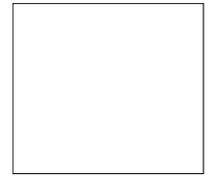




NOTICE OF MEETING AGENDA
PLANNING & ZONING COMMISSION
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, SEPTEMBER 24, 2013 – 7:00 P.M.



Chair, Quinnie Wright
Vice-Chair, Lawrence Prothro

Commissioner Genevieve Robinson
Commissioner Roosevelt Nichols
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. Election of Chair and Vice-Chair for the Planning and Zoning Commission.

PUBLIC HEARING

2. **Z13-03** Conduct a Public Hearing and consider an amendment to the comprehensive plan and the map thereof by designating approximately 44.08 ± acres of land from Retail (R) to Light Industrial (LI); and, to rezone approximately 11.08 ± acres of land from Light Industrial (LI) to Neighborhood Services (NS) and to rezone an additional 11 ± acres from Neighborhood Services (NS) to Light Industrial (LI), such land being a part of approximately 44.08 ± acre tract of land, described as Lots 1, 2 and 3, Block A, of Smith Elkins Survey, Abstract 430, Page 325, City of Lancaster, Dallas County, Texas and generally known as the Ridge Logistics Center located at the North East corner of Telephone Road and N. Dallas Avenue.

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,

September 20, 2013 @ 5:00 am/pm.

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

PLANNING & ZONING COMMISSION

Agenda Communication for
September 24, 2013

#2

Z13-03 Conduct a Public Hearing and Consider a Comprehensive Plan Amendment by designating approximately 44.08 acres of land from Retail (R) to Light Industrial (LI) and to rezone approximately 11.08 acres of land from Light Industrial (LI) to Neighborhood Services (NS) and to rezone an additional 11.08 acres of land from Neighborhood Services (NS) to Light Industrial (LI). The Property is located on the Northeast corner of Telephone Road and North Dallas Avenue. The property is approximately 44.08 acres, described as Lots 1, 2 and 3, Block A, Ridge Logistics Center 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 northeast corner of the intersection of Dallas Avenue and Telephone Road. The combined parcels contain 44.078 acres of land.
2. **Current Zoning:** The subject property is currently zoned Light Industrial (LI) towards north side and Neighborhood Services (NS) at the North-East corner of Telephone Road and Dallas avenue. The applicant is requesting a Planned Development (PD) where the NS and LI land use designations will be re-assigned within the 44.08 acres of land area. Attached Exhibit B shows the proposed Land Use assignments.
3. **Adjacent Properties:**
North: CH, Commercial Highway
South: NS, Neighborhood Services (undeveloped)
East: Light Industrial (City of Dallas)
West: PD –LI, Planned Development Light Industrial (Lancaster Logistics Industrial Center)
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan Future Land Use map designates this area as Light Industrial (LI) and Retail (R) land use. As the Neighborhood Services and the Light Industrial zoning designations are being reassigned, this proposal will require a Comprehensive Plan amendment to be considered concurrently.
5. **Public Notification:** On Friday, September 6, 2013, a notice for this public hearing appeared in the Focus Daily Newspaper. Notifications of this public hearing were mailed to seventeen (17) property owners that are within 200 feet of the subject property

on Friday, September 6, 2013. Zoning signs were placed on the subject property. One property owner has responded in favor of this application who owns four lots (100, 110, 120, and 3164 E Telephone Road) within the 200' notification area.

6. Case History:

Date	Body	Action
06/05/07	P&Z	Z07-17 Comprehensive Plan amendment and Zoning Change request recommended approval w/R at northeast corner of Telephone Road and Dallas Avenue.
06/25/07	CC	Z07-17 Approved with stipulations
02/16/10	P&Z	Z10-05 Land swap and rezoning request recommended for approval
03/08/10	CC	Z10-05 Land swap and rezoning request tables until March 22, 2010
04/12/10		Z10-05 Applicant withdrew application until a later date
05/24/10	CC	Z10-05 Land swap request denied, no action taken on companion items
02/11/13	CC	Denied - Waiving requirement for connection to Lancaster water and wastewater system and resolution for ongoing maintenance of median on right-of-ways.
09/03/13	P&Z	PS 13-08 Lots 1, 2, 3, Block A, Ridge Logistics Center Final Plat approved.

Considerations

This is a unique rezoning request where existing Light Industrial (LI) and Neighborhood Services (NS) zoning designations are requested to be re-assigned among themselves while keeping the total land area under each zoning designation same. Existing property is a combination of three lots with 44.08 acres of land. The southernmost corner of the property (at the northeast corner of Telephone Road and Dallas Avenue) has 11.08 acres of land zoned Neighborhood Services (NS). Rest of the property is currently zoned Light Industrial (LI). Applicant is requesting to rezone the property to a Planned Development (PD) where existing NS zoned land will be changed to LI and an equivalent amount or 11.08 acres of LI land around proposed Balmorhea Drive will be changed to NS zoning. The PD Ordinance and concept plan shows the proposed reassignment of zoning designations.

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 Retail 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 instead of the Retail (R) land use.

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 part of a much larger tract that is currently under construction within the City of Dallas corporate limits. The 44.08 acres under this rezoning request is within City of Lancaster corporate limits and is currently undeveloped. Properties to the north, south and west are undeveloped. Recently 251 acres of land west of this property across Dallas Avenue has been approved for a PD-LI zoning. This property is part of Ridge Logistic Center development and is compatible with the potential Logistics Hub development in Dallas and the proposed Logistic Distribution Center west of this site.

Availability of utilities and access: The subject property is served by City of Lancaster water and sanitary sewer. The applicant is not proposing to connect utility from Lancaster. This proposed development will be served by City of Dallas water-sewer utilities. Only landscape and streetscape improvements proposed along N Dallas Avenue will be connected to Lancaster water utility for irrigation purposes.

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. Construction drawings for the two proposed streets Altamore and Balmorhea Drives to serve this site from Dallas Avenue has been reviewed by City of Lancaster. The area described as “50’ Drainage Easement” on the Final Plat for Ridge Logistics Center and as “Reserved Open Space” on Exhibit B – Land Use Plan will be set aside as ±1.4 acres of open space with the intent to preserve the existing stand of native trees within that feature. This portion contains a “Waters of the US” natural water system. The term “Waters of the United States” is defined as it applies to the jurisdictional limits of the authority of the Corps of Engineers under the Clean Water Act. Section 404 of the Clean Water Act and CFR Parts 320-330, prescribes policy, practice, and procedures to be used in determining the extent of jurisdiction of the Corps of Engineers concerning “waters of the United States.” Any permanent or temporary man-made changes to the boundaries of the Waters of the US are evaluated by the US Corps of Engineers based on a nation-wide or an individual 404 permit. This is lengthy and costly process that might take 12 – 18 months depending on the nature of the application. As a result the 1.41 acres and 3.85 acres of NS zoned pieces as proposed might have some development issues.

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 Telephone Road, and N. Dallas Avenue. However, the applicant has dedicated adequate right-of-way on all adjacent roadways as per City of Lancaster Thoroughfare Plan during the Final Plat approval process.

Quality Development

One of the strategic goals and objectives of the City of Lancaster is to promote Quality Development within the City. The purpose and intent of this Planned Development (PD) District is to reallocate the land use areas within the subject property in a manner that facilitates high quality development while respecting existing natural features, providing vehicular accessibility appropriate to the land uses, and maximizing flexibility for development. In addition to the street trees and landscape buffer to be installed by the applicant as part of the two new roadway

construction, a 20-foot wide open space buffer in the form of a graded berm, swale, or other landscape element shall be constructed between the tree line contemplated in the RLC Landscape Plans (± 25 -feet from the property/right of way line) and the LI-zoned property pavement limits. This additional buffer will not apply to the land zoned Neighborhood Services (NS) as proposed around Balmorhea Drive.

- Applicant is proposing entry feature monument signage in a manner consistent with that presented on Exhibit D – Sign Rendering with a signage square footage not to exceed 150 square feet for two (2) ‘major signs’ at the intersection of Balmorhea and Dallas Avenue, one (1) ‘minor sign’ not to exceed 75 square feet at the intersection of Altamoore and Dallas Avenue, and one (1) ‘minor sign’ not to exceed 75 square feet at the intersection of Telephone Road and Dallas Avenue. Lancaster Sign Ordinance allows one 75 square feet monument sign for a multitenant project and one 50 square feet monument sign for single tenant project. The applicant is requesting for four bigger monument signs for this project. Individual tract developments are anticipated to have monument signage consistent with the Lancaster Sign Ordinance.

Majority of this logistics development is within the City of Dallas. As per the concept plan a portion of Building 5 will be within the City of Lancaster. This particular project site has gone through several prior applications and re-zoning attempts with City of Lancaster. The development is almost completely within City of Dallas and does not provide any immediate tangible economic benefit to the City. There will be no building permit review as none of the proposed buildings (may be a small part of Building 5) will be in Lancaster. No tax benefits will be incurred by the City of Lancaster. This is a situation very similar to the Cedar Valley Community College where only the monument sign identifying the College is within Lancaster. However, that does not discount the positive impact of having a Community College available for Lancaster young population within such close proximity. The Ridge Logistic Center, on the other hand will impact Lancaster roadway network by generating additional commercial traffic resulting from two primary entryways on N Dallas Avenue. The project will result in additional landscaping and buffering along N Dallas Avenue along with four entryway monument signage for Ridge Logistics.

After careful review of the zoning application and previously approved plans and documents associated with this project, staff is of the opinion that this proposed project meets Lancaster Development Code and other applicable ordinances at this stage of development.

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 has no recommendation for this application.

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 October 28, 2013, regular meeting.

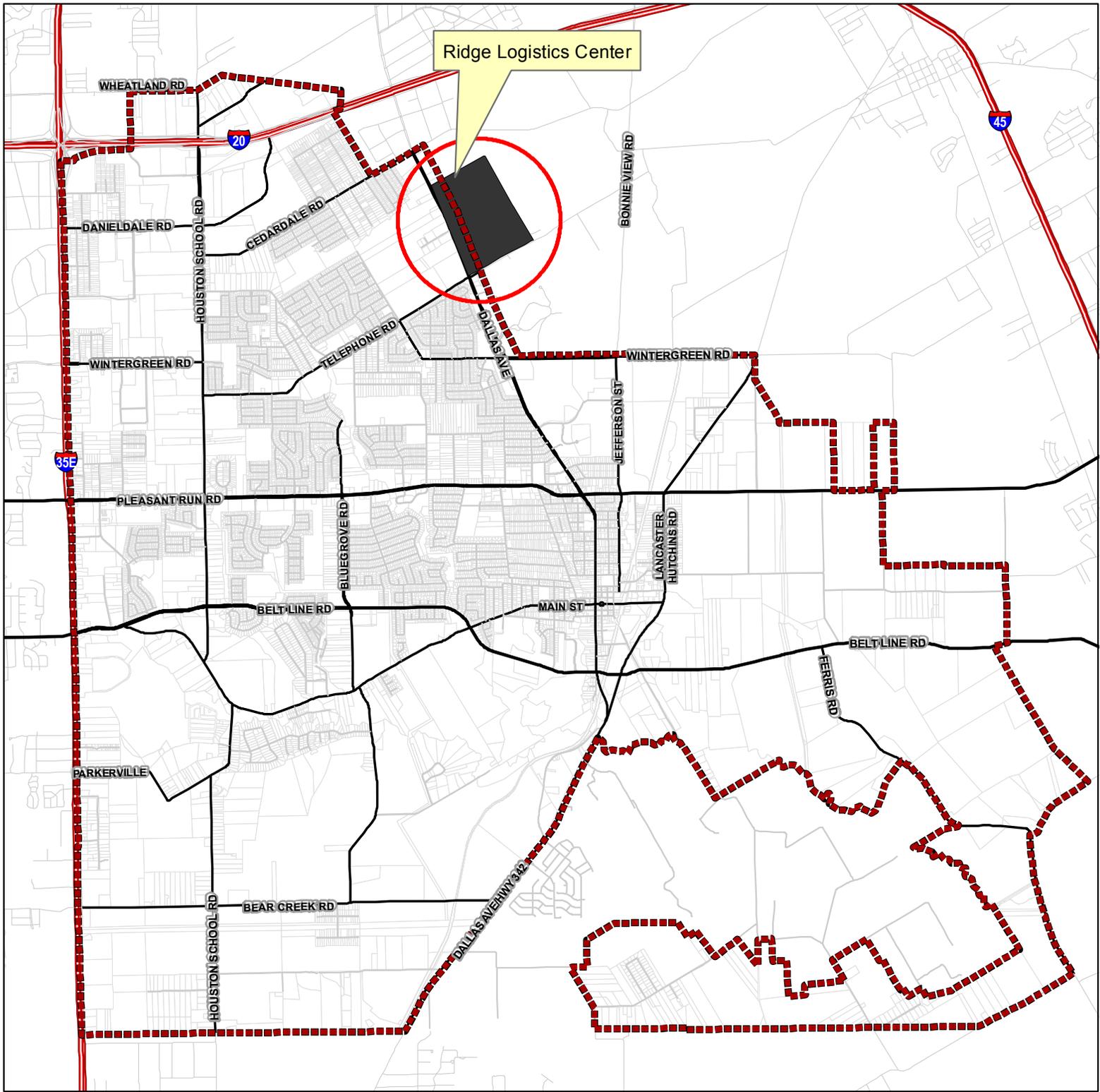
Attachments

- Location Map
- Current Zoning Map
- Requested Zoning Reassignment Map
- Property Owner Notification
- Property Owner Response
- Exhibit A – Draft PD Regulations
- Exhibit B – Proposed Land Use Plan
- Exhibit C – Concept Plan
- Exhibit D - Proposed Signage
- Exhibit E - Excerpted Construction Plan Sheets for Ridge Logistics Center Infrastructure Improvements (Sheets 112-122).

Prepared By and Submitted By:

Surupa Sen
Senior Planner, Public Works and Development Services

Date: September 24, 2013



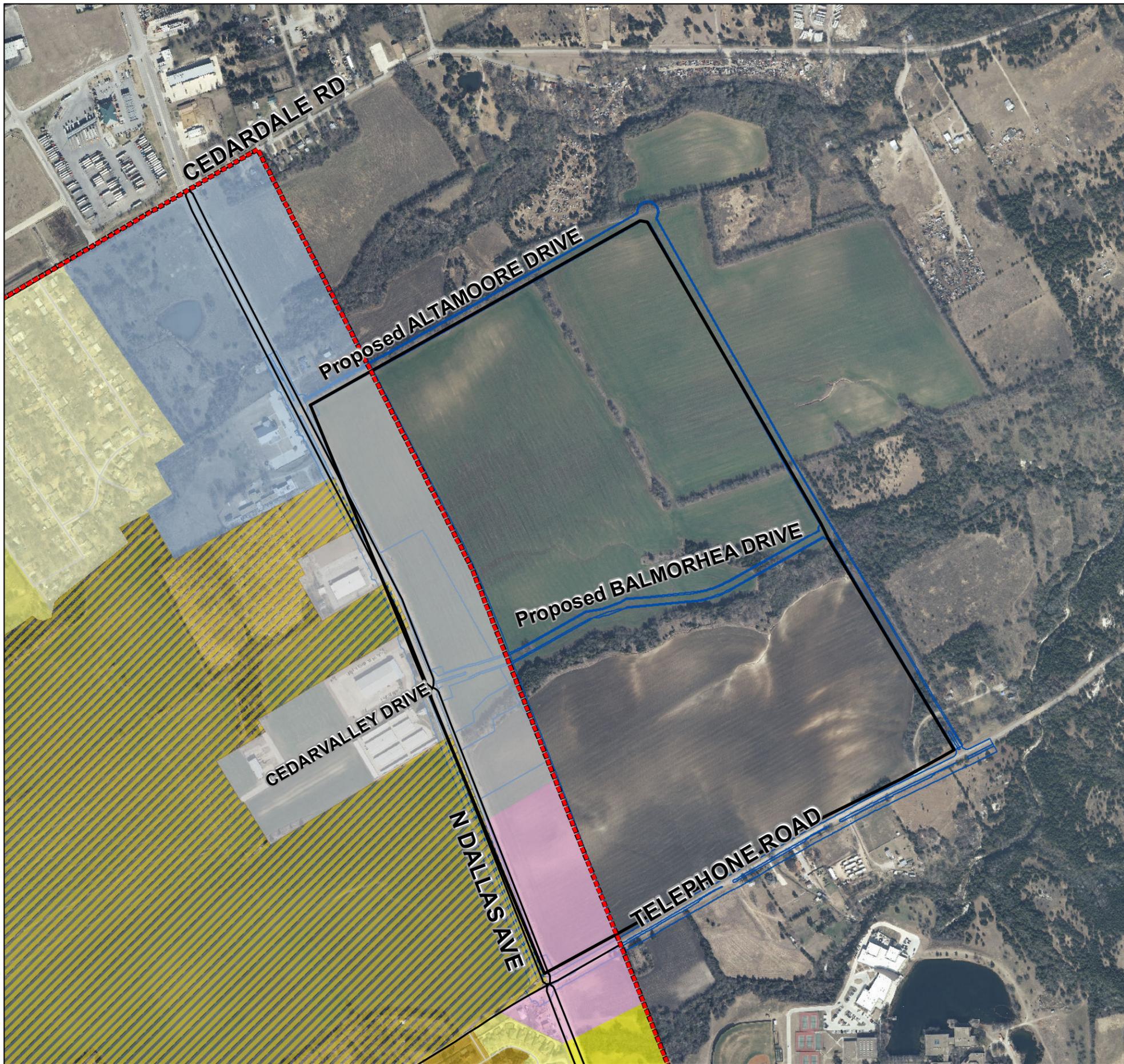
Legend

-  City Limits
-  Ridge Logistics Center
-  Parcels

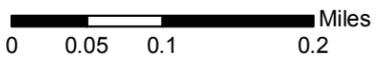


Location Map
 Ridge Logistics Center
 NEC of Telephone Rd and N Dallas Ave





Current Zoning - Ridge Logistics Center at NEC of Telephone Rd and N Dallas Ave



Legend



City Limits

Ridge Logistics Center



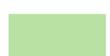
Zoning



MZ (Multi-Zoning)



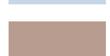
2F-6 (2 Family Residential)



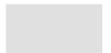
A-O (Agricultural Open)



CH (Commercial Hwy)



CS (Commercial Services)



LI (Light Industrial)



MI (Medium Industrial)



MF-16 (Multif-Family)



MH (Mobile Home)



NS (Neighborhood Service)



ORT (Office)



PD (Planned Development)



R (Retail)



SF-4 (Residential Low)



SF-5 (Residential Medium)



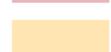
SF-6 (Residential High)



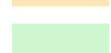
SF-E (Single Family Estate)



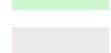
TC (Town Center)



TH-16 (Town Home)

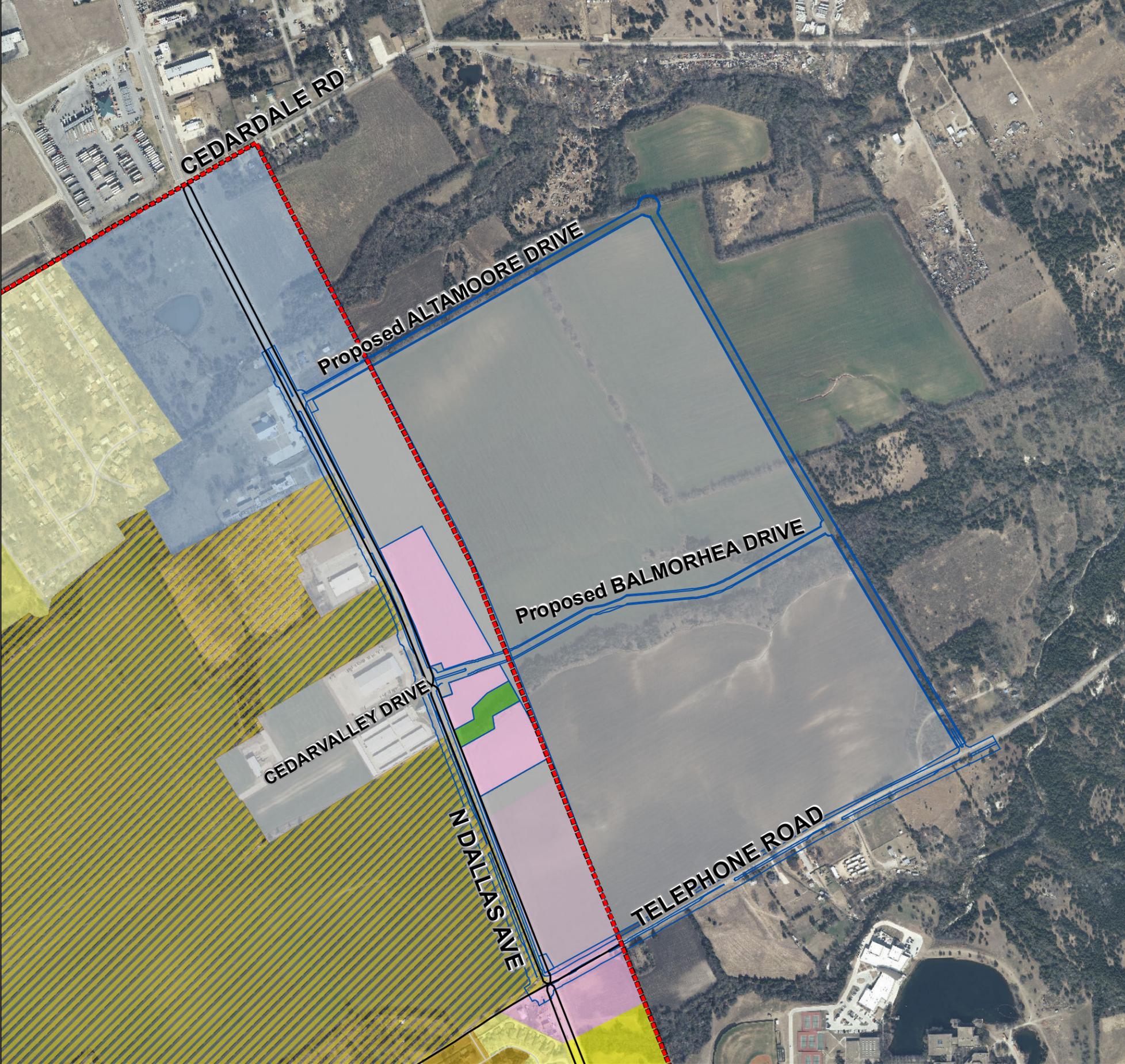


TND (Residential)

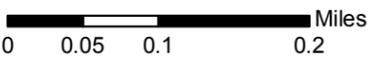


ZL-7 (Zero Lot Line Res)





Requested Zoning Reassignment within Ridge Logistics Center Planned Development (PD) at NEC of Telephone Rd and N Dallas Ave



Legend

 City Limits

Ridge Logistics Center

Requested Zoning Reassignment

- LI
- NS
- Open Space

Zoning

- MZ (Multi-Zonning)
- 2F-6 (2 Family Residential)
- A-O (Agricultural Open)

- CH (Commercial Hwy)
- CS (Commercial Services)
- LI (Light Industrial)
- MI (Medium Industrial)
- MF-16 (Mulit-Family)
- MH (Mobile Home)
- NS (Neighborhood Service)
- ORT (Office)
- PD (Planned Development)

- R (Retail)
- SF-4 (Residential Low)
- SF-5 (Residential Medium)
- SF-6 (Residential High)
- SF-E (Single Family Estate)
- TC (Town Center)
- TH-16 (Town Home)
- TND (Residential)
- ZL-7 (Zero Lot Line Res)



EXHIBIT A
PLANNED DEVELOPMENT REGULATIONS

RLC LOGISTICS

Purpose and Intent

The purpose and intent of this Planned Development District is to reallocate the land use areas within the subject property in a manner that facilitates high quality development while respecting existing natural features, providing vehicular accessibility appropriate to the land uses, and maximizing flexibility for development.

Applicability

The Planned Development Regulations shall apply whenever the property owner submits for permit in the form of platting, site plan approval or public infrastructure improvements.

Reallocation of Land Uses and Permitted Uses

The allocation of land uses shall be consistent with those shown on Exhibit B – Land Use Plan. Any use allowed in NS: Neighborhood Services and LI: Light Industrial is permitted within the limits of the areas as detailed on Exhibit B. R: Retail uses are allowed in the NS use areas.

Concept Plan

The detailed elements for consideration in support of this PD are detailed on Exhibit C – Concept Plan. Exhibit C will serve as a guide in City Staff’s review of individual Site Plans supporting development applications.

Development Regulations

Unless described herein, the Development Regulations described in the current Lancaster Development Code (LDC) apply.

Signage Requirements

Entry feature monument signage is allowed in a manner consistent with that presented on Exhibit D – Sign Rendering with a signage square footage not to exceed 150 square feet for two (2) ‘major signs’ at the intersection of Balmorhea and Dallas Avenue, one (1) ‘minor sign’ not to exceed 75 square feet at the intersection of Altamoore and Dallas Avenue, and one (1) ‘minor sign’ not to exceed 75 square feet at the intersection of Telephone Road and Dallas Avenue. Sign square footage tabulations do not include architectural or structural sign elements. Individual tract developments are anticipated to have monument signage consistent with the LDC.

Preservation of Open Space

The area described as “50’ Drainage Easement” on the Final Plat for Ridge Logistics Center and as “Reserved Open Space” on Exhibit B – Land Use Plan will be set aside as ±1.4 acres of open space with the intent to preserve the existing stand of native trees within that feature.

Enhanced Screening along Public Rights of Way

An additional 20-foot wide open space buffer in the form of a graded berm, swale, or other landscape element shall be constructed between the tree line contemplated in the RLC Landscape Plans (±25-feet from the property/right of way line) and the LI-zoned property pavement limits. This additional buffer will not apply to Neighborhood Services use development tracts.

RLC

Lancaster, Texas

TABULATIONS: RIDGE LOGISTICS CENTER OPTION 10

- BLDG 1**
- SITE = 30.23 ACRES
 - BLDG = 622,440 SQ. FT.
 - CAR PARKING = 280
 - TRAILER PARKING = 144
 - 60' SPEED BAY TYP.
 - 52'-0" x 50'-0" TYP. BAY
 - 9'-0" x 10'-0" DOCK DOORS = 124
 - 12'-0" x 14'-0" RAMP UP DOORS = 4

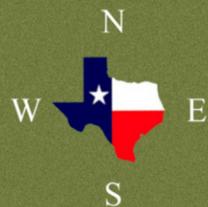
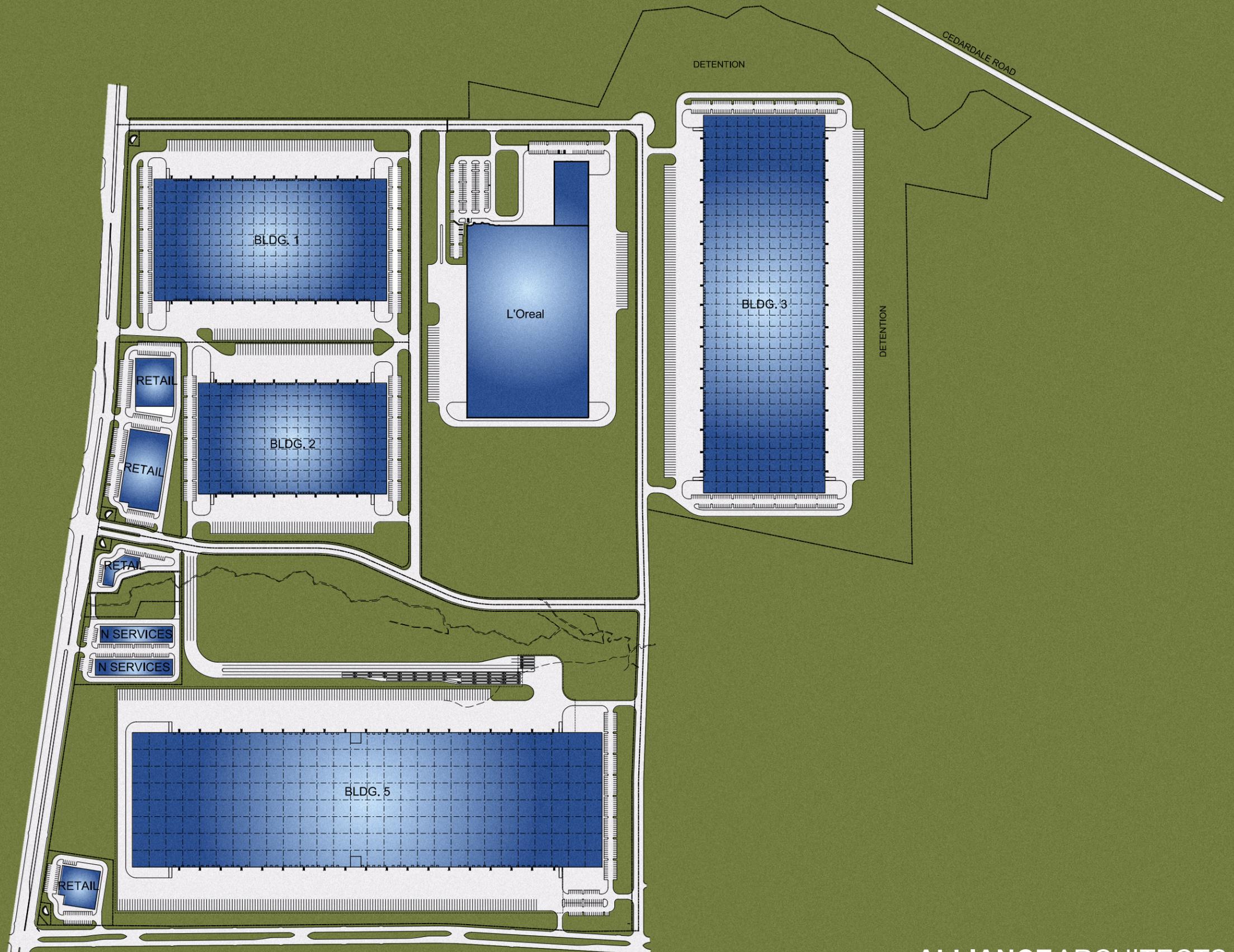
- BLDG 2**
- SITE = 24.02 ACRES
 - BLDG = 459,680 SQ. FT.
 - CAR PARKING = 240
 - TRAILER PARKING = 118
 - 52'-0" x 50'-0" TYP. BAY
 - 9'-0" x 10'-0" DOCK DOORS = 96
 - 12'-0" x 14'-0" RAMP UP DOORS = 4

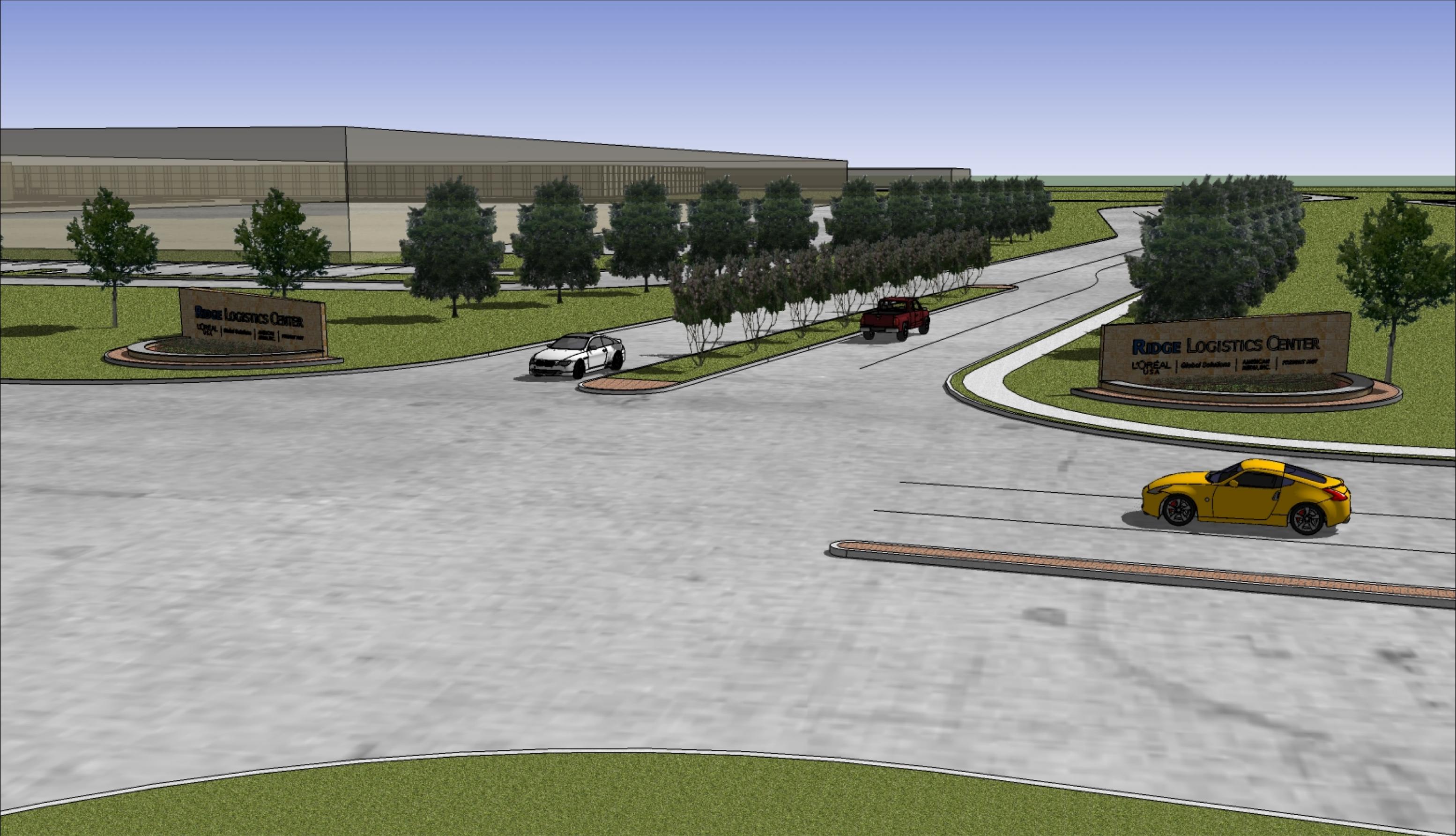
- BLDG 3**
- SITE = 73.45 ACRES
 - BLDG = 622,440 SQ. FT.
 - CAR PARKING = 280
 - TRAILER PARKING = 154
 - 60' SPEED BAY TYP.
 - 52'-0" x 50'-0" TYP. BAY
 - 9'-0" x 10'-0" DOCK DOORS = 65
 - 12'-0" x 14'-0" RAMP UP DOORS = 2

- BLDG 4 - L'Oreal (Existing)**
- SITE = 50.31 ACRES

- BLDG 5**
- SITE = 97.63 ACRES
 - BUILDING = 1,389,150 SQ. FT.
 - 36'-0" CLEAR HEIGHT
 - 109 (9 x 10) DOCK DOORS
 - 4 (12 x 16) RAMP UP DOORS
 - CAR PARKING PROVIDED = 232
 - TRAILER PARKING PROVIDED = 310

- RETAIL**
- SITE = 14.24 ACRES

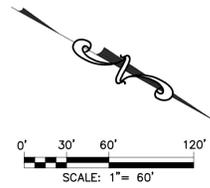




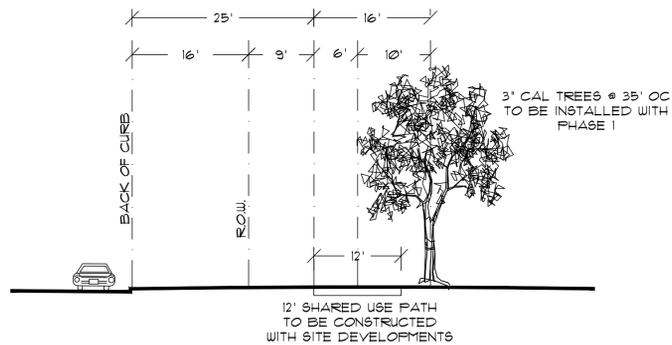
RLC

Lancaster, Texas

ALLIANCE ARCHITECTS



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 02/15/13, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 31032P OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



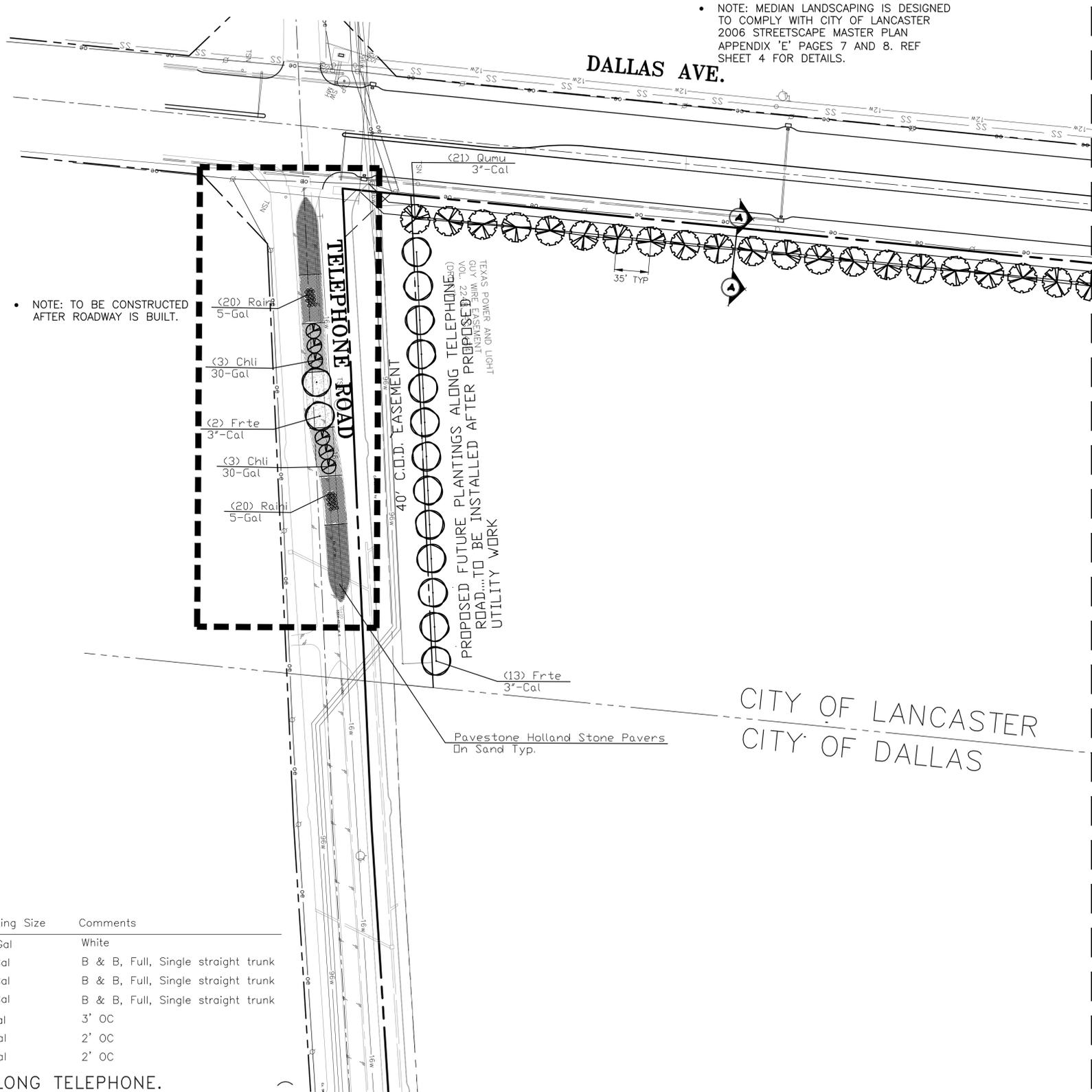
SECTION A-A, 1"=10'

PLANT LIST

Symbol	Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
	14	Chli	Desert willow	Chilopsis linearis	30-Gal	White
	24	Ulpa	Lacebark elm	Ulmus parvifolia	3"-Cal	B & B, Full, Single straight trunk
	28	Frte	Texas ash	Fraxinus texensis	3"-Cal	B & B, Full, Single straight trunk
	98	Qumu	Chinquapin oak	Quercus muhlenbergii	3"-Cal	B & B, Full, Single straight trunk
	40	Rhinc1	Rhapiolepis indica 'Clara'	Indian hawthorn 'Clara'	5-Gal	3' OC
	610	Sagr	Greggs salvia	Salvia greggii	1-Gal	2' OC
	1055	Stte	Mexican feathergrass	Stipa tenuissima	1-Gal	2' OC

NOTE: COUNT INCLUDES FUTURE PHASE ALONG TELEPHONE.

NOTE: TO BE CONSTRUCTED AFTER ROADWAY IS BUILT.



MATCH LINE SHEET 2

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6700 HILGREST PLAZA DRIVE, SUITE 320
 IRVING, TEXAS 75014
 Texas Engineers Registration No. 89
 Texas Surveyors Registration No. 00866-00
 Contract No. 2012-11-00000001-0000000000

LANDSCAPE PLAN 1
 CITY OF LANCASTER
 RIDGE LOGISTICS CENTER
 DALLAS & LANCASTER, TEXAS

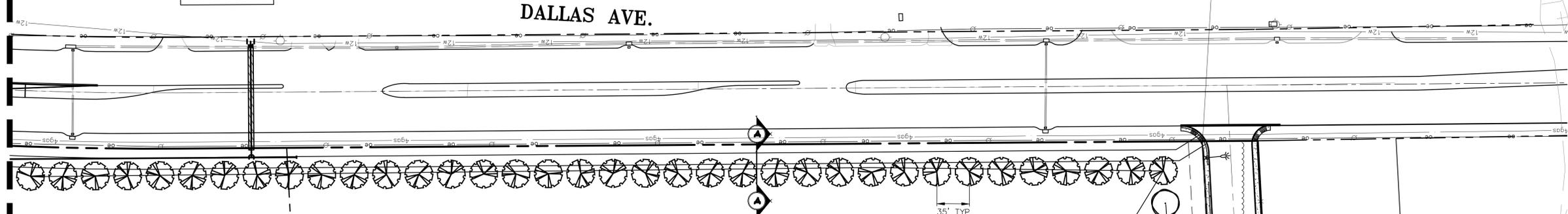
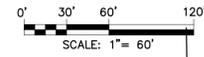
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
 SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

Scale: 1" = 60'
 Date: JUNE 19, 2012
 File: 52101-LAN 02-15-13.DWG
 Project No.: 52101.01(10)

SHEET
 1
 OF
 11

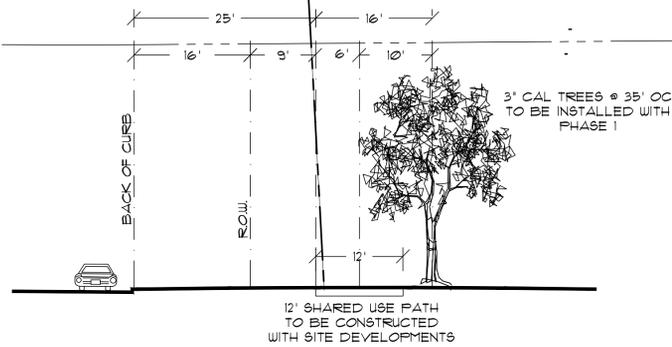
MATCH LINE SHEET 2



PLANT LIST

Symbol	Quantity	Code Name	Common Name	Scientific Name	Planting Size	Comments
	14	Chli	Desert willow	Chilopsis linearis	30-Gal	White
	24	Ulpa	Lacebark elm	Ulmus parvifolia	3"-Cal	B & B, Full, Single straight trunk
	28	Frte	Texas ash	Fraxinus texensis	3"-Cal	B & B, Full, Single straight trunk
	98	Qumu	Chinquapin oak	Quercus muhlenbergii	3"-Cal	B & B, Full, Single straight trunk
	40	Rhincl	Rhapiolepis indica 'Clara'	Indian hawthorn 'Clara'	5-Gal	3' OC
	610	Sagr	Greggs salvia	Salvia gregii	1-Gal	2' OC
	1055	Stte	Mexican feathergrass	Stipa tenuissima	1-Gal	2' OC

NOTE: COUNT INCLUDES FUTURE PHASE ALONG TELEPHONE.



SECTION A-A, 1"=10'

CITY OF LANCASTER
CITY OF DALLAS

(36) Qumu
3"-Cal

(13) Frte
3"-Cal

ALTAMORE DRIVE

Typical City of Dallas
Standard Street Light

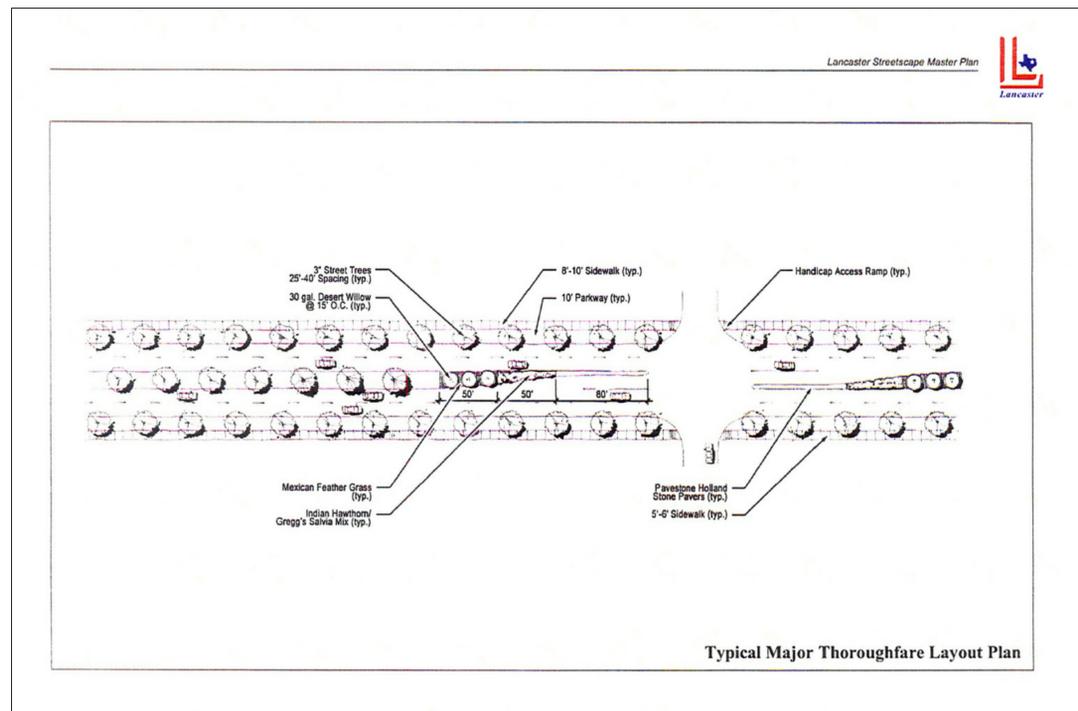
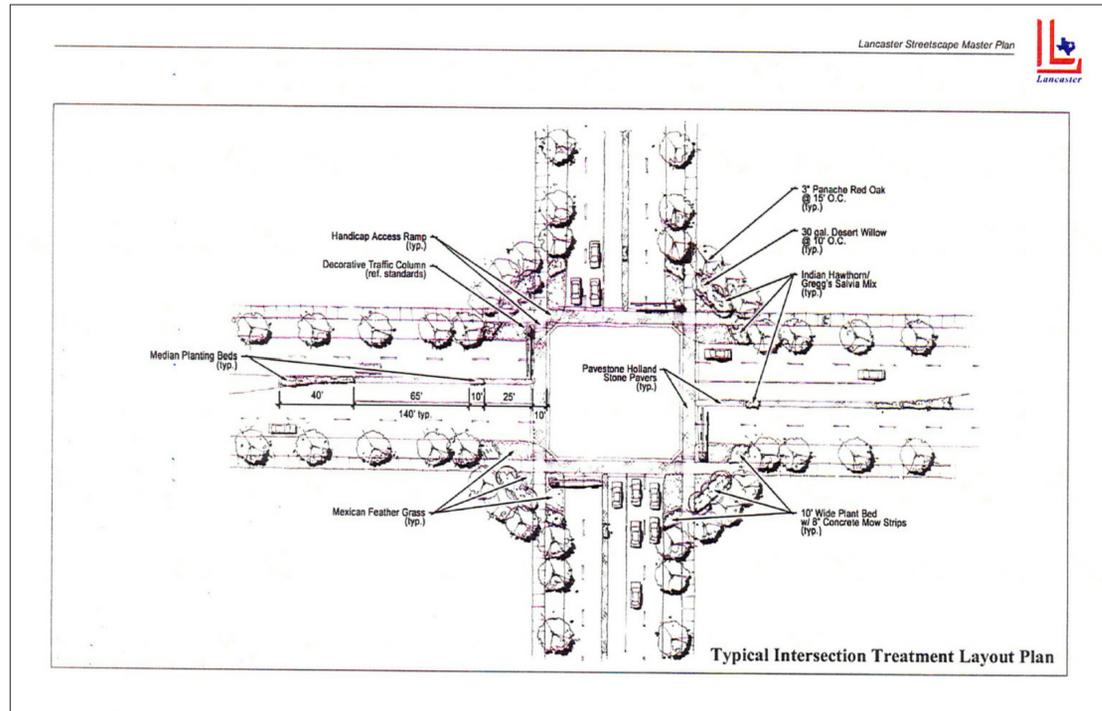
Lone Stc
Vol. 93



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 02/15/13, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3100(7) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

 CONSULTING CIVIL ENGINEERS • SURVEYORS 6700 HILLCREST PLAZA DRIVE, SUITE 320 IRVING, TEXAS 75014 Texas Surveyors Registration No. 89 Texas Engineers Registration No. 100866-01 Contract No. 2012-11 Winkelman & Associates, Inc.		APPROV. _____ DATE _____ No.
GEORGE FLOYD SURVEY, ABSTRACT NO. 463 SMITH ELKINS SURVEY, ABSTRACT NO. 430 CITY OF DALLAS, DALLAS COUNTY, TEXAS		RIDGE PROPERTY TRUST 5800 CAMPUS CIRCLE DRIVE, SUITE 200A IRVING, TEXAS 75063
LANDSCAPE PLAN 3 CITY OF LANCASTER RIDGE LOGISTICS CENTER DALLAS & LANCASTER, TEXAS		
Scale: 1" = 60' Date: JUNE 19, 2012 File: 52101-LAN 02-15-13.DWG Project No.: 52101.01(10)	SHEET 3 OF 11	

G:\2011\ENGINEERING\Construction Plans\52101-LAN 02-15-13.dwg



DFL Group, LLC
 PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
 82319 MID CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0730



Scale: 1" = 60'
 Date: JUNE 19, 2012
 File: 52101-LAND.DWG
 Project No.: 52101.01(10)

SHEET
4
OF
11

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 01/22/13, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3103.017 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

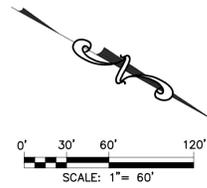
No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6710 HILBRET PLAZA DRIVE, SUITE 202
 DALLAS, TEXAS 75230
 Texas Surveyor's Registration No. 100866-00
 Copyright © 2012, Winkelmann & Associates, Inc.

GEORGE FLOYD SURVEY, ABSTRACT NO. 463
 SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

LANDSCAPE PLAN 4
 CITY OF LANCASTER
 RIDGE LOGISTICS CENTER
 DALLAS & LANCASTER, TEXAS



IRRIGATION NOTES:

1. IRRIGATION LINES ARE SOMETIMES SHOWN OUTSIDE PLANTING BEDS FOR GRAPHIC CLARITY ONLY. ADJUST INSIDE BEDS ON SITE.
2. AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE NECESSARY, TRENCH RADIALLY, RATHER THAN ACROSS THE ROOT SYSTEM.
3. MAIN LINE TO BE 2" WITH CHECK VALVES.
4. ALL SLEEVES UNDER PAVING TO EXTEND 12" PAST EDGE OF PAVING. COORDINATE WORK WITH GENERAL AND PAVING SUBCONTRACTOR.
5. ALL HEADS TO BE 4" POPS IN LAWNS. ALL HEADS WITH CHECK VALVES.
6. COORDINATE SLEEVE SIZE AND LOCATION FOR FREEZE SENSOR, RAIN GAUGE AND CONTROLLER WITH GENERAL CONTRACTOR. SEAL ALL BUILDING PENETRATIONS WATER TIGHT.
7. SEE DETAIL SHEET FOLLOWING FOR IRRIGATION DETAILS.
8. PRESSURE ESTIMATED AT 55 PSI; MINIMUM 50 GPM AS PROVIDED BY CITY. VERIFY ON SITE AND REPORT TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.
9. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER. REFER TO SITE/UTILITY PLANS.
10. LOCATION/HEIGHT TO AVOID DIRECT SPRAY OF IRRIGATION HEADS.
11. VERIFY 100% COVERAGE OF SYSTEM OVER ALL PLANTING & LAWN AREAS AS SHOWN ON DRAWINGS.
12. IF PEDESTAL MOUNTED CONTROLLER IS SPECIFIED, MOUNT ON 4'X3'X3" CONCRETE SLAB WITH (4) #4'S EACH WAY. SLEEVE THROUGH SLAB FOR CONTROLLER WIRING AS REQUIRED.
13. UNLESS NOTED OTHERWISE, THERE ARE NO EXISTING SLEEVES. IRRIGATION CONTRACTOR TO SIZE AND COORDINATE SLEEVE INSTALLATION AS NEEDED IN ALL LOCATIONS UNDER PAVEMENT.
14. QUANTITIES ARE PROVIDED AS A COURTESY AND ARE NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING.
15. IF DOUBLE CHECK IS PROHIBITED BY LOCAL CODE/ORDINANCE, SUBSTITUTE WITH APPROVED BACKFLOW PREVENTION DEVICE.
16. ALL WORK IN ACCORDANCE WITH LOCAL, STATE, & NATIONAL CODES & ORDINANCES.
17. CONTRACTOR TO SIZE CONTROL SIZE WIRE AS NECESSARY. HOWEVER, MINIMUM SIZE TO BE 14 GAUGE PER NATIONAL ELECTRICAL CODE. ALL SPLICES WITH APPROVED MANUFACTURED CONNECTOR IN VALVE BOX.
18. DO NOT LOCATE VALVE BOXES IN SWALES, LDW AREAS, OR ANY OTHER LOCATIONS THAT MAY COLLECT WATER.
19. CONTROLLER TO BE WIRED ON DEDICATED 110 VOLT CIRCUIT AND GROUNDED W/ 'GROUNDING SPIKE' PER MANUFACTURER'S INSTRUCTIONS.
20. ADJUST HEADS TO AVOID OVERSPRAY ONTO STREETS AND ROADWAYS.
21. INCLUDE ONE SPARE WIRE FROM CONTROLLER TO EACH CONTROL VALVE. EACH WIRE TO BE VARYING COLOR.
22. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING FLOW CONTROL AND/OR PRESSURE REGULATOR AT EACH CONTROL VALVE AS NECESSARY TO MAKE SYSTEM OPERATE AS INTENDED.

**HYDRAULIC CALCULATIONS
SPRAY ZONE A6**

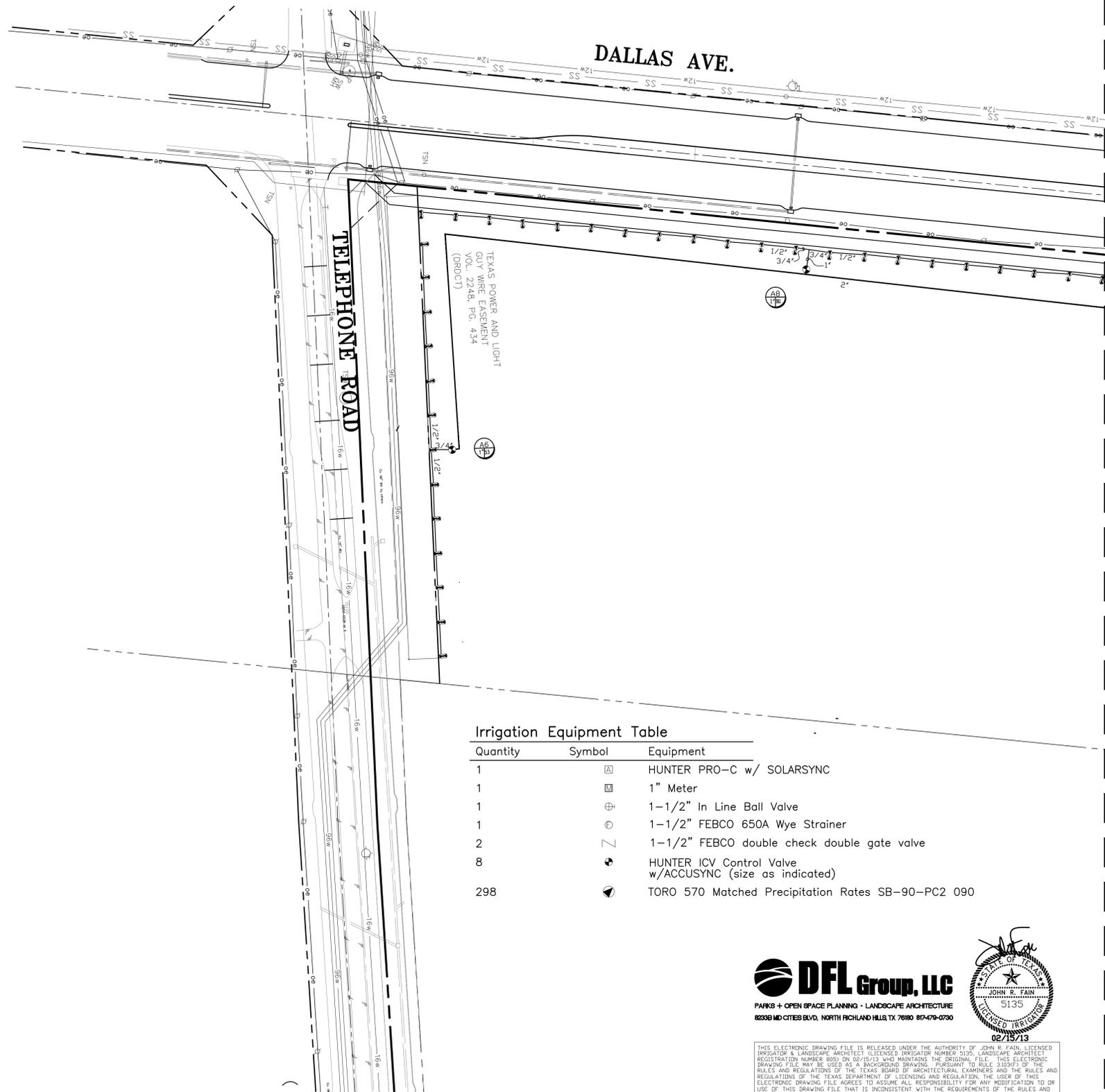
- AVAILABLE PRESSURE 55 PSI (ESTIMATED)
11.3 GALLONS PER MINUTE
- 1" METER - 0.9 PSI
 - 1-1/2" DCVA - 5.5 PSI
 - 1-1/2" WYE - 0.1 PSI
 - 2" MAIN LINE LOSS (2163') - 2.2 PSI
 - ELECTRIC CONTROL VALVE - 1.5 PSI
 - IN-LINE BALL VALVE - 0.5 PSI
 - ZONE LOSS - 7.8
 - ELEVATION CHANGE - 2.6 PSI
 - FITTING ESTIMATE - 2.1 PSI
 - OPERATING PRESSURE - 31.8 PSI

CAUTION!!!

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
OKLAHOMA ONE-CALL SYSTEM
1-800-522-OKIE
1-800-522-8543 OR 811
WAIT THE REQUIRED TIME FOR MARKING DIG WITH CARE



BEFORE YOU DIG...



Irrigation Equipment Table

Quantity	Symbol	Equipment
1	⊠	HUNTER PRO-C w/ SOLARSYNC
1	⊞	1" Meter
1	⊕	1-1/2" In Line Ball Valve
1	⊗	1-1/2" FEBCO 650A Wye Strainer
2	∩	1-1/2" FEBCO double check double gate valve
8	⊙	HUNTER ICV Control Valve w/ACCUSYNC (size as indicated)
298	⊙	TORO 570 Matched Precipitation Rates SB-90-PC2 90



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 5135, LANDSCAPE ARCHITECT REGISTRATION NUMBER 809) ON 02/15/13 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 3100(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

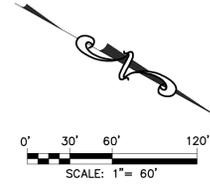
MATCH LINE SHEET 5

No.	DATE	REVISION	APPROVAL		
Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS 6700 HILGREST PLAZA DRIVE, SUITE 320 IRVING, TEXAS 75014 Phone: (972) 460-7000 Fax: (972) 460-7099 Email: info@winkelman.com Website: www.winkelman.com					
GEORGE FLOYD SURVEY, ABSTRACT NO. 463 SMITH ELKINS SURVEY, ABSTRACT NO. 430 CITY OF DALLAS, DALLAS COUNTY, TEXAS			RIDGE PROPERTY TRUST 5800 CAMPUS CIRCLE DRIVE, SUITE 200A IRVING, TEXAS 75063		
IRRIGATION PLAN 1 CITY OF LANCASTER RIDGE LOGISTICS CENTER DALLAS & LANCASTER, TEXAS					
Scale: 1" = 60' Date: JUNE 19, 2012 File: 52101-LAN 02-15-13.DWG Project No.: 52101.01(10)					
SHEET 5 OF 11					

G:\2011\01\ENGINEERING\Construction Plans\52101-LAN_02-15-13.dwg

MATCH LINE SHEET 4

MATCH LINE SHEET 6



- NOTE: FOR ALL DRIP CIRCUITS USE
- HUNTER PROFESSIONAL LANDSCAPE DRIPLINE PLD-04-18 (18" O.C.)
 - STAPLES EVERY 5'
 - CONTROL ZONE KIT ICZ-101-40
 - PLDBV FLUSH VALVE LOCATED IN 6" BOX

NOTE: 3/4" PVC UNDER PAVING ON ALL DRIP CIRCUITS. DO NOT RUN EMITTER TUBING UNDER PAVING, WALLS, ETC.

MEDIAN ON BALMORHEA AND PLANTING BEDS AT SIGNS SHALL RECEIVE DRIP IRRIGATION. REFER TO DETAILS.

MEDIAN ON BALMORHEA AND PLANTING BEDS AT SIGNS SHALL RECEIVE DRIP IRRIGATION. REFER TO DETAILS SHEET 9.

DALLAS AVE.

BALMORHEA DRIVE

CITY OF LANCASTER
CITY OF DALLAS



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 5135, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805) ON 02/15/13 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 310.7(7) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

No.	DATE	REVISION	APPROV.

GEORGE FLOYD SURVEY, ABSTRACT NO. 463
SMITH ELKINS SURVEY, ABSTRACT NO. 430
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

IRRIGATION PLAN 2
CITY OF LANCASTER
RIDGE LOGISTICS CENTER
DALLAS & LANCASTER, TEXAS

Scale: 1" = 60'
Date: JUNE 19, 2012
File: 52101-LAN_02-15-13.DWG
Project No.: 52101.01(10)

SHEET
6
OF
11

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
6700 HILLCREST PLAZA DRIVE, SUITE 322
IRVING, TEXAS 75014
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 008666-00
Contract: 12-2012, Winkelmann & Associates, Inc.

G:\2011\ENGINEERING\Construction Plans\52101-LAN_02-15-13.dwg

MATCH LINE SHEET 5

0' 30' 60' 120'
SCALE: 1" = 60'

DALLAS AVE.

ALTA MOORE DRIVE

Lone Sto
Vol. 93

DFL Group, LLC
PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
82338 MD CITIES BLVD, NORTH RICHLAND HILLS, TX 76180 817-479-0730



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 5135, LANDSCAPE ARCHITECT REGISTRATION NUMBER 8059) ON 02/15/13 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 213.013 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

No.	DATE	REVISION	APPROV.

GEORGE FLOYD SURVEY, ABSTRACT NO. 463
SMITH ELKINS SURVEY, ABSTRACT NO. 430
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

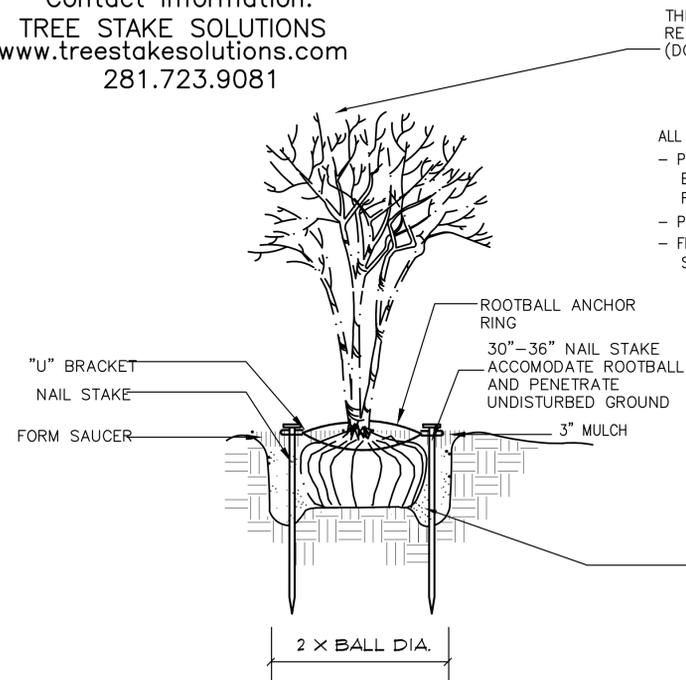
IRRIGATION PLAN 3
CITY OF LANCASTER
RIDGE LOGISTICS CENTER
DALLAS & LANCASTER, TEXAS

Scale: 1" = 60'
Date: JUNE 19, 2012
File: 52101-LAN_02-15-13.DWG
Project No.: 52101.01(10)

SHEET
7
OF
11

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 322
IRVING, TEXAS 75014
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 008666-00
Contract: 12-2012, Winkelmann & Associates, Inc.

Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
 281.723.9081

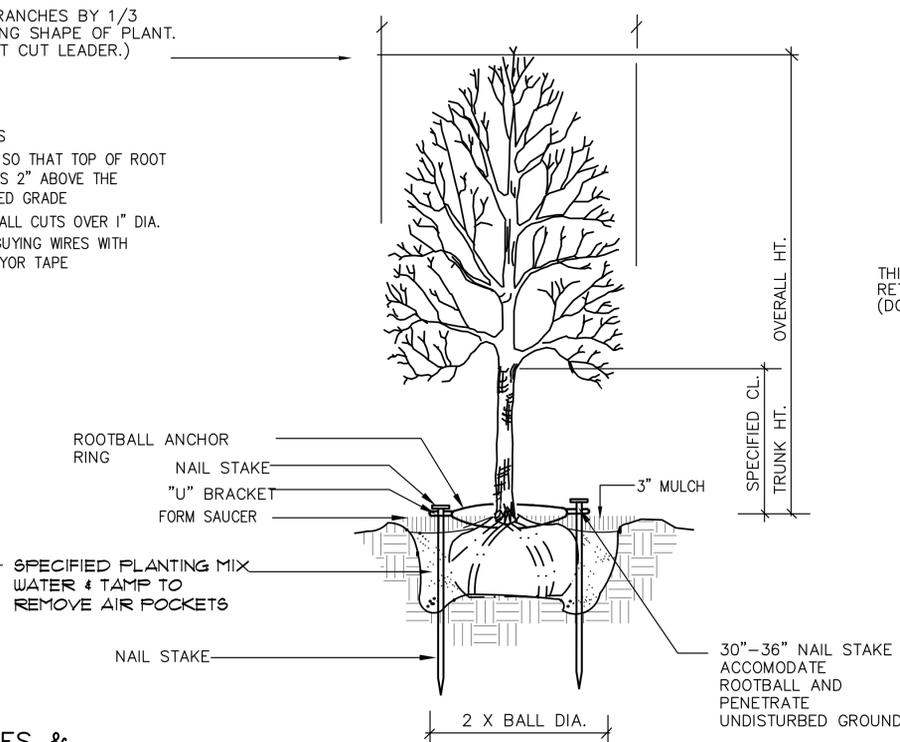


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

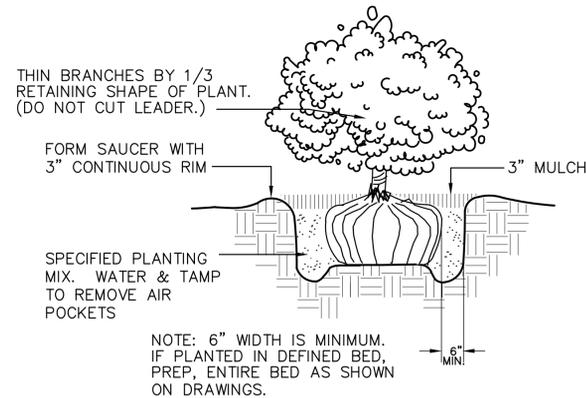
THIN BRANCHES BY 1/3
 RETAINING SHAPE OF PLANT.
 (DO NOT CUT LEADER.)

ALL TREES
 - PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE THE FINISHED GRADE
 - PAINT ALL CUTS OVER 1" DIA.
 - FLAG GUYING WIRES WITH SURVEYOR TAPE



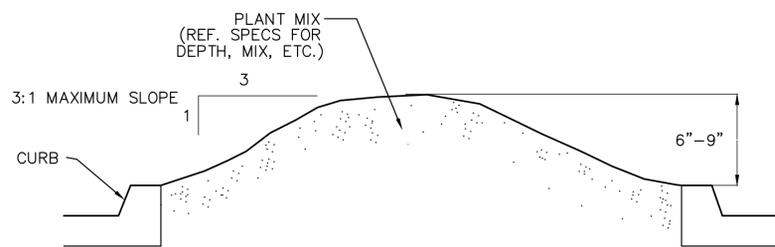
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE



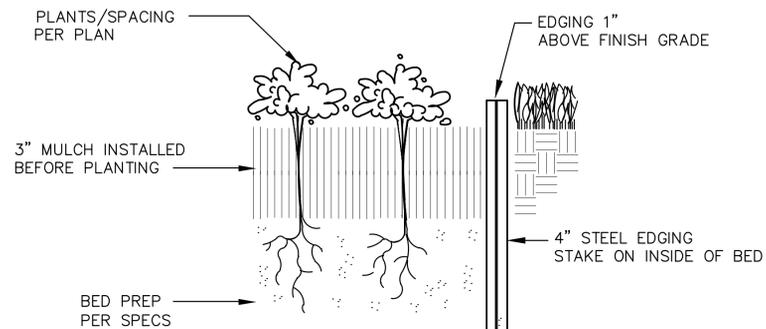
SHRUB PLANTING

SCALE: NOT TO SCALE



TYPICAL MEDIAN ISLAND MOUNDING

SCALE: NOT TO SCALE



BEDDING PLANTS/ EDGING DETAIL

SCALE: NOT TO SCALE



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 DN 02/15/13, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.033(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

NO.	DATE	REVISION	APPROV.

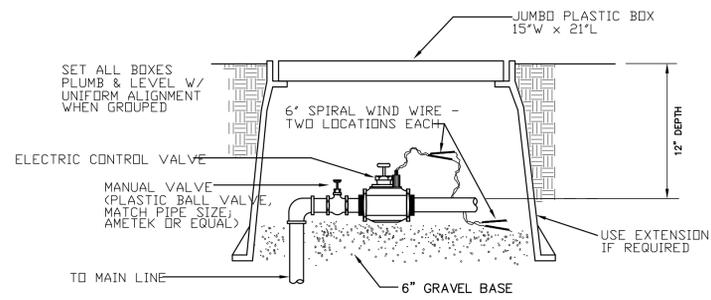
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6700 HILGREST PLAZA DRIVE, SUITE 320
 IRVING, TEXAS 75063
 (972) 460-7000
 (972) 460-7009 FAX
 Texas Surveyors Registration No. 008666-00
 Contract No. 2012-11-00000001 & Associates, Inc.

GEORGE FLOYD SURVEY, ABSTRACT NO. 463
 SMITH ELKINS SURVEY, ABSTRACT NO. 430
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 RIDGE PROPERTY TRUST
 5800 CAMPUS CIRCLE DRIVE, SUITE 200A
 IRVING, TEXAS 75063

PLANTING DETAILS
 CITY OF LANCASTER
 RIDGE LOGISTICS CENTER
 DALLAS & LANCASTER, TEXAS

Scale: 1" = 60'
 Date: JUNE 19, 2012
 File: 52101-LAN 02-15-13.DWG
 Project No.: 52101.01(10)

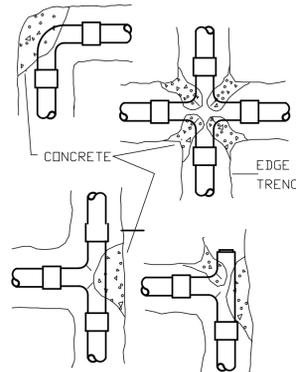
G:\2011\ENGINEERING\Construction Plans\52101-LAN 02-15-13.dwg



ELECTRIC CONTROL VALVE

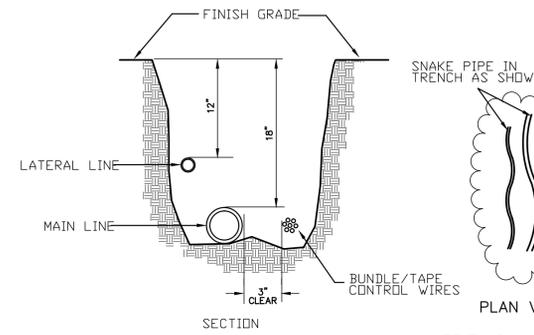
SCALE: NOT TO SCALE

NOTE: - THRUST BLOCKS ON MAIN LINE - ALL SIZES;
- AND LATERALS 2" & LARGER
- MINIMUM BLOCK SIZE 8"X8"X8"



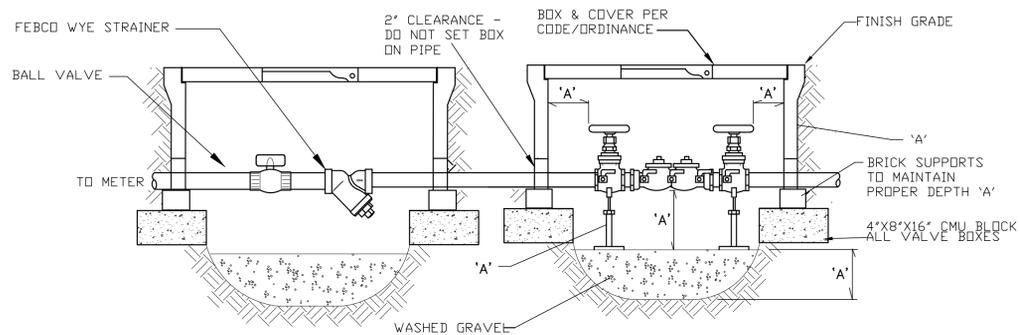
THRUST BLOCKS - PLAN VIEW

SCALE: NOT TO SCALE



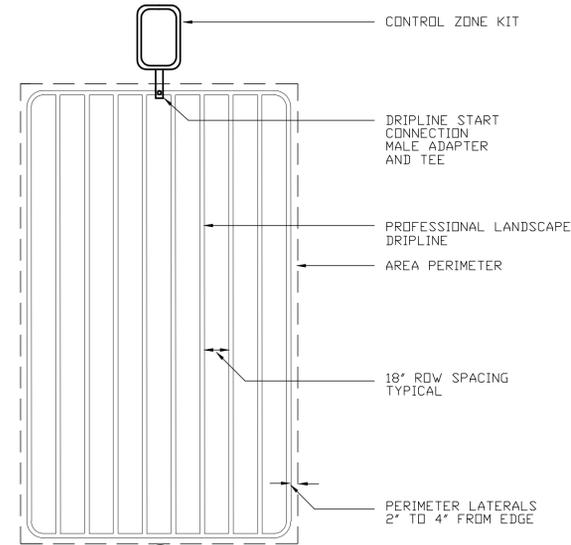
TRENCH DETAIL

SCALE: NOT TO SCALE



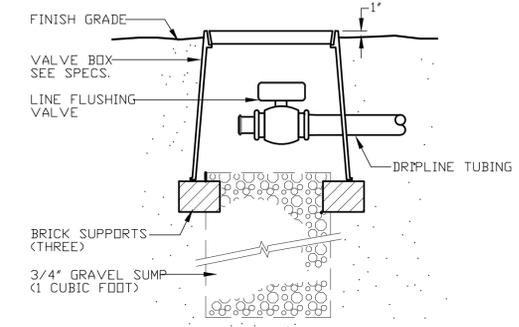
**TYPICAL INSTALLATION
DOUBLE CHECK VALVE/WYE STRAINER ASSEMBLY**

SCALE: NOT TO SCALE



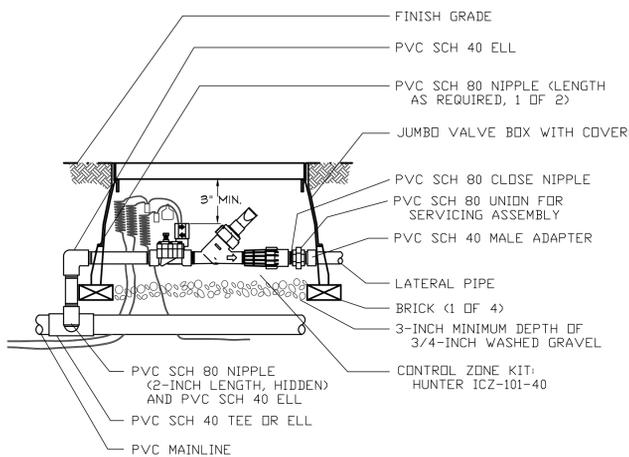
TYPICAL DRIPLINE END FEED LAYOUT

DETAIL - NO SCALE



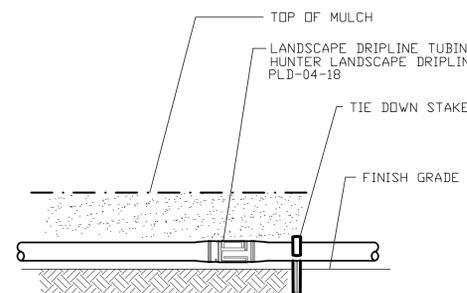
DRIPLINE FLUSHING VALVE

SECTION - NO SCALE



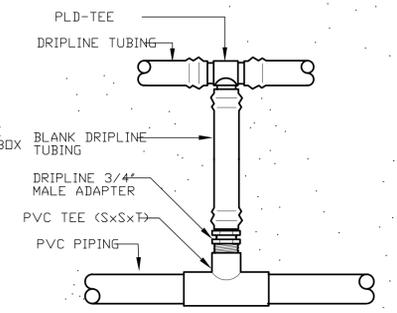
DRIPLINE FLOW CONTROL ZONE KIT

SCALE: NOT TO SCALE



DRIPLINE ON GRADE

SCALE: NOT TO SCALE



DRIPLINE START CONNECTION

SECTION - NO SCALE

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT LICENSE NUMBER 5135. LANDSCAPE ARCHITECT REGISTRATION NUMBER 8031 ON 02/15/13 AND MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 310.013 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



02/15/13

NO.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6700 HILLCREST PLAZA DRIVE, SUITE 320
IRVING, TEXAS 75014
Phone: (972) 460-7000
Fax: (972) 460-7099
E-mail: info@winkelmann.com
www.winkelmann.com

GEORGE FLOYD SURVEY, ABSTRACT NO. 463
SMITH ELKINS SURVEY, ABSTRACT NO. 430
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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

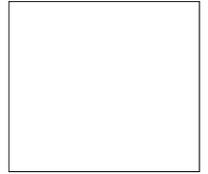
IRRIGATION DETAILS
CITY OF LANCASTER
RIDGE LOGISTICS CENTER
DALLAS & LANCASTER, TEXAS

Scale: 1" = 60'
Date: JUNE 19, 2012
File: 52101-LAN 02-15-13.DWG
Project No.: 52101.01(10)

SHEET
9
OF
11



**NOTICE OF MEETING AGENDA
SIGN CONTROL BOARD
CITY OF LANCASTER, TEXAS
MUNICIPAL CENTER
CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS
TUESDAY, SEPTEMBER 24, 2013 – 7:00 P.M.**



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

**Commissioner Genevieve Robinson
Commissioner Roosevelt Nichols
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.

8:00 P.M.

AGENDA

CALL TO ORDER

ACTION

1. **M13-02** Consider and discuss a request for Sign Exception for Courtyard at Pleasant Run Shopping center at 3250 W Pleasant Run Road. Exception is requested for the size of the multitenant monument sign.

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,

September 20, 2013 @ 5:00 am/pm.

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

SIGN CONTROL BOARD

Agenda Communication for September 24, 2013

#1

M13-02 Consider a Request for a Sign Exception for Courtyard at Pleasant Run shopping center at the 3250 W Pleasant Run Road. Exception is requested for the size of the multi-tenant monument sign.

Background

1. **Property Location:** The property is located at 3250 W Pleasant Run Road described as Lot 1, Block A, The Courtyard at Pleasant Run, Dallas County, Lancaster, Texas.
2. **Current Zoning:** The subject property is zoned Commercial Highway (CH), and currently has a shopping center and Cinemax movie theatre.
3. **Adjacent Properties:**
Properties surrounding this project are all zoned Commercial Highway (CH). A small portion of the east parcel boundary abuts Single Family Residential – 4 (SF-4) zoned property.
4. **Comprehensive Plan Compatibility:** The Comprehensive Plan identifies this site as suitable for Highway Commercial uses. The proposal is compatible with the Comprehensive plan land use.

Considerations

The applicant is requesting exceptions to the Sign Ordinance (2009-08-20) to allow for the following variations:

1. **Monument Sign** - City of Lancaster Sign Ordinance (2009-08-20) Section 14.1204.h – Monument Signs allows one free standing multi-tenant monument sign not to exceed a maximum area of seventy-five (75) square feet. The proposal is requesting monument sign of one hundred and forty (140) square feet area, an increase of sixty (60) square feet replacing the existing monument sign.

The current monument sign for this multi-tenant complex is 10' tall and 14' wide with a 60" x 10" cabinet. Eliminating some of the base and the side wings allows this existing monument sign cabinet to increase in size without increasing the overall volume of the sign. The proposed new monument sign will maintain the same overall height and width. The new cabinet will accommodate the addition of the anchor tenants, LA Fitness and Cinemark without decreasing the size of other tenants' panels. A number of tenant storefronts within this complex are not easily seen from Pleasant Run Road or IH-35 service Road. This monument sign will be the only identification for these businesses to attract passing traffic.

Options/Alternatives

1. Grant the exception as requested.
2. Grant an exception of a lesser nature and state what they are.
3. Deny the exception request.

Recommendation

Staff recommends **approval** of the exception request (Option 1), as presented.

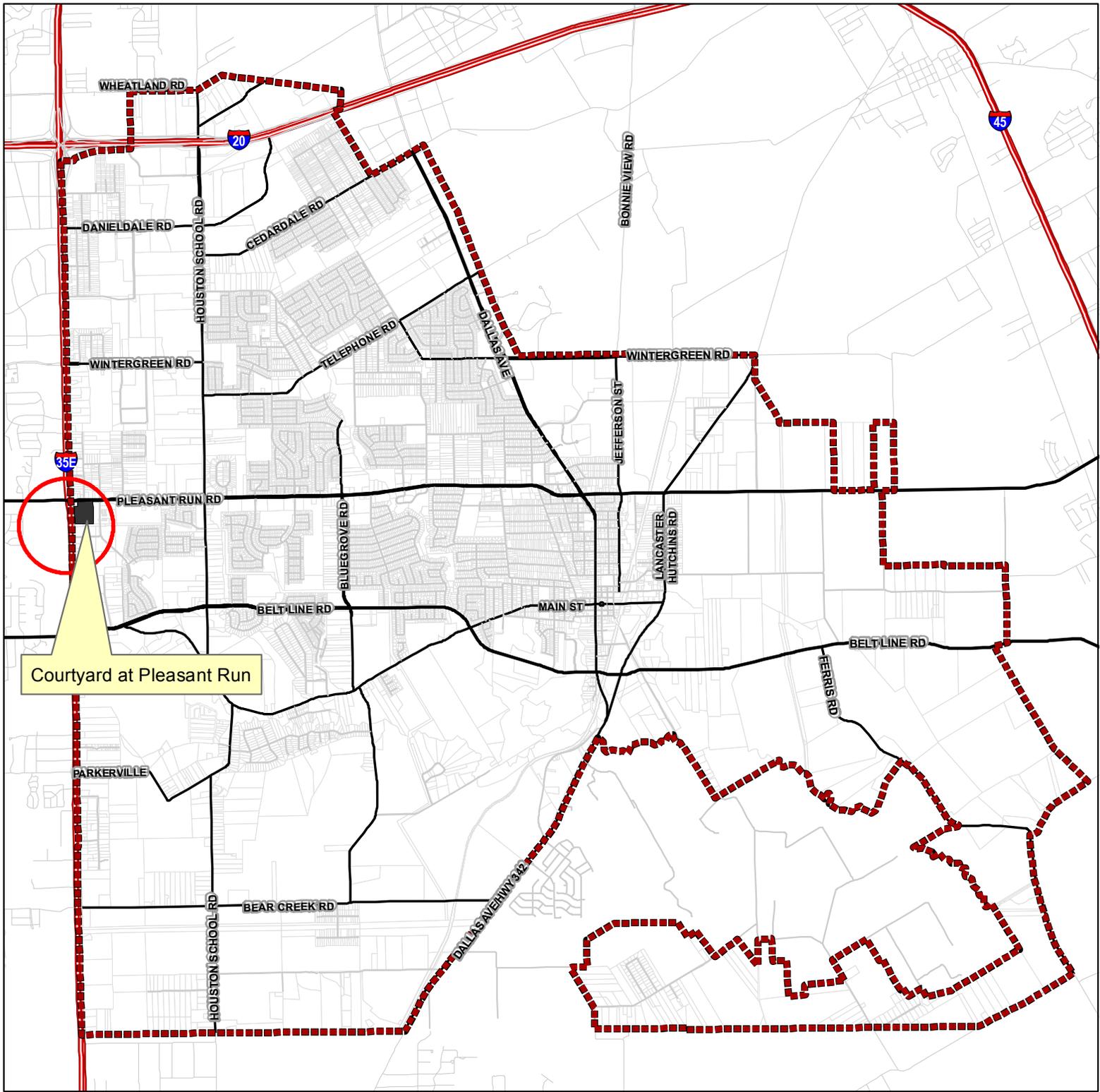
Attachments

1. Location Map
2. Zoning Map with Aerial
3. Proposed Monument Sign and location on Site Plan

Prepared By and Submitted By:

Surupa Sen, Senior Planner
Public Works and Development Services

Date: September 24, 2013



Courtyard at Pleasant Run

Legend

-  Courtyard at Pleasant Run
-  City Limits
-  Parcels

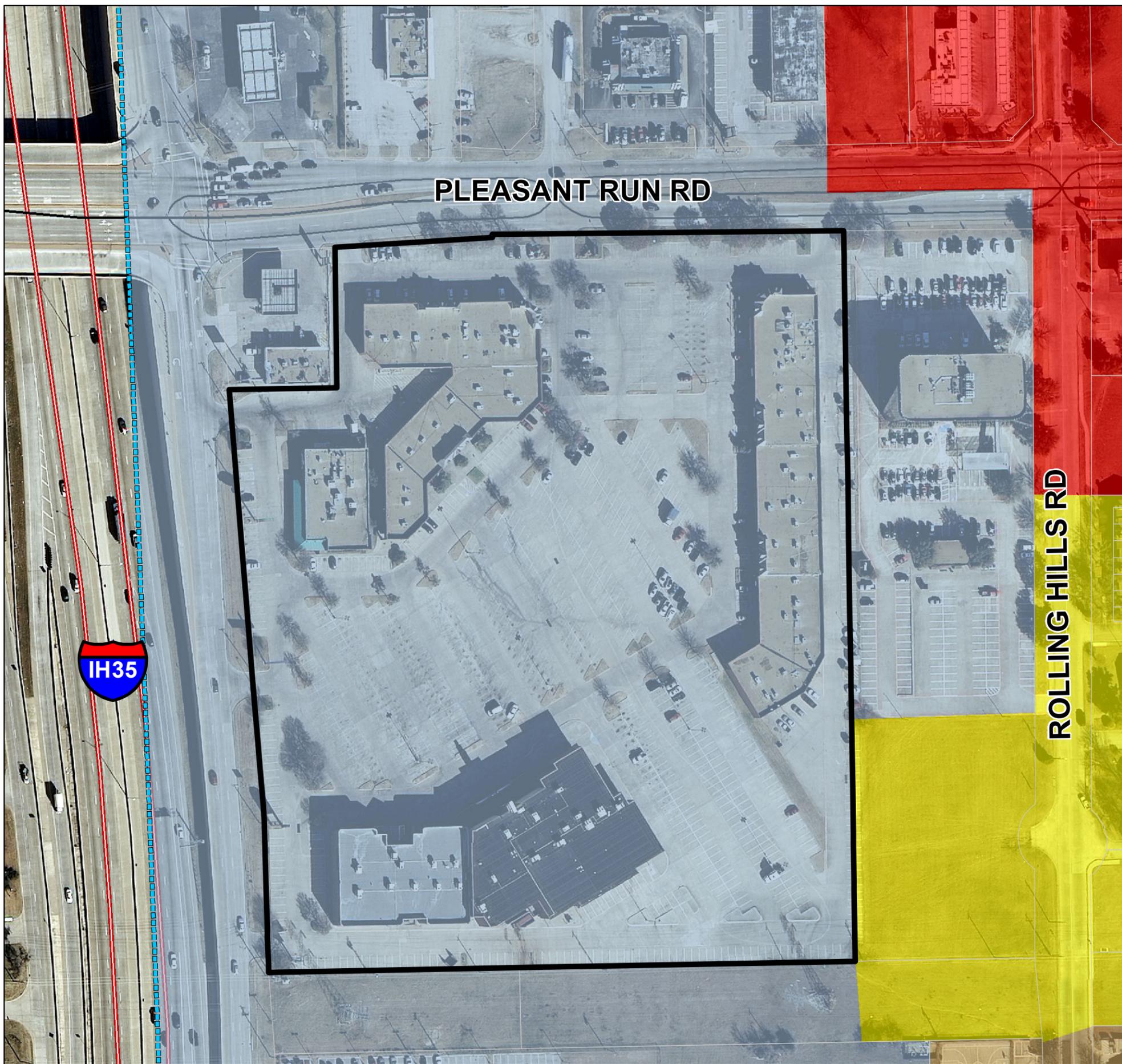
Location Map
 Courtyad at Pleasant Run
 3250 W Pleasant Run Road



City of Lancaster

Date: 09/24/2013



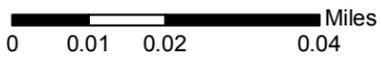


PLEASANT RUN RD

ROLLING HILLS RD

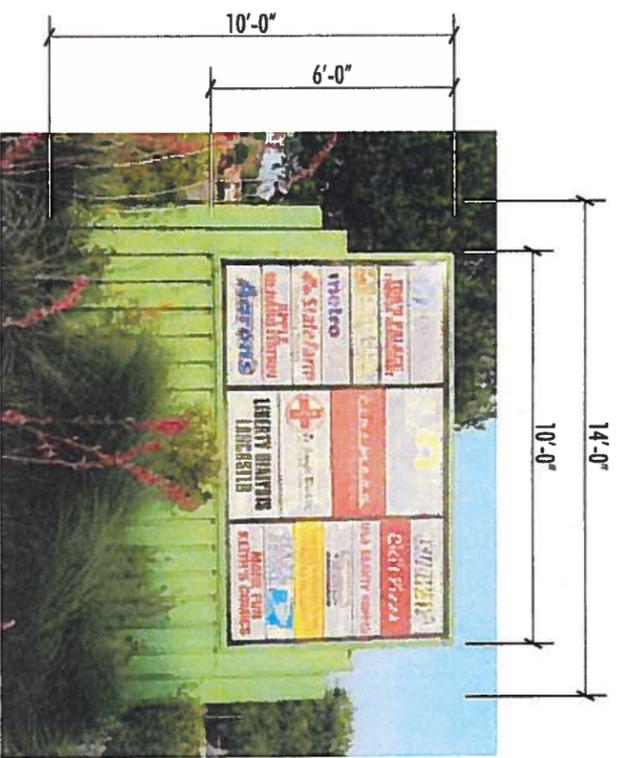


The Courtyard at Pleasant Run - LA Fitness

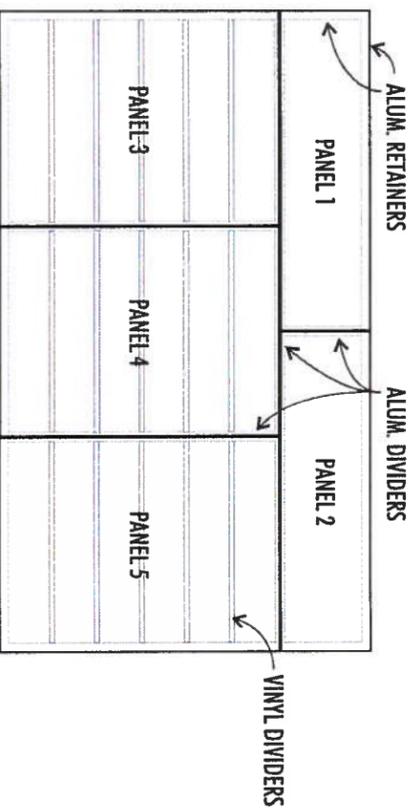


Legend

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



DOUBLE-FACE MONUMENT SIGN – EXISTING
N.T.S.



FACE DETAIL – (2 OF EACH REQUIRED FOR 1 D/F MONUMENT)
SCALE: 1/2" = 1'-0"

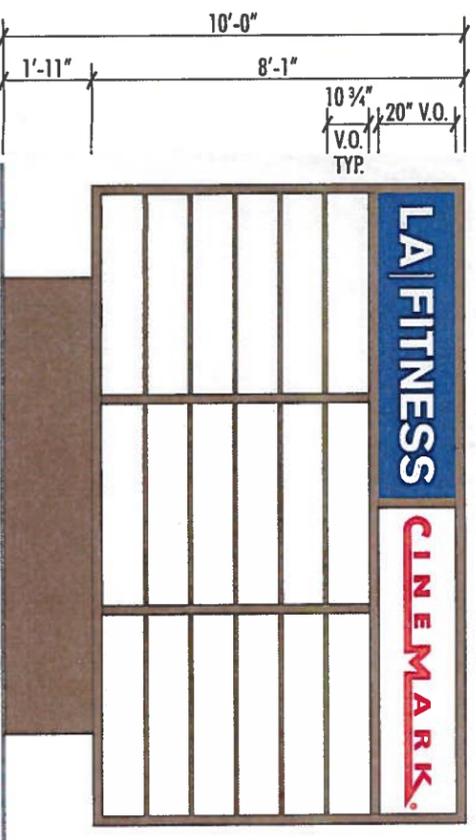
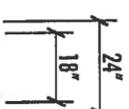
NOTE: A VARIANCE WILL BE REQUIRED FOR THE NEW MONUMENT SIGN
GENERAL DESCRIPTION

REPLACE EXISTING DOUBLE-FACE MONUMENT SIGN w/NEW DOUBLE-FACE MONUMENT SIGN

24" DEEP ALUMINUM CABINET PT.M IC #1729 ANCIENT POTTERY; WHITE LEXAN TENANT PANELS w/VINYL GRAPHICS

(NOTE: EACH SIDE OF MONUMENT WILL HAVE 5 PIECES OF LEXAN. THE LOWER 18 T/P ARE HORIZONTALLY DIVIDED w/VINYL TO MATCH CABINET)

INTERNALLY ILLUMINATED w/HIGH-OUTPUT FLUORESCENT LAMPS; ALUMINUM POLE COVER PT.M. CABINET



END VIEW

PROPOSED DOUBLE-FACE MONUMENT SIGN (1 REQUIRED)
SCALE: 1/2" = 1'-0"

Starlite Sign
www.starlitesign.com
7923 E. McKinney St.
Denton, TX 76208
(940) 382-8850
Fax: (940) 387-0429

1956
ESTABLISHED

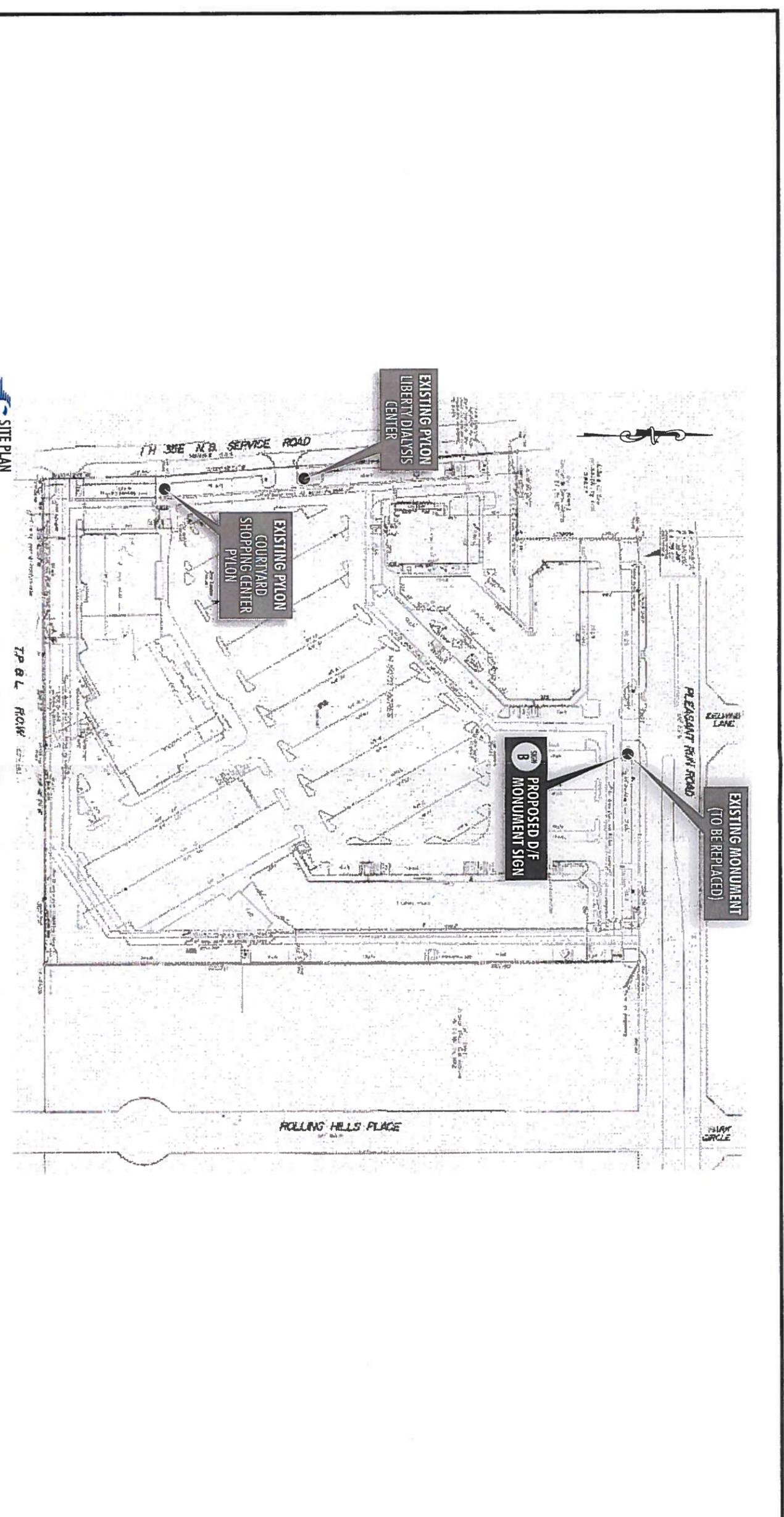
CLIENT: Cornerstone Development - Courtyard Pleasant Run
LOCATION: 3250 W. Pleasant Run Road
CITY: Lancaster, TX 75146

DESIGNER: Diana Collins
PROJECT NO: 28400
DATE: 07-31-13

SCALE: 1/2" = 1'-0"

REV.	DATE	BY	DESCRIPTION
1	06/21/13	JAS	REVISION MADE: 1. CHECK & APPROVE RETURN; SIGN & APPROVE ON-BOARD SITE PLAN
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE-APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.



SITE PLAN
N.T.S.

		www.starlitesign.com 7923 E. McKinney St. Denton, TX 76208 (940) 382-8850 Fax: (940) 387-0429	
Cornerstone Development - Courtyard Pleasant Run 3250 W. Pleasant Run Road Lancaster, TX 75146		CUSTOMER LOCATION N/A Mason Kimbrough Diana Collins	
Bid: one good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.		TITLE SHEET 1307-137 02 of 02 07-31-13	
PROJECT NO. 28400 DESIGNER A. Spires		DATE BY 08/27/13 JST REVISIONS 1. CORRECTED PAPER 1 (SHEETS A Pylon, BEHIND SIGN & ADDED DIAL. ADDED SITE PLAN)	

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE-APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.