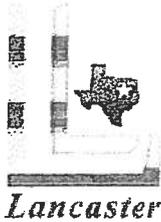
1039 Cresthaven Dr

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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

I am not for this project.

SIGNATURE:

Rodney E. Fuller

ADDRESS:

1015 CRESTHAVEN DR.

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE: Shel Williams

ADDRESS: 3010 Pepperidge

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NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Never notified of planned development.

SIGNATURE: [Handwritten Signature]

ADDRESS: 921 Westover Dr Lancaster TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE: Ronn Zell

ADDRESS: 30814 Roseme Gr.

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NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Not A good Ideal.

SIGNATURE: *J. Glasa*

ADDRESS: *3021 E Pepperidge Dr.
Lancaster TX 75134*

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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:

SIGNATURE:

Kimberly Johnson

ADDRESS:

*907 Creekside Dr.
Lancaster, TX 75139*

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NOTICE OF PUBLIC HEARING

TO: Property Owner

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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:

SIGNATURE:

John Henry

ADDRESS:

1001 Badger Run

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NOTICE OF PUBLIC HEARING

TO: Property Owner

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LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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.

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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:

SIGNATURE:

Carey Lynn

ADDRESS:

1411 Bauger Run Lancaster 7589

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Patti Jones / Patti Jones

SIGNATURE:

Patti Jones

ADDRESS:

1532 Golden Grass Dr. / 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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 is missing, your comments will not be recorded. Your response must be received in the Department of Planning by 5 pm on Wednesday, 06/26/2013 for your comments to be included in the Planning and Zoning Commission's 07/02/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

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City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Too many truck stops. We need more parks.

SIGNATURE:

Willie J. Hunt

ADDRESS:

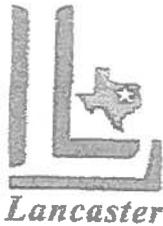
*1440 Golden Grass Dr.
Lancaster, TX 75134*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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 is missing, your comments will not be recorded. Your response must be received in the Department of Planning by 5 pm on Wednesday, 06/26/2013 for your comments to be included in the Planning and Zoning Commission's 07/02/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Department
Phone 972-218-1240
FAX 972-227-7220

RETURN BY FAX OR MAIL
City of Lancaster
Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application to rezone property zoned Planned Development – Single Family (PD-SF) to Planned Development - Light Industrial (PD-LI)

LOCATION: Northwest corner of Telephone Road and Dallas Avenue. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

We need more parks. We are never informed or given time for information on the planning.

SIGNATURE: *Harriette J. Hunter*

ADDRESS: *1440 Golden Grass Drive
Lancaster, TX 75134*

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on 07/02/2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on 07/22/2013 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 is missing, your comments will not be recorded. Your response must be received in the Department of Planning by 5 pm on Wednesday, 06/26/2013 for your comments to be included in the Planning and Zoning Commission's 07/02/2013 packet. Responses received after that time will be forwarded to the Commission at the public hearing.

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RETURN BY FAX OR MAIL
City of Lancaster
Planning Department
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: Due to traffic and safety of our children
I feel this will not benefit our neighborhood.

SIGNATURE: Dana Jolley

ADDRESS: 1436 Honeybee Lane

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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RETURN BY FAX OR MAIL
 City of Lancaster
 Planning Division
 Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Lakesha Brown

ADDRESS:

1032 Wildhorse Way

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Jylene Leibel

ADDRESS:

1525 Honey Bee Ln

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Bad for home area

SIGNATURE:

J. C. [Signature]

ADDRESS:

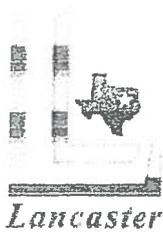
911 WESTOVER

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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

James Clark

ADDRESS:

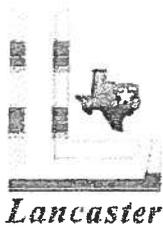
2929 Goldenrod Dr.

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FAX 972-227-7220

RETURN BY FAX OR MAIL
City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Denise Dews

ADDRESS:

1026 West Over Dr

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: *was never made aware of this and don't agree with moving a truck center in my area. This is for [unclear]*

SIGNATURE: *Jimmy Jam [unclear]*

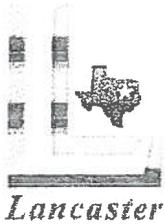
ADDRESS: *921 Westover Dr.
Lancaster TX 75134*

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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Do not need this

SIGNATURE:

Bridget W. Brown, Common

ADDRESS:

1023 Mayflower Ln

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

Do Not Like it

SIGNATURE:

Jacalynn

ADDRESS:

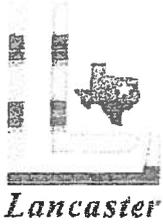
11023 mayflower

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

Natasha Jones

ADDRESS:

1045 Bumble Bee Dr.

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Planning Division
Lancaster, TX 75146-0940



City of Lancaster Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS:

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1040 Bumble Bee Lancaster, TX 75134

Your written comments are being solicited in the above case. Additional information is available in the Department of Planning at 700 E. Main. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on Tuesday, July 23, 2013 at 7:00 pm. The City Council will hold a public hearing and take action on the above case at their meeting on Monday, August 12, 2013 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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Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).
LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: I do not want the distribution
Center in our area

SIGNATURE: Jerry D. Taylor
ADDRESS: 1037 Bumble Bee Dr

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If you have any questions concerning this request, please contact the Planning Division
Phone 972-218-1240
FAX 972-227-7220

RETURN BY FAX OR MAIL
City of Lancaster
Planning Division
Lancaster, TX 75146-0940



City of Lancaster
Planning Department



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Consider an application to amend the Comprehensive Plan to Light Industrial (LI) and rezone property zoned Planned Development – Mixed Use (PD-MU) to Planned Development - Light Industrial (PD-LI).

LOCATION: The property is located at North-West corner of Telephone Road and Dallas Avenue. The property is approximately 251 acres, described as Tracts 3, 3.2, 4, 5, 5.1, 6, 7, 7.1 of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas. 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 requests to rezone this property for the purpose of developing a Logistics Industrial Center. [Case No. – Z13-01]

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

COMMENTS: I do not want any type of industrial
planning in the meadow estate.

SIGNATURE: [Signature]

ADDRESS: 1012 Babbling Brook Ln.
Lancaster, TX. 75134

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COMMENTS:

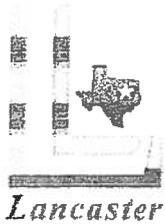
SIGNATURE: Juliecia Hofner

ADDRESS: 1033 Bumble Bee Dr
Lancaster, Tx 75134

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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:

SIGNATURE:

Melvin Carter

ADDRESS:

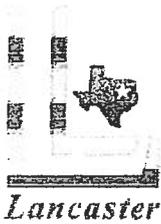
1031 Clear Stream Dr

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

COMMENTS:

SIGNATURE:

Shirley Summers

ADDRESS:

2019 Goldenrod Drive

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COMMENTS:

SIGNATURE:

Rona Holt

ADDRESS:

1024 Bumble Bee Dr. 75134

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