

Exhibit A

ZONING DESCRIPTION

(CITY OF LANCASTER)

BEING a tract of land situated in the Jones Green Survey, Abstract No. 503, M.W. Spencer Survey, Abstract No. 1287, City of Lancaster, Dallas County, Texas, and being all of a called 111.58 acre tract of land described in the Special Warranty Deed with Vendor's Lien to DLH Master Parcel #26, L.P., recorded in Instrument No. 200600054977, Official Public Records, Dallas County, Texas, and being portions of Belt Line Road, Greene Road and Sunrise Road (public rights-of-way) and being more particularly described as follows:

BEGINNING at the intersection of the centerline of said Greene Road with the centerline of said Sunrise Road;

THENCE South 00°45'57" East, with said centerline of Sunrise Road, a distance of 2,012.07 feet to the intersection of said centerline with the centerline of the existing pavement of said Belt Line Road;

THENCE with said centerline of Belt Line Road, the following courses and distances:

South 75°06'04" West, a distance of 436.51 feet;

South 77°31'23" West, a distance of 312.86 feet;

South 89°01'14" West, a distance of 1,299.20 feet;

North 87°36'44" West, a distance of 170.42 feet;

North 79°19'08" West, a distance of 169.72 feet;

THENCE over and across Belt Line Road, North 00°34'00" West, passing at a distance of 135.45 feet, to the most westerly southwest corner of said 111.58 acre tract, and the southeast corner of a called 49.926 acre tract of land described in the Special Warranty Deed to Colt Lancaster DC, recorded in Instrument No. 202200210551, Official Public Records, Dallas County, Texas, passing at a distance of 2,121.39 feet, to the northwest corner of said 111.58 acre tract, continuing a total distance of 2,143.42 feet to the centerline of said Greene Road, and being the beginning of a non-tangent curve to the left with a radius of 935.72 feet, a central angle of 00°57'02", and a chord bearing and distance of South 84°53'06" East, 15.52 feet;

THENCE with said centerline of Greene Road, the following courses and distances:

In an easterly direction, with said non-tangent curve to the left, an arc distance of 15.52 feet;

North 89°10'56" East, a distance of 2,342.45 feet to the **POINT OF BEGINNING** and containing a computed area of 116.88 acres of land, more or less.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B
Development Regulations

SECTION 1. STATEMENT OF INTENT AND PURPOSE.

The intent of and purpose of the Project Orange Planned Development District is to augment the current Logistics Port Planned Development Logistics Port A Subdistrict by:

- Adding Data Center as a permitted defined land use
- Removing Warehouse / Distribution Center as a permitted defined land use
- Increase the maximum allowable building height to 90 feet
- Defining a parking requirement consistent with a Data Center's working population

SECTION 2. DEFINITIONS.

For purposes of this **Exhibit B**, the terms defined in this Section 2 shall have the meanings ascribed to them by this section, and if they are not defined in this section, terms will defer to the Lancaster Development Code definition.

- (a) CONCEPT PLAN means the concept plan attached as **Exhibit C**.
- (b) DATA CENTER means a facility containing equipment for remote storage, processing, or distribution of large amounts of data, cryptocurrency, or similar medium. This includes equipment for telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers.
- (c) DEVELOPMENT REGULATIONS means the PD Development Regulations set forth in this **Exhibit B**.
- (d) DISTRICT means the Project Orange Planned Development District encompassing the Property.
- (e) PROPERTY means the property described on **Exhibit A**.

SECTION 3. APPLICABLE REGULATIONS; PD CONCEPT PLAN; PD SITE PLAN; TRAFFIC IMPACT ANALYSIS DEFERRAL.

Development and use of the Property shall comply with the provisions of the Logistics Port Planned Development and in the event of a conflict between governing documents, this PD ordinance shall control. If development of the Property is for Data Center use, such development shall generally conform to the concept plan attached as **Exhibit C**. Prior to building permit issuance, a PD site plan shall be approved in accordance with Article 14.1000 of the city's comprehensive zoning ordinance. A PD site plan shall be approved if it demonstrates compliance with applicable city regulations.

The variability of development footprints and phasing associated with the allowed uses requires that detailed site planning be deferred to the PD Site Plan step. Preliminary Drainage and Utility Studies, or Traffic Impact Analyses may be required at the PD Site Plan step as directed by City Staff. Sites greater than 10 acres will require PD Site Plan approval by the Planning and Zoning Commission.

SECTION 4. PRIMARY USES PERMITTED.

See the permitted use table on **Exhibit D** for uses permitted on the Property in addition to those currently allowed in Logistics Port PD. In addition, all temporary uses related to construction and development, including, but not limited to, the following uses on a temporary basis: construction yards, construction trailers, portable buildings, and asphalt or concrete batch plants. Portable buildings are excluded as primary uses. More than one primary use is permitted on a lot within separate buildings, and any permitted primary use may also be operated as an accessory use. Temporary uses will require a building permit.

SECTION 5. DIMENSIONAL STANDARDS.

- (a) The maximum building height is 90 feet above adjacent constructed grade, except that buildings may be restricted by the Federal Aviation Administration (FAA) regulations.

SECTION 6. OFF-STREET PARKING.

Off-street parking shall comply with the requirements of the Logistics Port Planned Development. See **Exhibit E** for the exclusive off-street parking requirements for uses added by this PD to the Property. Designated loading spaces, defined as temporary parking of a vehicle while loading or unloading materials, shall not be required.

SECTION 7. SCREENING.

Any substation, switching station, or mechanical equipment adjacent to the Belt Line Road right-of-way, shall be screened with a six (6) to eight (8) foot tall masonry wall.

SECTION 8. LANDSCAPING.

- a) The landscaping must adhere to all landscaping requirements required by Article 8-Landscape Regulations and Standards, per the Lancaster Development Code. At the time of site plan review, shall the landscaping not meet the minimum requirements, approval of a Special Exception from City Council will be required.
- b) The owner shall be responsible for the maintenance of all landscaping. The owner is responsible for regular mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping.
- c) All required landscaping shall be maintained in a neat and orderly manner at all times. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

- d) Plant materials which die shall be removed and replaced with plant material of similar variety and size within sixty (60) days. Trees with a trunk diameter in excess of six inches (6") measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk caliper of no less than three inches (3") measured twenty-four inches (24") above the ground.

Exhibit D
Modified Permitted Use Table

Utilities, Communications & Transportation	
Data Center	P
Warehouse / Distribution Center	

Exhibit E
Parking Requirements

Utilities, Communications & Transportation	Minimum Parking Requirement
Data Center	1 space for every 1,000 square feet of building area; requirement may be modified by Director of Planning or designee with occupier study of parking requirements based on employee shift count or similar.