



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

Tuesday, May 5, 2026 - 7:00 PM



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 Special Meeting held on March 12, 2026, and the Regular Meeting held on April 7, 2026.
2. PS26-27 Consider a preliminary plat to create Lot 1, Block A, out of the Longhorn Addition, being 19.672 acres, described as being a tract of land out of the Marady Parks Survey, Abstract No. 1120, addressed as 2620 W. Wintergreen Road, City of Lancaster, Dallas County, Texas.
3. PS26-28 Consider a preliminary plat to create Lot 1, Block A, out of the Audax Enterprises Addition, being 0.59 of an acre out of the M.M. Miller Survey, Abstract No. 874, addressed as 2705 North Dallas Avenue, City of Lancaster, Dallas County, Texas.
4. PS26-30 Consider a Final Plat to create Lot 1, Block A, out of the McDonald's 42-3651 Addition, being 1.367 acres out of the Stephen C. Atterbury Survey, Abstract No. 14, addressed as 4400 University Hills Boulevard, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

5. M26-21 Conduct a public hearing to consider a request to amend the Future Land Use Map of the Comprehensive Plan from Suburban Mixed-Use to Commercial Corridor on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, being 3.17 acres addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

6. Z26-08 Conduct a public hearing and consider an ordinance granting a specific use permit (SUP) for Minor Auto Repair on the property legally described as Lot 8R, Block A, out of the Beckley City Lots Addition, addressed as 1452 N I-35E City of Lancaster, Dallas County, Texas.

7. Z26-09 Conduct a public hearing and consider a zoning change request from Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway (CH) and Hail Damage Repair uses with conditions, on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

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.

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.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on April 29, 2026, @ 6:40 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



Gregory Carrell, Assistant to the City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

1.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

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

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Special Meeting held on March 12, 2026, and the Regular Meeting held on April 7, 2026.

Background:

Attached for your review and consideration are the minutes from the Planning and Zoning Commission Special Meeting held on March 12, 2026, and the Regular Meeting held April 7, 2026.

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 minutes as presented.
2. The Planning and Zoning Commission may approve the minutes with changes, and state those changes.
3. The Planning and Zoning Commission may deny the minutes as presented.

Recommendation:

Staff recommends approval, as presented.

Attachments

March 12, 2026 P&Z Draft Minutes

April 7, 2026 P&Z Draft Minutes

MINUTES

LANCASTER CITY COUNCIL AND ALL LANCASTER BOARDS & COMMISSIONS JOINT SPECIAL MEETING OF MARCH 12, 2027.

The Planning and Zoning Commission of the City of Lancaster, Texas, met in a called Special Session in the Lancaster Recreation Center, 1700 Veterans Memorial Parkway on March 12, 2027 at 6:30 p.m. with a quorum present to-wit:

Boardmembers Present:

Taryn Walker, Chair
Sharonda Betts, Vice-Chair
Sonya Roston
Spencer Hervey
Kathy Cheatham, Alternate

Boardmembers Absent:

Lawrence Prothro

City Council:

Mayor Clyde C. Hairston
Mayor Pro Tem Mitchell Cheatham
Councilmember Stanley Jaglowski

City Staff Present:

Opal Mauldin-Jones, City Manager
David T. Ritter, City Attorney
Adam Michalewicz, Planning Technician
Sorangel O. Arenas, City Secretary
Akira Perkins, Administrative Secretary Parks and Rec
Andrea Scales, Records Technician
Brittney Chang, Records Technician
Camryn Thompson, Assistant to the City Manager
Greg Carrell, Assistant to the City Manager
Hector Marin, Fire Plans Examiner
Jenneva Richardson, Plans Examiner
Karl Studins, Assistant Director of Economic Development
Kellen, Benbrook, Airport Manager
Kenneth Johnson, Fire Chief
Nyliah Acosta, Assistant Director Development Services
ReNissa Wade, Human Resources
Sam Urbanski, Police Chief
Shureka Thomas, Executive Assistant to the City Manager
Stephanie Renteria, Deputy City Secretary
Timothy Vessakosol, Director of Parks and Recreation
Vershurn Ford, Director of Community and Public Relations
Vicki Coleman, Director of Development Service

Call to Order:

Chair Walker called the meeting to order at 6:49 p.m. on March 12, 2026.

1. Welcome.

Mayor Pro Tem Mitchell Cheatham welcomed all boards and commissions to the training.

2. Oath of Office

City Secretary Arenas conducted the Oath of Office.

3. State-mandated Texas Open Meetings Act Training conducted by Brown & Hofmeister, L.L.P

City Attorney Ritter led the training.

4. Receive an update on City projects from City Manager.

City Manager Mauldin-Jones did an update on events and provided information for members to request the presentation.

MOTION: Vice-Chair Betts made a motion, seconded by Commissioner Roston, to adjourn. The vote was cast 5 for, 0 against (Prothro absent).

The meeting was adjourned at 8:10 p.m.

ATTEST:

APPROVED:

Vicki Coleman, Development Services Director

Taryn Walker, Chair

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF APRIL 7, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on April 7, 2026, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair
Spencer Hervey
Lawrence Prothro
Sonya Roston
Kathy Cheatham, Alternate

Commissioners Absent:

Sharonda Betts, Vice-Chair

City Staff Present:

Vicki D. Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services
Gregory Carrell, Assistant to the City Manager

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on April 7, 2026.

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.

There were no speakers.

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 March 3, 2026.**
2. **PS26-25 Consider approval of a Preliminary Plat to create Lots 1 & 2, Block A, out of the Redwood Dallas Campus Addition, being 162.867 out of Lot 1, Block A, Sisters Addition, Lot 1, Block 1, AIA Charter School Addition, a tract of land out of the Thomas M. Ellis Survey, Abstract No. 432 and a tract of land out of the James McMillian Survey, Abstract No. 987, addressed as 901, 903, 905, 907, and 1104 E. Belt Line Road and 900 and 1000 Greene Road, City of Lancaster, Dallas County, Texas.**

3. **PS26-26 Consider a final plat to create Lot 1, Block 1, out of the Errisuriz Addition, being 0.20 of an acre out of the Samuel Keller Survey, Abstract No. 720, addressed as 707 East Third Street, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Prothro made a motion to approve the consent agenda, seconded by Commissioner Cheatham. The vote was cast 5 for, 0 against. (Betts absent)

PUBLIC HEARING:

4. **Z26-06 Conduct a public hearing and consider a specific use permit (SUP) for an Automobile Rental facility on the property legally described as Lot 1, Block 1, out of the Chrysler Addition, addressed as 940 North I-35 E, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

Ryan Kelly, applicant, 4201 N. State Hwy. 161, Suite 150, Irving, Texas, 75038, spoke in favor of item 4.

Chair Walker closed the public hearing.

The Commission had discussion on this proposed site replacing the existing Enterprise facility in DeSoto and signage.

MOTION: Commissioner Prothro made a motion to recommend approval of item 4, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Betts absent)

5. **Z26-07 Conduct a public hearing and consider a zoning change from Commercial Highway (CH) to Planned Development (PD) for CH uses and Monument Works, Stone and Metal, on the property addressed as 3415, 3419, and 3423 Sherwood Avenue, legally described as Lot 32R, Block D of the Granite Addition, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Chair Walker opened the public hearing.

Kendra Perez, applicant, 3544 Rio Grande Cir., Dallas, Texas, 75233, spoke in favor of item 5.

Chair Walker closed the public hearing.

The Commission had discussion regarding the history of the site.

MOTION: Commissioner Prothro made a motion to recommend approval of item 5, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Betts absent)

ACTION:

6. **HLPC26-07 Discuss and consider a Certificate of Appropriateness (COA) to approve a residential remodel and rear addition on the property legally described as the Southwest Part of Lot 1, Block 70, out of The Original Town of Lancaster Addition, addressed at 215 E. 4th Street, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Kevin Jara, applicant, 2351 W. Northwest Hwy., Dallas, Texas, spoke in favor of item 6.

The Commission had discussion regarding the property owner history, code enforcement history, and HLPC's recommendation.

MOTION: Commissioner Prothro made a motion to approve item 6 with the conditions recommended by the HLPC: 1) the decorative window box on the front elevation be repaired or replaced to match the existing one, 2) the front door be repaired or replaced with a like for like door that matches the existing front door, and 3) the door on the west elevation be removed and replaced with a full-size window that matches the existing window on the west elevation; seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Betts absent)

7. **HLPC26-09 Discuss and consider approval of a Certificate of Appropriateness (COA) for the installation of a 6-foot wood fence along the north and west property lines, and a 4-foot wood fence within the front yard setback along the north and south property lines, on the property legally described as Lot 1, Block 75, out of the Original Town of Lancaster, addressed as 613 N. Henry Street, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

The Commission had discussion regarding wood treatments and the extent of the proposed fence.

MOTION: Commissioner Prothro made a motion to approve item 7, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Betts absent)

ADJOURNMENT:

MOTION: Commissioner Prothro made a motion to adjourn, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Betts absent)

The meeting was adjourned at 7:34 P.M.

ATTEST:

APPROVED

Vicki Coleman, Director of Development Services

Taryn Walker, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-27 Consider a preliminary plat to create Lot 1, Block A, out of the Longhorn Addition, being 19.672 acres, described as being a tract of land out of the Marady Parks Survey, Abstract No. 1120, addressed as 2620 W. Wintergreen Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 2620 W. Wintergreen Road. The property is 19.672 acres in size.
2. **Current Zoning:** The subject property is zoned Light Industrial (LI).
3. **Adjacent Properties:**
 - North:** Light Industrial (LI) - Undeveloped Land
 - South:** Light Industrial (LI) - Undeveloped Land
 - East:** Light Industrial (LI), Retail (R) - Single-Family Residence and Undeveloped land
 - West:** Light Industrial (LI); Warehouses
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the property as Logistics and Distribution.

5. Case History:

Date	Body	Action
10/25/2021	CC	Z21-19 Approved a zoning change from AO to LI
10/25/2021	CC	M21-36 Approved a Plan Amendment from Suburban Mixed-Use to Logistics and Distribution
10/05/2021	P&Z	Z21-19 recommended denial of AO to LI
10/05/2021	P&Z	M21-36 recommended denial of Suburban Mixed-Use to Logistics and Distribution

12/10/2018	CC	Z18-04 Applicant withdrew
12/10/2018	CC	M18-04 Applicant withdrew
10/08/2018	CC	Z18-04 Postponed at applicant's request
10/08/2018	CC	M18-04 Postponed at applicant's request
09/17/2018	CC	Z18-04 Postponed at applicant's request
09/17/2018	CC	M18-04 Postponed at applicant's request
07/17/2018	P&Z	Z18-04 Recommended denial of AO to LI
07/17/2018	P&Z	M18-04 Recommended denial of Suburban Mixed-Use to Logistics and Distribution
04/23/2018	CC	Z18-04 Applicant withdrew
04/03/2018	P&Z	Z18-04 Recommended denial
10/10/2016	CC	Z16-06 Denied AO to LI
08/23/2016	P&Z	Z16-06 recommended denial of AO to LI
07/12/2016	P&Z	Z16-06 postponed

Operational Considerations:

This is a request for approval of a preliminary plat for the purpose of creating one lot for a warehouse development.

The site has frontage along W. Wintergreen Road and Longhorn Drive. The Master Thoroughfare Plan (MTP) designates W. Wintergreen Road as a 4-lane Major Arterial Type B, which requires 100-feet of rights-of-way (ROW). Longhorn Drive is designated as a 2-lane Collector, which requires 60-feet of ROW. 2,561 square feet has been provided in ROW dedication along W. Wintergreen Road. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

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 preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Preliminary Plat

BARCLIFT CONSULTING

Civil Engineering | Site Planning

April 2, 2026

Development Services Department
City of Lancaster

To Whom it May Concern,

This letter of intent describes the preliminary plat being applied for at 2620 West Wintergreen Road, Lancaster, TX 75134. It is our understanding that a preliminary plat is required because of necessary right of way dedication along West Wintergreen Road (a major arterial type B).

We have coordinated extensively with staff regarding necessary right of way dedication. The findings are summarized in the attached email chain.

Thank you and don't hesitate to reach out if you have any questions,

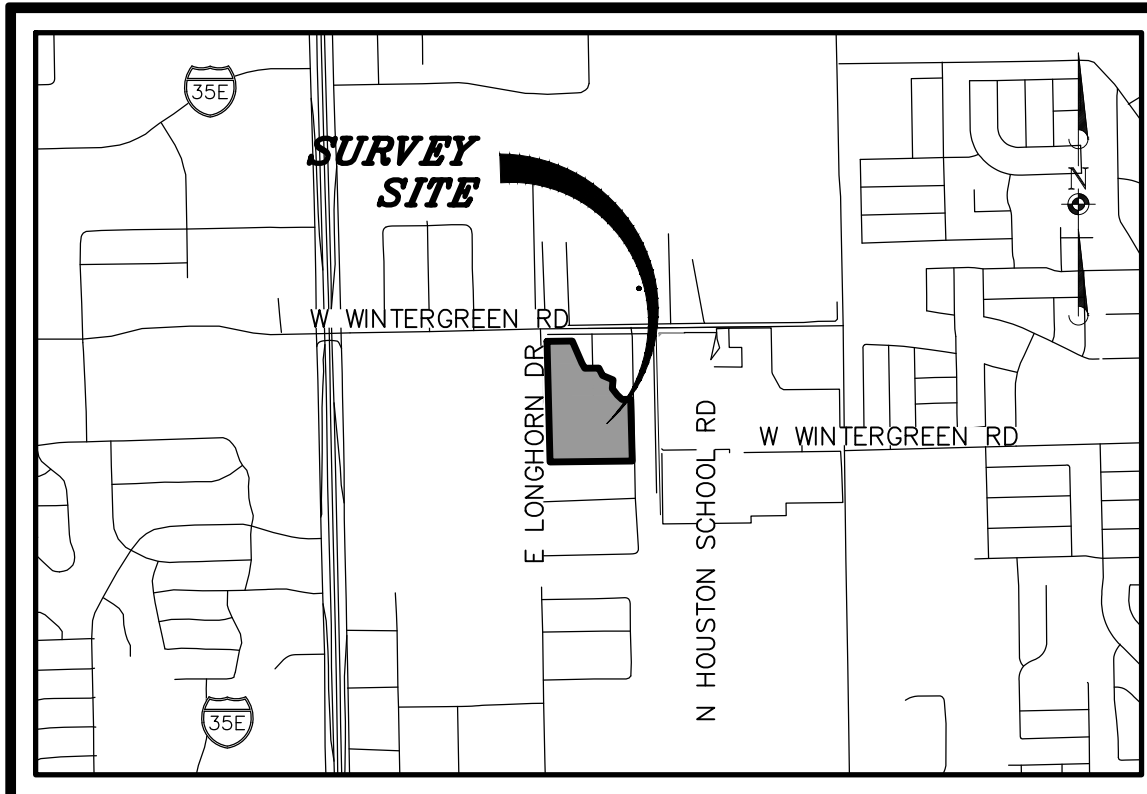
Barclift Consulting, LLC

A handwritten signature in black ink, appearing to read 'R-Barclift' with a stylized flourish at the end.

Robert Barclift, PE
404.771.0920

Attachments:

- Email Coordination
- Exhibit discussed in Email



VICINITY MAP

1" = 2000'

LEGEND

CIRS..... SET 5/8" CAPPED IRON ROD MARKED "MANHARD CONSULTING"
 D.R.D.C.T.... DEED RECORDS, DALLAS COUNTY, TEXAS
 IPF..... FOUND IRON PIPE
 IRF..... FOUND IRON ROD
 POB..... POINT OF BEGINNING

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021
- DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS FOR OPERATION/MAINTENANCE OF DRAINAGE FACILITY.
- THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR THE HOME OWNERS ASSOCIATION IF APPLICABLE. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS AND EASEMENTS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS AND EASEMENTS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
- THE CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OR PRIVATE STREETS, DRIVES EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- PER CITY ZONING MAP THE LAND IS ZONED FOR LI - LIGHT INDUSTRIAL
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.

FLOOD HAZARD NOTE

A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, FLOODWAY AREAS, IS THE CHANNEL OF A STREAM THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X - OTHER FLOOD AREAS, AREAS OF 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE REMAINDER OF THE SURVEYED PROPERTY LIES WITHIN ZONE X - OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 48113C0635K, WITH AN EFFECTIVE/REVISED DATE OF 07/072014. THE APPROXIMATE FLOODPLAIN ZONES DEPICTED HEREON ARE SUBJECT TO SCALE ERROR AND MAP INTERPRETATION

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT R.W. LONGHORN INDUSTRIAL, OWNER DO HEREBY BIND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS LONGHORN ADDITION, AN ADDITION TO THE CITY OF LANCASTER, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ADDITIONALLY, I WE CERTIFY THAT WE ARE THE SOLE OWNERS OF THE DEDICATED PROPERTY AND THAT NO OTHERS INTEREST ARE ATTACHED TO THIS PROPERTY UNLESS OTHERWISE INDICATED ON THE REQUIRED MORTGAGE HOLDER CERTIFICATION THAT IS INCLUDED ON THIS PLAT. THIS PLAT APPROVED SUBJECT TO ALL ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF LANCASTER, TEXAS

WITNESS OUR HANDS AT DALLAS, TEXAS, THIS ____ DAY OF _____, 2026

OWNER _____ DATE _____

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (NAMES OF PERSONS SIGNING THE PLAT, OWNERS, CORPORATION OFFICERS AND LIENHOLDER), (CORPORATION TITLES IF APPROPRIATE), KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ OF 2026.

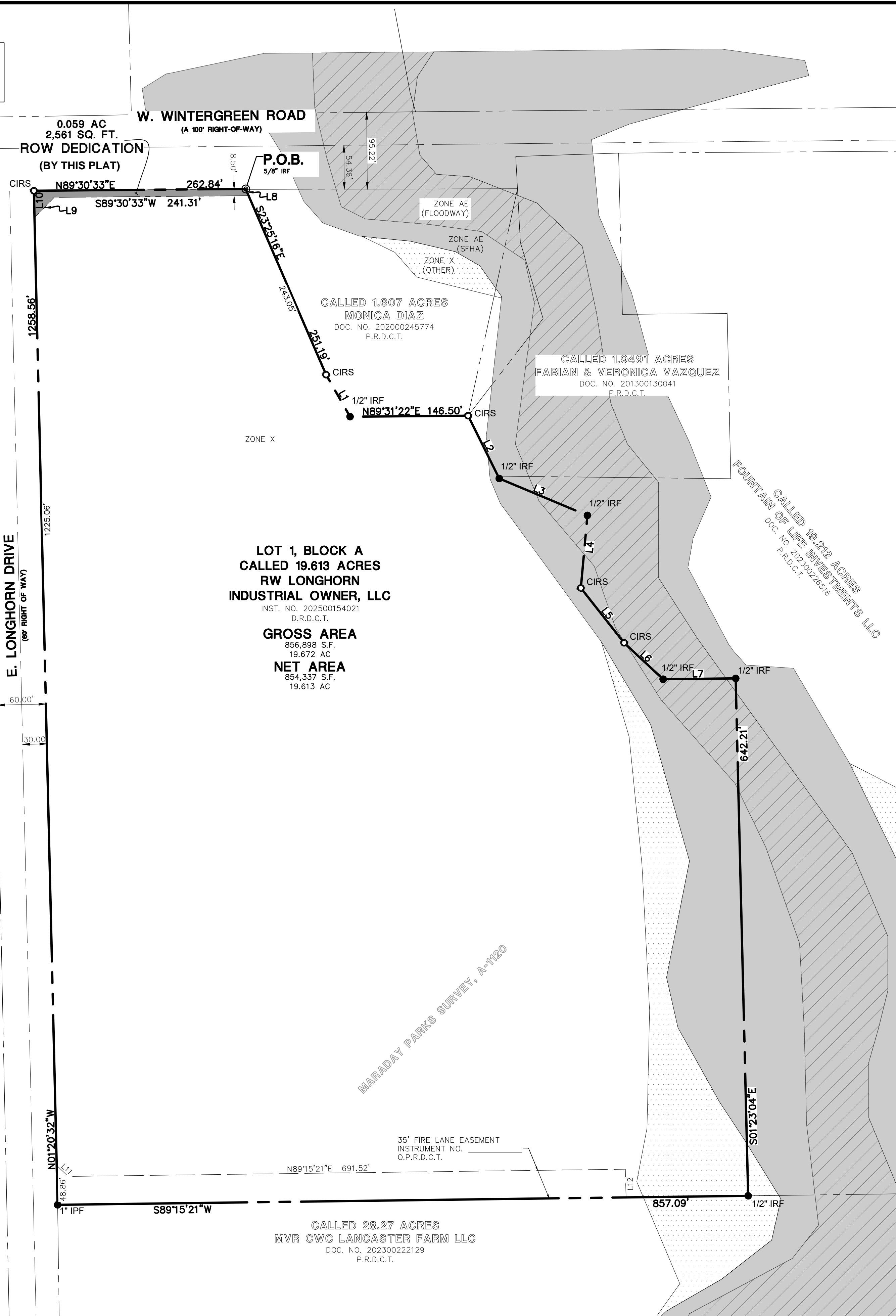
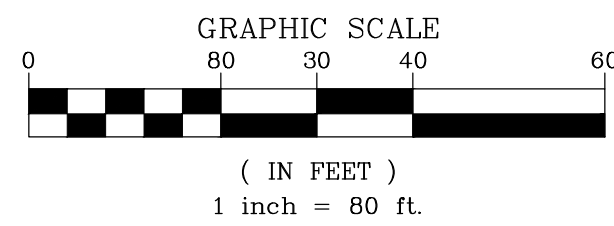
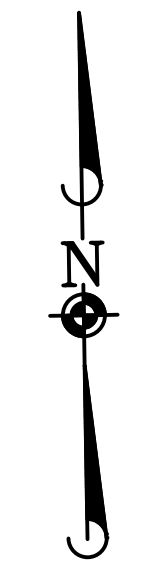
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTEIRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00010

LINE	BEARING	LENGTH
L1	S29°41'17"E	59.98'
L2	S26°22'54"E	87.00'
L3	S67°17'39"E	118.61'
L4	S05°08'50"W	90.41'
L5	S38°15'40"E	86.64'
L6	S46°59'25"E	66.25'
L7	N89°20'00"E	90.05'
L8	S23°25'16"E	9.23'
L9	S44°05'00"W	35.09'
L10	N01°20'32"W	25.00'
L11	S46°15'00"E	19.78'
L12	S01°22'47"E	35.00'



GRANTOR'S LEGAL DESCRIPTION

BEING A 19.677 ACRE TRACT OF LAND SITUATED IN THE MARADAY PARKS SURVEY, ABSTRACT NO. 1120, CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.676 ACRE TRACT OF LAND DESCRIBED BY DEED TO RW LONGHORN INDUSTRIAL OWNER, LLC, RECORDED IN INSTRUMENT NUMBER 202500154021, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 19.676 ACRE TRACT, SAID IRON ROD ALSO BEING THE NORTHWEST CORNER OF THAT CALLED 1.607 ACRE TRACT OF LAND DESCRIBED BY DEED TO MONICA DIAZ, RECORDED IN INSTRUMENT NUMBER 202000245774, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF W. WINTERGREEN ROAD;
 THENCE SOUTH 23 DEGREES 25 MINUTES 16 SECONDS EAST, 251.19 FEET ALONG THE EAST LINE OF SAID CALLED 19.676 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.607 ACRE TRACT;
 THENCE SOUTH 29 DEGREES 41 MINUTES 17 SECONDS EAST, 59.98 FEET, CONTINUING ALONG THE EAST LINE OF SAID CALLED 19.676 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.607 ACRE TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.607 ACRE TRACT;
 THENCE NORTH 89 DEGREES 31 MINUTES 22 SECONDS EAST, 146.50 FEET CONTINUING ALONG THE EAST LINE OF SAID CALLED 19.676 ACRE TRACT AND THE SOUTH LINE OF SAID CALLED 1.607 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID CALLED 1.607 ACRE TRACT AND SAID POINT ALSO BEING IN THE WEST LINE OF THAT CALLED 1.9491 ACRE TRACT OF LAND DESCRIBED BY DEED TO FABIAN & VERONICA VAZQUEZ, RECORDED IN INSTRUMENT NUMBER 201300130041, DEED RECORDS, DALLAS COUNTY, TEXAS;
 THENCE SOUTH 26 DEGREES 22 MINUTES 54 SECONDS EAST, 87.00 FEET CONTINUING ALONG THE EAST LINE OF SAID CALLED 19.676 ACRE TRACT AND THE WEST LINE OF SAID CALLED 1.9491 ACRE TRACT, SAID IRON ROD ALSO BEING IN THE WEST LINE OF THAT CALLED 19.212 ACRE TRACT OF LAND DESCRIBED BY DEED TO FOUNTAIN OF LIFE INVESTMENTS LLC, RECORDED IN INSTRUMENT NUMBER 202300226516, DEED RECORDS, DALLAS COUNTY, TEXAS;
 THENCE CONTINUING ALONG THE EAST LINE OF SAID CALLED 19.676 ACRE TRACT AND THE WEST LINE OF THAT CALLED 19.212 ACRE TRACT THE FOLLOWING CALLS:

- SOUTH 67 DEGREES 17 MINUTES 39 SECONDS EAST, 118.61 FEET TO A 1/2" IRON ROD FOUND;
- SOUTH 5 DEGREES 08 MINUTES 50 SECONDS WEST, 90.41 FEET;
- SOUTH 38 DEGREES 15 MINUTES 40 SECONDS EAST, 86.64 FEET;
- SOUTH 46 DEGREES 59 MINUTES 25 SECONDS EAST, 66.25 FEET TO A 1/2" IRON ROD FOUND;
- NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, 90.05 FEET TO A 1/2" IRON ROD FOUND;
- SOUTH 1 DEGREE 23 MINUTES 04 SECONDS EAST, 642.21 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 19.676 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHWEST CORNER OF SAID CALLED 19.212 ACRE TRACT AND BEING IN THE NORTH LINE OF THAT CALLED 28.27 ACRE TRACT OF LAND DESCRIBED BY DEED TO MVR CWC LANCASTER FARM LLC, RECORDED IN INSTRUMENT NUMBER 202300222129, DEED RECORDS, DALLAS COUNTY, TEXAS;
- THENCE SOUTH 89 DEGREES 15 MINUTES 21 SECONDS WEST, 857.09 FEET ALONG THE SOUTH LINE OF SAID CALLED 19.676 ACRE TRACT AND SAID NORTH LINE OF THE CALLED 28.27 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 19.676 ACRE TRACT, SAID IRON PIPE ALSO BEING THE NORTHWEST CORNER OF SAID CALLED 28.27 ACRE TRACT AND BEING IN THE EAST RIGHT-OF-WAY LINE OF E. LONGHORN DRIVE;
- THENCE NORTH 1 DEGREE 20 MINUTES 32 SECONDS WEST, 1258.56 FEET ALONG THE WEST LINE OF SAID CALLED 19.676 ACRE TRACT, SAID POINT ALSO BEING IN SAID SOUTH RIGHT-OF-WAY LINE OF W. WINTERGREEN DRIVE;
- THENCE NORTH 89 DEGREES 30 MINUTES 33 SECONDS EAST, 262.84 FEET ALONG THE NORTH LINE OF SAID CALLED 19.676 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF W. WINTERGREEN DRIVE TO THE POINT OF BEGINNING AND CONTAINING 856,898 SQUARE FEET OR 19.672 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

STATE OF TEXAS)
 COUNTY OF DALLAS)
 THAT I, JEREMY DEAL, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LANCASTER.

REGISTERED PROFESSIONAL SURVEYOR _____

STATE OF TEXAS §
 COUNTY OF DALLAS §
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

TEXAS PROFESSIONAL LAND SURVEYOR NO. _____
 LICENSE EXPIRES _____

DESIGN FIRM PROFESSIONAL REGISTRATION NO. _____-EXPIRES _____

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: _____

CITY CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LANCASTER, TEXAS

CHAIRMAN, CITY OF LANCASTER _____ DATE _____

PLANNING AND ZONING COMMISSION _____ DATE _____

ATTEST: _____ DATE _____

SIGNATURE _____ DATE _____

NAME & TITLE _____

THE ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LANCASTER, TEXAS, HEREBY CERTIFIES THAT TO THE BEST OF HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, OR AS MAY HAVE BEEN AMENDED OR MODIFIED, AS ALLOWED BY THE PLANNING AND ZONING COMMISSION AS TO WHICH HER APPROVAL IS REQUIRED.

ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

PRELIMINARY PLAT

LONGHORN ADDITION
 BEING 19.672 ACRES
 SITUATED IN MARADAY PARKS SURVEY, A-1120
 CITY LANCASTER, DALLAS COUNTY, TEXAS
 2620 W. WINTERGREEN RD.
PS26-27

Owner
 RW Longhorn Industrial
 1 Glenlake Pkwy - Suite 900
 Atlanta, GA 30328

Surveyor
 Manhard Consulting
 8144 Walnut Hill Lane - Suite 750
 Dallas, TX 75231
 (469) 972-7815
 Jeremy Deal, RPLS
 jdeal@manhard.com

Engineer
 Barcliff Consulting
 1277 Wylie Street SE
 Atlanta, GA 30317
 (404) 771-0920
 Robert Barcliff, PE
 robert@barcliffconsulting.com

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph: 972.972.4250 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.: JLD	ISSUE DATE: 4/17/2026	CODE: 616.312001	SHEET: 1 OF 1
DRAWN BY: JAM	SCALE: 1" = 80'		

April 22, 2026 Data Name: D:\1616-317- Robinson, Wesley\Projects\2026\Longhorn, Survey\Jerdan\Drawings\Plat of Subdivision\Final Plat.dwg Updated By: jdeal

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-28 Consider a preliminary plat to create Lot 1, Block A, out of the Audax Enterprises Addition, being 0.59 of an acre out of the M.M. Miller Survey, Abstract No. 874, addressed as 2705 North Dallas Avenue, City of Lancaster, Dallas County, Texas.

Background:

- 1. **Location and Size:** The property is addressed as 2705 North Dallas Avenue and is 0.59 of an acre in size.
- 2. **Current Zoning:** The subject property is currently zoned Commercial Services (CS).
- 3. **Adjacent Properties:**
 - North:** Retail (R) - Undeveloped Land
 - South:** Retail (R) - Carwash
 - East:** Single-Family Residential (SF-5) - Undeveloped Land and Dallas College Cedar Valley Campus
 - West:** Retail (R) - Undeveloped Land and Church
- 4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Mixed-Use.

5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted
06/06/1981	CC	Approved SUP for Gasoline Service Station

Operational Considerations:

This is a request for approval of a preliminary plat for the purpose of creating one lot for an existing convenience store and gas station development.

The site has frontage along West Wintergreen Road and North Dallas Avenue. The Master Thoroughfare Plan (MTP) designates West Wintergreen Road as a 4-lane Major Arterial Type B, which requires rights-of-way (ROW) of 100-feet. North Dallas Avenue is designated as a 6-lane Major Arterial Type A, which requires 120-feet of ROW. 25.23-feet has been provided in ROW dedication along West Wintergreen Road. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

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 preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Preliminary Plat

City of Lancaster Tx
 2705 N. Dallas Ave
 Zoned: CS

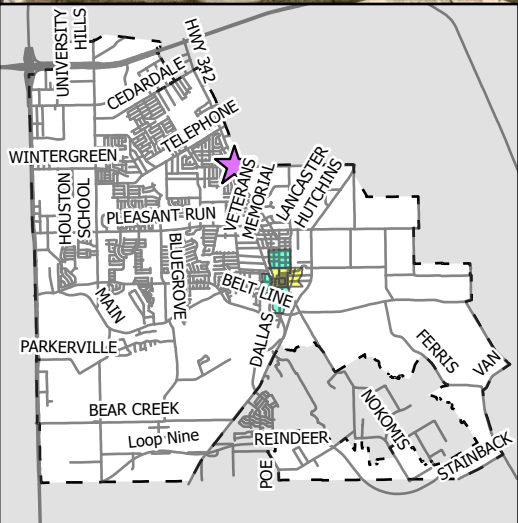


DISCLAIMER / LIMITATION OF LIABILITY
 The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.



WINTERGREEN RD

DALLAS AVE



TargetParcel

- 2705 N Dallas Ave
- Parcels
- Streets
- City Limits

N



CBG SURVEYING TEXAS, LLC
DFW-HOUSTON-EAST TEXAS-AUSTIN-SAN ANTONIO

MAIN OFFICE

1413 E I-30, Suite Garland, Texas 75043
PH 214-349-9485 / FAX 214-349-2216

Planning Department
City of Lancaster
211 North Henry Street
Lancaster, TX 75146

April 2, 2026

RE: Letter of Intent for Platting

To Whom It May Concern,

This letter is to state that the purpose of this project is to create a single lot from an existing tract of land.

The property being platted is located at 2705 N. Dallas Avenue in Lancaster, Texas, and is currently described by deed as approximately 0.68 acres situated in the M.M. Miller Survey, Abstract No. 874. The tract is located at the northwest corner of W. Wintergreen Road and N. Dallas Avenue.

Should you have any questions or require additional information, please contact Patience Hawkins or Jasmine Martinez at CBG Surveying Texas, LLC at (469) 310-2065 or via email at phawkins@cbgtxllc.com or jasminem@cbgtxllc.com.

Best regards,

Saleem J. Rajani
Audax Enterprises L.L.C
(469) 663-5124



CBG SURVEYING TEXAS, LLC
DFW-HOUSTON-EAST TEXAS-AUSTIN-SAN ANTONIO

MAIN OFFICE

1413 E I-30, Suite Garland, Texas 75043
PH 214-349-9485 / FAX 214-349-2216

Planning Department
City of Lancaster
211 North Henry Street
Lancaster, TX 75146

April 2, 2026

RE: Protected tree letter / Audax Enterprises Addition / 2705 N. Dallas Avenue
Lancaster

To whom it may concern,

To the best of my knowledge, there are no protected trees located on the subject property.

Should you have any questions or require additional information, please contact Patience Hawkins or Jasmine Martinez at CBG Surveying Texas, LLC at (469) 310-2065 or via email at phawkins@cbgtxllc.com or jasminem@cbgtxllc.com.
Best regards,



Saleem J. Rajani
Audax Enterprises LLC
(469) 663-5124

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Audax Enterprises, LLC, are the owners of a 29,644 square foot tract of land situated in the M.M. Miller Survey, Abstract Number 874, City of Lancaster, Dallas County, Texas, same being a tract of land conveyed to Audax Enterprises, LLC, a Texas limited liability company, by Special Warranty Deed with Vendor's Lien (in favor of third party) recorded in Instrument Number 2018000639049, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being a Southeast corner of a tract of land conveyed to Marketplace Property, LLC, a Texas limited liability company, by deed recorded in Instrument Number 201900193896, Official Public Records, Dallas County, Texas, same lying along the West right-of-way line of North Dallas Avenue, also known as State Highway 352 (variable width right-of-way), and being the beginning of a non-tangent curve turning to the right, with a radius of 5,669.58 feet, a delta angle of 01 degree 26 minutes 01 second, a chord bearing of South 25 degrees 20 minutes 32 seconds East, and a chord length of 141.86 feet;

THENCE along said curve to the right, along the West right-of-way line of said North Dallas Avenue, an arc length of 141.87 feet to a 1/2 iron rod found for corner;

THENCE South 32 minutes 21 seconds 04 seconds West, a distance of 54.83 feet to a 1/2 inch iron rod found for corner, said corner lying on the North right-of-way line of West Wintergreen Road (variable width right-of-way);

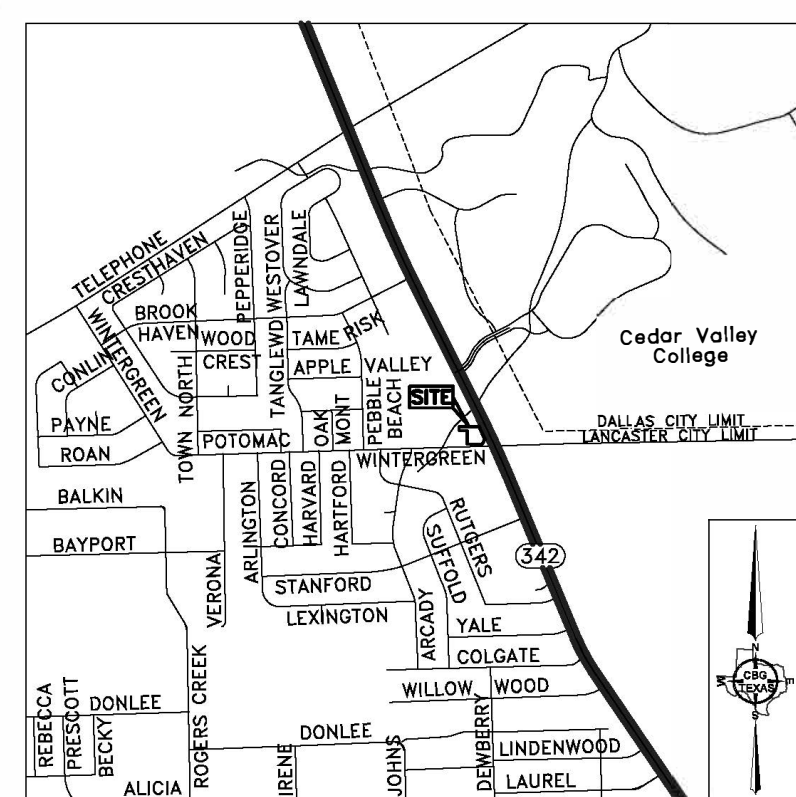
THENCE South 89 degrees 06 minutes 10 seconds West, along the North right-of-way line of said West Wintergreen Road, a distance of 146.40 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to New Life Church of God, by deed recorded in Instrument Number 200900244415, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 53 minutes 50 seconds West, along the East line of said New Life Church of God tract, a distance of 135.00 feet to a point for corner, said corner being the Northeast corner of said New Life Church of God tract;

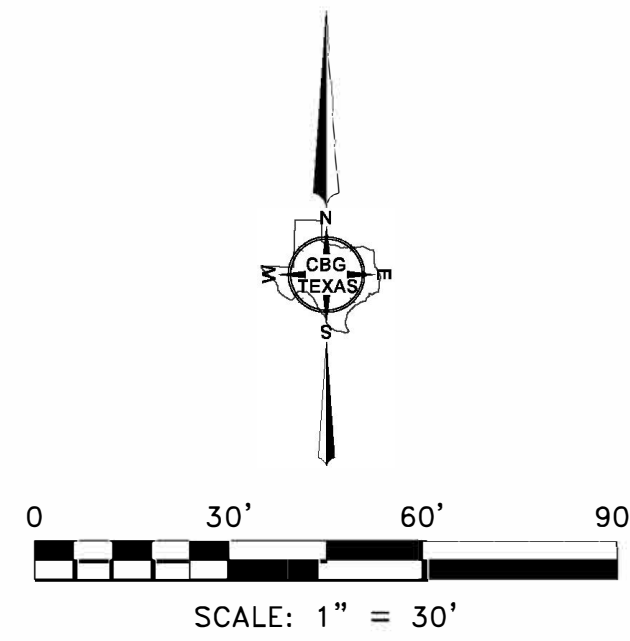
THENCE South 89 degrees 05 minutes 52 seconds West, along the North line of said New Life Church of God tract, a distance of 80.04 feet to a 3/4 inch iron rod found for corner, said corner being the Northwest corner said New Life Church of God tract, and lying on an East line of said Marketplace Property, LLC tract;

THENCE North 00 degrees 50 minutes 47 seconds West, along the East line of said Marketplace Property, LLC tract, a distance of 40.01 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner of said Marketplace Property, LLC tract;

THENCE North 89 degrees 06 minutes 11 seconds East, along a South line of said Marketplace Property, LLC tract, a distance of 197.76 feet to the POINT OF BEGINNING and containing 29,644 square feet or 0.68 acres of land.

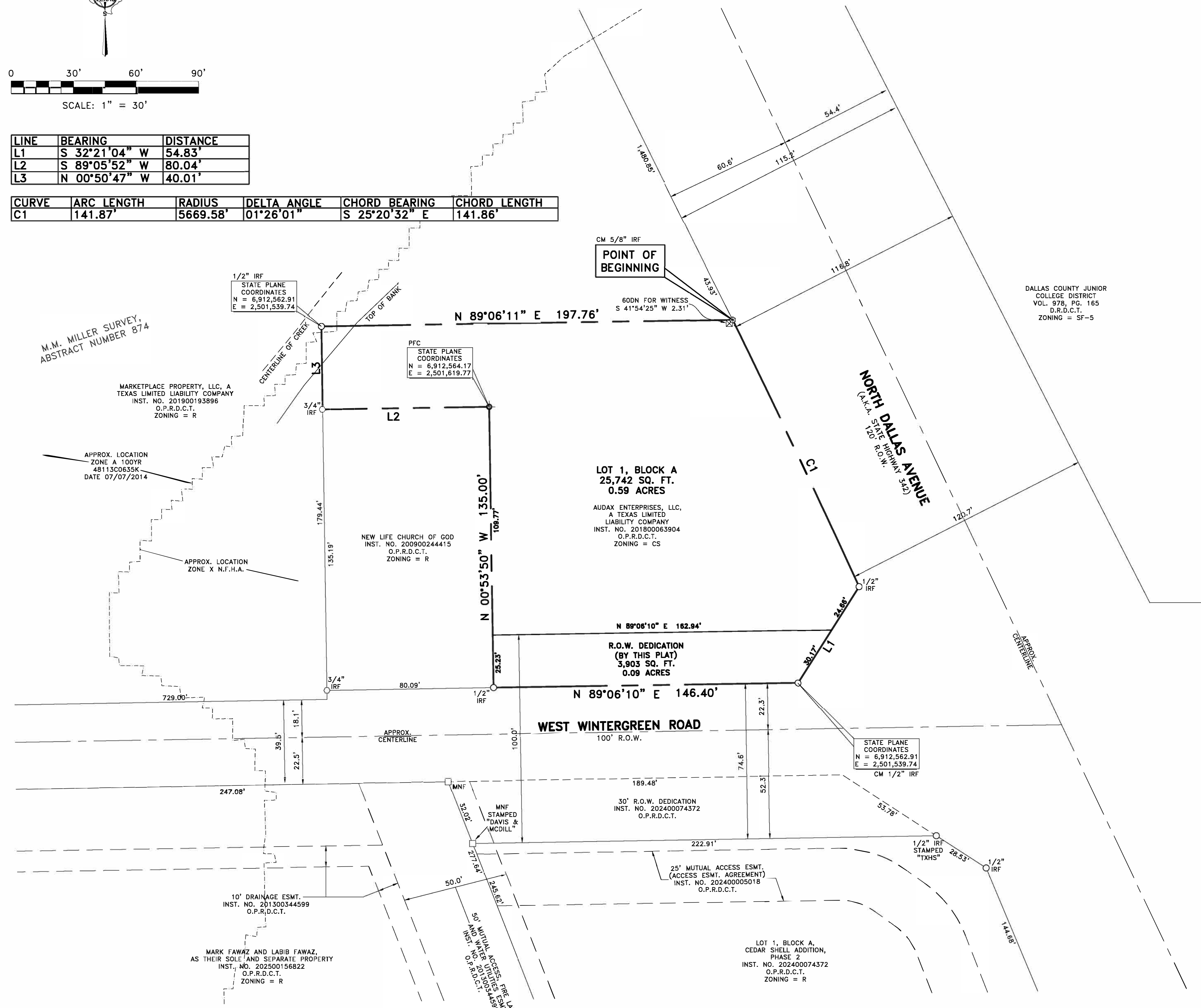


VICINITY MAP
(NOT TO SCALE)



LINE	BEARING	DISTANCE
L1	S 32°21'04" W	54.83'
L2	S 89°05'52" W	80.04'
L3	N 00°50'47" W	40.01'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	141.87'	5669.58'	01°26'01"	S 25°20'32" E	141.86'



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Audax Enterprises, LLC, acting through their authorized agent, Saleem Rajani, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as **LOT 1, BLOCK A, AUDAX ENTERPRISES ADDITION**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2026.

BY: Audax Enterprises, LLC (Owner)

Saleem Rajani (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Saleem Rajani known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for Dallas County, Texas.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

RELEASED FOR REVIEW 04/23/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Registered Professional Surveyor Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) ACCORDING TO THE F.I.R.M. MAP NUMBER NO. 48113C0635K, DATED JULY 7, 2014, THIS PROPERTY DOES LIE IN ZONE A AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) PROPERTY ZONING: CS (COMMERCIAL SERVICES)

LEGEND

- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- SQ. FT. SQUARE FEET
- ESMT. EASEMENT
- CM CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- IRF IRON ROD FOUND
- MNF MAG NAIL FOUND
- 60DN 60D NAIL FOUND
- PFC POINT FOR CORNER
- APPROX. APPROXIMATE

CITY CERTIFICATION

Approval
"PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY"
Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:
Signature _____ Date _____

Name & Title _____

The Senior Planner of the City of Lancaster, Texas, hereby certifies that to the best of her knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which her approval is required.

Senior Planner _____ Date _____

PRELIMINARY PLAT
AUDAX ENTERPRISES ADDITION
LOT 1, BLOCK A
25,742 SQ. FT. / 0.59 ACRES
BEING A TRACT SITUATED IN THE
M.M. MILLER SURVEY, ABSTRACT NO. 874,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
PLAT CASE NO: PS26-28

PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

OWNER: AUDAX ENTERPRISES, LLC
AGENT: SALEEM RAJANI
515 W. MAIN STREET, SUITE 104
ALLEN, TEXAS, 75013
PHONE: 469-226-4951
EMAIL: saleem@allegiantpmgl.com

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

4.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-30 Consider a Final Plat to create Lot 1, Block A, out of the McDonald's 42-3651 Addition, being 1.367 acres out of the Stephen C. Atterbury Survey, Abstract No. 14, addressed as 4400 University Hills Boulevard, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 4400 University Hills Boulevard and is 1.367 acres in size.
2. **Current Zoning:** The subject property is currently zoned Commercial Highway (CH) Campus District Overlay, North I-20 Commercial Corridor Subdistrict.
3. **Adjacent Properties:**
 - North:** Commercial Highway (CH) / Campus District - Undeveloped Land
 - South:** Commercial Highway (CH) / Campus District - Interstate I-20
 - East:** Commercial Highway (CH) / Campus District - Undeveloped Land
 - West:** Commercial Highway (CH) / Campus District - Cedar Canyon Dude Ranch
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Commercial Corridor. This use is consistent.

5. **Case History:**

Date	Body	Action
06/03/2025	P&Z	PS25-29 Approved a Preliminary Plat
08/28/2006	CC	Z06-23 Approval of the Campus District
08/15/2006	P&Z	Z06-23 Recommended approval of the Campus District
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

The purpose of this final plat is to create one lot for the development of a drive-through restaurant.

The site has frontage along University Hills Boulevard, Wheatland Road, and Interstate 20 (I-20) Service Road. University Hills Boulevard is a 6-lane Major Arterial Type A, requiring 120-feet of Rights-of-Way (ROW). Wheatland Road is a 4-lane Minor Arterial, requiring 100-feet of ROW, and the I-20 service road is a Texas Department of Transportation (TXDoT) ROW. 7.5-feet of ROW dedication has been provided

along Wheatland Road. No further dedication is required.

This plat is in substantial conformance with the 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.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

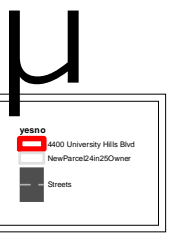
Letter of Intent

Preliminary Plat

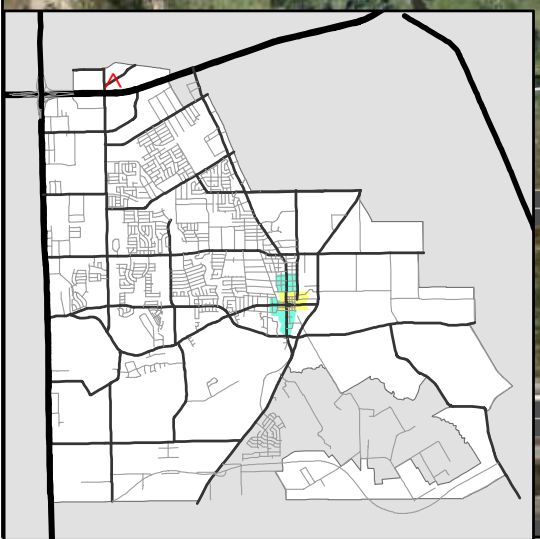
City of Lancaster
4400 University Hills Blvd
Zoned: CH
Campus District Overlay
Subdistrict: North I-20
Commercial Corridor



DISCLAIMER / LIMITATION OF LIABILITY
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Date: 5/27/2025





April 15, 2026

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX, 75146

Re: Letter of Intent supporting a request for a Final Plat for a New Construction McDonald's on 4400 University Hills Blvd.

Dear Planners:

This letter of intent is submitted on behalf of the owner, McDonald's Real Estate Company, A Delaware Corporation, a limited Liability corporation, and incorporates the information contained in the application submitted herewith, which is as follows:

- The subject property is 1.367 acres as shown on the site plan accompanying this application.
- The site is located at 4400 University Blvd.
- The proposed use of the property is New Construction of a McDonald's with a Drive thru.
- The proposed building is +/- 3,846 SF.
- The proposed development will not be completed in phases.
- The current zoning district of the property is General Retail.
- This LOI is for the purpose of McDonald's review of a Final Plat application and recording.

Should you have any questions or concerns, please feel free to contact me directly.

With Gratitude,

A handwritten signature in cursive script that reads "Danielle Carter".

Danielle Carter
Entitlements Consultant
Ofi Chito, LLC
682-300-5003
Danielle@ofichito.com

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, GM 4400 NUH LLC, a Texas limited liability company, is the owner of that certain tract situated in the Stephen C. Atterbury Survey, Abstract No. 14, City of Lancaster, Dallas County, Texas, said tract being the same tract described in the Special Warranty Deed to said GM 4400 NUH LLC, a Texas limited liability company, from WP Legacy, LTD, a Texas limited partnership, recorded under Instrument Number 202500008405, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch capped rebar stamped "LANGAN" set at the southeast corner of the tract described in the Right-of-Way Dedication deed to the City of Lancaster recorded in Volume 2000126, Page 315, Deed Records, Dallas County, Texas (D.R.D.C.T.) for Wheatland Road (a called variable width right of way), being the northeast corner of said GM 4400 NUH tract;

THENCE with the perimeter and to the corners of said GM 4400 NUH tract:

1. SOUTH 00°35'19" EAST, generally along a fence, a distance of 252.72 feet to a found 1/2 inch rebar, being the northeast corner of the lease area described in the deed recorded in Volume 97012, Page 1353, D.R.D.C.T.;
2. SOUTH 89°24'41" WEST, with the north line of said lease area, a distance of 30.00 feet to a 1/2 inch rebar found at the northwest corner of said lease area;
3. SOUTH 00°35'19" EAST, passing at a distance of 75.00 feet a 1/2 inch rebar found at the southwest corner of said lease area, and continuing on said course, now with the west line of the lease area described in Volume 96048, Page 2235, D.R.D.C.T., in all, a total distance of 143.22 feet to a found 1/2 inch rebar;
4. NORTH 77°50'51" WEST, a distance of 168.58 feet to a set 1/2 inch capped rebar stamped "LANGAN";
5. NORTH 01°01'14" WEST, a distance of 90.53 feet to a set 1/2 inch capped rebar stamped "LANGAN", from which a found concrete monument bears SOUTH 47° WEST, a distance of 1.1 feet;
6. SOUTH 89°45'32" WEST, a distance of 5.87 feet to a 1/2 inch capped rebar stamped "LANGAN" set at the southeast corner of the "Parcel 67" described in the deed to the County of Dallas recorded under Instrument Number 20070122201, O.P.R.D.C.T., for the right of way of University Hills Boulevard (formerly known as North Houston School Road) a called variable width right of way;
7. NORTH 02°10'02" WEST, with the east line of said "Parcel 67", a distance of 134.92 feet to a 1/2 inch capped rebar stamped "LANGAN" set at the northeast corner of said "Parcel 67", being on the southeast line of the aforementioned City of Lancaster tract;
8. NORTH 46°23'14" EAST, with the southeast line of said City of Lancaster tract, a distance of 48.29 feet to a 1/2 inch rebar found at an angle point on said southeast line of said City of Lancaster tract;
9. NORTH 58°45'32" EAST, continuing with the southeast line of said City of Lancaster tract, a distance of 196.91 feet returning to the POINT OF BEGINNING and enclosing 1.367 acres (± 59,536 square feet).

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That GM 4400 NUH LLC, a Texas limited liability company, owner, acting through their duly authorized agent, do hereby bind themselves and their heirs, assigned and successors of title this plat designating the hereinabove described property as **MCDONALD'S 42-3651 ADDITION** Lot 1, Block A, an addition in the City of Lancaster, Dallas County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness my hand this the ____ day of _____, 20__.

Authorized agent _____ Name & Title _____

GM 4400 NUH LLC, a Texas limited liability company

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, authorized agent of GM 4400 NUH LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__.

Notary Public, State of _____

My Commission Expires: _____

CITY CERTIFICATION:

Approval _____ Date _____

Chairman, Planning and Zoning Commission _____ Date _____

Assistant Director _____ Date _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, **Jewel Chadd**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lancaster, Dallas County, Texas.

Jewel Chadd
 Registered Professional
 Land Surveyor No. 5754
 jchadd@langan.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

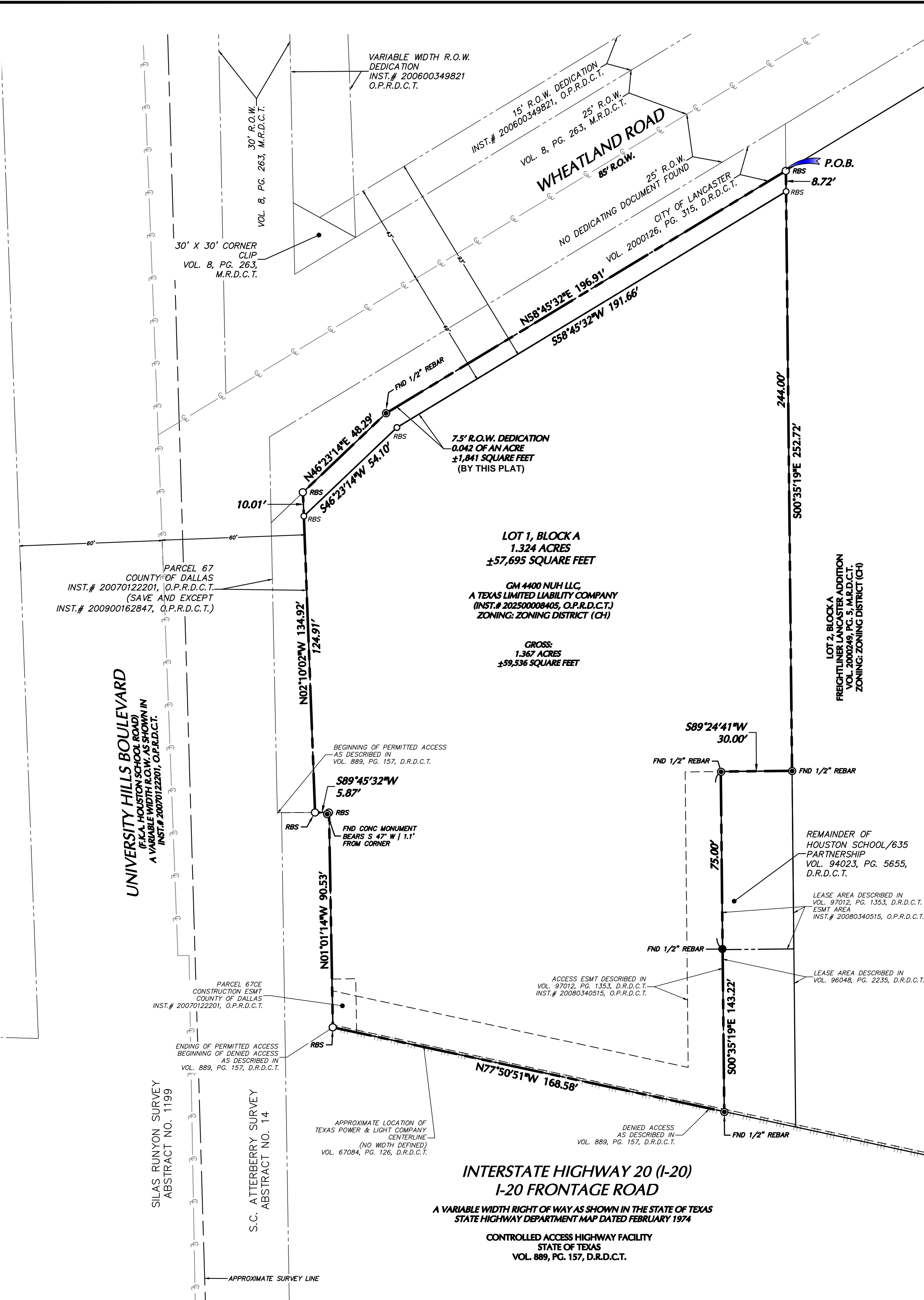
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

GENERAL NOTES:

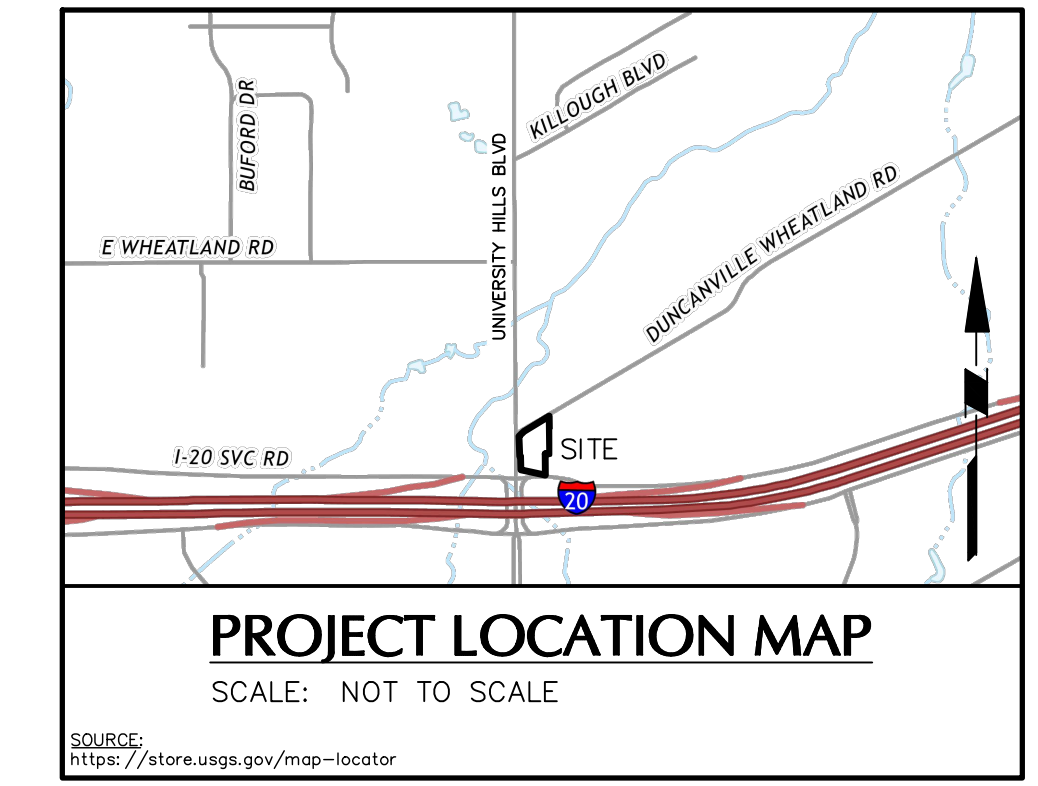
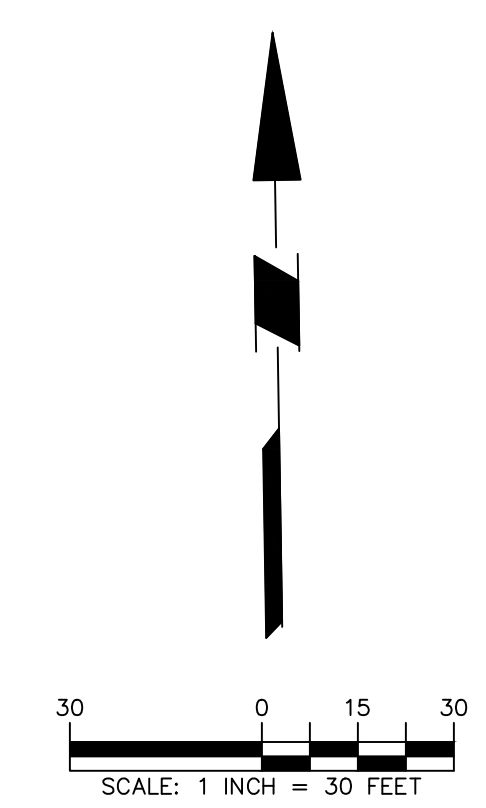
1. This property lies within ZONE(S) X (Non-Shaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0495K, dated 07/07/2014, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
2. The fieldwork was completed on October 28, 2024.
3. Bearings are based on the Texas Coordinate System of 1983, North Central Zone.
4. Distances & areas shown are represented in surface values.
5. Zoning: Commercial Highway (CH)
6. No observed evidence of trees within the subject boundary.
7. The purpose of the plat is to create one lot.
8. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State law, and is subject to fines.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 20__.

Notary Public, State of _____

My Commission Expires: _____



LEGEND AND ABBREVIATIONS

VOL. — VOLUME	— PROPERTY LINE
INST. — INSTRUMENT NUMBER	— RIGHT-OF-WAY LINE
P.G. — PAGE NUMBER	— ADJONER LINE
R.O.W. — RIGHT OF WAY	— PROPOSED EASEMENT LINE
No. — NUMBER	— ABANDONED EASEMENT LINE
S.F. — SQUARE FEET	— SETBACK/BUILDING LINE
P.O.B. — POINT OF BEGINNING	— EASEMENT LINE
P.D.C. — POINT OF COMMENCING	— DENIED ACCESS LINE
A.K.A. — ALSO KNOWN AS	— SET 1/2" CAPPED REBAR STAMPED "LANGAN"
F.K.A. — FORMERLY KNOWN AS	— SET M&D AND WASHER STAMPED "LANGAN"
R — RADIUS	— FOUND MONUMENT (AS NOTED)
L — ARC LENGTH	
D — CENTRAL ANGLE	
ESMT — EASEMENT	
BL — BUILDING LINE OR BUILDING SETBACK	
ETJ — EXTRATERRITORIAL JURISDICTION	
FEMA — FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION	
O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS	
D.R.D.C.T. — DEED RECORDS DALLAS COUNTY TEXAS	
M.A.D.C.T. — MAP RECORDS DALLAS COUNTY TEXAS	
NAD'88 — NORTH AMERICAN VERTICAL DATUM OF 1988	

FINAL PLAT
MCDONALD'S 42-3651 ADDITION
LOT 1, BLOCK A
 BEING 1.367 ACRES (±59,536 SQUARE FEET)
 SITUATED IN THE STEPHEN C. ATTERBURY SURVEY
 ABSTRACT NO. 14
 CITY OF LANCASTER, DALLAS COUNTY, TEXAS
 CASE NUMBER: P526-30

<p>LANGAN Langan Engineering and Environmental Services, LLC 2899 Olympus Blvd, Suite 165 Dallas, TX 75019 TBPELS Firm #10194888 T: 817.328.3200 www.langan.com</p>	Project No. 520093801	<p>VL101</p>
	Preparation Date MARCH 2026	
	Drawn By SGT	
	Checked By IC	
<p>OWNER: GM 4400 NUH LLC, a Texas limited liability company 3400 Carlisle Street, Suite 315 Dallas, Texas 75204 Contact: _____ Phone: _____</p>	<p>OWNER: Margaret Grissom, Project Manager/Designer Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd, Suite 165 Dallas, Texas 75019 Phone: 817.328.3200</p>	<p>SURVEYOR: Jewel Chadd, R.P.L.S. Langan Engineering and Environmental Services, LLC 2999 Olympus Blvd, Suite 165 Dallas, Texas 75019 Phone: 817.328.3200</p>

CITY OF LANCASTER CITY COUNCIL

Planning & Zoning Commission

5.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

M26-21 Conduct a public hearing to consider a request to amend the Future Land Use Map of the Comprehensive Plan from Suburban Mixed-Use to Commercial Corridor on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, being 3.17 acres addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed at 2619 Balomede Avenue and is 3.17 acres in size.
2. **Current Zoning:** The subject site is currently zoned Commercial Highway (CH).
3. **Adjacent Properties:**
 - North:** Commercial Highway (CH) - Undeveloped Land
 - South:** Commercial Highway (CH) - Commercial & Warehouse Uses
 - East:** Commercial Highway (CH) - Undeveloped Land & Single-Family Dwelling
 - West:** Commercial Highway (CH) - Commercial Uses & I-35E
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan identifies this site as Suburban Mixed-Use. The proposed use is not compatible with the Suburban Mixed-Use designation.
5. **Case History:**

Date	Body	Action
02/16/2026	CC	M25-38 Applicant withdrew request
02/16/2026	CC	Z25-20 Applicant withdrew request
01/26/2026	CC	M25-38 Meeting canceled due to inclement weather
01/26/2026	CC	Z25-20 Meeting canceled due to inclement weather
01/06/2026	P&Z	M25-38 Recommended Denial of Suburban Mixed-Use to Commercial Corridor
01/06/2026	P&Z	Z25-20 Recommended Denial of PD for Major Auto Repair
10/07/2025	P&Z	M25-38 Applicant requested to table to November, 4 2025, P&Z
10/07/2025	P&Z	Z25-20 Applicant requested to table to November, 4 2025, P&Z

02/12/2024	CC	M24-22 Approved a special exception to not meet the horizontal and vertical building articulation requirements
07/11/2023	P&Z	PS23-34 Approved a Final Plat
03/06/1951	P&Z	PS51-02 Approved a Plat
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

The Future Land Use Map currently identifies the site as Suburban Mixed-Use, a designation intended to support regional destinations through entertainment venues, quality retail, lifestyle centers, urban residential, senior housing, hotels, professional offices, restaurants, and multi-tenant commercial developments. This designation emphasizes pedestrian-friendly, integrated mixed-use environments that contribute to a vibrant and cohesive community character.

The applicant is requesting to amend the Future Land Use designation to Commercial Corridor to accommodate a Planned Development (PD) that allows for a limited hail damage repair use on an existing developed site. The Commercial Corridor designation is intended to support a range of commercial uses along major transportation routes, including auto-oriented services that rely on visibility and access to arterial roadways.

The subject property is located along the I-35E corridor and is currently developed with an existing auto-related use. The requested Commercial Corridor designation would better align the Future Land Use Map with the site's existing development pattern and operational characteristics. Additionally, the applicant has proposed a constrained scope of operations, limiting the use to hail damage repair and restricting the intensity typically associated with major auto repair uses.

While the Commercial Corridor designation is more auto-oriented than Suburban Mixed-Use, it provides an appropriate transition for this site given its location, existing conditions, and direct access to a major interstate corridor.

Therefore, the proposed amendment to Commercial Corridor is appropriate for this location and is compatible with the surrounding development pattern along the corridor. Approval of the Future Land Use Map amendment is supported.

Legal Considerations:

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. On December 13, 2025, a notice for this public hearing appeared in The Rambler newspaper. Staff mailed notifications of this public hearing to property owners within 200-feet of the subject site, and a zoning sign was placed on the properties. One letter of support was received, and no opposition.

Fiscal Impact:

Options/Alternatives:

1. Planning and Zoning Commission may recommend approval of the Comprehensive Plan Amendment request.
2. Planning and Zoning Commission may recommend denial of the Comprehensive Plan Amendment.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map



Land Use Excerpt

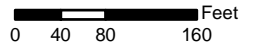
Letters of Support

City of Lancaster
2619 Balomede Ave
Zoned: CH



DISCLAIMER / LIMITATION OF LIABILITY
 The information on this map is provided by the City of Lancaster as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

yesno	
	2619 Balomede Ave
	25ParcelWithLANData
	Streets



Date: 8/8/2025



Suburban Mixed-Use Center

Character & Intent

The Suburban Mixed-Use Center will create regional destinations, including entertainment venues, regional oriented retail and lifestyle centers.

Land Use Considerations

Primary Land Uses

Regional retail, urban residential, senior housing, hotels, professional office, restaurants, multi-tenant commercial, live/work/shop units

Secondary Land Uses

Civic and institutional uses, parks

Precedent Photos



Commercial Corridor

Character & Intent

The Commercial Corridor focuses on single and multi-tenant commercial developments along major transportation routes in the City. Typically, commercial corridors are adjacent to the Suburban Neighborhood Place Types providing everyday goods and services for residents. Commercial corridors are also automobile oriented and readily accessible by car from nearby neighborhoods.

Land Use Considerations

Primary Land Uses

Retail, restaurants, multi-tenant commercial, junior anchor commercial

Secondary Land Uses

Civic and institutional uses, parks

Precedent Photos





NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **M26-21** Conduct a public hearing to consider a plan amendment request to change the future land use from Suburban Mixed Use to Commercial Corridor on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, addressed as 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

LOCATION: The property is addressed as 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

EXPLANATION OF REQUEST: A plan amendment to change the future land use from Suburban Mixed Use to Commercial Corridor.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

SIGNATURE: *M. Bakri* *Phone # 972-979-4307*

ADDRESS: 1913 Cottonwood Valley Cir S IRVING TX 75038

Your written comments are being solicited in the above case. Additional information is available from the Planning Division at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, May 5, 2026 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, May 11, 2026 at 7:00 pm**. The meetings will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/1546/Agenda-and-Minutes> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received by the Planning Division by 5 p.m. on **Monday, May 4, 2026** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Division:

(972) 218-1223

RETURN BY MAIL

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146



CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

6.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

Z26-08 Conduct a public hearing and consider an ordinance granting a specific use permit (SUP) for Minor Auto Repair on the property legally described as Lot 8R, Block A, out of the Beckley City Lots Addition, addressed as 1452 N I-35E City of Lancaster, Dallas County, Texas.

Background:

- Location and Size:** The property is addressed at 1452 North I-35E located north of the intersection of North I-35 and Pleasant Run Road. It is 1.35 acres in size.
- Current Zoning:** The subject property is currently zoned Commercial Highway (CH) in the Medical District Overlay - Highway Commercial District (sub-district)
- Adjacent Properties:**
 - North:** Commercial Highway (CH) - Commercial Uses
 - South:** Commercial Highway (CH) - Commercial Uses
 - East:** Planned Development (PD) / Medical District Overlay - Single-Family Residential Homes / Vacant Land
 - West:** Interstate 35E
- Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the subject property as Suburban Mixed-Use Center. The Suburban Mixed-Use Center is meant to create regional destinations, including entertainment venues, regional-oriented retail, and lifestyle centers. The proposed Minor Auto Repair is not consistent with the Comprehensive Plan.
- Case History:**

Date	Body	Action
06/24/2024	CC	Z24-16 Denied SUP for Minor Auto Repair
06/04/2024	P&Z	Z24-16 Recommended Approval of SUP for Minor Auto Repair
05/14/2024	Administrative	PS24-28 Minor Plat Recorded
12/11/2023	CC	Z24-2 Approved Revocation of SUP for a Minor Auto Repair Shop
12/05/2023	P&Z	Z24-2 Recommended to Table for 90-Days
11/14/2022	CC	Z22-1 Approved a SUP for Minor Auto Repair with Conditions
10/04/2022	P&Z	Z22-17 Recommended Approval with Conditions

06/11/2007	CC	Approved Medical District Overlay
05/24/1999	CC	Approved SUP 18-99 allowing Outside Storage and Display
10/16/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

Per Section 14.404 (c)- Specific Use Permits (SUPs) of the Lancaster Development Code (LDC), "A Specific Use Permit may be granted after application has been properly made and a public hearing before the Planning and Zoning Commission and the City Council has been conducted. The proposed use must comply with all regulations and restrictions as contained in the Zoning Ordinance, codes, regulations, and conditions of the City of Lancaster, including, but not limited to the Electrical Code,

The subject property is a developed site containing an approximately 5,423-square-foot building that is currently vacant. The site was previously occupied by a Minor Auto Repair use (Tire King), which operated under a SUP approved in 2022. The SUP was subsequently revoked by City Council on June 24, 2024, after which the property was acquired by a new owner.

The applicant is requesting approval of a SUP to allow a Minor Auto Repair use and proposes to remodel and expand the existing structure by 3,768 square feet. Proposed improvements include updates to both the exterior and interior of the building. According to the site plan and elevations, primary building materials include concrete masonry units (CMU) and portland cement plaster, which would enhance the appearance of the structure relative to its current condition.

In addition to the SUP, the applicant is requesting a parking variance. Based on LDC requirements, 14 parking spaces are required for the proposed use; however, the site plan reflects 50 parking spaces. The increased parking will accommodate operational needs associated with auto repair uses; however, it may also introduce concerns related to vehicle staging, circulation, and overall site appearance if not properly regulated.

The Commercial Highway district is intended to provide everyday goods and services, including retail, dining, and entertainment uses, while maintaining an attractive and cohesive corridor appearance. Uses with higher intensity or potential visual impacts, such as auto repair, are reviewed through the SUP process to ensure compatibility with surrounding development and alignment with City Council's vision for high-quality commercial corridors.

The subject property is located along I-35E, a highly visible and heavily traveled corridor. While the proposed building improvements will enhance the site, auto repair uses can introduce elements such as vehicle storage, outdoor activity, and visual clutter that may detract from the corridor's aesthetic and long-term redevelopment potential. As such, careful consideration of operational characteristics and site design is necessary to ensure compatibility with surrounding uses and corridor expectations.

The applicant proposes a 10-foot landscape buffer along both I-35E and Idlewild Lane. The buffer will include a total of seven *Ulmus Crassifolia* (Cedar Elm) trees and 66 shrubs, which will enhance the visual character of the site and contribute to screening along this highly visible corridor. The proposed landscaping supports the City's goal of maintaining an attractive gateway corridor.

Should Planning and Zoning Commission be inclined to recommend approval, the following conditions shall be considered for improvement:

- 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited;
- 2) No outdoor vehicle repair or service activity shall be permitted;
- 3) There shall be no installation or use of paint booth;
- 4) The parking lot shall be resurfaced and restriped; and
- 5) The SUP shall be valid for a period of two (2) years.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning noticed in accordance with the Texas Open Meetings Act. On March 28, 2026, a notice for this public hearing appeared in The Rambler newspaper. Staff mailed notifications of this public hearing to property owners within 200-feet of the subject site, and a zoning sign was placed on the properties. One letter of opposition was received, and no support.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the SUP, as presented.
2. The Planning and Zoning Commission may recommend approval of the SUP with changes and state those changes.
3. The Planning and Zoning Commission may recommend denial of the SUP.

Recommendation:

Staff recommends approval of the SUP with the following conditions for improvement: 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited; 2) No outdoor vehicle repair or service activity shall be permitted; 3) There shall be no installation or use of paint booth; 4) The parking lot shall be resurfaced and restriped; and 5) The SUP shall be valid for a period of two (2) years.

Attachments

Location Map

Letter of Intent

Site Plan

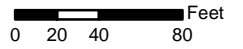
Letter of Opposition

City of Lancaster
1452 N I 35
Zoned: CH



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yesno	1452 N I35
	Parcels
	Streets



Date: 3/20/2026



Roc Design Engineers, Inc

Superior Civil Engineering Service

March 16, 2026

City of Lancaster
Planning Department

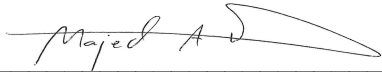
RE: Letter of Intent

Dear Sirs:

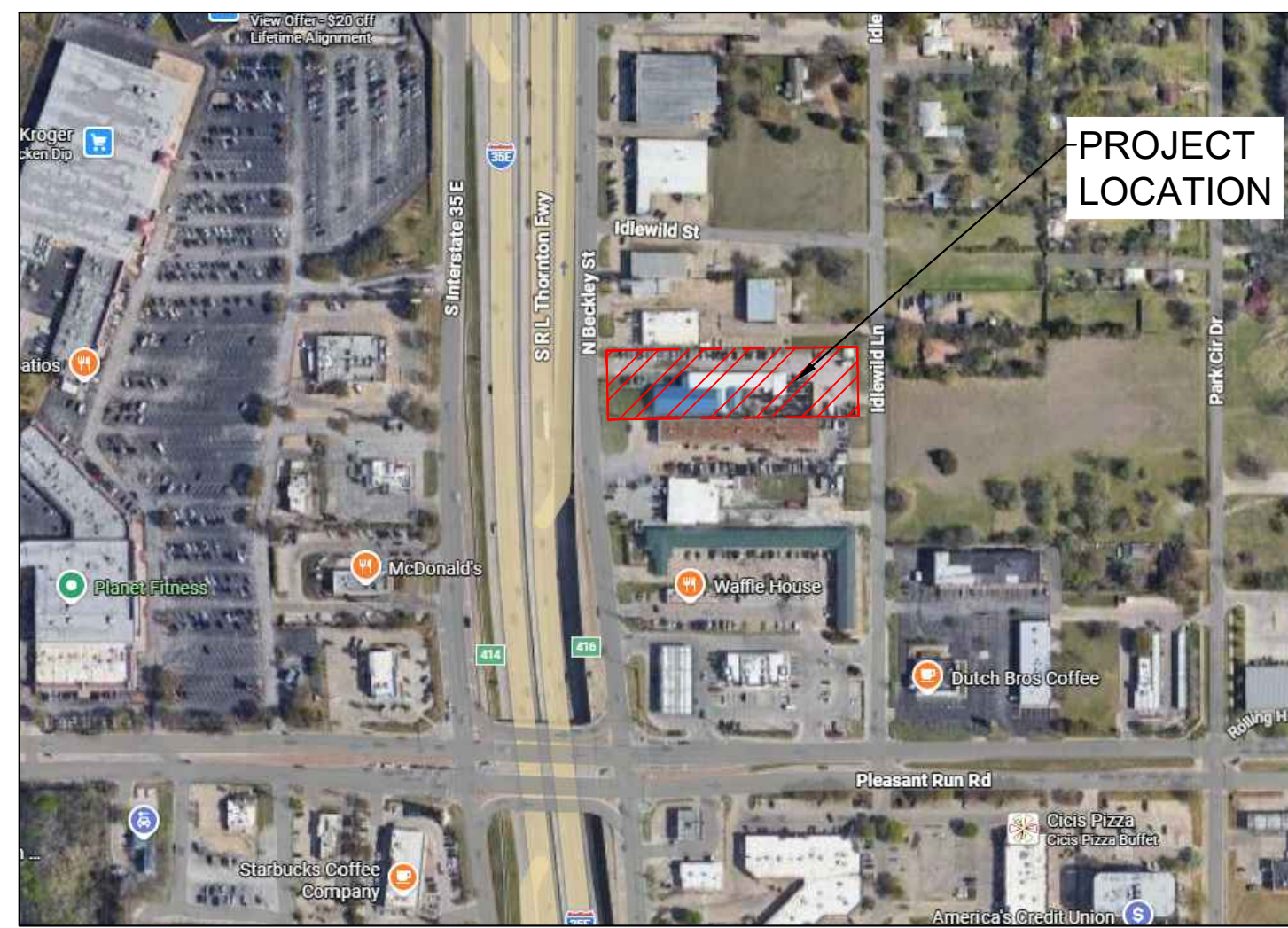
Regarding LOT 8R, BLOCK A, out of the Beckley City Lots Addition with the following address: 1452 N I35 E, City of Lancaster, Dallas County. We are planning to add a 3000 sf building addition. The current zoning is CH base zoning. We are requesting an SUP with CH Base zoning for a Tire Shop and Light Mechanical Usage.

Thanks for your consideration.

Respectfully requested,



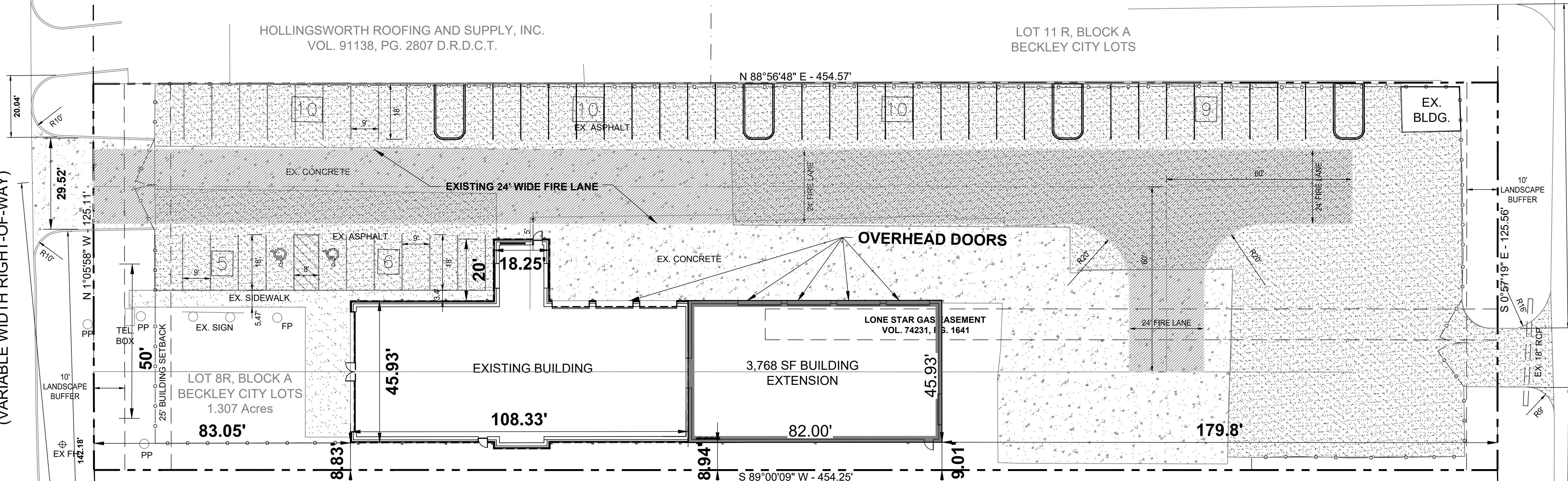
Majed Khalaf, P.E.
Director of Operations
Roc Design Engineers
Rocdesignengineers@gmail.com
9101 LBJ HWY Suite 570
Dallas Texas 75243



2 LOCATION MAP
C1.0 SCALE: NTS

- LEGEND - SITE PLAN**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - BUILDING SETBACK
 - - - EASEMENT
 - FIRE LANE STRIPING
 - W --- PROPOSED WATER LINE
 - SS --- PROPOSED SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - EX W --- EXISTING WATER LINE
 - EX SS --- EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EX G --- EXISTING GAS LINE
 - EX OHE --- EXISTING OVERHEAD ELECTRIC LINE
 - EX UGE --- EXISTING UNDERGROUND ELECTRIC LINE
 - EX UGT --- EXISTING UNDERGROUND TELEPHONE LINE
 - EX UGC --- EXISTING UNDERGROUND CABLE LINE
 - EXISTING CONCRETE PAVEMENT
 - EXISTING CONCRETE SIDEWALK
 - EXISTING ASPHALT PAVEMENT
 - ◆ PROPOSED FIRE HYDRANT
 - ◆ PROPOSED GATE VALVE
 - ◆ PROPOSED WATER METER
 - ◆ PROPOSED MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING GATE VALVE
 - EXISTING WATER METER
 - EXISTING MANHOLE
 - EXISTING POWER POLE

INTERSTATE HIGHWAY I-35
(VARIABLE WIDTH RIGHT-OF-WAY)



IDLEWILD LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

HOLLINGSWORTH ROOFING AND SUPPLY, INC.
VOL. 91138, PG. 2807 D.R.D.C.T.

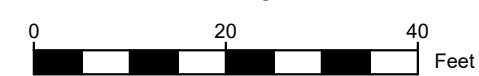
LOT 11 R, BLOCK A
BECKLEY CITY LOTS

LOT 8R, BLOCK A
BECKLEY CITY LOTS
1.307 Acres

LOT 6A, BLOCK A
VOL. 83252, PG. 4292, P.R.D.C.T.

SUP Zoning with CH Base zoning for a Tire Shop and Light Mechanical Usage.

1 SITE PLAN
C1.0 SCALE: 1"=20'



SITE PLAN INFORMATION

Category	"SUP" Request for Tire Shop and Light Mechanical Use	Provided
Zoning	Existing CH Commercial Highway	Proposed SUP for Tire Shop with Light Mechanical Use
Use	Existing - Tire Shop	Tire Shop with Light Mechanical Use
Lot Area	-	56,952 S.F. (1.307 Acres)
Lot Width	-	125.56 Ft.
Lot Depth	-	454.57 Ft.
Building Area	-	3,768 S.F. Proposed 5,423 S.F. Existing Total 9,191 SF
Building Coverage	-	16.1% 9,191 S.F.
Max. Height	-	22 Ft. & 1 Story
Front Setback	25.00 Ft.	83.05 Ft.
Side Setback	0 Ft.	8.83 Ft.
Rear Setback	0 Ft.	179.80 Ft.
Impervious Area	-	47,355 SF (83.1%)
Landscaping	-	9,597 SF (16.9%)
Parking Required	2 Spaces per each Service Bay =2x7=14 SPACES REQUIRED	48 Parking Spaces 2 Accessible Spaces 50 Total Spaces

ROC CIVIL
ROC DESIGN ENGINEERS
Superior Civil Engineering Service
Texas Firm F-13744

9101 N. LBJ FWY, SUITE 570
Dallas, Texas 75243
Phone 972.639.8375

CHROME.S CUSTOM AUTO CARE
SITE PLAN

1452 N. I-35 EAST
Lancaster, Texas 75134

No.	Revision/Issue	Date



Majed A. Khalaf
02/24/2026

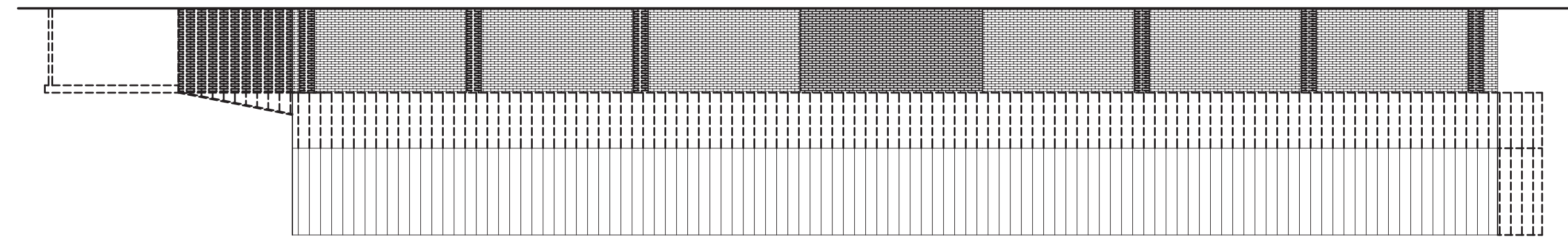
Issued Date: 02-24-26
Project No: 250024
Drawn By: JPK
Checked By: MAK
Designed By: JPK

Project	250024	Sheet	C1.0
Date	02/24/26		
Scale	1" = 20'		

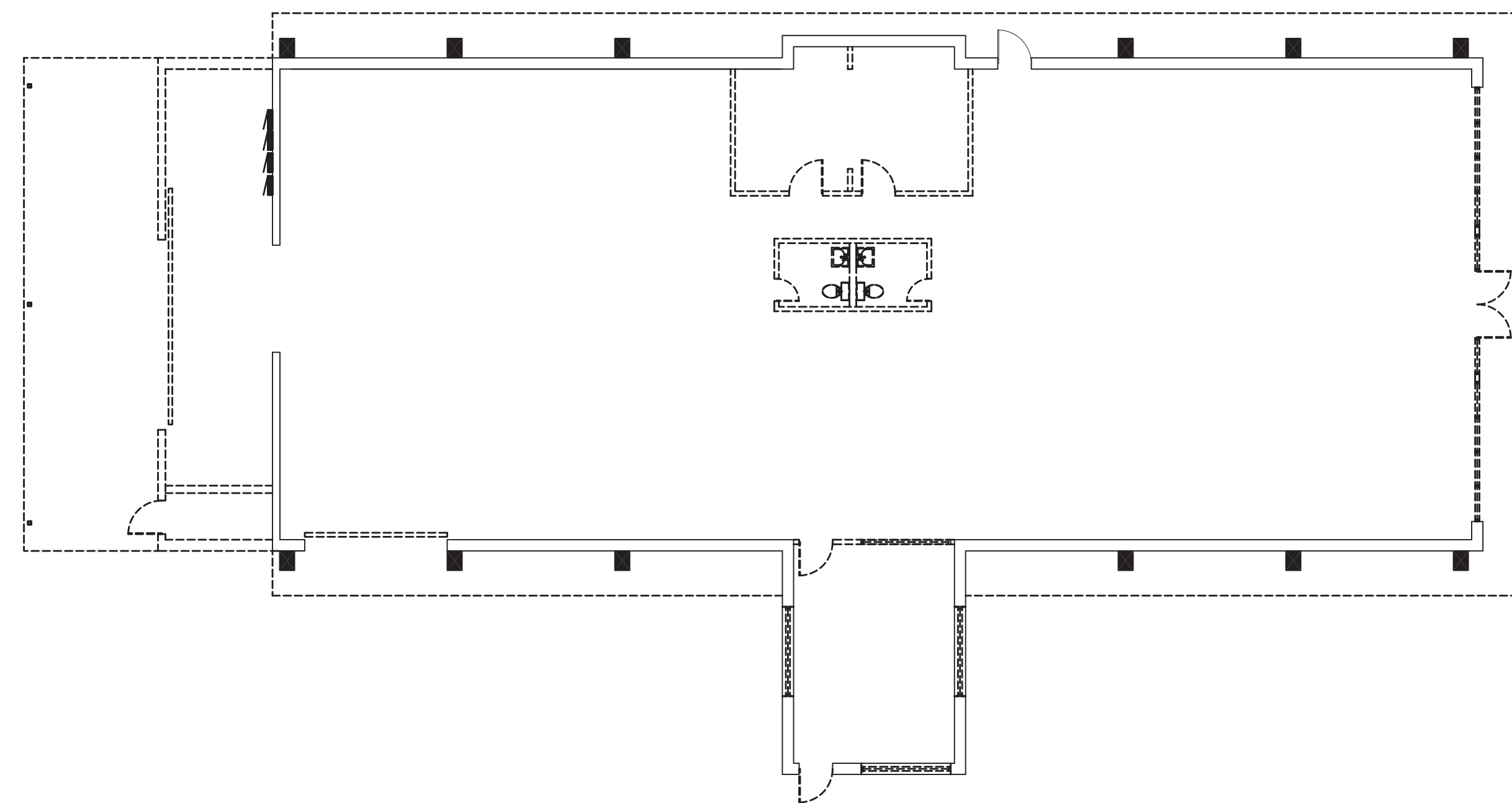
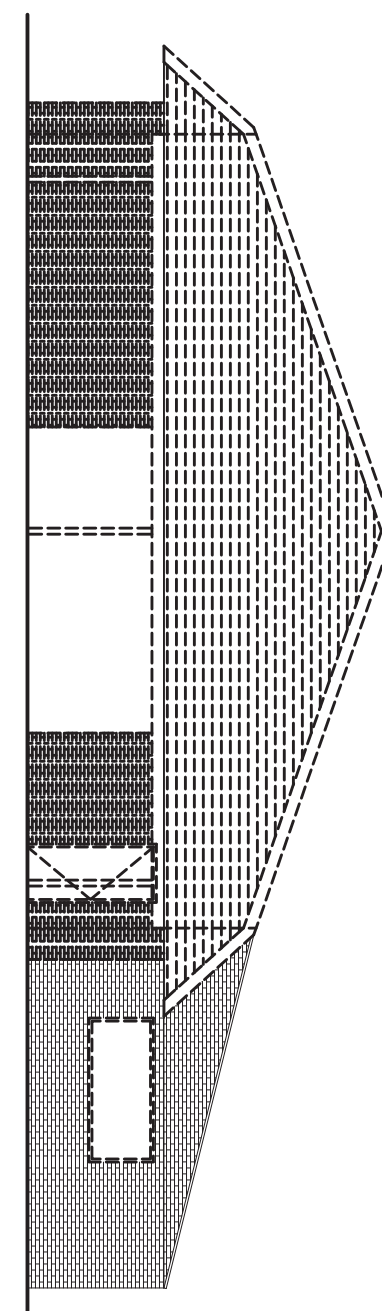
OWNER:
MAJED ABDULLAH
1452 N INTERSTATE 35 E
LANCASTER, TEXAS 75134



SIDE ELEVATION (SOUTH)

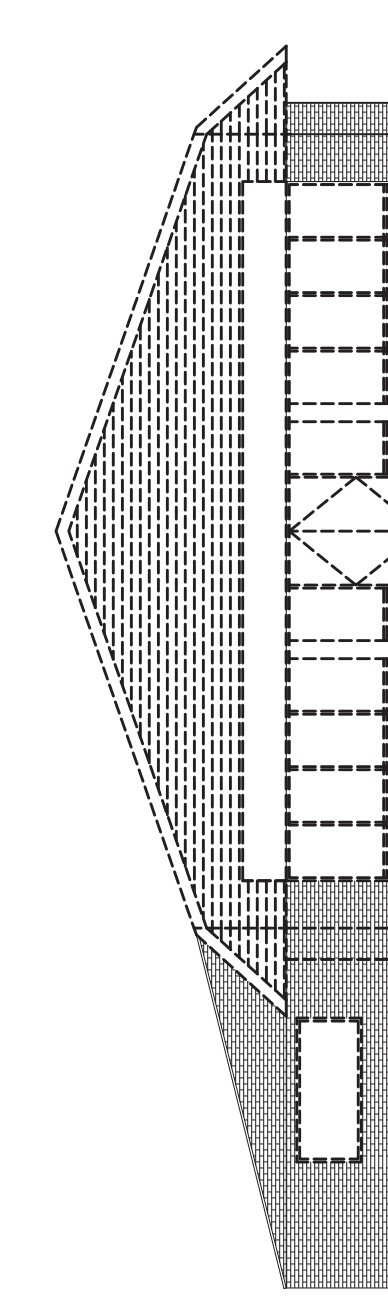


REAR ELEVATION (EAST)

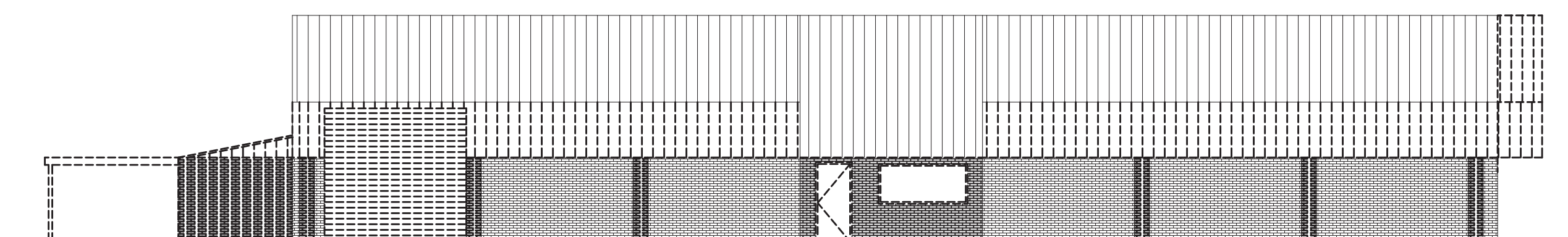


FLOOR PLAN

FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
--	02/22/26	SUP
△	--	--

**CHROME'S
CUSTOM
AUTO CARE**
1452 N I-35E
LANCASTER, TX
75134

**OVERALL PLANS
- DEMOLITION**

SITE DATA

LOT 08, BLOCK A
BECKLEY CITY LOTS
1.307 ACRES

OWNER

MAJED ABDULLAH
1452 N INTERSTATE 35 E, LANCASTER, TX 75134
(T) 469-440-6864
(E) AMAJEDUSA@GMAIL.COM

CIVIL ENGINEER

ROC DESIGN ENGINEERS
9101 N LBJ Fwy #570, DALLAS, TX 75243
(T) 472-6294-0375
(E) ROCDESIGNENGINEERS@GMAIL.COM

ARCHITECT

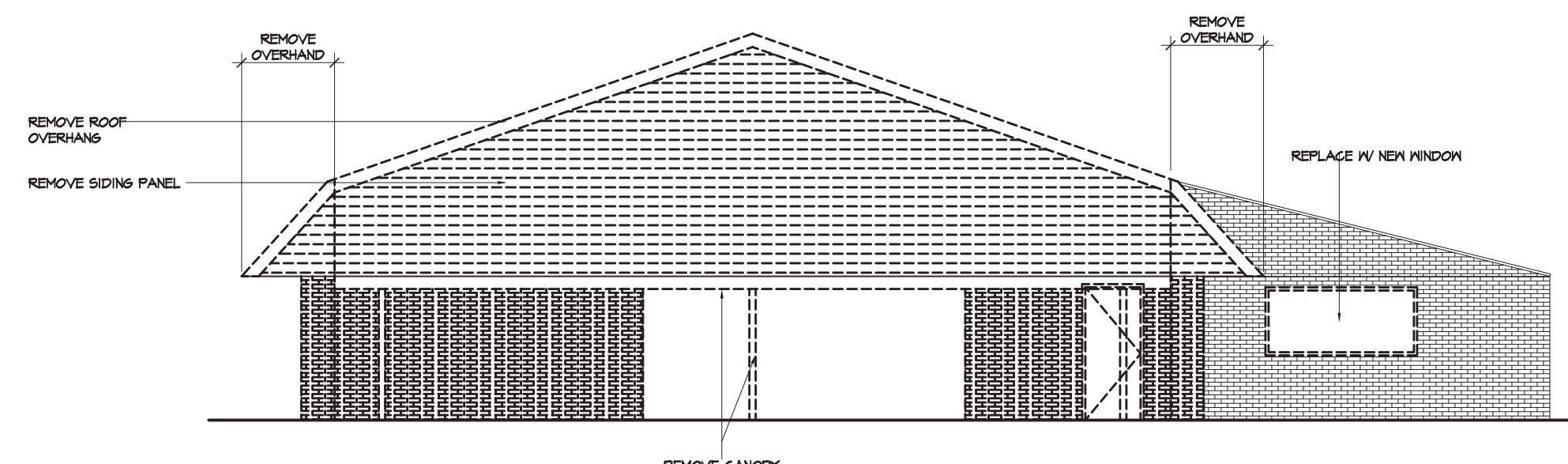
BEAR DESIGN-BUILD
4100 SPRING VALLEY RD #430, DALLAS, TX 75244
(T) 469-682-7038
(E) SHBEAR@GMAIL.COM

MEP ENGINEER

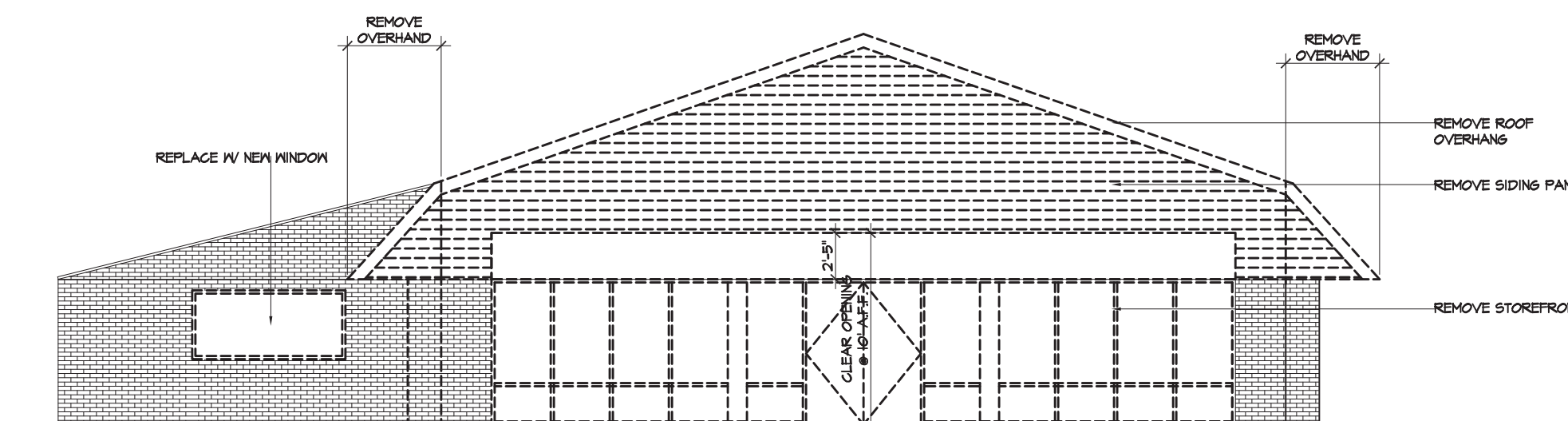
TAURUS ENGINEERING CONSULTING SERVICES
3301 PIMLICO DR, ARLINGTON, TX 76017
(T) 817-413-4426
(E) MDATHAR@TECSEVICESLLC.COM

STRUCTURAL ENGINEER

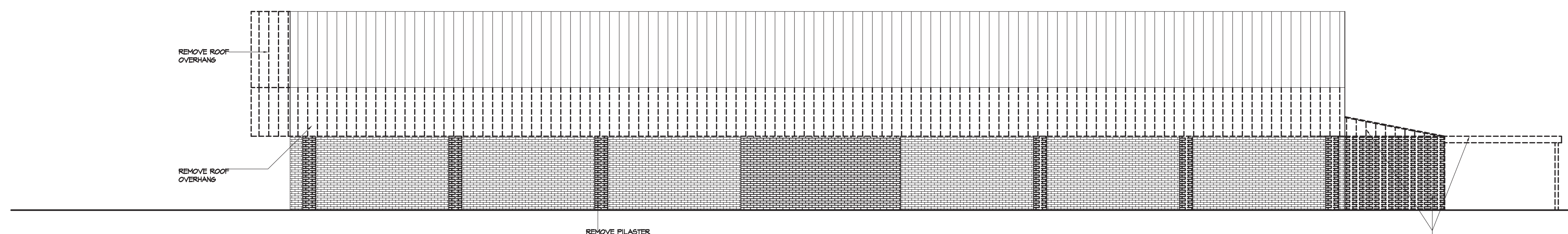
BC STRUCTURAL ENGINEERS
450 CENTURY PKWY #250, ALLEN, TX 75013
(T) 214-491-5117
(E) STEVEN_BAI66@YAHOO.COM



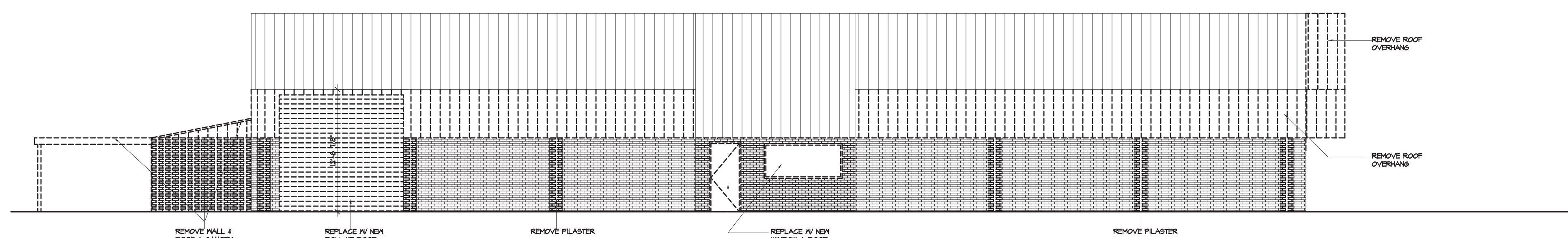
REAR ELEVATION (EAST)



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)

ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
--	02/12/26	SUP
△	--	--

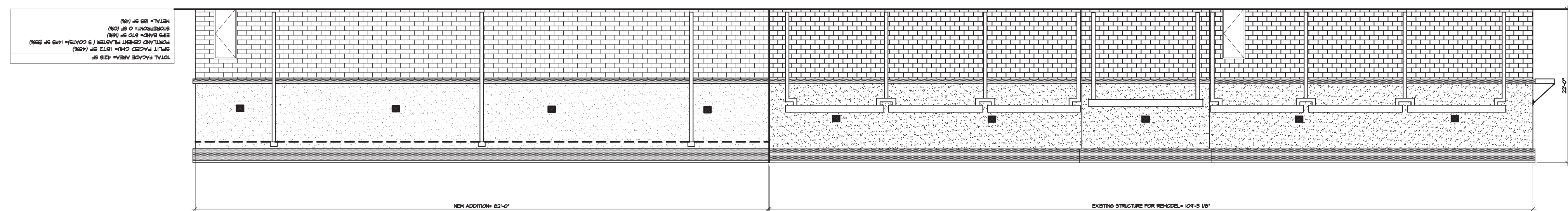
SITE DATA LOT 08, BLOCK A BECKLEY CITY LOTS 1.307 ACRES	OWNER MAJED ABDULLAH 1452 N INTERSTATE 35 E, LANCASTER, TX 75134 (T) 469-440-6864 (E) AMAJEDUSA@GMAIL.COM	ARCHITECT BEAR DESIGN-BUILD 4100 SPRING VALLEY RD #430, DALLAS, TX 75244 (T) 469-682-7038 (E) SBEAR@GMAIL.COM	STRUCTURAL ENGINEER BC STRUCTURAL ENGINEERS 450 CENTURY PKWY #250, ALLEN, TX 75013 (T) 214-491-5117 (E) STEVEN_BAI66@YAHOO.COM
	CIVIL ENGINEER ROC DESIGN ENGINEERS 9101 N LBJ Fwy #570, DALLAS, TX 75243 (T) 472-6294-0375 (E) ROCDESIGNENGINEERS@GMAIL.COM	MEP ENGINEER TAURUS ENGINEERING CONSULTING SERVICES 3301 PIMLICO DR, ARLINGTON, TX 76017 (T) 817-413-4426 (E) MDATHAR@TECSERVICESLLC.COM	

**CHROME'S
CUSTOM
AUTO CARE**
1452 N I-35E
LANCASTER, TX
75134

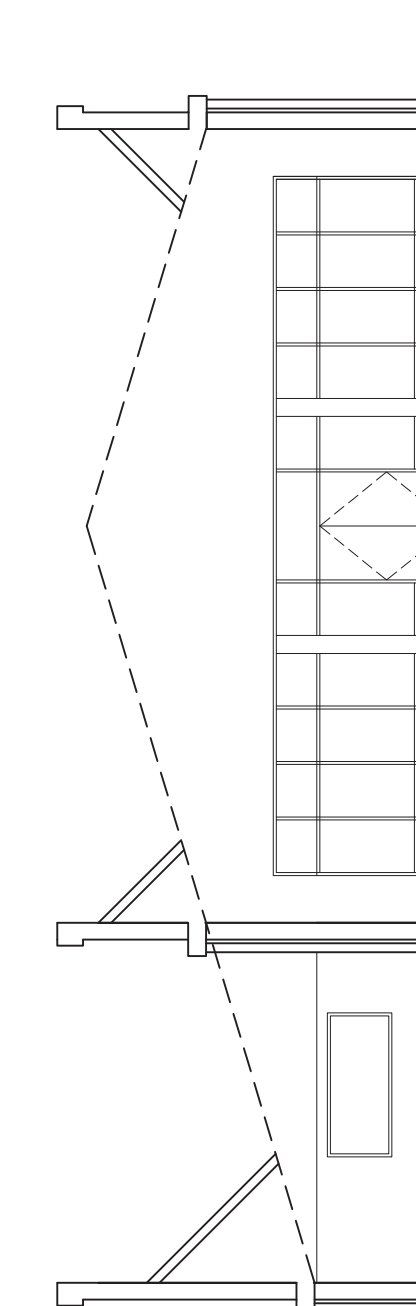
**ELEVATIONS
- DEMOLITION**



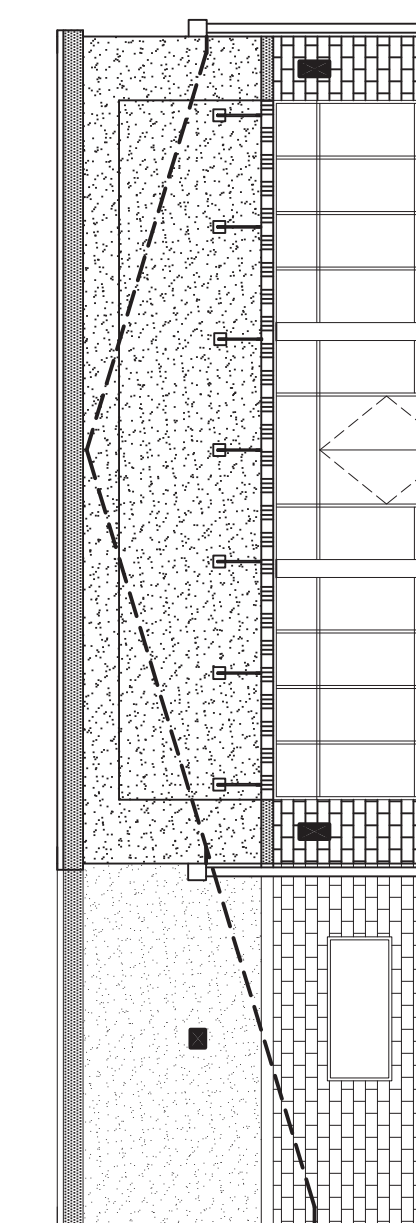
SIDE ELEVATION (SOUTH)



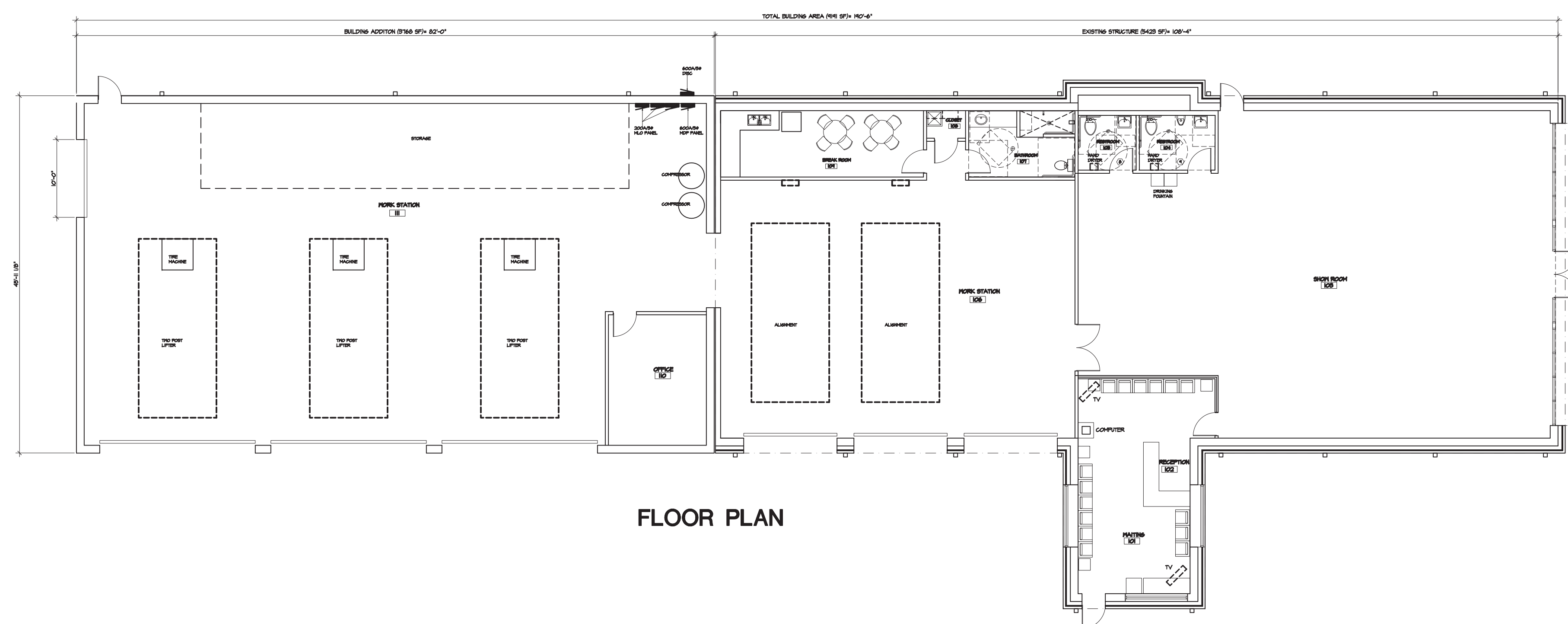
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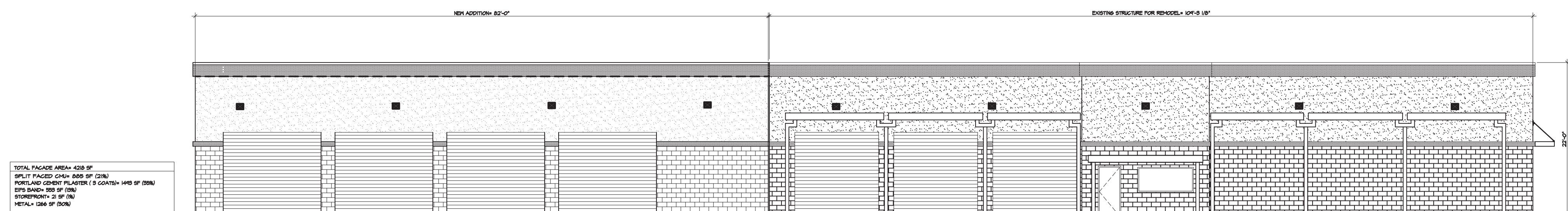
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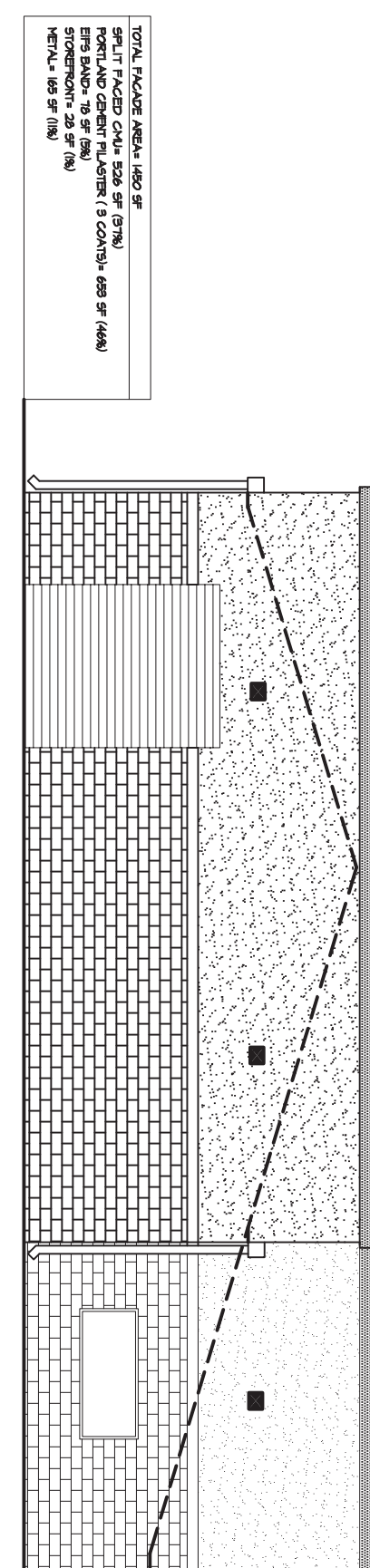
FLOOR PLAN



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)



ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
--	02/12/26	SUP
△	--	--



**CHROME'S
CUSTOM
AUTO CARE**
1452 N I-35E
LANCASTER, TX
75134

**OVERALL PLANS
- PROPOSED**

SITE DATA
LOT 08, BLOCK A
BECKLEY CITY LOTS
1.307 ACRES

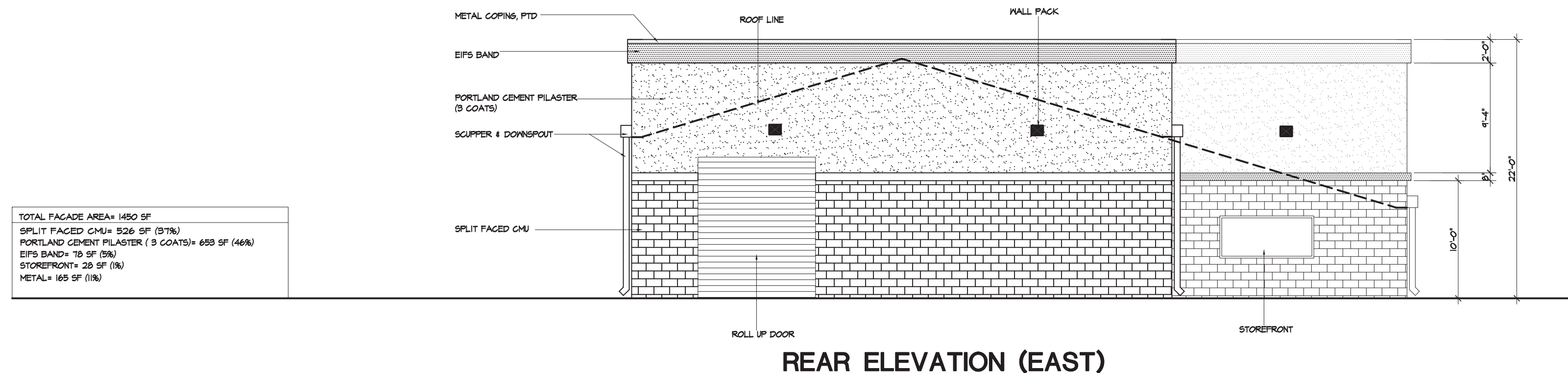
OWNER
MAJED ABDULLAH
1452 N INTERSTATE 35 E, LANCASTER, TX 75134
(T) 469-440-6864
(E) AMAJEDUSA@GMAIL.COM

CIVIL ENGINEER
ROC DESIGN ENGINEERS
9101 N LBJ Fwy #570, DALLAS, TX 75243
(T) 972-624-0375
(E) ROCDESIGNENGINEERS@GMAIL.COM

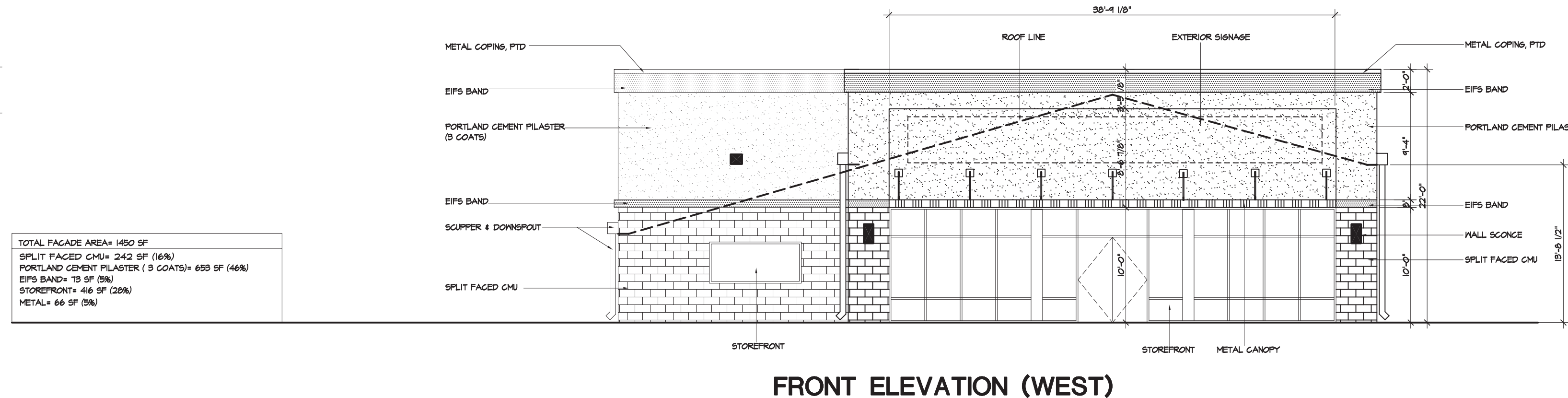
ARCHITECT
BEAR DESIGN-BUILD
4100 SPRING VALLEY RD #430, DALLAS, TX 75244
(T) 469-682-7038
(E) SBEAR@GMAIL.COM

MEP ENGINEER
TAURUS ENGINEERING CONSULTING SERVICES
3301 PIMLICO DR, ARLINGTON, TX 76017
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(E) MDATHAR@TECSERVICESLLC.COM

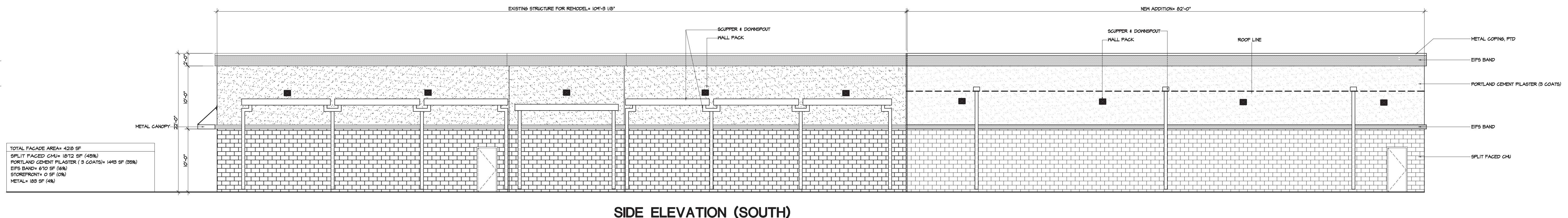
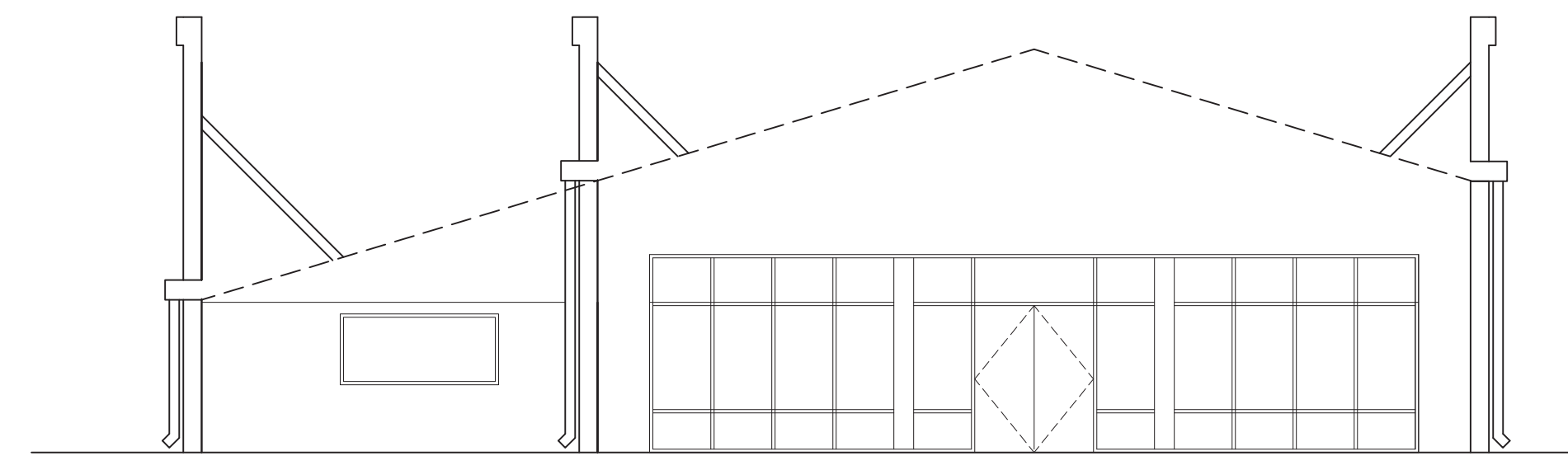
STRUCTURAL ENGINEER
BC STRUCTURAL ENGINEERS
450 CENTURY PKWAY #250, ALLEN, TX 75013
(T) 214-491-5117
(E) STEVEN_BAI66@YAHOO.COM



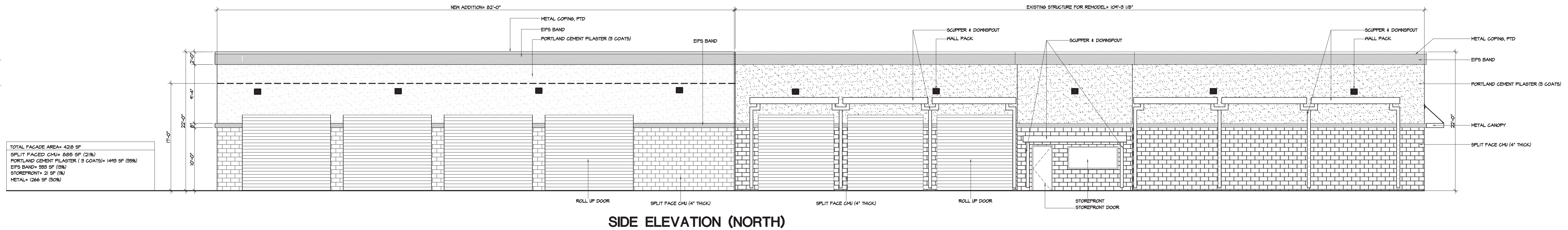
TOTAL FACADE AREA= 1450 SF
 SPLIT FACED CMU= 338 SF (23%)
 PORTLAND CEMENT PLASTER (3 COATS)= 655 SF (46%)
 EIFS BAND= 75 SF (5%)
 STOREFRONT= 20 SF (1%)
 METAL= 165 SF (11%)



TOTAL FACADE AREA= 1450 SF
 SPLIT FACED CMU= 242 SF (17%)
 PORTLAND CEMENT PLASTER (3 COATS)= 655 SF (46%)
 EIFS BAND= 75 SF (5%)
 STOREFRONT= 46 SF (3%)
 METAL= 66 SF (5%)



TOTAL FACADE AREA= 4218 SF
 SPLIT FACED CMU= 1872 SF (45%)
 PORTLAND CEMENT PLASTER (3 COATS)= 1443 SF (35%)
 EIFS BAND= 670 SF (16%)
 STOREFRONT= 0 SF (0%)
 METAL= 133 SF (3%)



TOTAL FACADE AREA= 4218 SF
 SPLIT FACED CMU= 895 SF (21%)
 PORTLAND CEMENT PLASTER (3 COATS)= 1443 SF (35%)
 EIFS BAND= 595 SF (14%)
 STOREFRONT= 21 SF (0%)
 METAL= 1266 SF (30%)

ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
--	02/12/26	SUP
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**CHROME'S
 CUSTOM
 AUTO CARE**
 1452 N I-35E
 LANCASTER, TX
 75134

**ELEVATIONS
 - PROPOSED**

SITE DATA
 LOT 08, BLOCK A
 BECKLEY CITY LOTS
 1.807 ACRES

OWNER
 MAJED ABDULLAH
 1452 N INTERSTATE 35 E, LANCASTER, TX 75134
 (714) 468-440-6864
 (E) AMAJEDUSA@GMAIL.COM

ARCHITECT
 BEAR DESIGN-BUILD
 4100 SPRING VALLEY RD #430, DALLAS, TX 75244
 (714) 468-6822-7038
 (E) 3HBEAR@GMAIL.COM

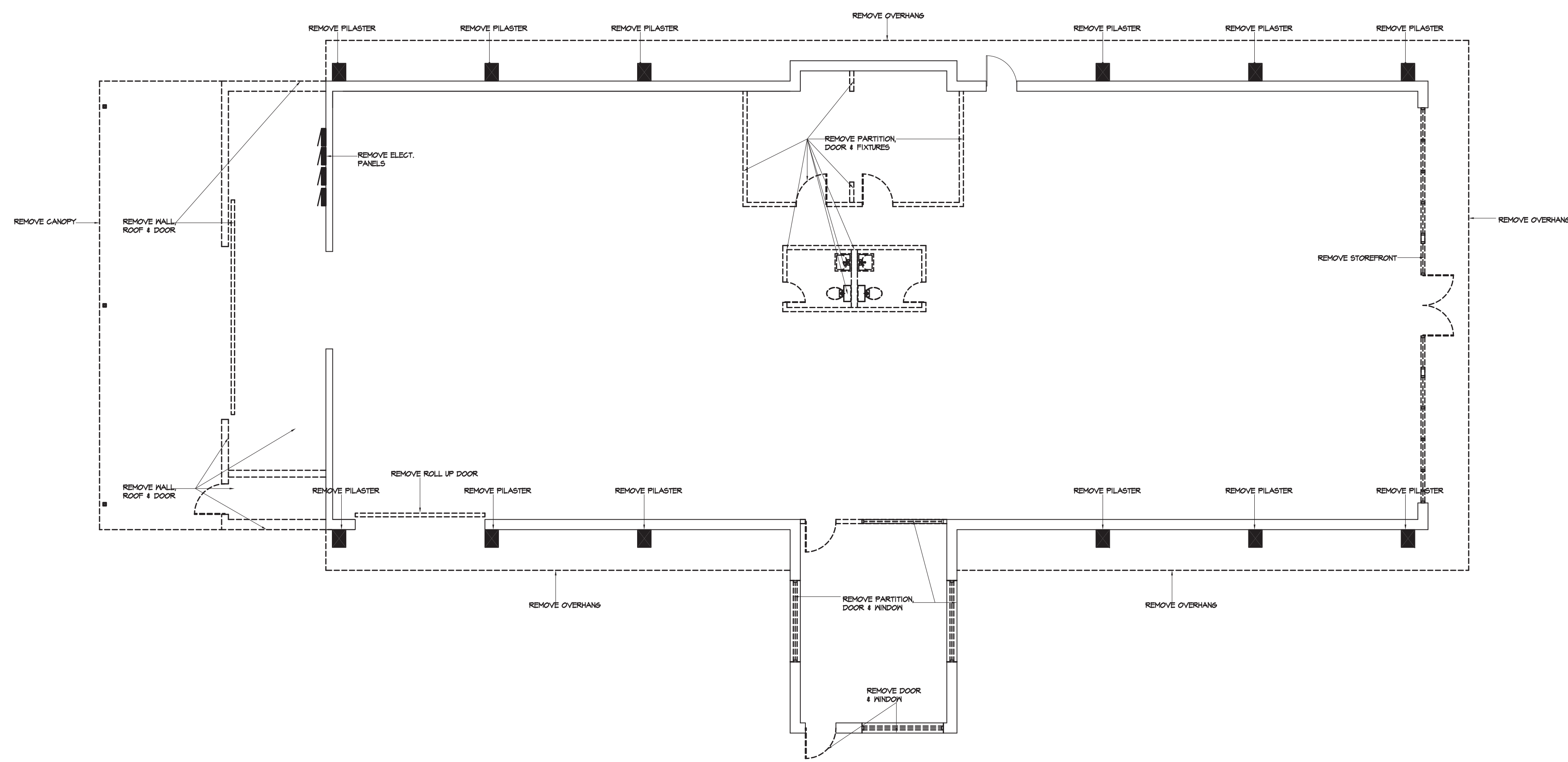
STRUCTURAL ENGINEER
 BC STRUCTURAL ENGINEERS
 450 CENTURY PKWAY #250, ALLEN, TX 75013
 (714) 214-911-5117
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 TAURUS ENGINEERING CONSULTING SERVICES
 3301 PIMLICO DR, ARLINGTON, TX 76017
 (714) 817-913-4426
 (E) MDATHAR@TECSERVICESLLC.COM



TIRE SHOP



ARCHITECT SEAL

ENGINEER SEAL

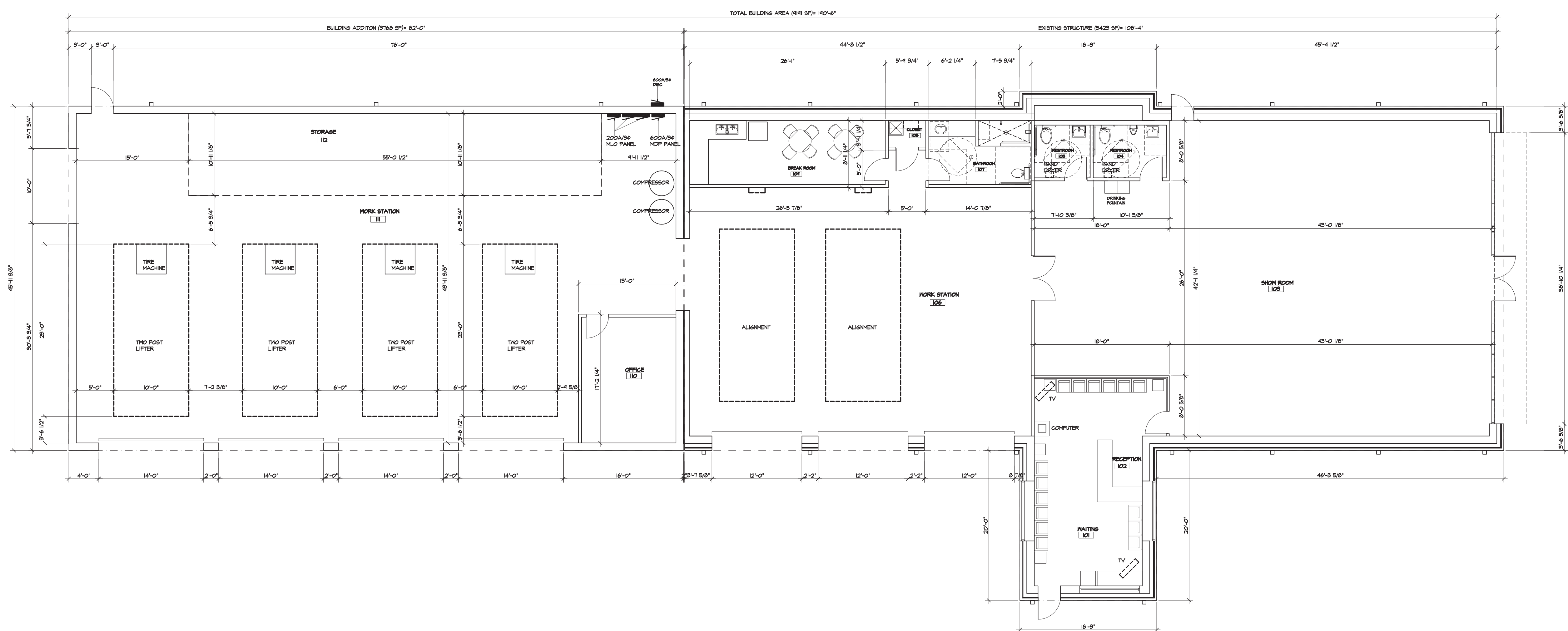
#	DATE	SUBMISSION
--	02/12/26	SUP
△	--	--



<p>SITE DATA LOT 08, BLOCK A BECKLEY CITY LOTS 1.307 ACRES</p>	<p>OWNER MAJED ABDULLAH 1452 N INTERSTATE 35 E, LANCASTER, TX 75134 (T) 469-440-6864 (E) AMAJEDUSA@GMAIL.COM</p> <p>CIVIL ENGINEER ROC DESIGN ENGINEERS 9101 N LBJ Fwy #570, DALLAS, TX 75243 (T) 972-624-0375 (E) ROCDESIGNENGINEERS@GMAIL.COM</p>	<p>ARCHITECT BEAR DESIGN-BUILD 4100 SPRING VALLEY RD #430, DALLAS, TX 75244 (T) 469-682-7038 (E) 3HBEAR@GMAIL.COM</p> <p>MEP ENGINEER TAURUS ENGINEERING CONSULTING SERVICES 3301 PIMLICO DR, ARLINGTON, TX 76017 (T) 817-413-4426 (E) MDATHAR@TECSERVICESLLC.COM</p>	<p>STRUCTURAL ENGINEER BC STRUCTURAL ENGINEERS 450 CENTURY PKWAY #250, ALLEN, TX 75013 (T) 214-491-5117 (E) STEVEN_BAI66@YAHOO.COM</p>
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**CHROME'S
 CUSTOM
 AUTO CARE**
 1452 N I-35E
 LANCASTER, TX
 75134

DEMOLITION



ARCHITECT SEAL

ENGINEER SEAL

#	DATE	SUBMISSION
--	02/12/26	SUP
△	--	--



**CHROME'S
 CUSTOM
 AUTO CARE**
 1452 N I-35E
 LANCASTER, TX
 75134

SITE DATA

LOT 8R, BLOCK A
 BECKLEY CITY LOTS
 1.307 ACRES

OWNER

MAJED ABDULLAH
 1452 N INTERSTATE 35 E, LANCASTER, TX 75134
 (T) 469-440-6864
 (E) AMAJEDUSA@GMAIL.COM

CIVIL ENGINEER

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ARCHITECT

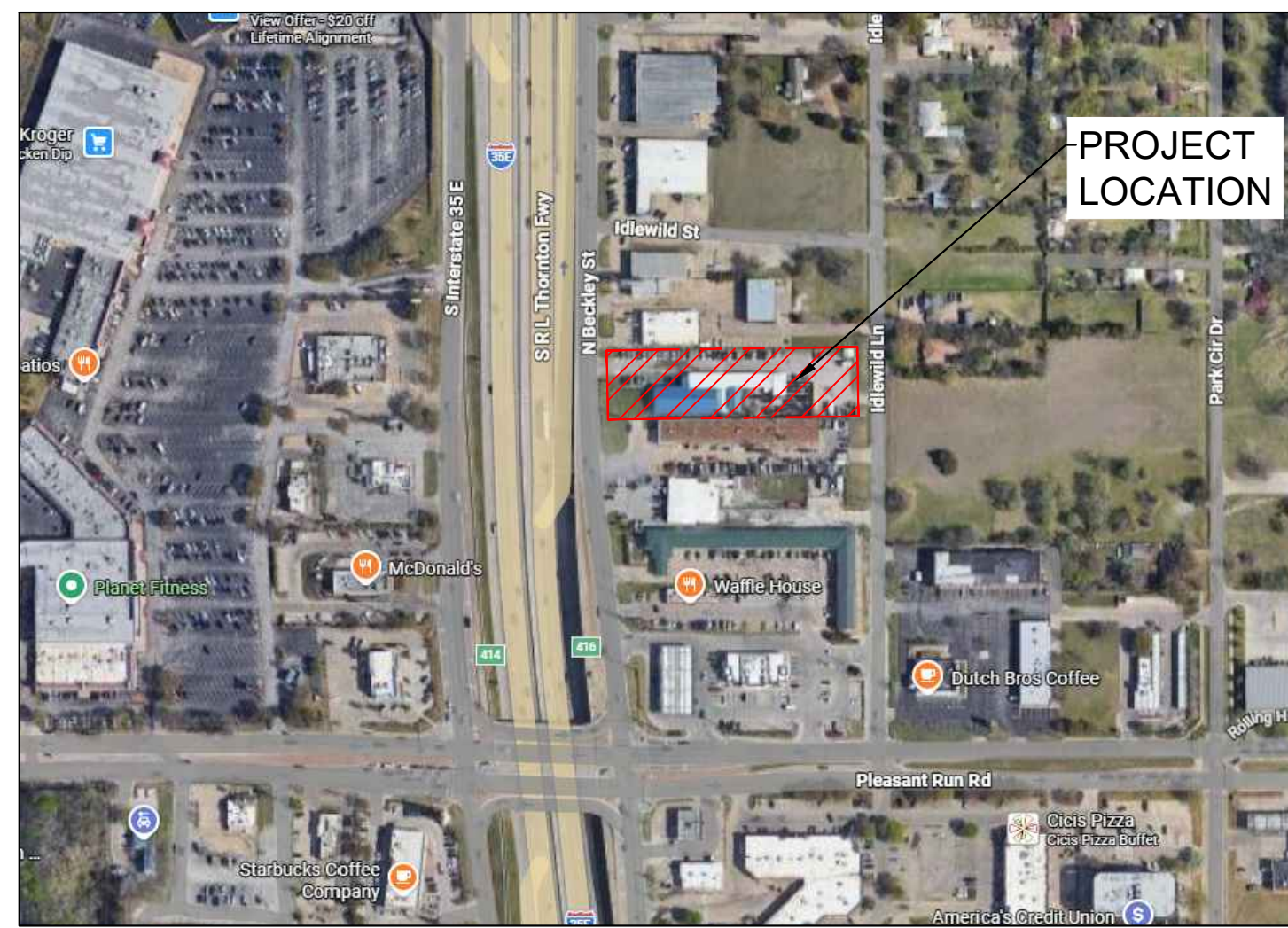
BEAR DESIGN-BUILD
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 (T) 469-682-7038
 (E) SHBEAR@GMAIL.COM

MEP ENGINEER

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 3301 PIMLICO DR, ARLINGTON, TX 76017
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 450 CENTURY PKWAY #250, ALLEN, TX 75013
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 (E) STEVEN_BAI66@YAHOO.COM



2 LOCATION MAP
LP-1 SCALE: NTS

THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.

PLANT SCHEDULE

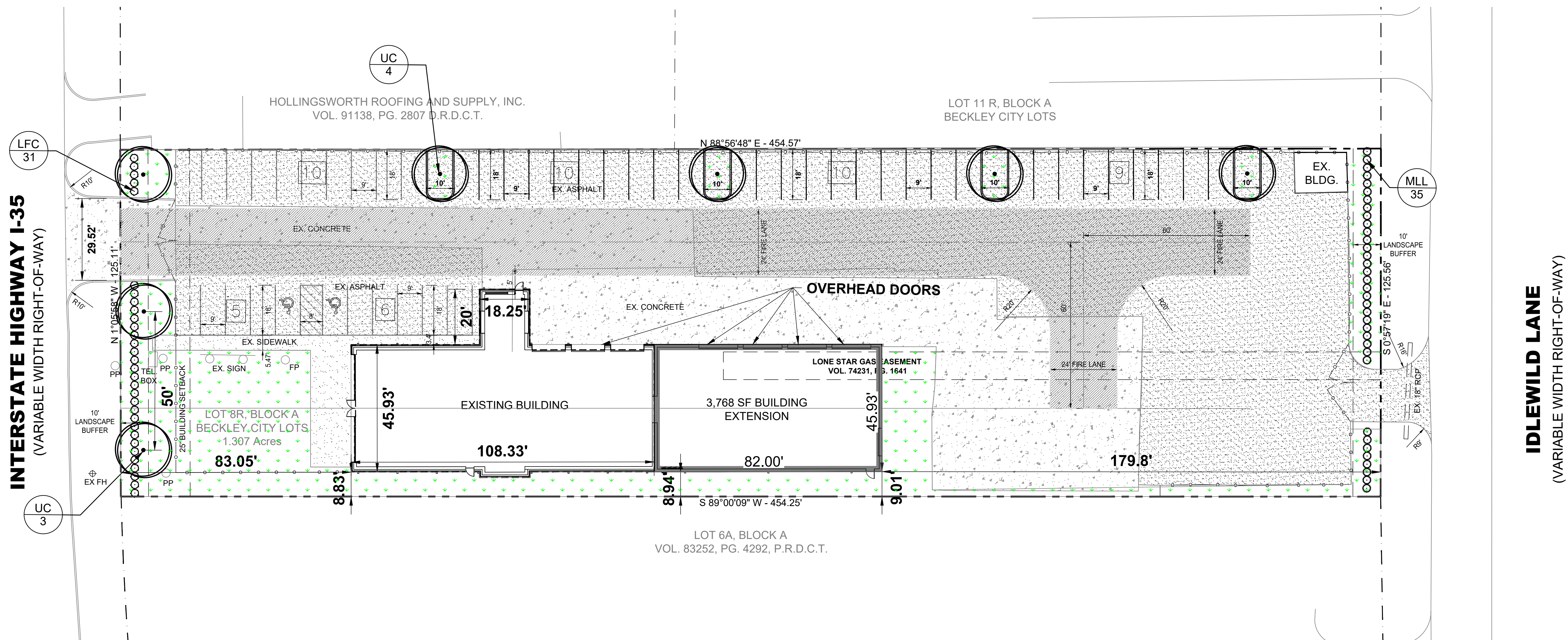
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	UC	Ulmus crassifolia 10'-12' HT.	Cedar Elm	3" Cal.	7
SHRUBS					
	LFC	Leucophyllum frutescens 'Compacta' 24" HT. MIN.	Compact Texas Sage	3 gal.	31
	MLL	Muhlenbergia lindheimeri 24" HT. MIN.	Lindheimer's Muhly	3 gal.	35
GROUND COVERS					
	TRF	Cynodon dactylon x transvaalensis 'DT-1' TIFtuf™ Bermudagrass		sod	9,597 sf

ROC CIVIL
ROC DESIGN ENGINEERS
Superior Civil Engineering Service
Texas Firm F-13744

9101 N. LBJ FWY, SUITE 570
Dallas, Texas 75243
Phone 972.639.8375

**CHROME.S CUSTOM AUTO CARE
SITE PLAN**

1452 N. I-35 EAST
Lancaster, Texas 75134



INTERSTATE HIGHWAY I-35
(VARIABLE WIDTH RIGHT-OF-WAY)

IDLEWILD LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER STONE OVER LANDSCAPE FABRIC OR 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER STONE & MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

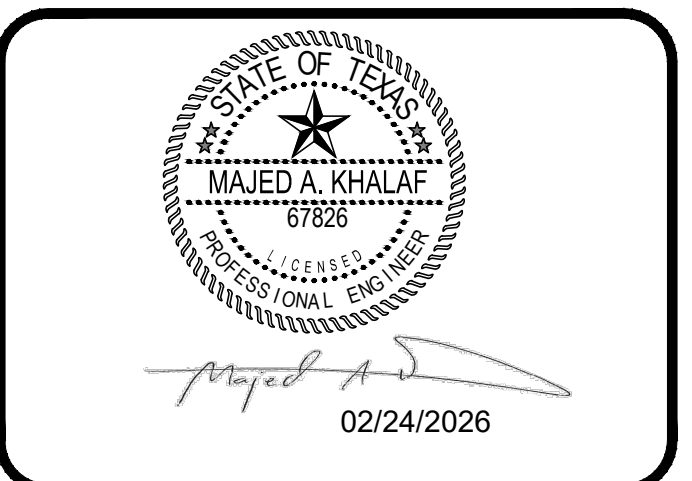
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

1 LANDSCAPE PLAN
LP-1 SCALE: 1"=20'

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- NO PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY. WHERE REQUIRED, R.O.W. IRRIGATION SHALL BE TEMPORARY AND REMOVED WITHIN ONE YEAR ONCE THE LANDSCAPE HAS BEEN ESTABLISHED.

OWNER:
MAJEED ABDULLAH
1452 N INTERSTATE 35 E
LANCASTER, TEXAS 75134

No.	Revision/Issue	Date



Issued Date:	02-24-26
Project No:	250024
Drawn By:	JPK
Checked By:	MAK
Designed By:	JPK

Project	250024	Sheet	LP-1
Date	02/24/26		
Scale	1" = 20'		

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION PURPOSES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE ARCHITECT'S WRITING (VIA PROPER CHANNELS).
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

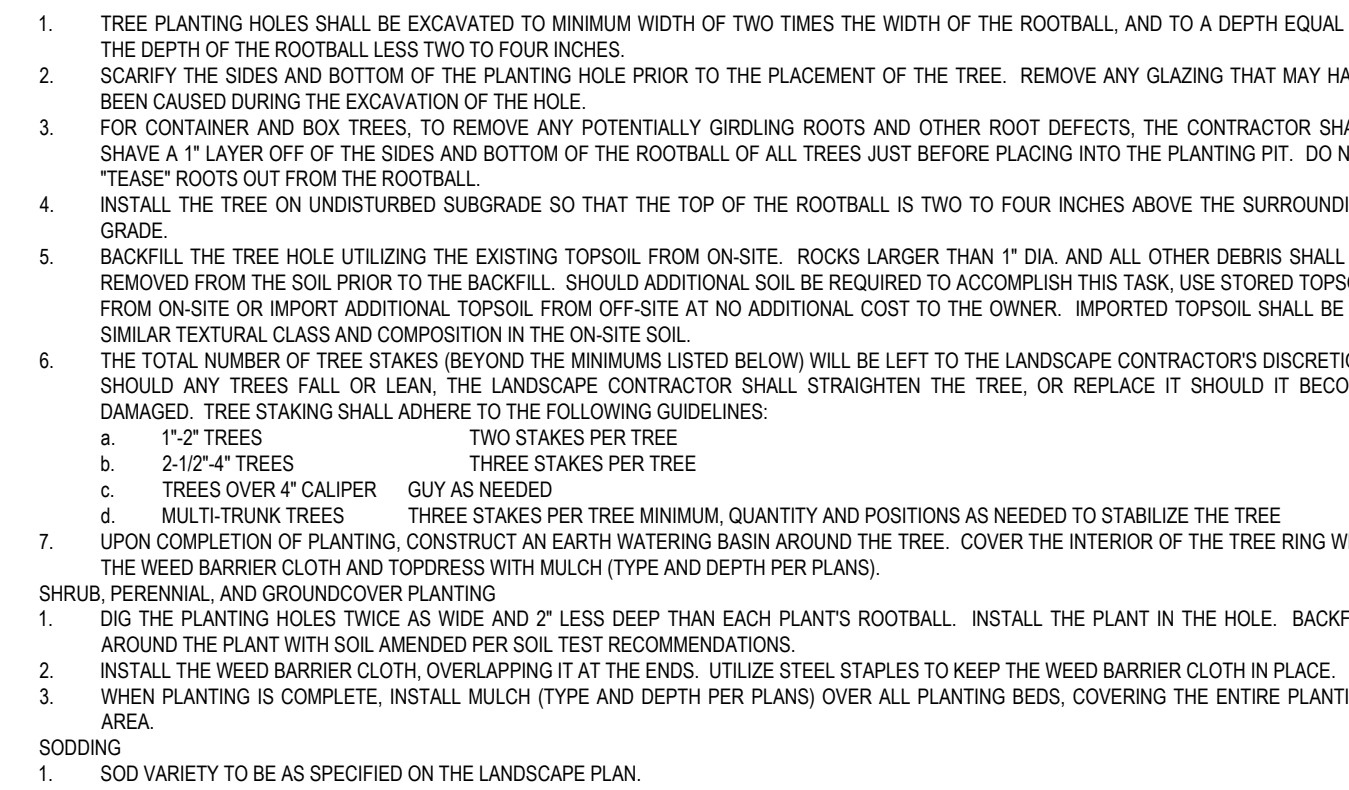
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 300 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL NOTED ON THE TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOO. PROVIDE WELL-ROOTED SOO OF THE VARIETY SPECIFIED ON THE PLANS. SOO SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOO SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOO.
- D. SEED. PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 55 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH #14-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECIEMENS/CM, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR MINERAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
 1. STAKES: 8' LONG GREEN METAL T-POSTS
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1 GALVANIZED-STEEL WIRE, 2 STRAND, TWISTED, 0.106 INCH DIAMETER
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK, X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

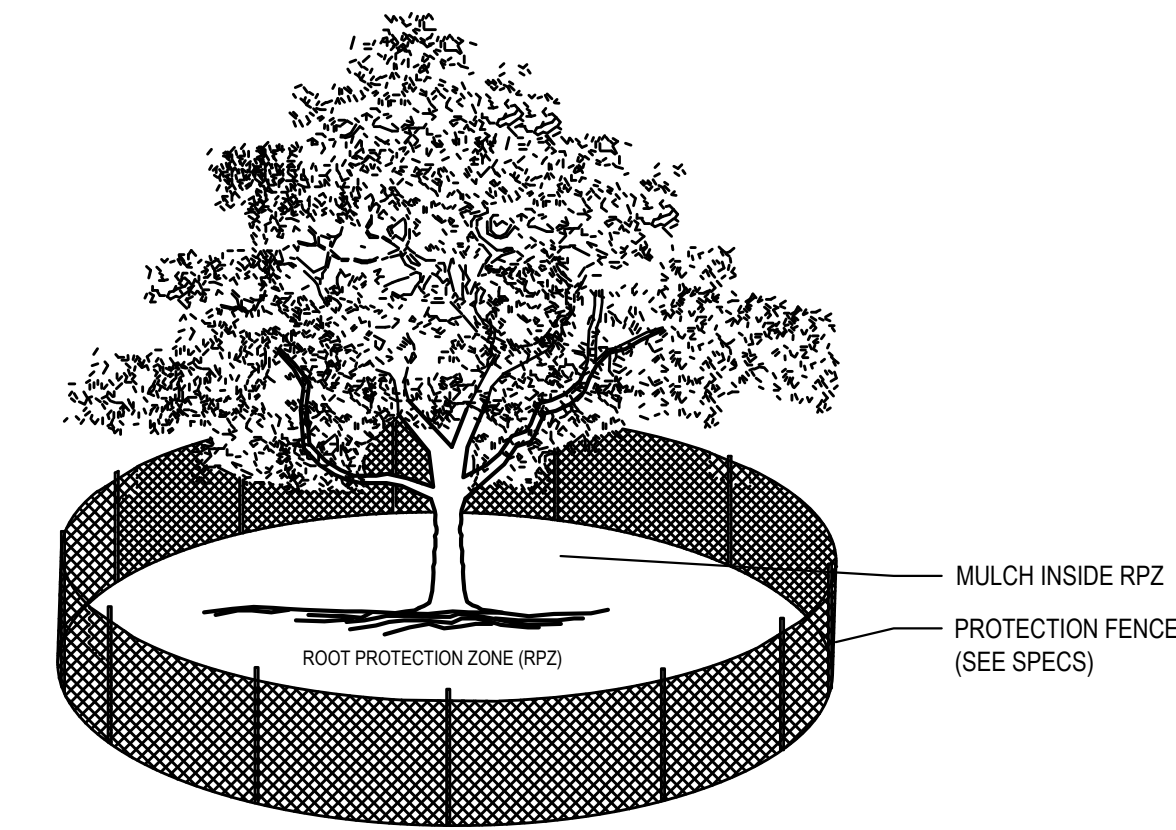
- A. SOIL PREPARATION
 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND REPAIR, PRE-PLANT FERTILIZATION, AND ANY OTHER SOIL RELATED DEFECTS AND ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. SOIL BONDING PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - i. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - l. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - l. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - l. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - l. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - l. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - l. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - l. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - l. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOO AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. GENERAL PLANTING
 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 7" OF TRUNK DIAMETER AT BREST HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 - C. TREE PLANTING

GENERAL GRADING & PLANTING NOTES

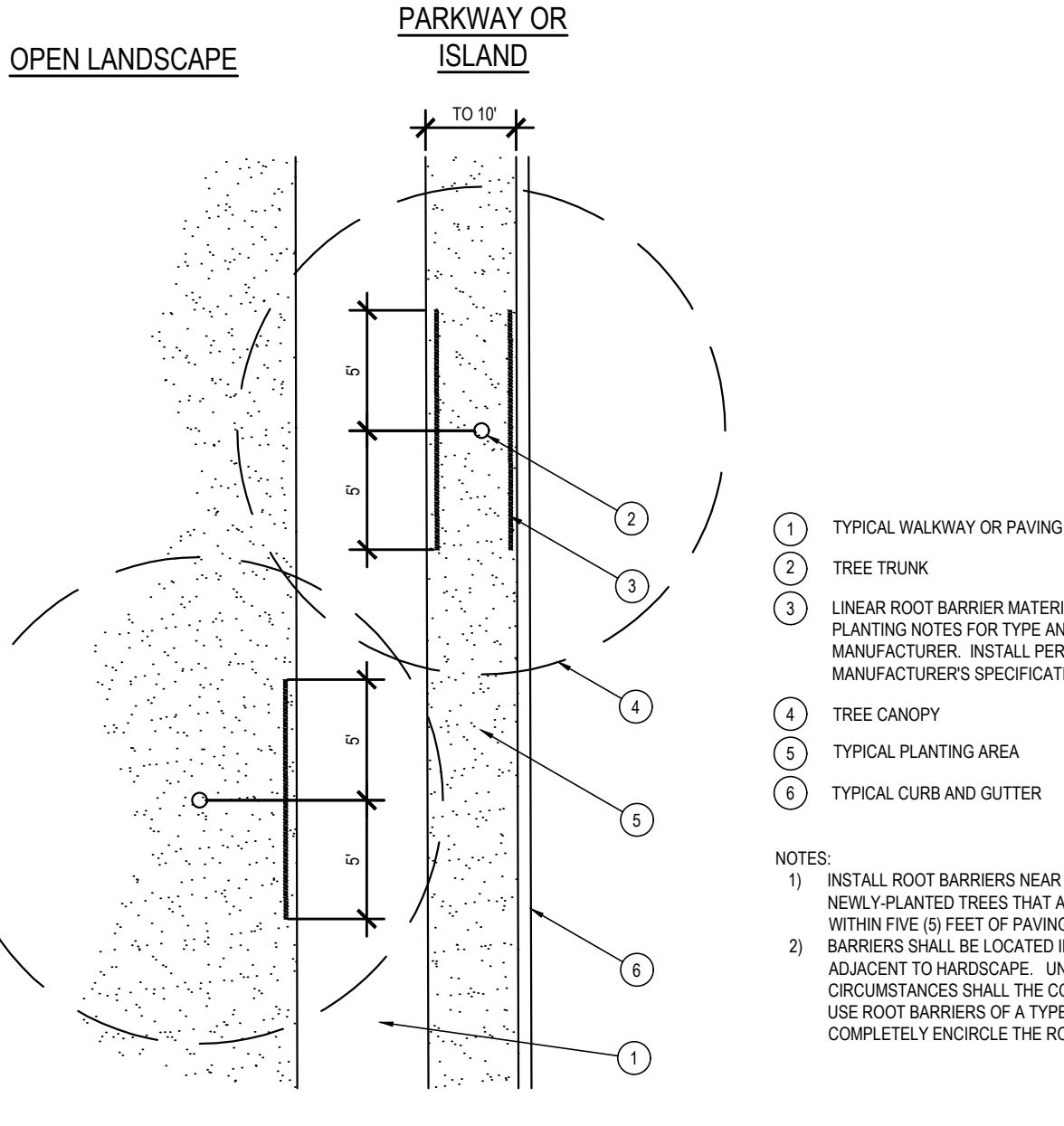
1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN.
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROPER CHANNELS.
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. CONTRACTOR SHALL MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED PLANTINGS & ENSURE FULL FUNCTIONALITY OF SYSTEM.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



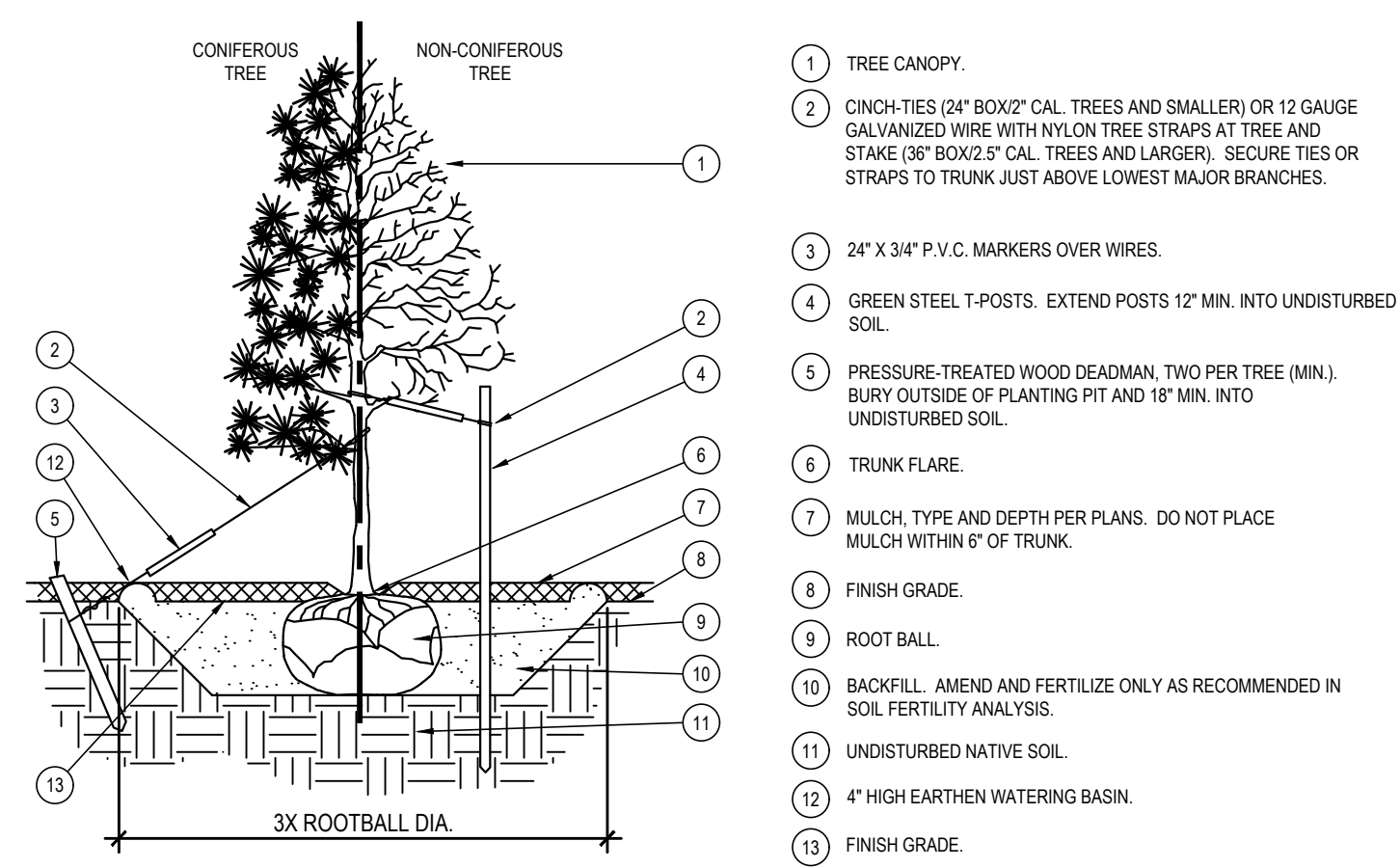
D STEEL EDGING
SCALE: NOT TO SCALE



E TREE PROTECTION FENCE
SCALE: NOT TO SCALE

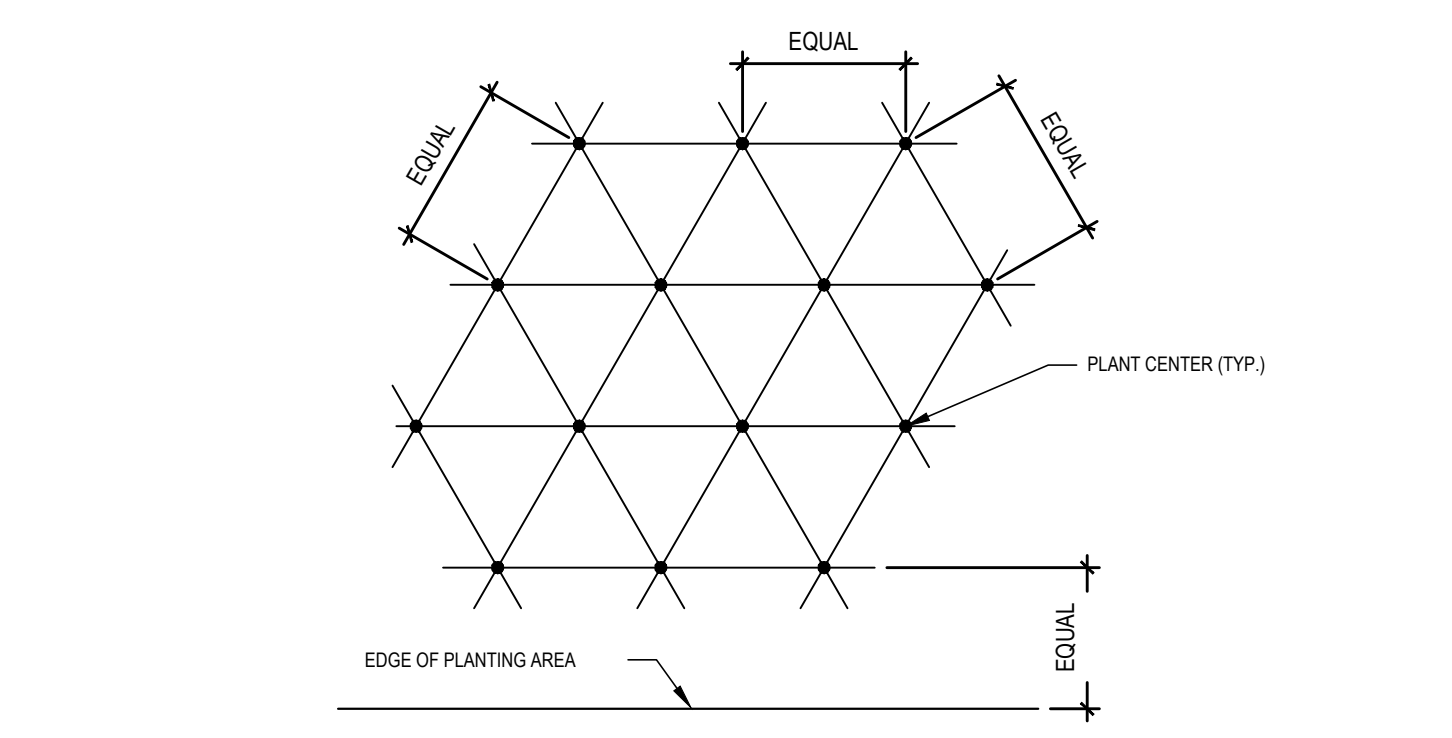


F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



A TREE PLANTING
SCALE: NOT TO SCALE

B SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.36	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 3.46 = 29 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.35 = 30 PLANTS) = 21 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

ROC CIVIL
ROC DESIGN ENGINEERS
Superior Civil Engineering Service
Texas Firm F-13744

9101 N. LBJ FWY, SUITE 570
Dallas, Texas 75243
Phone 972.639.8375

**CHROME.S CUSTOM AUTO CARE
SITE PLAN**

1452 N. I-35 EAST
Lancaster, Texas 75134

No.	Revision/Issue	Date

STATE OF TEXAS
MAJED A. KHALAF
67826
PROFESSIONAL ENGINEER
02/24/2026

Issued Date:	02-24-26
Project No:	250024
Drawn By:	JPK
Checked By:	MAK
Designed By:	JPK

Project	250024	Sheet	
Date	02/24/26	LP-2	
Scale	1" = 20'		

LANDSCAPE DETAILS & SPECIFICATIONS
LP-2 SCALE: NTS



NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Z26-08** Conduct a public hearing and consider an ordinance granting a specific use permit (SUP) for Minor Auto Repair on the property addressed as 1452 N I-35E, legally described as Lot 8R, Block A of the Beckley City Lots Addition, City of Lancaster, Dallas County, Texas.

LOCATION: The property is addressed as 1452 N I-35E, City of Lancaster, Dallas County, Texas.

EXPLANATION OF REQUEST: A specific use permit (SUP) for Minor Auto Repair.

RECEIVED
APR 06
Planning Division

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I dont think its the right Permit.

SIGNATURE:

Edward Davila

ADDRESS:

1480 I35 E Lancaster Tx 75134

Your written comments are being solicited in the above case. Additional information is available from the Planning Division at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, May 5, 2026 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, May 11, 2026 at 7:00 pm**. The meetings will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/1546/Agenda-and-Minutes> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received by the Planning Division by 5 p.m. on **Monday, May 4, 2026** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Division:

(972) 218-1223

RETURN BY MAIL

City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146



CITY OF LANCASTER CITY COUNCIL

Planning & Zoning Commission

7.

Meeting Date: 05/05/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

Z26-09 Conduct a public hearing and consider a zoning change request from Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway (CH) and Hail Damage Repair uses with conditions, on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed at 2619 Balomede Avenue and is 3.17 acres in size.
2. **Current Zoning:** The subject site is currently zoned Commercial Highway (CH).
3. **Adjacent Properties:**
 - North:** Commercial Highway (CH) - Undeveloped Land
 - South:** Commercial Highway (CH) - Commercial & Warehouse Uses
 - East:** Commercial Highway (CH) - Undeveloped Land & Single-Family Dwelling
 - West:** Commercial Highway (CH) - Commercial Uses & I-35E
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan identifies this site as Suburban Mixed-Use. The proposed use is not compatible with the Suburban Mixed-Use designation. The applicant has requested a plan amendment to change the future land use from Suburban Mixed-Use to Commercial Corridor (M26-21).

5. Case History:

Date	Body	Action
02/16/2026	CC	M25-38 Applicant withdrew request
02/16/2026	CC	Z25-20 Applicant withdrew request
01/26/2026	CC	M25-38 Meeting canceled due to inclement weather
01/26/2026	CC	Z25-20 Meeting canceled due to inclement weather
01/06/2026	P&Z	M25-38 Recommended Denial of Suburban Mixed-Use to Commercial Corridor
01/06/2026	P&Z	Z25-20 Recommended Denial of PD for Major Auto Repair
10/07/2025	P&Z	M25-38 Applicant requested to table to November, 4 2025, P&Z
10/07/2025	P&Z	Z25-20 Applicant requested to table to November, 4 2025, P&Z

02/12/2024	CC	M24-22 Approved a special exception to not meet the horizontal and vertical building articulation requirements
07/11/2023	P&Z	PS23-34 Approved a Final Plat
03/06/1951	P&Z	PS51-02 Approved a Plat
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

The subject site is developed and currently has six warehouse structures. The main use of the property is a car dealership and inside storage. The purpose of the PD is to include Hail Damage Repair as an allowed use by right with the following conditions per the applicant: 1) the paint booth will be limited to hail repair; and 2) the Hail Damage Repair is limited to the operator, Bakri Automotive.

On July 23, 2025, a stop work order was issued by Code Enforcement for operating out of the structure addressed as 2619 Balomede Avenue, without a Certificate of Occupancy. Upon inspection of the property, it was noted that an unpermitted paint booth had been installed inside 2619 Balomede Avenue.

Pursuant to Section 14.1101 of the Lancaster Development Code (LDC), when reviewing a zoning change request, there are nine (9) considerations that must be made when deciding on a zoning change application. The following is an analysis of these considerations based upon the presented PD:

Consistency with the City's Comprehensive Plan

The City's Future Land Use Map currently identifies this site as Suburban Mixed-Use, intended to create regional destinations such as entertainment venues, regional retail, lifestyle centers, urban residential, and mixed-use development patterns. The Comprehensive Plan envisions a transition to commercial and retail along the interstate corridor.

The CH district is intended to accommodate commercial and service uses that serve both local and regional users along major corridors. Hail Damage Repair operations represent a low-intensity automotive service that functions similarly to other indoor personal and business service uses commonly found within mixed-use environments. Limited-impact service uses may be appropriately integrated within areas designated for Suburban Mixed-Use when designed and operated in a manner that minimizes external impacts. The subject property's proximity to I-35E positions the site to serve motorists traveling through the corridor, which is a core function of the Commercial Highway designation. The location allows the business to serve regional motorists efficiently without relying on neighborhood streets or generating localized traffic congestion.

Consistency with Proposed Uses, Development Densities, Intensities, and Development Regulations

The site is currently developed, and the request introduces a restricted Hail Damage Repair use within the proposed Planned Development. Hail damage repair is generally categorized as a minor auto repair use; however, the inclusion of a paint booth increases the operational intensity of the use, elevating it to major auto repair, as paint booths are typically associated with auto body and collision repair activities.

While the applicant proposes to limit the major auto repair use by restricting it to hail damage repair, limiting paint booth activities to hail repair only, and confining operations to the property owner, Bakri Automotive, the request does not fully align with the long-term vision for a mixed-use, pedestrian-oriented environment. However, the request represents a more constrained form of auto-related activity compared to typical major auto repair operations, which may help reduce potential impacts on surrounding properties if appropriately regulated through the Planned Development standards.

Configuration of Uses are Compatible with Existing and Planned Adjoining Uses

Adjacent properties include single-family residential, commercial, and light industrial uses. The limited

nature of hail damage repair may reduce typical impacts associated with major auto repair; however, potential concerns such as noise, visual impacts, and vehicle staging may still occur if not properly regulated.

With appropriate operational restrictions, the use could function in a manner that minimizes disruption to nearby properties while the area continues to transition toward a mixed-use corridor.

Conform to the City's Thoroughfare Plan

The property has access from Balomede Avenue, classified as a Local Road requiring 60-feet of rights-of-way (ROW), and I-35E, a TXDOT controlled ROW. No additional ROW dedication is required. The PD does not propose any intensification beyond the site's existing access capacity.

Proposed Open Space

Section 14.101(b)(2)(A) of the Lancaster Development Code requires that 20% of the gross land area within a PD be devoted to open space. The applicant has requested a variance from this standard due to the site being developed and no current plans to expand or make modifications to the site.

Publicly Accessible Open Space

No public accessible space is proposed.

Amenities

The request does not include enhancements that would contribute to a more pedestrian-friendly or retail-supportive environment, such as site upgrades, landscaping, or design improvements.

Development Furthers The Public Health, Safety and General Welfare of The Community

The request does not include detailed information regarding impacts on public health, safety, and welfare.

Traffic Impact Analysis (TIA) Demonstrates The Capacity of The Proposed Roadways Can Support The Development

At this time, a TIA has not been conducted, and is not required.

Should the Planning and Zoning Commission make a recommendation of approval, staff recommends the following conditions to help ensure compatibility with surrounding uses and alignment with the intent of the Comprehensive Plan:

- 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited;
- 2) All repair work shall occur within an enclosed structure; no outdoor vehicle repair or service activity shall be permitted;
- 3) All parking shall be provided on an improved surface;
- 4) Installation and/or operation of a paint booth is prohibited; and
- 5) The use of Hail Damage Repair shall be limited to the operator of this application (Bakri Automotive).

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning noticed in accordance with the Texas Open Meetings Act. On March 28, 2026, a notice for this public hearing appeared in The Rambler newspaper. Staff mailed notifications of this public hearing to property owners within 200-feet of the subject site, and a zoning sign was placed on the properties. One letter of opposition was received, and no support.

Options/Alternatives:

1. Planning and Zoning Commission may recommend approval of the zoning change request, as presented.
2. Planning and Zoning Commission may recommend approval with conditions, and state those conditions.
3. Planning and Zoning Commission may recommend denial of the request.

Recommendation:

If approved, staff recommends the following conditions: 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited; 2) All repair work shall occur within an enclosed structure; no outdoor vehicle repair or service activity shall be permitted; 3) All parking shall be provided on an improved surface; 4) Installation and/or operation of a paint booth is prohibited; and 5) The use of Hail Damage Repair shall be limited to the operator of this application (Bakri Automotive).

Attachments

Location Map

Letter of Intent




Site Plan

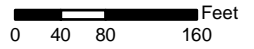
Letter of Opposition

City of Lancaster
2619 Balomede Ave
Zoned: CH

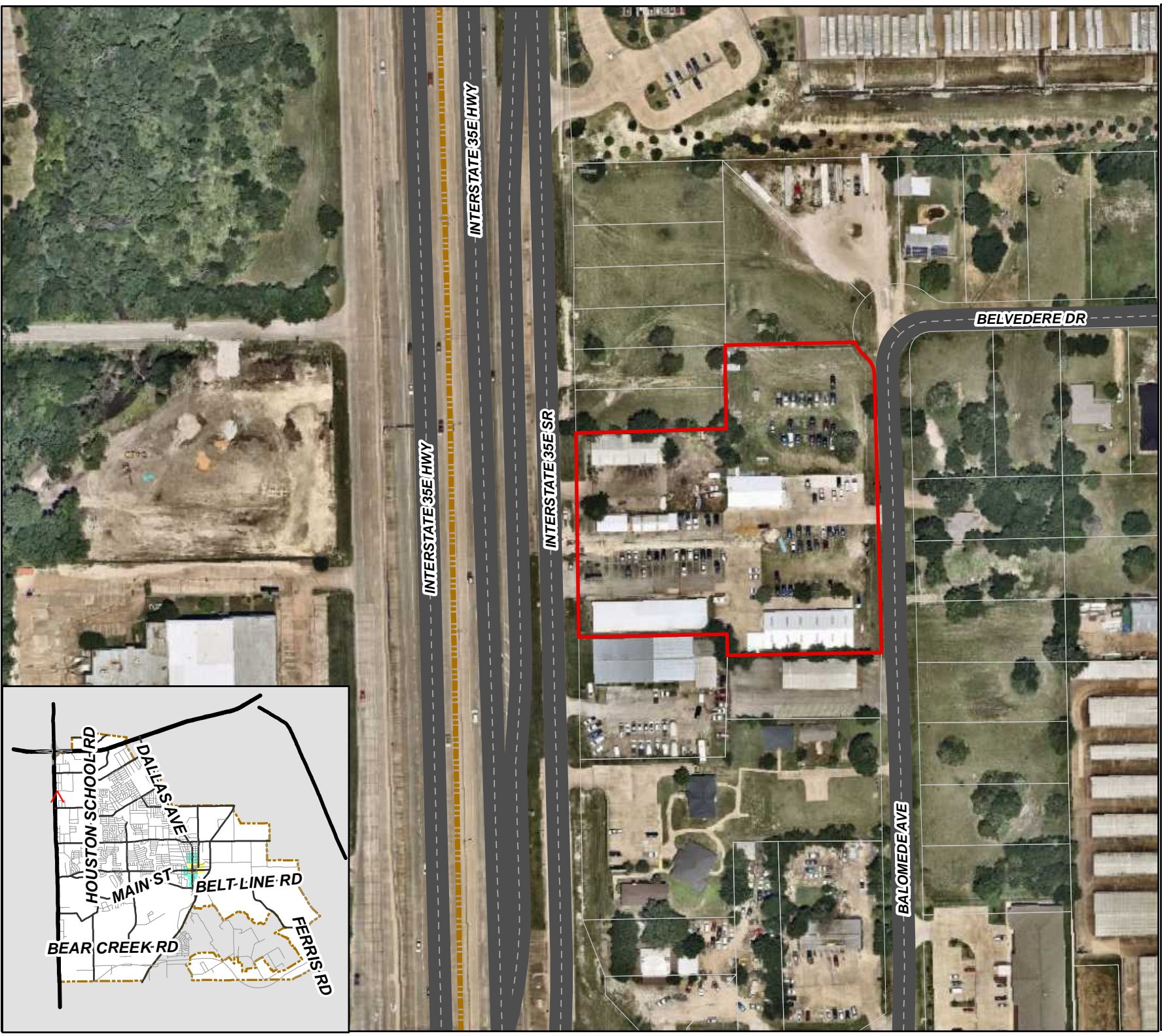


DISCLAIMER / LIMITATION OF LIABILITY
 The information on this map is provided by the City of Lancaster as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

yesno	
	2619 Balomede Ave
	25ParcelWithLANData
	Streets



Date: 8/8/2025



Roc Design Engineers, Inc

Superior Civil Engineering Service

March 16, 2026

City of Lancaster
Planning Department

RE: Letter of Intent

Dear Sirs:

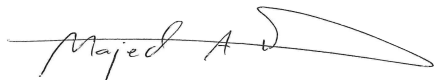
Regarding Lot 7R, Block A, out of the Automotive Addition with the following address: 2619, 2623, 2543, 2547 and 2627 Balomede Ave and 2542, 2620 and 2630 N I35 E, City of Lancaster, Dallas County. We are planning to add a paint booth to the building located at 2619 Balomede Ave. The current zoning is CH base zoning. We are requesting PD with CH base Zoning to include Paint Booth for Hail Damage Repair with the following restrictions:

1. Paint Booth will only be used for Hail Damage Repair.
2. Zoning change is limited to Mohamed Bakri owner of Bakri Automotive Ownership only.

Paint Booth operating for Hail Damage Only. This request is limited to 2619 Balomede Avenue building.

Thanks for your consideration.

Respectfully requested,



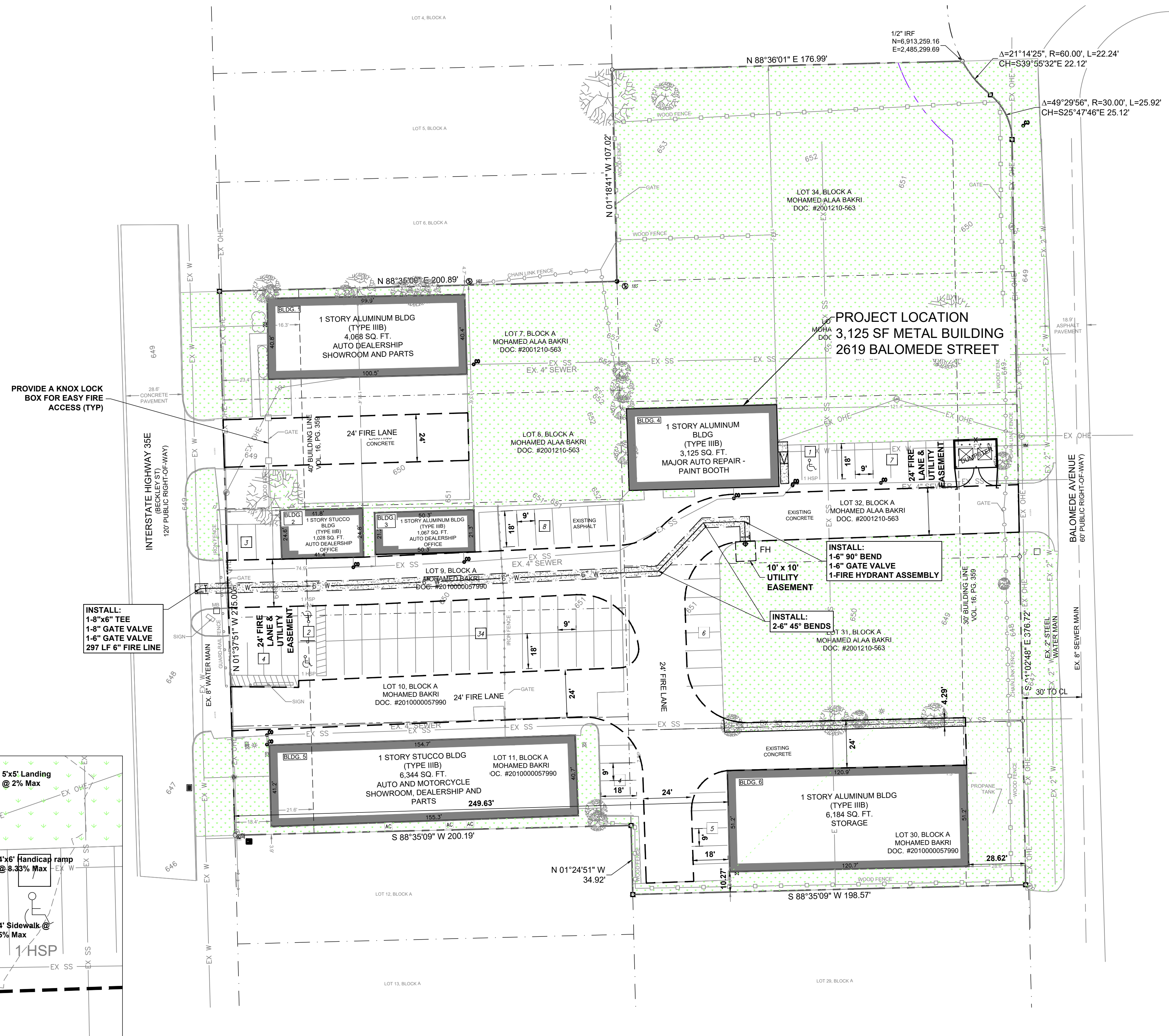
Majed Khalaf, P.E.
Director of Operations
Roc Design Engineers
Rocdesignengineers@gmail.com
9101 LBJ HWY Suite 570
Dallas Texas 75243

PD WITH CH BASE ZONING TO INCLUDE PAINT BOOTH FOR HAIL DAMAGE REPAIR WITH THE FOLLOWING RESTRICTIONS:

1. PAINT BOOTH WILL ONLY BE USED FOR HAIL DAMAGE REPAIR.
2. ZONING CHANGE IS LIMITED TO BAKRI AUTOMOTIVE OWNERSHIP ONLY

LEGEND - SITE PLAN

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
---	BUILDING SETBACK
---	EASEMENT
---	FIRE LANE STRIPING
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED STORM SEWER LINE
EX W	EXISTING WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
EX G	EXISTING GAS LINE
EX OHE	EXISTING OVERHEAD ELECTRIC LINE
EX UGE	EXISTING UNDERGROUND ELECTRIC LINE
EX UGT	EXISTING UNDERGROUND TELEPHONE LINE
EX UGC	EXISTING UNDERGROUND CABLE LINE
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED SIDEWALK
---	EXISTING CONCRETE PAVEMENT
---	EXISTING ASPHALT PAVEMENT
●	EXISTING TREE TO REMAIN
+	PROPOSED FIRE HYDRANT
T	PROPOSED GATE VALVE
○	PROPOSED WATER METER
○	PROPOSED MANHOLE
○	EXISTING FIRE HYDRANT
○	EXISTING GATE VALVE
○	EXISTING WATER METER
○	EXISTING MANHOLE
○	EXISTING POWER POLE
---	LANDSCAPE AREA



BUILDING INFORMATION

BUILDING	TYPE	BUILDING AREA	BUILDING HEIGHT	STORIES	FIRE FLOW CALCULATION
BLDG. 1	TYPE IIIIB	4,088 SF	14.6 FL	1 STORY	1,500 GPM
BLDG. 2	TYPE IIIIB	1,028 SF	11.8 FL	1 STORY	1,500 GPM
BLDG. 3	TYPE IIIIB	1,067 SF	13.9 FL	1 STORY	1,500 GPM
BLDG. 4	TYPE IIIIB	3,125 SF	14.2 FL	1 STORY	1,500 GPM
BLDG. 5	TYPE IIIIB	6,344 SF	13.7 FL	1 STORY	1,750 GPM
BLDG. 6	TYPE IIIIB	6,184 SF	18.5 FL	1 STORY	1,750 GPM

SITE PLAN FOR TUNNEL CAR WASH SPECIFIC USE

Category	Required by Zoning Ordinance for "CH" Commercial Highway District	Provided
Lot Area	-	138,172 S.F.
Lot Width	-	189.51 Ft.
Lot Depth	-	206.85 Ft.
Building Coverage	-	15.8% 21,816 S.F.
Building Use	-	Automotive Sales
Front Setback	25 Ft.	249.63 Ft.
Side Setback	0 Ft.	10.27 Ft.
Rear Setback	0 Ft.	28.62 Ft.
Impervious Area	-	67,773 SF (49%)
Landscape Area	-	51% 70,399 S.F.
Parking Spaces	1 Space per 300 sf Floor Area = 69 Spaces	71 Standard Spaces 2 Standard Handicap Spaces 1 Van Accessible Space 74 Total Spaces

ROC CIVIL
ROC DESIGN ENGINEERS
 Superior Civil Engineering Service
 Texas Firm F-13744

9101 N. LBJ FWY, SUITE 570
 Dallas, Texas 75243
 Phone 972.639.8375

**BAKRI AUTOMOTIVE ADDITION
 SITE / UTILITY PLAN**

2619 Balomede Street
 Lancaster, Texas 75134

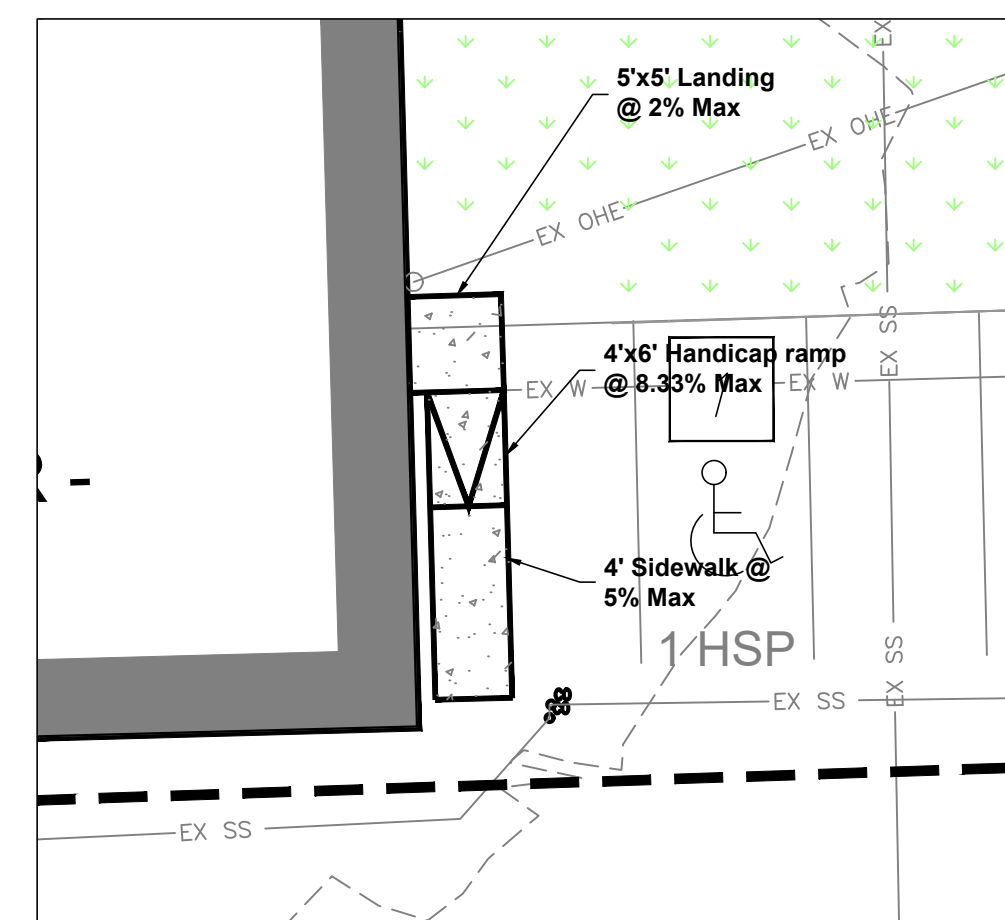
No.	Revision/Issue	Date
1	REVISED NOTES, WATER BENDS	11.13.24



02/24/2026

Issued Date: 02-24-26
 Project No: 230014
 Drawn By: JPK
 Checked By: MAK
 Designed By: JPK

Project	230014	Sheet	C1.0
Date	02/24/26		
Scale	1" = 30'		



2 ENLARGED RAMP DETAIL

C1.0 SCALE: 1"=10'
 0 10 20 Feet

1 SITE / UTILITY PLAN FOR PD WHILE MAINTAINING CH ZONING

C1.0 SCALE: 1"=30'
 0 30 60 Feet

OWNER:
 MOHAMED ALAA BAKRI
 1913 COTTONWOOD VALLEY CIRCLE S.
 IRVING, TEXAS 75038

DP23-8



Development Services – Planning
RECEIVED March 24, 2025



NOTICE OF PUBLIC HEARING

APR 06

Planning Division

TO: Property Owner

RE: **Z26-09** Conduct a public hearing and consider a zoning change from Commercial Highway (CH) to Planned Development (PD) for Commercial Highway (CH) uses and Minor Auto Repair, with the following conditions: 1) one paint booth may be installed, for the exclusive use of hail damage repair, and 2) the zoning change is limited to the operator of this application and will not extend to future operators; at the building addressed 2619 Balomede Avenue, on the property legally described as Lot 7R, Block A, of the Bakri Automotive Addition, City of Lancaster, Dallas County, Texas.

LOCATION: The property is addressed as 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.

EXPLANATION OF REQUEST: A change of zoning from Commercial Highway (CH) to Planned Development (PD) for Commercial Highway (CH) uses and Minor Auto Repair, with the following conditions: 1) one paint booth may be installed, for the exclusive use of hail damage repair, and 2) the zoning change is limited to the operator of this application and will not extend to future operators.

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:
To much traffic I could add to crime

SIGNATURE: *[Handwritten Signature]*

ADDRESS: *2614 Balomede*

Your written comments are being solicited in the above case. Additional information is available from the Planning Division at 211 N. Henry Street. The Planning and Zoning Commission will hold a public hearing and take action on the above case at their meeting on **Tuesday, May 5, 2026 at 7:00 pm**. The City Council will hold a public hearing and take action on the above case at their meeting on **Monday, May 11, 2026 at 7:00 pm**. The meetings will be open to the public; meeting details will be provided on the agenda which will be posted online at <https://www.lancaster-tx.com/1546/Agenda-and-Minutes> at least 72 hours prior to the meeting's date.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received by the Planning Division by 5 p.m. on **Monday, May 4, 2026** for your comments to be recorded for the Planning and Zoning Commission's meeting. Responses received after that time will be forwarded to the Commission at the public hearing.

If you have any questions concerning this request, please contact the Planning Division:

(972) 218-1223

RETURN BY MAIL
City of Lancaster
Planning Division
211 N Henry St
Lancaster, TX 75146

