



**NOTICE OF REGULAR MEETING AGENDA  
PLANNING & ZONING COMMISSION  
MUNICIPAL CENTER CITY COUNCIL CHAMBERS  
211 N. HENRY STREET, LANCASTER, TEXAS**



**Tuesday, May 3, 2022 - 7:00 PM**

**REGULAR MEETING: 7:00 P.M.**

**CALL TO ORDER**

**PUBLIC TESTIMONY:**

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

**CONSENT AGENDA:**

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 5, 2022.
2. DP22-13 Consider a site plan for Cawley EBL Lancaster Logistics located on the south side of Belt Line Road, and approximately 1,469.1 feet west of Ferris Road. The property is addressed as 1000 East Belt Line Road and is approximately 84.168 acres in size. It is described as a tract of land situated in the James McMillan Survey Abstract Numbers 987,504,549, and 1116 Page 285 City of Lancaster, Dallas County, Texas.
3. PS22-15 Consider approval of a final plat for Midpoint Logistics Center Lot 3 Block 1 being 37.086 acres of land located on the northwest corner of Midpoint Drive and North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.
4. PS22-22 Consider approval of a final plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.
5. PS22-23 Consider approval of a preliminary plat for Reindeer Run Estates, Lots 24 and 25, Block 1. The property is located on the northeast corner of Reindeer Road and Dasher Drive and is addressed as 639 E. Reindeer Road, situated in the Money Weatherford Survey, Abstract 1554 in the City of Lancaster, Dallas County, Texas.
6. PS22-24 Consider approval of a preliminary plat for McKinley Lancaster Box Plant on the property located on the northwest corner of Pleasant Run Road and Pinto Road. The property

is approximately 25.8074 acres in size and is situated in the Samuel Keller Survey, Abstract No. 721, City of Lancaster, Dallas County, Texas.

**ACTION:**

7. HLPC22-05 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace siding and porch on the property located at 124 E. 5th Street, Lancaster, Dallas County, Texas.
  
8. DP22-14 Discuss and consider a site plan submittal for a warehouse distribution facilities for the property located on the south side of Wintergreen Road and approximately 626 feet east of Jefferson Street. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.

**ADJOURNMENT**

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EXECUTIVE SESSION: The Planning and Zoning Commission reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

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ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

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PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

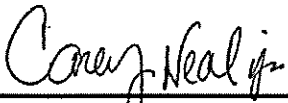
PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

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**Certificate**

**I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on April 29, 2022, @ 6:15 p.m., and copies thereof were provided to the Planning & Zoning Commission members.**



Carey D. Neal, Jr.

Assistant City Manager

# CITY OF LANCASTER BOARDS AND COMMISSIONS

## Planning & Zoning Commission Regular Meeting

Item 1.

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Financially Sound Government  
Healthy, Safe & Engaged Community  
Sound Infrastructure  
Quality Development  
Professional and Committed City Workforce

**Submitted by:** Bester Munyaradzi, Planning Manager

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### **Agenda Caption:**

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on April 5, 2022.

### **Background:**

Attached for your review and consideration are minutes from the Planning and Zoning Commission Regular Meeting held on April 5, 2022.

### **Attachments**

April 5, 2022 P&Z Draft Minutes

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# CITY OF LANCASTER BOARDS AND COMMISSIONS

## Planning & Zoning Commission Regular Meeting

Item 2.

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Planning Manager

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### **Agenda Caption:**

DP22-13 Consider a site plan for Cawley EBL Lancaster Logistics located on the south side of Belt Line Road, and approximately 1,469.1 feet west of Ferris Road. The property is addressed as 1000 East Belt Line Road and is approximately 84.168 acres in size. It is described as a tract of land situated in the James McMillan Survey Abstract Numbers 987,504,549, and 1116 Page 285 City of Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is located on the south side of Belt Line Road, and approximately 1,469.1 feet west of Ferris Road. The property is approximately 84.168 acres in size.
2. **Current Zoning:** The subject property is located in the Logistics Port Planned Development district Logistics Port A sub-district.
3. **Adjacent Properties:**
  - North: Logistics Port Planned Development - Vacant
  - South: Extra-Territorial Jurisdiction (ETJ) - Vacant
  - East: LanPort Overlay District - Vacant
  - West: Logistics Port Planned Development - Vacant
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as Rural Living. The proposed industrial use is not consistent with the Comprehensive Plan. However, the proposed warehouses are consistent with the current Logistics Port Planned Development district Logistics Port A sub-district.

### **Operational Considerations:**

Section B. Site Plan Review of the Logistics Port PD states that "tracts greater than ten (10) acres shall be considered and reviewed by the Planning and Zoning Commission". This property is located in Logistics Port PD; Logistics Port A sub-district and its purpose is to create a limited industrial zone that provides for modern type industrial uses.

### **Site Plan**

This is a request to construct a 1,109,543 square feet warehouse on the subject site. The entire property is approximately 84.168 acres of land and the proposed use is permitted by right in the Logistics Port A sub-district. The Master Thoroughfare Plan (MTP) shows Belt Line Road as 100-foot Major Arterial Type B roadway. There is no rights-of-way dedication required for Belt Line Road as there are 50 feet of rights-of-way from the centerline to the property line. There are two points of

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access proposed for this site from Belt Line Road.

The site plan shows the adequate screening of the trailers and tractors by means of living plant materials and 12-foot screening wall from Belt Line Road. Overall, the proposed site plan exceeds the minimum landscaping requirements and is in compliance with the requirements of the Logistics Port PD.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Options/Alternatives:**

1. The Planning and Zoning Commission may approve the site plan, as presented.
2. The Planning and Zoning Commission may approve the site plan with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the site plan.

**Recommendation:**

Staff recommends approval of the site plan.

**Attachments**

Location Map

Site Plan Exhibit

Landscape Plan Exhibit

Facade Elevation Plan Exhibit

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# CITY OF LANCASTER BOARDS AND COMMISSIONS

## Planning & Zoning Commission Regular Meeting

Item 3.

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Senior Planner

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### **Agenda Caption:**

PS22-15 Consider approval of a final plat for Midpoint Logistics Center Lot 3 Block 1 being 37.086 acres of land located on the northwest corner of Midpoint Drive and North Dallas Avenue. The property is described as being a tract of land situated in the Smith Elkins Survey, Abstract No. 430, City of Lancaster, Dallas County, Texas.

### **Background:**

- 1. Location and Size:** The property is located on the northwest corner of Midpoint Drive and North Dallas Avenue. It is approximately 37.086 acres in size.
- 2. Current Zoning:** The subject property is currently zoned Planned Development - Light Industrial (PD-LI).
- 3. Adjacent Properties:**
  - North: Commercial Highway (CH) - Lancaster Residential Center
  - South: Light Industrial District (LI) - FedEx Ship Center
  - East: Light Industrial (LI) - Golden State Foods
  - West: Planned Development - Light Industrial (PD-LI) - Vacant
- 4. Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed warehouse use is consistent with the Comprehensive Plan.
- 5. Case History/Background:**

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
10/10/11	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 Cancelled
08/06/13	P&Z	Z13-01 Lancaster Logistics Industrial Center PD favorable recommendation
08/26/13	CC	Z13-01 Lancaster Logistics Industrial Center PD postponed – no action taken
09/09/2013	CC	Z13-01 Lancaster Logistics Industrial Center PD approved
01/04/2022	P&Z	PS22-13 Preliminary Plat Approved

**Operational Considerations:**

This is a request for approval of a final plat to create one (1) lot for a warehouse and distribution center. Lot 3, Block 1 consists of 37.086 acres. Access to this property will be provided from North Dallas Avenue and through a driveway on the west side of the site for employee access only and not truck access. The plat is in substantial conformance with the subdivision regulations and all public infrastructure and utilities have been reviewed and accepted by the Engineering Division.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Options/Alternatives:**

1. The Planning and Zoning Commission may approve the request, as presented.
2. The Planning and Zoning Commission may deny the request.

**Recommendation:**

Staff recommends approval of this final plat, as presented.

**Attachments**

- Location Map
  - Final Plat
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# CITY OF LANCASTER BOARDS AND COMMISSIONS

## Planning & Zoning Commission Regular Meeting

Item 4.

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Planning Manager

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### **Agenda Caption:**

PS22-22 Consider approval of a final plat for Cold Summit Addition Lot 1 Block 1, being 28.792 acres of land addressed as 4150 North Dallas Avenue. The property is described as being out of the George Floyd Survey, Abstract No. 463 and Smith Elkins Survey, Abstract No. 430, City of Lancaster and City of Dallas, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is addressed as 4150 North Dallas Avenue and is approximately 28.792 acres in size.
2. **Current Zoning:** The subject property is currently zoned Commercial Highway (CH).
3. **Adjacent Properties:**  
North: Commercial Highway (CH) - Vacant and Single-Family Home  
South: Commercial Highway (CH) - Single-Family Home  
East: City of Dallas  
West: Commercial Highway (CH) - Vacant and Agricultural Building
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Logistics/Distribution uses. The proposed cold storage warehouse/distribution use is consistent with the Comprehensive Plan.

### **Operational Considerations:**

This is a request for approval of a final plat of one (1) lot and associated infrastructure for cold storage logistics and distribution development. The property is located in both the City of Lancaster and City of Dallas. Access into the property from Lancaster will be provided from Dallas Avenue. The property is located in two municipalities and is required to be approved by both jurisdictions. As presented the plat does not demonstrate that the City of Dallas has accepted its easement interest which is being dedicated by plat and not separate instrument. Additionally, the plat is missing a City Certification and signature block for the City of Dallas. As currently presented, the plat does not conform with the requirements of the city's subdivision regulations.

### **Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

### **Options/Alternatives:**

1. The Planning and Zoning Commission may approve the final plat, as presented.



2. The Planning and Zoning Commission may deny the final plat.

**Recommendation:**

Staff recommends denial of this final plat as presented.

**Attachments**

Location Map

Final Plat

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# CITY OF LANCASTER BOARDS AND COMMISSIONS

## Planning & Zoning Commission Regular Meeting

Item 5.

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Planning Manager

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### **Agenda Caption:**

PS22-23 Consider approval of a preliminary plat for Reindeer Run Estates, Lots 24 and 25, Block 1. The property is located on the northeast corner of Reindeer Road and Dasher Drive and is addressed as 639 E. Reindeer Road, situated in the Money Weatherford Survey, Abstract 1554 in the City of Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is addressed as 639 East Reindeer Road and is approximately 2.160 acres in size.
2. **Current Zoning:** The subject property is currently zoned Single Family-Estates (SF-E).
3. **Adjacent Properties:**
  - North: A-O - Agricultural Open (occupied)
  - South: A-O - Agricultural Open (vacant)
  - East: A-O - Agricultural Open (vacant and occupied)
  - West: A-O - Agricultural Open (occupied)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of 2016 Comprehensive Plan identifies this site as suitable for rural living and the proposed residential development is consistent with the Future Land Use Plan of the Comprehensive Plan.

### **5. Case History:**

Date	Body	Action
11/14/11	CC	Property annexed into the City of Lancaster limits
03/01/22	P&Z	Recommended Approval of the rezoning
03/28/22	CC	Approved the rezoning from A-O to SF-E

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**Operational Considerations:**

This is a request for approval of a preliminary plat creating two (2) lots for single-family home development on Lot 24, Block 1. Access to this property will be provided from E. Reindeer Road for Lot 25, Block 1 and Dasher Drive for Lot 24, Block 1. The applicant will be responsible for all utilities and infrastructure necessary for development. The plat is in substantial conformance with the subdivision regulations. The preliminary plat was reviewed by the Engineering Division and there are no comments at this time.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Options/Alternatives:**

1. The Planning and Zoning Commission may approve the request, as presented.
2. The Planning and Zoning Commission may deny the request.

**Recommendation:**

Staff recommends approval of this preliminary plat, as presented.

**Attachments**

Location Map

Preliminary Plat

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**CITY OF LANCASTER BOARDS AND COMMISSIONS**

**Planning & Zoning Commission Regular Meeting**

**Item 6.**

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Planning Manager

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**Agenda Caption:**

PS22-24 Consider approval of a preliminary plat for McKinley Lancaster Box Plant on the property located on the northwest corner of Pleasant Run Road and Pinto Road. The property is approximately 25.8074 acres in size and is situated in the Samuel Keller Survey, Abstract No. 721, City of Lancaster, Dallas County, Texas.

**Background:**

1. **Location and size:** The property is located on the northwest corner of Pleasant Run Road and Pinto Road and is approximately 25.8074 acres in size.
2. **Current Zoning:** The subject property is currently zoned Lanport Overlay District Intensity sub-district.
3. **Adjacent Properties:**  
North: Lanport Overlay District - (Vacant)  
South: Logistics Port Planned Development - (Vacant)  
East: City of Wilmer  
West: Lanport Overlay District - (Vacant)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for logistics and distribution uses. The proposed box manufacturing use is consistent with the Comprehensive Plan.

**5. Case History:**

Date	Body	Action
11/08/2021	CC	Approved Parking Exception

**Operational Considerations:**

This is a request for approval of a preliminary plat creating one (1) lot for industrial development.

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Access to this property will be provided from E. Pleasant Run and Pinto Road. The applicant will be responsible for all utilities and infrastructure necessary for development. Substantial completion of utilities and infrastructure, and subsequent acceptance of infrastructure will be required prior to recording final plat. The plat is in substantial conformance with the subdivision regulations. The preliminary plat was reviewed by the Engineering Division and there are no comments at this time.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Options/Alternatives:**

1. The Planning and Zoning Commission may approve the request, as presented.
2. The Planning and Zoning Commission may deny the request.

**Recommendation:**

Staff recommends approval of this preliminary plat, as presented.

**Attachments**

Location Map

Preliminary Plat

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**CITY OF LANCASTER BOARDS AND COMMISSIONS**

**Planning & Zoning Commission Regular Meeting**

**Item 7.**

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Planning Manager

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**Agenda Caption:**

HLPC22-05 Discuss and consider approval of a Certificate of Appropriateness (COA) to replace siding and porch on the property located at 124 E. 5th Street, Lancaster, Dallas County, Texas.

**Background:**

1. **Location and Size:** The subject property located at 124 E. 5th Street is approximately an 0.89 acre tract of land.
2. **Current Zoning:** The subject property is currently zoned Historic Overlay District (HP), Single-Family Residential (SF-6).
3. **Adjacent Properties:**

North: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)

South: SF-6-HP - Single-Family Residential - Historic Overlay District (Vacant)

East: SF-6-HP - Single-Family Residential - Historic Overlay District (Occupied Residence)

West: SF-6-HP - Single-Family Residential - Historic Overlay District (Vacant)

4. **Comprehensive Plan Compatibility:**

The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for Rural Living. The existing home on the property is consistent with the Future Land Use Plan of the Comprehensive Plan.

5. **Case History:**

Date	Body	Action
03/22/22	HLPC	Recommended Approval to Replace Siding and Porch

**Operational Considerations:**

The applicant is requesting to remove damaged and rotten siding on the home and replace it with matching wood siding. Not all of the siding will be replaced as some parts are not rotten. The Lancaster Historic District Regulations (LHDR) state that, "Historic wood siding shall not be removed at historic buildings or structures for replacement with synthetic siding.....Synthetic materials such as aluminum, vinyl siding, fiberboard siding or cement boards shall not be used on historic properties.....In those situations where large expanses of wood siding are deteriorated beyond repair,

it may be necessary to remove the original siding and trim and replace with new. In this situation, the replacement wood siding should match the original in size, the amount of exposed lap and the finish." The proposed removal and replacement of siding is in compliance with the LHDR.

The applicant is also requesting to replace the porch that is on the side of the house. The LHDR states that "Like front porches, the preservation of historic side and rear porches is important, and especially so for those porches that are visible from public rights-of-way. The retention and repair of historic fabric is strongly encouraged." Therefore, the applicant's request to retain and repair the side porch is in line with the LHDR.

In addition, the applicant will be replacing the front porch columns that are in disrepair. The LHDR states that "Where porch columns or railings are deteriorated, it is preferable to remove only selected portions of the element and replacing only that section with spliced-in material. This is usually near the bottom near the porch floor or the ground. When total replacement is necessary, new wood elements should match the original in style, texture, size and design".

The materials that the applicant will be using to make the above replacements are shown on the attached pictures from the applicant. The repairs mentioned above would improve the deteriorated condition of the house at 124 E. 5th Street and the renovations are consistent with the LHDR. Therefore, staff recommends approval of the siding, porch and columns as presented.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Options/Alternatives:**

1. The Planning and Zoning Commission may approve the request, as presented.
2. The Planning and Zoning Commission may approve the request with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the request.

**Recommendation:**

On March 22, 2022 the HLPC recommended approval of the request to replace siding and porch on the property addressed as 124 E. 5th Street. Staff concurs with the HLPC's recommendation.

**Attachments**

Location Map

Letter of Intent and Pictures from applicant

Pictures Taken By Staff

March 22, 2022 HLPC Draft Minutes

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# CITY OF LANCASTER BOARDS AND COMMISSIONS

## Planning & Zoning Commission Regular Meeting

Item 8.

**Meeting Date:** 05/03/2022

**Policy Statement:** This request supports the City Council 2021-2022 Policy Agenda

**Goal(s):** Healthy, Safe & Engaged Community  
Quality Development

**Submitted by:** Bester Munyaradzi, Planning Manager

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### **Agenda Caption:**

DP22-14 Discuss and consider a site plan submittal for a warehouse distribution facilities for the property located on the south side of Wintergreen Road and approximately 626 feet east of Jefferson Street. The property is described as a tract of land situated in the Thomas A. Phillips Survey Abstract No. 1123, City of Lancaster, Dallas County, Texas.

### **Background:**

1. **Location and Size:** The property is located on the south side of Wintergreen Road and approximately 626 feet east of Jefferson Street and is 138.8 acres in size.
2. **Current Zoning:** The subject property is currently zoned Planned Development (PD) Logistics Port.
3. **Adjacent Properties:**  
North: Light Industrial (LI) - Vacant  
South: Planned Development Logistics Port - Vacant  
East: Planned Development Logistics Port - Vacant  
West: Single Family Residential (SF-5) - Pump Station
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for logistics and distribution uses. The proposed warehouse distribution is consistent with the Future Land Use Plan of the Comprehensive Plan.

### **Operational Considerations:**

According to *Section B. Site Plan Review* of the Logistics Port PD, tracts greater than ten (10) acres shall be considered and reviewed by the Planning and Zoning Commission. This property is located in Logistics Port PD; Logistics Port B sub-district and its purpose is to create a limited industrial zone that provides for modern types of industrial uses.

### **Site Plan**

This is a request to approve a site plan with four (4) warehouse distribution facilities on the subject site. The buildings combined total will be approximately 2,083,800 square feet on approximately 138.87 acres of land. The four (4) buildings do not front any public streets. This proposed warehouse use is permitted by right in the Logistics Port B sub-district. The 2020 Master Thoroughfare Plan (MTP) shows Wintergreen Road as a 100-foot Major Arterial Type B roadway. The applicant will dedicate the required 50 feet of rights-of-way (ROW) for Wintergreen Road.

The site plan shows adequate screening of the trucks and tractors by means of living plant materials such as shrubs and trees. *Section L. Outdoor Storage Regulations* of the Logistics Port PD, requires



the height of the screening to be sufficient to block the view of vehicles from public rights-of-way. The site is in compliance with the Logistics Port PD.

**Public Information Considerations:**

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

**Options/Alternatives:**

1. The Planning and Zoning Commission may approve the site plan, as presented.
2. The Planning and Zoning Commission may approve the site plan with conditions, and state those conditions.
3. The Planning and Zoning Commission may deny the request.

**Recommendation:**

Staff recommends approval of the site plan.

**Attachments**

Location Map

Site Plan Exhibit

Landscape Plan Exhibit

Elevation Plan Exhibit

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