



NOTICE OF REGULAR MEETING AGENDA
LANCASTER CITY COUNCIL
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS

Monday, July 13, 2020 - 7:00 PM



IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and executive orders regarding the public will not be admitted to the physical meeting location.

Citizens Comments items, respectively, and may be made by filling out a citizens comment form prior to 5:00p.m., and by joining the Zoom Webinar prior to 7:00p.m.

Register in advance for this webinar:

<https://us02web.zoom.us/j/87111306476>

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

5:30 P.M. DINNER:

(There may or may not be a quorum of City Council members present for dinner. No City business will be transacted.)

7:00 P.M. REGULAR MEETING:

CALL TO ORDER

INVOCATION: Ministerial Alliance

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Racheal Hill

CITIZENS' COMMENTS:

At this time citizens who have pre-registered before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.

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 Council 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 City Council Special Meeting held on June 1, 2020, and Regular Meeting on June 22, 2020.
2. Consider a resolution authorizing the City Manager to execute commercial and non-commercial leases, ground leases, assignments and assumptions of ground leases, and terminal space leases at the Lancaster Regional Airport from August 1, 2020 to July 31, 2021.
3. Consider a resolution approving the terms and conditions of the Texas Department of Transportation (TxDOT) Aviation Grant for the Coronavirus Aid, Relief, and Economic Security (CARES) Act funding.
4. Consider a resolution approving the Texas Department of Transportation (TXDOT) Advanced Funding Agreement (Green Ribbon Project) for the installation of landscape and related improvement along Dallas Avenue (State Highway 342) from Cedardale Road to Alexander Avenue in an amount not to exceed two million two hundred seventy-eight thousand nine hundred seventy-eight dollars and eighty cents (\$2,278,978.80).

ACTION:

5. Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Lancaster Mills, L.P. relating to building materials for the development of the Lancaster Mills property located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, the property is about 60.59 acres in size. The property is more particularly described as being located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

6. Z20-04 Discuss and consider an ordinance amending the Lancaster Mills General Development Plan and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

ADJOURNMENT

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

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities 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.

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.

Certificate

I hereby certify the above Notice of Meeting was posted at the Lancaster City Hall on July 10, 2020 @ 6:00 p.m. and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore and Council members.



Sorangel O. Arenas
City Secretary

City Council Regular Meeting

Item 1.

Meeting Date: 07/13/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

Goal(s): Professional and Committed City Workforce

Submitted by: Sorangel O. Arenas, City Secretary

Agenda Caption:

Consider approval of minutes from the City Council Special Meeting held on June 1, 2020, and Regular Meeting on June 22, 2020.

Background:

Attached for your review and consideration are minutes from the City Council Special Meeting held on June 1, 2020, and Regular Meeting on June 22, 2020.

Attachments

Minutes 06 01 20

Minutes 06 22 20

City Council Regular Meeting

Item 2.

Meeting Date: 07/13/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

Goal(s): Sound Infrastructure

Submitted by: Carey Neal, Assistant to the City Manager

Agenda Caption:

Consider a resolution authorizing the City Manager to execute commercial and non-commercial leases, ground leases, assignments and assumptions of ground leases, and terminal space leases at the Lancaster Regional Airport from August 1, 2020 to July 31, 2021.

Background:

In 2015, the City Council authorized the City Manager to sign Airport T-Hangar and T-Spot Leases and Ground Lease Assignments and Assumptions. This has been renewed every year since. The authorization has been working great to provide good and timely customer service for lease approvals with our tenants and future tenants. This renewal includes authorization for the City Manager to sign T-Hangar, T-Spot, Ground, and Commercial Leases and Assignment & Assumption of Leases. The authorization will be active for one year.

On June 22, 2020, Council approved a resolution ratifying the lease agreement with Aishvary AM LLC, Doing Business As (DBA) Instinct Aviation Academy lease terminal space at Lancaster Regional Airport.

Operational Considerations:

City commercial and non-commercial leases, ground leases, assignments and assumptions of ground leases, and terminal space leases are utilized at Lancaster Regional Airport for contractual control of the City-owned ground and buildings.

Legal Considerations:

All attached lease agreements have been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meeting Act.

Fiscal Impact:

The improved customer service from this authorization aids the Airport in remaining competitive. There is no monetary expense from this authorization.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Resolution
Tie-Down Lease
T-Hangar Lease
Ground Lease
Assignments & Assumptions of Ground Leases
Office Space Terminal Lease Agreement

City Council Regular Meeting

Item 3.

Meeting Date: 07/13/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

Goal(s): Financially Sound City Government
Healthy, Safe & Engaged Community
Sound Infrastructure

Submitted by: Kellen Benbrook, Airport Manager

Agenda Caption:

Consider a resolution approving the terms and conditions of the Texas Department of Transportation (TxDOT) Aviation Grant for the Coronavirus Aid, Relief, and Economic Security (CARES) Act funding.

Background:

This Grant is provided in accordance with the CARES Act to provide eligible Sponsors such as the City of Lancaster with funding to maintain safe and efficient airport operations during COVID-19. Funds provided under this Grant Agreement must only be used for purposes directly related to the airport. Such purposes can include the reimbursement of an airport’s operational and maintenance expenses or debt service payments incurred no earlier than January 20, 2020.

CARES Act Airport Grants also may be used to reimburse a Sponsor’s payment of debt service where such payments occur on or after March 27, 2020. New airport development projects may not be funded with this Grant, unless and until the Grant Agreement is amended or superseded by a subsequent agreement that addresses and authorizes the use of funds for the airport development project.

Operational Considerations:

Utilization of the CARES Act grant will assist with the routine maintenance and general upkeep of the Airport. Lancaster Regional Airport grant eligibility will be in an amount to exceed sixty-nine thousand dollars (\$69,000). The grant will also be used specifically for the City’s 50% share of the Routine Airport Maintenance Program (RAMP) Grant.

Legal Considerations:

The resolution has been reviewed and approved as to form by the City Attorney.

Public Information Considerations:

This item is being considered at a Regular Meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

- 1. City Council may approve the resolution, as presented.
 - 2. City Council may deny the resolution.
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Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

- Resolution
 - Exhibit A
-

City Council Regular Meeting

Item 4.

Meeting Date: 07/13/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

Goal(s): Financially Sound City Government
Sound Infrastructure
Quality Development

Submitted by: Carey Neal, Assistant to the City Manager

Agenda Caption:

Consider a resolution approving the Texas Department of Transportation (TXDOT) Advanced Funding Agreement (Green Ribbon Project) for the installation of landscape and related improvement along Dallas Avenue (State Highway 342) from Cedardale Road to Alexander Avenue in an amount not to exceed two million two hundred seventy-eight thousand nine hundred seventy-eight dollars and eighty cents (\$2,278,978.80).

Background:

In 2007 the City of Lancaster voters approved a thirty-seven million five hundred forty-five thousand six hundred ninety-five dollars (\$37,545,695) bond package for the street, streetscape, and illumination improvements. Design and construction of streetscape and illumination for Pleasant Run Road, Beltline Road, Houston School Road, and Dallas Avenue (State Highway 342) were identified projects. The illumination project for Beltline Road was completed in 2017.

Staff secured grant funding for the installation of the streetscape along Dallas Avenue (State Highway 342) through the Texas Department of Transportation (TXDOT) Green Ribbon project. Half Associates, Inc. prepared the streetscape plan submitted to TxDOT for the design elements.

In December 2019, TXDOT agreed to enter into an Advanced Funding Agreement (AFA) with the City, to pay for the installation of landscape, and related improvements along SH 342 from Cedardale to Alexander Avenue.

Operational Considerations:

The installation of landscape and related improvements is prudent for continued economic development in the northeastern sector of the City for visual attractiveness. This area is a key entrance to the City and a notable path to the historic downtown. Participating with TXDOT is a significant cost savings and aligned with Council's vision to leverage dollars throughout the City.

Legal Considerations:

The City Attorney has reviewed and approved the resolution and agreement as to form.

Public Information Considerations:

This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Fiscal Impact:

According to the AFA, TXDOT will fund a total of two million two hundred seventy-eight thousand nine hundred seventy-eight dollars and eighty cents (\$2,278,978.80) for the design and construction of landscape and related improvements. The City will be responsible for any costs incurred over the \$2,278,978.80 and for any hard scape related to wayfinding signage.

Options/Alternatives:

1. City Council may approve the resolution, as presented.
2. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the resolution, as presented.

Attachments

Ordinance
Exhibit A

City Council Regular Meeting

Item 5.

Meeting Date: 07/13/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Discuss and consider a resolution authorizing the City Manager to execute a development agreement between the City of Lancaster and Lancaster Mills, L.P. relating to building materials for the development of the Lancaster Mills property located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, the property is about 60.59 acres in size. The property is more particularly described as being located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, is about 60.59 acres in size.
2. **Current Zoning:** The subject property is within the Mills Branch Overlay District in the Lancaster Mills General Development plan.
3. **Adjacent Properties:**
 North: Single Family Residential SF-5 - (Occupied - Harvest Hill Addition Residential Subdivision)
 South: Light Industrial LI - (Vacant)
 East: Single Family Residential SF-5 - (Occupied - Pecan Hollow Estates Phase 2)
 West: Zero Lot Line - ZL-7 - (Occupied - The Homestead Addition)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for residential uses. This request is consistent with the 2016 Comprehensive Plan.
5. **Case History/Background:**

Date	Body	Action
08/02/05	P&Z	Z05-21 Postponed to 08/22/05
08/22/05	P&Z	Z05-21 Work session
09/06/05	P&Z	Z05-21 Recommended Approval
09/19/05	CC	Z05-21 Work session
10/10/05	CC	Z05-21 Approved
03/03/20	P&Z	Z20-04 Postponed the item to the April 7, 2020 P&Z regular meeting
04/07/20	P&Z	Z20-04 Recommended denial of requested amendments
05/11/20	CC	Z20-04 Recommended item be brought back to the CC after recommended changes have been made
06/22/2020	CC	Z20-04 Approved the requested amendments

Operational Considerations:

This item is related to zoning case Z20-04, an amendment to the existing Lancaster Mills General Development Plan (Resolution 2005-10-92) and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The purpose of this development agreement is to ensure the General Development Plan develops utilizing the building materials for proposed homes as identified in the Mills Branch Overlay District. On September 1, 2019, the Texas Legislature passed House Bill 2439 which generally prohibits local governments from enforcing local codes concerning building materials on commercial and residential properties. However, developers may enter into agreements with Texas cities to specify building materials; these agreements do not violate H.B. 2439 and are enforceable. The development agreement specifies building materials for the development as depicted on Exhibit B of the Development Agreement.

Public Information Considerations:

This item is being considered at a meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. City Council may approve the resolution, as presented.

2. City Council may approve the resolution with changes and state those changes.
3. City Council may deny the resolution.

Recommendation:

Staff recommends approval of the development agreement.

Attachments

Resolution

Development Agreement

Meeting Date: 07/13/2020

Policy Statement: This request supports the City Council 2019-2020 Policy Agenda

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

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Z20-04 Discuss and consider an ordinance amending the Lancaster Mills General Development Plan and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills to allow modifications to the development criteria. The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, approximately 720 feet east of Belt Line Road, and is about 60.59 acres in size. The property is more particularly described as property located in the Bader Survey, Abstract No. 172 in the City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located south of Redbud Street and Main Street, west of Stewart Street and north of Belt Line Road, is about 60.59 acres in size.
2. **Current Zoning:** The subject property is within the Mills Branch Overlay District in the Lancaster Mills General Development plan.
3. **Adjacent Properties:**
 North: Single Family Residential SF-5 - (Occupied - Harvest Hill Addition Residential Subdivision)
 South: Light Industrial LI - (Vacant)
 East: Single Family Residential SF-5 - (Occupied - Pecan Hollow Estates Phase 2)
 West: Zero Lot Line - ZL-7 - (Occupied - The Homestead Addition)
4. **Comprehensive Plan Compatibility:** The Future Land Use Plan of the Comprehensive Plan identifies this site as suitable for residential uses. This request is consistent with the 2016 Comprehensive Plan.
5. **Case History/Background:**

Date	Body	Action
08/02/05	P&Z	Z05-21 Postponed to 08/22/05
08/22/05	P&Z	Z05-21 Work session
09/06/05	P&Z	Z05-21 Recommended Approval
09/19/05	CC	Z05-21 Work session
10/10/05	CC	Z05-21 Approved
03/03/20	P&Z	Z20-04 Postponed the item to the April 7, 2020 P&Z regular meeting
04/07/20	P&Z	Z20-04 Recommended denial of requested amendments
05/11/20	CC	Z20-04 Conducted a Public Hearing and postponed consideration to June 22, 2020 CC Meeting
06/22/20	CC	Z20-04 Approved the requested amendments

Operational Considerations:

This is a request to amend the Lancaster Mills General Development Plan, and certain standards from the Mills Branch Overlay District (MBOD) pertaining to Lancaster Mills, to allow the following modifications as shown on the table below and the reasons for the amendments.

	Approved Ordinance and Resolution	Requested Amendments	Reasons for the Amendments
1	2005 Approved General Development Plan has 298 residential lots.	Add a maximum of 2.01% additional density to the Approved General Development Plan, increasing the number of lots from 298 to 304 lots.	This will allow to convert some lots into Type 2 Cottage, which is closer to the market needs.
2	Estate Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 2400 - 3000.	In MBOD, Building Types (Table B), Estate (Type 1), increase the homes from 2400 - 3000 to 2400 - 3600 square feet	This grants the opportunity to sell bigger homes on Estate lots, which gives the project more

			flexibility to adapt to the market.
3	Village Homes (Type 1), Minimum - Maximum Square Feet per Dwelling Unit from 1600 - 2600.	Village (Type 1), increase the homes from 1600 - 2600 to 1800 - 3000	This grants the opportunity to sell bigger homes on Village lots, which gives the project more flexibility to adapt to the market.
4	Cottage (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 1400-2200.	Cottage (Type 2), build 50% homes at a minimum of 1,750 square feet.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project more flexibility to adapt to the market.
5	Casita (Type 2), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	Casita (Type 2), build 60% homes at a minimum of 1,500 square feet and no maximum.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
6	Casita/Zero (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 850-1400.	Casita/Zero (Type 3), build 55% homes at a minimum of 1,500 square feet and no maximum.	This will help to sell bigger homes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
7	Townhome (Type 3), Minimum - Maximum Square Feet per Dwelling Unit from 1100 - no maximum.	Townhomes (Type 3) build 50% townhomes at a minimum of 1,400 square feet and no maximum.	This will help to sell bigger townhomes on smaller lots, which can be more affordable and gives the project flexibility to adapt to the market.
8	Rear-Loaded Covered Parking ... Required	Requesting for some lots to have front entry garages setback 20 feet behind the closest corner of the front building facade or J-Sing garage in lots which are 60 or more feet in width.	This will allow the amendments to meet the Lancaster Development Code garage requirements.
10	<p>MBOD, VII Sub-District Area Standards, A.2.b. For developments 20 acres or larger in gross area set forth in the General Development Plan, a minimum mix of buildings shall be constructed as follows:</p> <p>i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B (Manor, Estate, and Village)</p> <p>ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B (Cottage and Casita)</p> <p>iii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 3 residences from Table B (Casita/Zero and Townhome)</p>	<p>In MBOD, VII Sub-District Area Standards, A.2.b. Change the minimum of 20% of mix of Type 3 houses to 10%</p> <p>i. At least 20 percent of the total units constructed shall be comprised of any combination of Type 1 residences from Table B</p> <p>ii. At least 20 percent of the total units constructed shall be comprised of any combination of Type 2 residences from Table B</p> <p>iii. At least 10 percent of the total units constructed shall be comprised of any combinations of Type 3 residences from Table B</p>	This will allow flexibility to the project and gain capacity to adapt to the market needs.
11	2005 Approved General Development Plan approved with two (2) phases	Proposes six (6) sub-phases due to infrastructure connection and construction as well as meeting the anticipated construction schedule.	This will allow for faster development of the lots for the clients.

12	2005 Approved General Development Plan with all Alleys	Request to remove four (4) alleys from the original approved General Development Plan	This will increase the size of lots adjacent to the removed alleys.

Lancaster Mills is a General Development Plan that was approved in October 2005 and is part of the Mills Branch Overlay District. It is a 60.59 acres tract of land with proposed single-family homes, commercial uses, common areas, and trails. The General Development Plan was approved with 2005 housing market circumstances that are not presently viable, according to the applicant. The applicant is, therefore, requesting to make modifications to the approved Lancaster Mills General Development Plan to meet the market need.

City Council conducted the public hearing at the May 11, 2020 regular meeting. The applicant requested time to review the requested amendments proposed by Council. Below are the proposed modifications after the May 11, 2020 City Council Meeting:

- Reduces number of lots from 306 to 304 lots, a 2.01% increase from the 2005 Approved General Development Plan.
- Increased minimum square feet dwelling of Village homes from 3,000 to 3,600.
- Increased minimum square feet dwelling of Estate homes from 2,600 to 3,000.
- Build 50% Cottage homes at a minimum of 1,750 square feet.
- Build 60% Casita homes at a minimum of 1,500 square feet.
- Build 55% Casita/Zero homes at a minimum of 1,500 square feet.
- Build 62.5% Townhomes at a minimum of 1,400 square feet.
- Proposes a minimum mix of 10% Type 3 homes in place of a minimum mix of 20% stated in the MBOD
- Proposes front loaded garages with a setback of 20 feet behind closest corner of the front building facade or a J-Swing garage if the lot is at least 60 feet wide.
- Seven (7) Manor Lots were added back to the General Development Plan

Besides the above proposed modifications in the table, all other development standards from the Lancaster Mills General Development Plan and the Mills Branch Overlay District will remain the same.

Staff Analysis of the Proposed Amendments:

- The proposed amendments will result in increased dwelling sizes for Type 1, 2, and 3 homes which supports the City Council Goals and Objectives which advocates for the creation of "high end" development and low density zoning categories.
- The removal of the alleys will result in larger lots and decreases impervious surfaces as stated in *Article 14.800 Landscape Standards, Section 14.801 Purpose, Subsection (b) Intent* of the Lancaster Development Code (LDC) which states that "To reduce the negative effects of increases in air temperatures, glare, noise, erosion and sedimentation caused by expanses of impervious and non-vegetated surfaces within the urban environment" while encouraging the City Council Goals and Objectives for quality development.
- Non alley served garages will adhere to the LDC *Section 14.503 Residential Districts, Subsection (a) General Residential District Standards - All residential districts, (3) Residential Garages and Carports* which states that "In single family or duplex districts, parking garages must be located off an alley; or if accessed from the front street, must be located at least 20 feet behind closest corner of the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street. "J-Swing" garages may only be permitted on lots which are 60 or more feet in width" depicted on Exhibit D.
- The proposed minimum mix of 10% Type 3 homes in place of a minimum mix of 20% stated in the MBOD will allow the developer to evaluate eventually change the specifications of the three (3) Types of homes for high quality development.
- The proposed modifications increase construction phases from two (2) to six (6) development phases is of not an issue since the first two (2) phases will consist of a mixture of building types ranging in building sizes.

Overall, the proposed amendments will result in higher quality development than was approved in 2005 given the proposed lot and dwelling units sizes in addition to the to the garage location for the front loaded products. Furthermore, the amended Development Plan meets the different sections of the LDC while supporting the City Council Goals and Objectives as noted above.

Should City Council approve the requested amendments, a Developer's Agreement will need to be enacted in order to ensure that the building materials and design standards prescribed in the MBOD are enforceable.

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 Comprehensive Plan Future Land Use map designates this area as Suburban Neighborhood. Suburban Neighborhood is envisioned to be the dominant place type in Lancaster providing a variety of residential products ranging from townhomes to single family detached. These neighborhoods would generally be formed as subdivisions with residential densities ranging from 2 to 8 dwelling units per acre. The proposed density is approximately 5 units per acre and aligns with the Future Land Use designation of Suburban Neighborhood which calls for densities between 2-8 units per acre.

Potential Impact on Adjacent Development: This property is surrounded by residential neighborhoods to the west, north, east, and the property to the south is vacant with an approved site plan for an Adventure Park. The proposed development is compatible to the surrounding properties.

Availability of utilities and access: The subject property is served by City of Lancaster sewer and water. The applicant will be responsible for connecting to those utilities. Access to this site will be from the south on Belt Line Road, from the east on Pecan Hollow Drive and Martindale Drive, and from the north on Redbud Drive and West Main Street.

Timing of Development as it relates to Lancaster's Capital Improvement Plan (CIP): There are no capital improvements planned for the area.

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 plat and civil engineering process and more specifically during the civil review before construction.

Legal Considerations:

This item is being considered at a regular meeting of the City Council noticed in accordance with the Texas Open Meetings Act.

Public Information Considerations:

On April 19, 2020, a notice for the May 11, 2020, public hearing appeared in the Focus Daily Newspaper. Staff also mailed 77 notifications of the public hearing to property owners within 200-feet of the subject site and zoning signs were placed on the property. There was one (1) letter received in support and four (4) letters received in opposition of this amendment to the existing Lancaster Mills General Development Plan request. The City Council opened, conducted, and closed the public hearing at the May 11, 2020 meeting.

Options/Alternatives:

1. The City Council may approve the ordinance, as presented.
2. The City Council may deny the ordinance with changes and state those changes.
3. The City Council may deny the ordinance.

Recommendation:

At the April 7, 2020, Planning & Zoning Commission meeting, staff recommended approval of the requested modifications subject to the following stipulations: 1. 57 Cottage homes (50%) of the dwelling areas are developed at 1,750 square feet minimum. 2. 15 Casita homes (60%) of the dwelling areas are developed at 1600 square feet minimum. 3. 12 Casita/Zero homes (55%) of the dwelling areas are developed at 1600 square feet minimum. 4. 25 Town homes (50%) of the dwelling areas are developed at 1500 square feet minimum. 5. Non alley served homes meet the minimum garage setback requirements to be J-Swing garage or setback at least 20 feet behind the closest corner of the front building facade. The Planning & Zoning Commission recommended denial of the requested modifications. The applicant has met all the proposed amendments and made modifications to the proposal following the City Council meeting on May 11th. On June 22, 2020 the City Council approved the requested modifications as presented. Staff recommends the ordinance for the requested modifications be approved.

Attachments

- Ordinance
 - Location Map
 - Original Development Standards
 - Original General Development Plan
 - Exhibit "A" Amended General Development Plan
 - Exhibit "B" Proposed Development Amendments
 - Exhibit "C" Likely Home Models
 - Removal of Alleys Exhibit
 - Garage Placement Exhibit
 - Comprehensive Plan Excerpt
 - Table B Building Types
 - Letter in Support (1)
 - Letters in Opposition (4)
 - CC Agenda June 22, 2020
 - Minutes 05 11 20 RM DRAFT
-