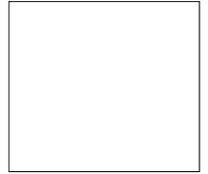




**NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, SEPTEMBER 3, 2013 – 7:00 P.M.**



**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.

7:00 P.M.

AGENDA

CALL TO ORDER

CITIZENS COMMENTS (At this time citizens will be allowed to speak only on matters contained on the Planning and Zoning Commission agenda)

ACTION

- 1. PS13-08** Discuss and consider a Final Plat for Lots 1, 2, and 3, Block A, Ridge Logistics Center, situated in Smith Elkins Survey, Abstract No. 430, an addition to the City of Lancaster, Dallas County, Texas. The property is located at the North-East corner of N Dallas Avenue and Telephone Road.

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 29, 2013 @ 5:00 am/pm.

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

PLANNING & ZONING COMMISSION
Agenda Communication for
September 3, 2013

#1

PS 13-08 Discuss and consider a Final Plat for Lots 1, 2, and 3, Block A, Ridge Logistics Center, situated in Smith Elkins Survey, Abstract No. 430, an addition to the City of Lancaster, Dallas County, Texas. The property is 11.36 acres, located at the North-East Corner of N Dallas Avenue and Telephone Road.

Background

1. **Location and Size:** The property is located on the northeast corner of N Dallas Avenue/SH 342 and Telephone Road. The property is partly within City of Lancaster and City of Dallas with majority of the land being in City of Dallas. The Final Plat under review contains 11.36 acres of Ridge Logistics property that is within the corporate limits of the City of Lancaster. Ridge Logistics Center is under construction within the City of Dallas portion of the property.
2. **Current Zoning:** The subject property is zoned Neighborhood Services (NS) at the southernmost corner and the rest of the property is zoned Light Industrial (LI).
3. **Adjacent Properties:**
North: LI-Light Industrial, vacant
South: NS-Neighborhood Services, vacant
East: City limits; City of Dallas
West: PD-Planned Development, (vacant); LI-Light Industrial, (Access Storage); LI-Light Industrial-SUP, (Fed Ex, Shamrock Bingo), CH-Commercial Highway, (Lancaster Residential Center, Church of Christ at Cedar Valley)
4. **Comprehensive Plan Compatibility:** The 2002 Comprehensive Plan Future Land Use map shows this area with Retail (R) land use.
5. **Public Notification:** There is no notification required.
6. **Case History:** The Preliminary Plat for Ridge Logistics Center was approved in November 2012.

Considerations

This is a request to Final Plat Lots 1, 2 and 3, Block A of Ridge Logistics Center. The Final Plat conforms to the previously approved Preliminary Plat. No new utility or infrastructure is planned at this time. The final plat meets City of Lancaster Subdivision Ordinance and General Design Manual.

Options/Alternatives

1. Approve the plat as presented.

Recommendation

Staff recommends **approval** of the plat.

Approval Process

The Planning and Zoning Commission is the final approval authority.

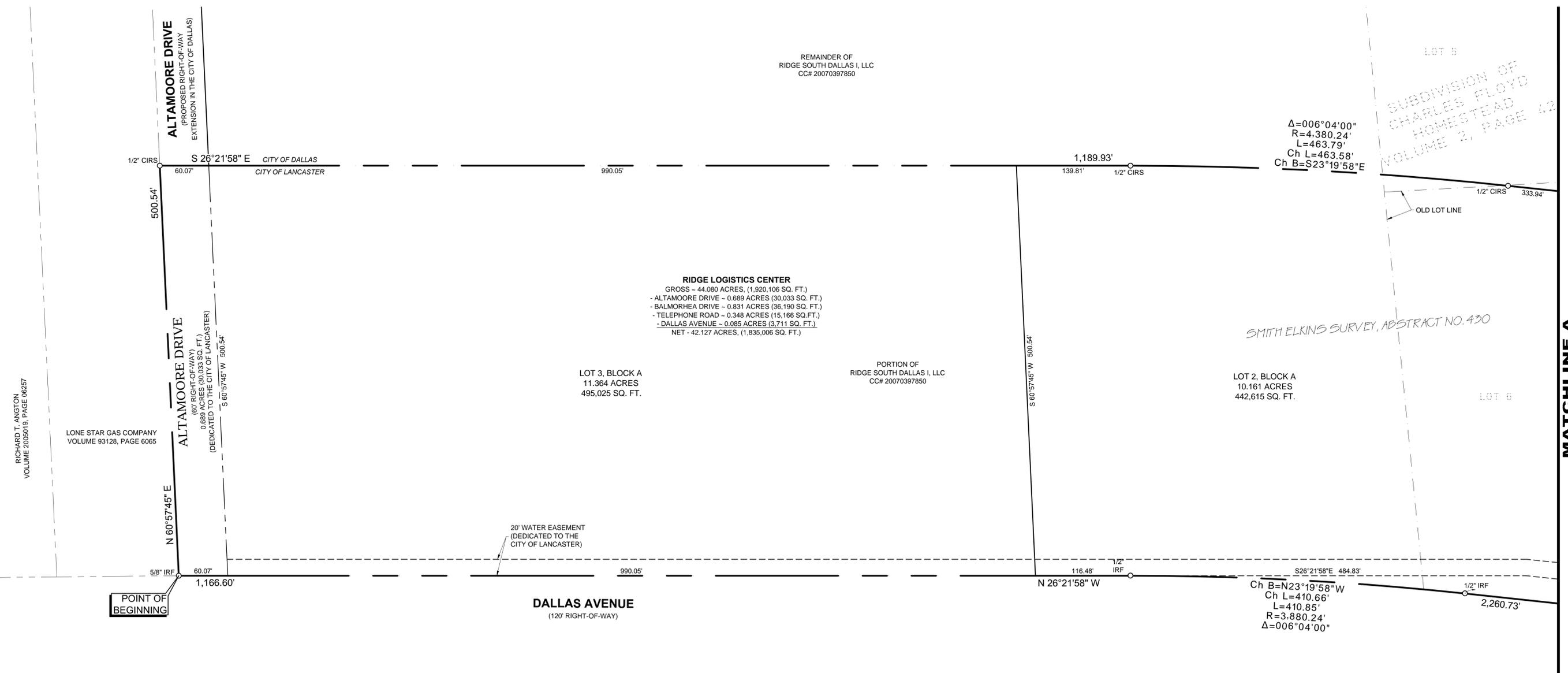
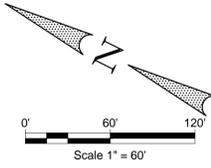
Attachments

Final Plat

Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

Date: September 3, 2013



RIDGE LOGISTICS CENTER
 GROSS - 44.080 ACRES, (1,920,106 SQ. FT.)
 - ALTAMOORE DRIVE - 0.689 ACRES (30,033 SQ. FT.)
 - BALMORHEA DRIVE - 0.831 ACRES (36,190 SQ. FT.)
 - TELEPHONE ROAD - 0.348 ACRES (15,166 SQ. FT.)
 - DALLAS AVENUE - 0.085 ACRES (3,711 SQ. FT.)
 NET - 42.127 ACRES, (1,835,006 SQ. FT.)

LOT 3, BLOCK A
 11.364 ACRES
 495,025 SQ. FT.

PORTION OF
 RIDGE SOUTH DALLAS I, LLC
 CC# 20070397850

LOT 2, BLOCK A
 10.161 ACRES
 442,615 SQ. FT.

LOT 5

LOT 6

SUBDIVISION OF
 CHARLES FLOYD
 HOMESTEAD
 VOLUME 2, PAGE 42

SMITH ELKINS SURVEY, ABSTRACT NO. 430

RICHARD T. ANGSTON
 VOLUME 2005019, PAGE 06257

LONE STAR GAS COMPANY
 VOLUME 93128, PAGE 6065

ALTAMOORE DRIVE
 (PROPOSED RIGHT-OF-WAY
 EXTENSION IN THE CITY OF DALLAS)

ALTAMOORE DRIVE
 (60' RIGHT-OF-WAY)
 0.689 ACRES (30,033 SQ. FT.)
 (DEDICATED TO THE CITY OF LANCASTER)

1/2" CIRS
 S 26°21'58" E CITY OF DALLAS
 CITY OF LANCASTER

N 60°57'45" E

5/8" IRF

20' WATER EASEMENT
 (DEDICATED TO THE
 CITY OF LANCASTER)

DALLAS AVENUE
 (120' RIGHT-OF-WAY)

1,189.93'

1/2" CIRS

$\Delta=006^{\circ}04'00''$
 $R=4,380.24'$
 $L=463.79'$
 $Ch L=463.58'$
 $Ch B=S23^{\circ}19'58''E$

1/2" CIRS 333.94'

OLD LOT LINE

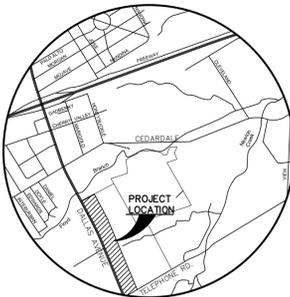
S 60°57'45" W 500.54'

1/2" IRF

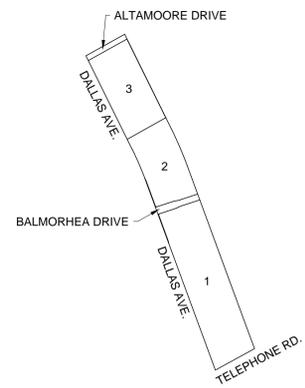
N 26°21'58" W

$Ch B=N23^{\circ}19'58''W$
 $Ch L=410.66'$
 $L=410.85'$
 $R=3,880.24'$
 $\Delta=006^{\circ}04'00''$

1/2" IRF 2,260.73'



VICINITY MAP
 NOT TO SCALE



KEY MAP

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0495 J, dated August 23, 2001, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 500-year floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM 3 TRACTS OF LAND AND TO DEDICATE TO THE PUBLIC SEVERAL RIGHTS-OF-WAY.
2. ALL EASEMENT SHOWN HEREON ARE TO BE CREATED WITH THE FILING OF THIS PLAT AND DEDICATED TO THE CITY OF LANCASTER UNLESS OTHERWISE NOTED WITH COUNTY CLERK RECORDING INFORMATION.
3. NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT PRIOR ENGINEERING DEPARTMENT APPROVAL.
4. ALL EXISTING STRUCTURES ON THE PROPERTY ARE TO BE REMOVED.
5. BUILDINGS ON LOTS 1, 2, AND 3 WILL BE ADDRESSED IN THE CITY OF LANCASTER.

**RIDGE LOGISTICS CENTER
 FINAL PLAT**

LOTS 1-3, BLOCK A
 BEING 44.080 ACRES OUT OF THE SMITH
 ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS
 A REPLAT OF PART OF LOTS 5, 6, AND 7, OF THE
 SUBDIVISION OF CHARLES FLOYD HOMESTEAD

SURVEYOR:
 WINKELMANN & ASSOCIATES, INC.
 6750 HILLCREST PLAZA DRIVE
 SUITE 325
 DALLAS, TEXAS 75230
 (972) 490-7090 (972) 490-7099 FAX

OWNER:
 RIDGE SOUTH DALLAS I LLC
 8430 W. BRYN MAWR AVENUE
 SUITE 400
 CHICAGO, ILLINOIS 60631-3407

Date : 06/20/12
 Scale : 1" = 60'
 File : 52101-PPLT-CdL
 Project No. : 52101.00



MATCHLINE A

NO.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 88 E-00015700
 CIVIL ENGINEER REG. NO. 2011, WINKELMANN & ASSOCIATES, INC.

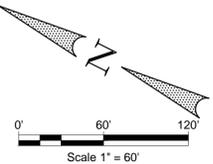
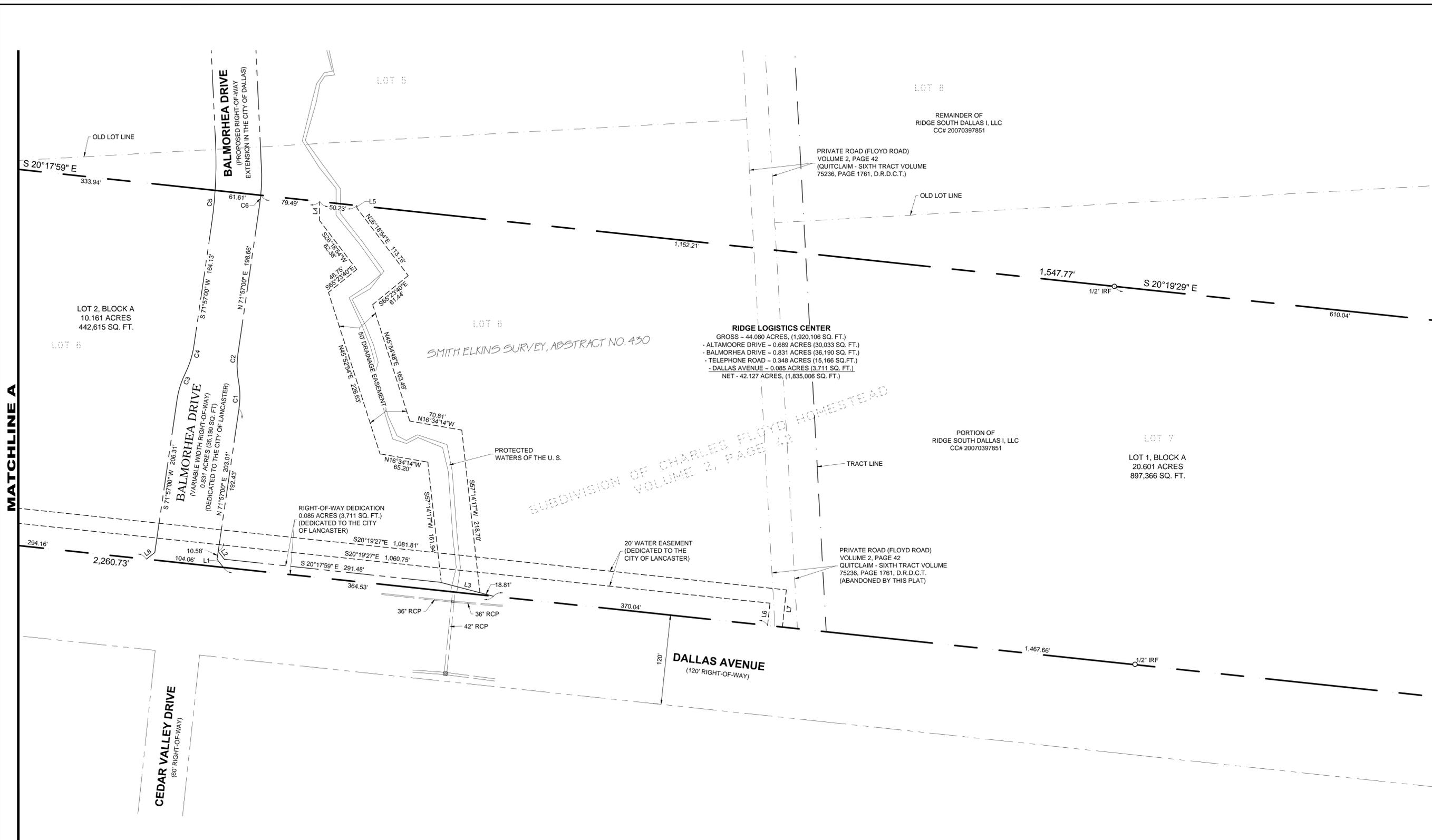
SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS

RIDGE PROPERTY TRUST
 5800 CAMPUS CIRCLE DRIVE, SUITE 200A
 IRVING, TEXAS 75063

RIDGE LOGISTICS CENTER
 FINAL PLAT
 LOTS 1-3, BLOCK A
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS

MATCHLINE A

MATCHLINE B



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N25°49'31"E	13.86'
L2	N25°49'31"E	13.26'
L3	S11°44'10"E	73.87'
L4	N64°10'27"E	25.25'
L5	N64°10'27"E	3.27'
L6	S69°40'49"W	29.97'
L7	S69°40'49"W	49.97'
L8	N64°10'29"W	14.42'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	18°01'25"	120.00	37.75	37.59	N62°45'58"E
C2	19°56'53"	113.17	39.40	39.20	S63°08'46"W
C3	18°01'25"	120.00	37.75	37.59	S81°08'02"W
C4	18°01'25"	120.00	37.75	37.59	N81°08'02"E
C5	4°38'30"	570.00	46.18	46.16	N69°37'45"E
C6	2°47'38"	254.00	12.39	12.38	N70°33'11"E

RIDGE LOGISTICS CENTER
FINAL PLAT
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 BEING 44.080 ACRES OUT OF THE SMITH
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 CHICAGO, ILLINOIS 60631-3407

Date : 06/20/12
 Scale : 1" = 60'
 File : 52101-PPLT-COL
 Project No. : 52101.00

SHEET
 2
 3

NO.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA, SUITE 325
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 88,678
 Surveyors Registration No. 50515/010
 COPYRIGHT © 2011, Winkelmann & Associates, Inc.

SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS
 RIDGE LOGISTICS CENTER
 5800 CAMPUS CIRCLE DRIVE, SUITE 200A
 IRVING, TEXAS 75063

RIDGE LOGISTICS CENTER
FINAL PLAT
 LOTS 1-3, BLOCK A
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS

G:\52101SURVEY\PARAS\52101-PPLT-COL.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, We, Ridge South Dallas I, are the sole owners of a tract of land situated in the GEORGE FLOYD SURVEY, ABSTRACT No. 463, in the City of Lancaster, Dallas County, Texas, being a portion of a tract of land described in deed to Ridge South Dallas I, LLC as recorded in County Clerk's Instrument No. 20070397850 and 20070397851, Official Public Records, Dallas County, Texas, also being part of Lots 5, 6, and 7, of the Subdivision of Charles Floyd Homestead, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2, Page 42, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner on the Northeasterly right-of-way line of Lancaster Road (Dallas Avenue), a 120-foot right-of-way, said point being the Southwesterly corner of a tract of land described in deed to Lone Star Gas Company as recorded in Volume 93128, Page 6065, Deed Records, Dallas County, Texas, said point also being the Northwest corner of said Ridge South Dallas tract recorded in County Clerk's Instrument No. 20070397850;

THENCE North 60 deg 57 min 45 sec East, along the Southeast line of said Lone Star Gas Company tract, a distance of 500.54 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE departing said Southeast line of said Lone Star Gas Company tract, over and across said Ridge South Dallas I tracts, the following courses and distances:

South 26 deg 21 min 58 sec East, a distance of 1,189.93 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the right having a radius of 4,380.24 feet, a central angle of 06 deg 04 min 00 sec, a chord bearing of South 23 deg 19 min 58 sec East, and a chord length of 463.58 feet;

Along said curve to the right, an arc distance of 463.79 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 20 deg 17 min 59 sec East, a distance of 1,547.77 feet to a 1/2-inch iron rod found for corner;

South 20 deg 19 min 29 sec East, a distance of 640.35 feet to a 1/2-inch iron rod found for corner on the Northwesterly right-of-way of Telephone Road, a variable width of right-of-way;

THENCE South 61 deg 26 min 32 sec West, along said Northwesterly right-of-way of Telephone Road, a distance of 505.54 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner at the intersection of said Northwesterly right-of-way of Telephone Road with said Northeasterly right-of-way line of Lancaster Road, said point being the Southwest corner of said Ridge South Dallas I tract recorded in County Clerk's Instrument No. 20070397851;

THENCE along said Northeasterly right-of-way line of Lancaster Road, the following courses and distances:

North 20 deg 17 min 59 sec West, a distance of 2,260.73 feet to a 1/2-inch iron rod found set for corner, said point being the beginning of a curve to the left having a radius of 3,880.24 feet, a central angle of 06 deg 04 min 00 sec, a chord bearing of North 23 deg 19 min 58 sec West, and a chord length of 410.66 feet;

Along said curve to the left, an arc distance of 410.85 feet to a 1/2-inch iron rod found for corner;

THENCE North 26 deg 21 min 58 sec West, continuing along said Northeasterly right-of-way line of Lancaster Road, a distance of 1,166.60 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1,920,106 square feet or 44.080 acres of land, more or less. Bearings contained within this field note description are based upon an on the ground survey performed in the field on the 16th day of May, 2006 utilizing G.P.S. measurements.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, Ridge South Dallas I, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **RIDGE LOGISTICS CENTER**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2013.

Ridge South Dallas I, LLC, A Delaware limited liability company
 By: Ridge Property Trust II, LLC, a Delaware limited liability company, its sole and managing member
 By: PruRidge Class A, LLC, a Delaware limited liability company, its managing member

By: _____
 Name: James G. Martell
 Its: Member of Executive Committee

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James G. Martell, Owner, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2013.

Notary Public in and for
 the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, _____, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

Dated this the ___ day of _____, 2013.

Leonard J. Lueker
 Registered Professional Land Surveyor
 Texas Registration # 5714
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive, Suite 325
 Dallas, Texas 75230
 (972) 490-7090



STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2013.

Notary Public in and for the State of Texas

My Commission Expires On:

CITY CERTIFICATION

APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST:

SIGNATURE

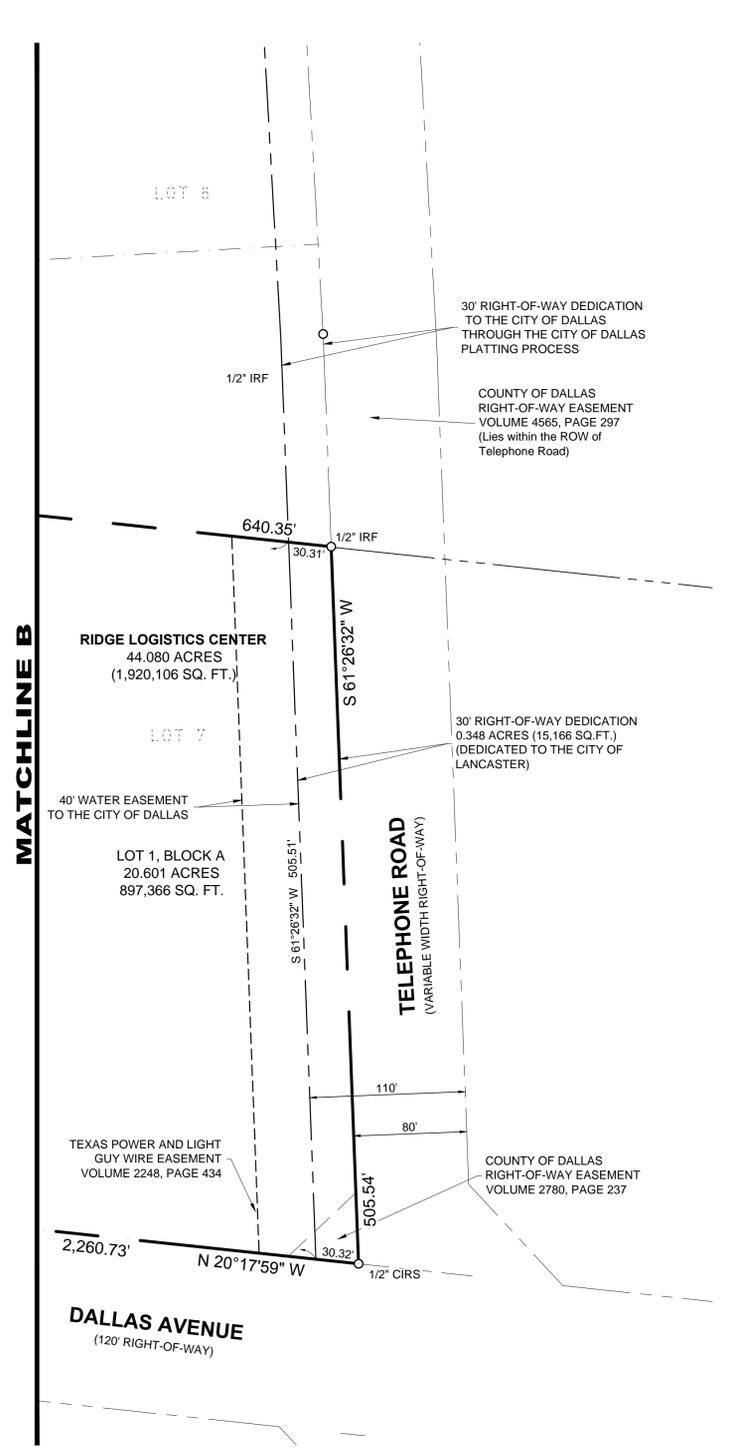
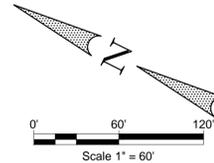
NAME

DIRECTOR

DATE

DATE

DATE



RIDGE LOGISTICS CENTER
 FINAL PLAT
 LOTS 1-3, BLOCK A
 BEING 44.080 ACRES OUT OF THE SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS
 A REPLAT OF PART OF LOTS 5, 6, AND 7, OF THE SUBDIVISION OF CHARLES FLOYD HOMESTEAD

SURVEYOR:
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OWNER:
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 8430 W. BRYN MAWR AVENUE
 SUITE 400
 CHICAGO, ILLINOIS 60631-3407

NO.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA, SUITE 325 (972) 490-7099 FAX
 DALLAS, TEXAS 75230 Texas Engineers Registration No. 88 Expires 05/31/2010
 COPYRIGHT © 2011, Winkelmann & Associates, Inc.

SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS

RIDGE PROPERTY TRUST
 5800 CAMPUS CIRCLE DRIVE, SUITE 200A
 IRVING, TEXAS 75063

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 FINAL PLAT
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Date : 06/20/12
 Scale : 1" = 60'
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SHEET