

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL, OF THE CITY OF LANCASTER, TEXAS, TO REZONE (Z24-22) 419.35 ACRES OUT OF THE THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432, MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128, JONES GREEN SURVEY, ABSTRACT NO. 503, ADDRESSED AS 1401, 1607, 2001, 2011, 2021, 2101, 2111, 2201, AND 2701 GREENE ROAD, CITY OF LANCASTER, DALLAS COUNTY, TEXAS, FROM AGRICULTURAL OPEN (AO), LANPORT OVERLAY, LOGISTICS PORT PLANNED DEVELOPMENT (PD) TO A PLANNED DEVELOPMENT (PD) WITH DATA CENTER USES AND LIMITED LOGISTICS PORT PLANNED DEVELOPMENT (PD), LOGISTICS PORT A SUBDISTRICT, AND LANPORT OVERLAY, COMMERCE SUBDISTRICT USES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, In accordance with the City's Code of Ordinances, state law and all other applicable ordinances of the City, the City has given the required notices and has held the required public hearings at City Council on August 11, 2025, and Planning and Zoning Commission on August 5, 2025, regarding the amendment of the City's zoning laws by changing the zoning on the property referenced in the exhibit attached hereto as "Exhibit A", incorporated by reference ("the Property"); and

WHEREAS, the City Council, after determining that all legal requirements of notice and hearing have been met, has determined that the following zoning change and amendment would provide for and be in the best interest of the health, safety, morals and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, TEXAS:

SECTION 1. All of the above premises are hereby found to be true and correct and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. From and after the effective date of this Ordinance, the zoning of the Property being 419.35 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, Middleton Perry Survey, Abstract No. 1128, Jones Green Survey, Abstract No. 503, addressed as 1401, 1607, 2001, 2011, 2021, 2101, 2111, 2201, and 2701 Greene Road, is hereby changed from Agricultural Open (AO), Lanport Overlay, Logistics Port Planned Development (PD) to a Planned Development (PD) with Data Center uses and limited Logistics Port Planned Development (PD), Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses, as more particularly described in, "Exhibit B Development Regulations" "Exhibit C Concept Plan", "Exhibit D Permitted Use Table", and "Exhibit E Parking Requirements" attached hereto and made a part hereof for all purposes. The City's Zoning Map shall be amended to reflect the zoning change referenced herein.

SECTION 3. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be subject to a fine not to exceed \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of Lancaster to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof

SECTION 6. This ordinance shall take effect immediately from and after the date of passage and is provided by law.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 11th day of August, 2025.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

Exhibit A

ZONING DESCRIPTION

(CITY OF LANCASTER)

BEING a tract of land situated in the Thomas M. Ellis Survey, Abstract No. 432, Middleton Perry Survey, Abstract No. 1128, and the Jones Green Survey, Abstract No. 503, City of Lancaster, Dallas County, Texas, and being all of a called 105.290 acre tract of land designated as "Tract 3" and a called 202.241 acre tract of land designated as "Tract 4" described in the Special Warranty Deed to WHL Dallas 45 LLC recorded in Instrument No. 201600357674, Official Public Records, Dallas County, Texas, all of a called 8.985 acre tract of land designated as "Parcel 108", a called 8.978 acre tract of land designated as "Parcel 109", a called 8.971 acre tract of land designated as "Parcel 110", a called 8.964 acre tract of land designated as "Parcel 111" in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, all of a called 8.989 acre tract of land described in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201700004216, Official Public Records, Dallas County, Texas, all of a called 9.070 acre tract of land described in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201700004217, Official Public Records, Dallas County, Texas, a portion of a called 210.93 acre tract of land designated as "Parcel 23" in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas, and portions of Alba Road, Greene Road, Pleasant Run Road, and Pinto Roads (all public rights-of-way), and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Greene Road (a called 40-foot public right-of-way), with the centerline of Alba Road (a called 40-foot right-of-way);

THENCE South 89°05'05" West, with a south line of said "Tract 3" and said centerline of Green Road, a distance of 1,453.66 feet to the southwest corner of said "Tract 3" and being in the east line of a called 7.21 acre tract of land described in the Warranty Deed to Dallas Power & Light company, recorded in Volume 70034, Page 1737, Deed Records, Dallas County, Texas;

THENCE with said east line, the following courses and distances:

North 00°33'17" West, a distance of 2,670.64 feet;

North 08°00'42" West, passing at a distance of 421.13 feet, the northwest corner of said "Tract 3" and being the south right-of-way line of Pleasant Run Road (a 130-foot right-of-way), continuing over and across said Pleasant Run Road in all a total distance of 491.71 feet to the centerline of said Pleasant Run Road;

THENCE North 89°21'54" East, with the centerline of said Pleasant Run Road, a distance of 3,857.25 feet to the intersection of the projection of the east right-of-way line of Pinto Road (a variable width prescriptive right-of-way);

THENCE South 00°55'38" East, over and across said Pleasant Run Road, passing at a distance of 70.37 feet the south right-of-way line of said Pleasant Run Road and the northwest corner of a called 103.69 acre tract of land designated as "Parcel 22" in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201100339298, Official Public Records, Dallas County, Texas; continuing with the east right-of-way line of Pinto Road, a total distance of 1,934.30 feet to the southwest corner of said 103.69 acre tract and being the northwest corner of a called 53.026 acre tract of land described in the Special Warranty Deed to WHL Dallas 45 LLC, recorded in Instrument No. 201200372335, Official Public Records, Dallas County, Texas;

THENCE South 00°52'34" East, continuing with said east right-of-way line, a distance of 986.12 feet to the southwest corner of said 53.026 acre tract and being in the north line of said "Parcel 108";

THENCE North 89°00'00" East, with the south line of said 53.026 acre tract, a distance of 2,343.91 feet to the southeast corner of said 53.026 acre tract, and the northeast corner of said 9.070 acre tract, and being in the west line of said 210.93 acre tract and from which the northwest corner of said 210.93 acre tract bears North 00°59'40" West, a distance of 2,839.05 feet;

THENCE South 00°59'40" East, with said west line of said 210.93 acre tract, a distance of 13.17 feet from which the southwest corner of said 210.93 acre tract bears South 00°59'40" East, a distance of 1,034.18 feet;

THENCE North 90°00'00" East, over and across said 210.93 acre tract, a distance of 2,292.92 feet to the west line of Sunrise Road (a variable width right-of-way line);

THENCE with the west right-of-way line of said Sunrise Road, the following courses and distances,

South 00°50'50" East, a distance of 172.77 feet;

South 00°45'26" East, passing at a distance of 808.87 the southeast corner of said 210.93 acre tract and being the north line of said Greene Road (at this point - a variable width prescriptive right-of-way), continuing over and across said Green Road a total distance of 828.67 to the centerline of existing pavement of said Greene Road;

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

South 89°10'56" West, a distance of 2,288.71 feet to the beginning of a non-tangent curve to the right with a radius of 935.72 feet, a central angle of 00°57'02", and a chord bearing and distance of North 84°53'06" West, 15.52 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 15.52 feet to the beginning of a compound curve to the right with a radius of 935.72 feet, a central angle of 05°22'27", and a chord bearing and distance of North 81°43'21" West, 87.74 feet;

In a westerly direction, with said compound curve to the right, an arc distance of 87.77 feet;

North 79°00'17" West, a distance of 75.40 feet to the beginning of a tangent curve to the left with a radius of 945.81 feet, a central angle of 12°04'15", and a chord bearing and distance of North 85°02'25" West, 198.89 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 199.26 feet;

South 88°54'07" West, a distance of 1,558.35 feet to the beginning of a non-tangent curve to the right with a radius of 988.92 feet, a central angle of 22°52'00", and a chord bearing and distance of North 79°37'45" West, 392.06 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 394.68 feet;

North 68°11'45" West, a distance of 49.37 feet to the intersection of said centerline of Greene Road with the centerline of said Pinto Road;

South 89°04'54" West, a distance of 2,343.69 feet to the centerline of said Alba Road;

THENCE North 00°49'42" West, with said centerline of Alba Road, a distance of 682.37 feet to the **POINT OF BEGINNING** and containing a computed area of 419.35 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 Labrador Planned Development District is to augment the current Logistics Port Planned Development and LanPort Overlay 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 120 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 Labrador 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 Lanport Overlay. 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, Logistics Port A and LanPort Overlay, Commerce Subdistrict. 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 110 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.

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 3,000 square feet of first floor employee accessible building area or 1 space for every 2 employees, whichever is lesser; requirement may be modified by Director of Planning or designee with occupier study of parking requirements based on employee shift count or similar.