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

Tuesday, October 6, 2026 - 7:05 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 Regular Meeting held on September 1, 2026.

2. PS26-45 Consider approval of a Preliminary Plat to create Lot 2R, Block 2, out of the Eastside Acres Addition, on a property being 2.339 acres out of the Samuel Keller Survey, Abstract No. 720, addressed as 1111 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.

3. PS26-53 Consider approval of a preliminary plat to create Lot 1, Block A, out of the Elsie Robertson Middle School Addition, being 58.538 acres out of the D.L. Hall Survey, Abstract No. 620 and P. Hall Survey, Abstract No. 634, addressed as 800 and 822 West Pleasant Run Road and 1005 and 1105 Westridge Avenue, City of Lancaster, Dallas County, Texas.

4. PS26-54 Consider the approval of a Preliminary Plat to create Lot 1, Block 1 out of the Efrain and Evangelina Ramirez Addition, being 0.742 of an acre out of Block 59 of the Original Town of Lancaster, addressed as 610 and 612 E. Main Street, City of Lancaster, Dallas County, Texas.

5. PS26-55 Consider approval of a Final Plat to create Lot 1, Block A, out of the McClung Addition, described as Tract 1 Abstract 874 and Tract 2 Abstract 874A out of the M.M Miller Survey, addressed as 1335 N. Dallas Avenue and 200–210 W. Park Place, City of Lancaster, Dallas County, Texas.

ACTION:

6. DP26-13 Discuss and consider a site plan for the development of two warehouses, on a property being 52.0925-acres out of the Thomas A Phillips Survey, Abstract No. 1123, addressed as 1301 N. Lancaster Hutchins Road and 645 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

7. M26-35 Conduct a public hearing to consider a plan amendment request to amend the land use designation from Commercial Corridor to Urban Neighborhood on the property known as Tracts 11, 11.7, 11.8, 11.9, and 11.10, Heirs of Francis Jones Survey, Abstract No. 672, addressed as 218, 220, 224, 228, and 300 N. I-35E, City of Lancaster, Dallas County, Texas.

8. Z26-12 Conduct a public hearing and consider a zoning change from Commercial Highway (CH) and Multi-Family Residential 16 (MF-16) to Planned Development (PD) with Multi-Family uses on the property known as Tracts 11, 11.7, 11.8, 11.9, and 11.10, Heirs of Francis Jones Survey, Abstract No. 672, addressed as 218, 220, 224, 228, and 300 N. I-35E, City of Lancaster, Dallas County, Texas.

9. M26-41 Conduct a public hearing and consider a plan amendment request to amend the future land use designation from Suburban Mixed-Use Center to Logistics/Distribution on the property legally described as Lot 2, Block A out of the Longhorn Business Park Phase 2 Addition, addressed as 2280 E. Longhorn Drive, City of Lancaster, Dallas County, Texas.

10. Z26-13 Conduct a public hearing and consider a zoning change request from Agricultural-Open (AO) to Light Industrial (LI) on the property legally described as Lot 2, Block A out of the Longhorn Business Park Phase 2 Addition, addressed as 2280 E. Longhorn Drive, City of Lancaster, Dallas County, Texas.

11. Z26-11 Conduct a public hearing and consider a zoning change from Retail (R) to Planned Development for a Convenience Store and Fuel Station on the property known as Tract 14.2, William Rawlins Survey, Abstract No. 1200, addressed as 1501 W. Belt Line Road.

12. M26-40 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan to increase the rights-of-way width along a segment of Sunrise Road between Belt Line Road and Van Road from a 100-foot Major Arterial Type B rights-of-way to a 105-foot right-of-way.

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 September 30, 2026, @ 6:00 p.m. and copies thereof were provided to the Planning & Zoning Commission members.

Gregory Carrell, Assistant City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **1.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 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

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Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on September 1, 2026.

Background:

Attached for your review and consideration are the minutes from the Planning and Zoning Commission Regular Meeting held September 1.

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

September 1, 2026 P&Z Draft Minutes

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF SEPTEMBER 1, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on September 1, 2026, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair (arrived during consent agenda)
Sharonda Betts, Vice-Chair
Spencer Hervey
Lawrence Prothro
Kathy Cheatham, Alternate

Commissioners Absent:

None

City Staff Present:

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

Call to Order:

Vice-Chair Betts called the meeting to order at 7:00 p.m. on September 1, 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 August 4, 2026.**
2. **PS26-51 Consider approval of a Preliminary Plat to create Lot 2R, Block 2 and Lot 2, Block 3, out of the Rolling Hills Place Addition, being 12.1163 acres, addressed as 485 Rolling Hills Place, City of Lancaster, Dallas County, Texas.**

DRAFT

3. **PS26-52 Consider approval of a Final Plat to create Lot 2R, Block 2 and Lot 2, Block 3, out of the Rolling Hills Place Addition, being 12.1163 acres, addressed as 485 Rolling Hills Place, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Hervey made a motion to approve item 1 and pull items 2 and 3 for discussion, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against. (Chair Walker arrived)

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 2 and 3.

The Commission had discussion about the existing multi-family development on the property.

MOTION: Commissioner Hervey made a motion to approve items 2 and 3, seconded by Vice-Chair Betts. The vote was cast 4 for, 1 against (Hervey against).

ACTION:

4. **DP26-12 Discuss and consider a site plan for the development of a warehouse facility on a property legally described as a 17.2885 acre tract of land out of the Thomas Phillips Survey, Abstract No. 1123, Addressed as 630 E Wintergreen Road City of Lancaster, Dallas County, Texas.**

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

   The Commission had discussion on the Major Capital Improvement Projects adjacent to the subject property.

   The Commission asked questions of the applicant, and Brad Cooper, 3819 Maple Avenue, Dallas TX, 75209, spoke in favor of item 4.

MOTION: Commissioner Hervey made a motion to approve item 4, seconded by Commissioner Cheatham. The vote was cast 4 for, 1 against (Prothro against).

5. **DP26-13 Discuss and consider a site plan for the development of two warehouses, on a property being 52.0925-acres out of the Thomas A Phillips Survey, Abstract No. 1123, addressed as 1301 N. Lancaster Hutchins Road and 645 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.**

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

   The Commission had discussions about addressing and road conditions.

   The Commission asked questions of the applicant, and Rhyan Weirich, 2600 N. Central Expressway, Suite 400, Richardson, TX 75240, spoke in favor of item 5.

MOTION: Vice-Chair Betts made a motion to table item 5 to October 6, 2026, seconded by Chair Walker. The vote was cast 5 for, 0 against.

6. **DP26-15 Discuss and consider a site plan for the development of a warehouse facility on a property legally described as a 65.2413 acre tract of land out of the Thomas Phillips Survey, Abstract No. 1123, Addressed as 550 E. Wintergreen Road City of Lancaster, Dallas County, Texas.**

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

   The Commission had discussion on how the site will be accessed and sidewalks.

   The Commission asked questions of the applicant, and Brad Cooper, 3819 Maple Avenue, Dallas TX, 75209, spoke in favor of item 6.

MOTION: Commissioner Hervey made a motion to approve item 6, seconded by Commissioner Cheatham. The vote was cast 3 for, 2 against (Hervey and Prothro against).

7. **PS26-50 Discuss and consider approval of a Preliminary Plat to create Lot 1, Block A, out of the QTS DFW3 Addition, being 98.609 acres, addressed as 1240 Greene Road, 1201, 1301, and 1345 E. Belt Line Road, City of Lancaster, Dallas County, Texas.**

   Withdrawn by the applicant.

ADJOURNMENT:

MOTION: Commissioner Hervey made a motion to adjourn, seconded by Commissioner Cheatham. The vote was cast 5 for, 0 against.

The meeting was adjourned at 8:01 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: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

PS26-45 Consider approval of a Preliminary Plat to create Lot 2R, Block 2, out of the Eastside Acres Addition, on a property being 2.339 acres out of the Samuel Keller Survey, Abstract No. 720, addressed as 1111 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is addressed as 1111 North Lancaster Hutchins Road and is 2.339 acres in size.

2. **Current Zoning**: The subject property is currently zoned Single-Family (SF-6).

3. **Adjacent Properties**:
   North: Single-Family Residential (SF-6) - Undeveloped Lot and Single-Family Dwelling
   South: Single-Family Residential (SF-6) - Single-Family Dwelling
   East: Single-Family Residential (SF-6) - Undeveloped Lot and Single-Family Dwelling
   West: Light Industrial (LI) - Undeveloped Lots, Single-Family Dwelling, and warehouse

4. **Comprehensive Plan**: The Future Land Use Map of the Comprehensive Plan designates the property as Rural Living. The proposed single-family dwelling is consistent with the Future Land Use Map.

5. **Case History**:

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

This request is for approval of a preliminary plat to create one lot for the development of a single-family dwelling.

The site has frontage along North Lancaster Hutchins Road. The Master Thoroughfare Plan (MTP) designates North Lancaster Hutchins Road as a 4-lane, Major Arterial Type B, requiring 100-feet of rights-of-way (ROW). 15-feet of ROW dedication was provided along North Lancaster Hutchins Road. No further dedication is required.

The preliminary plat is in substantial compliance 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 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

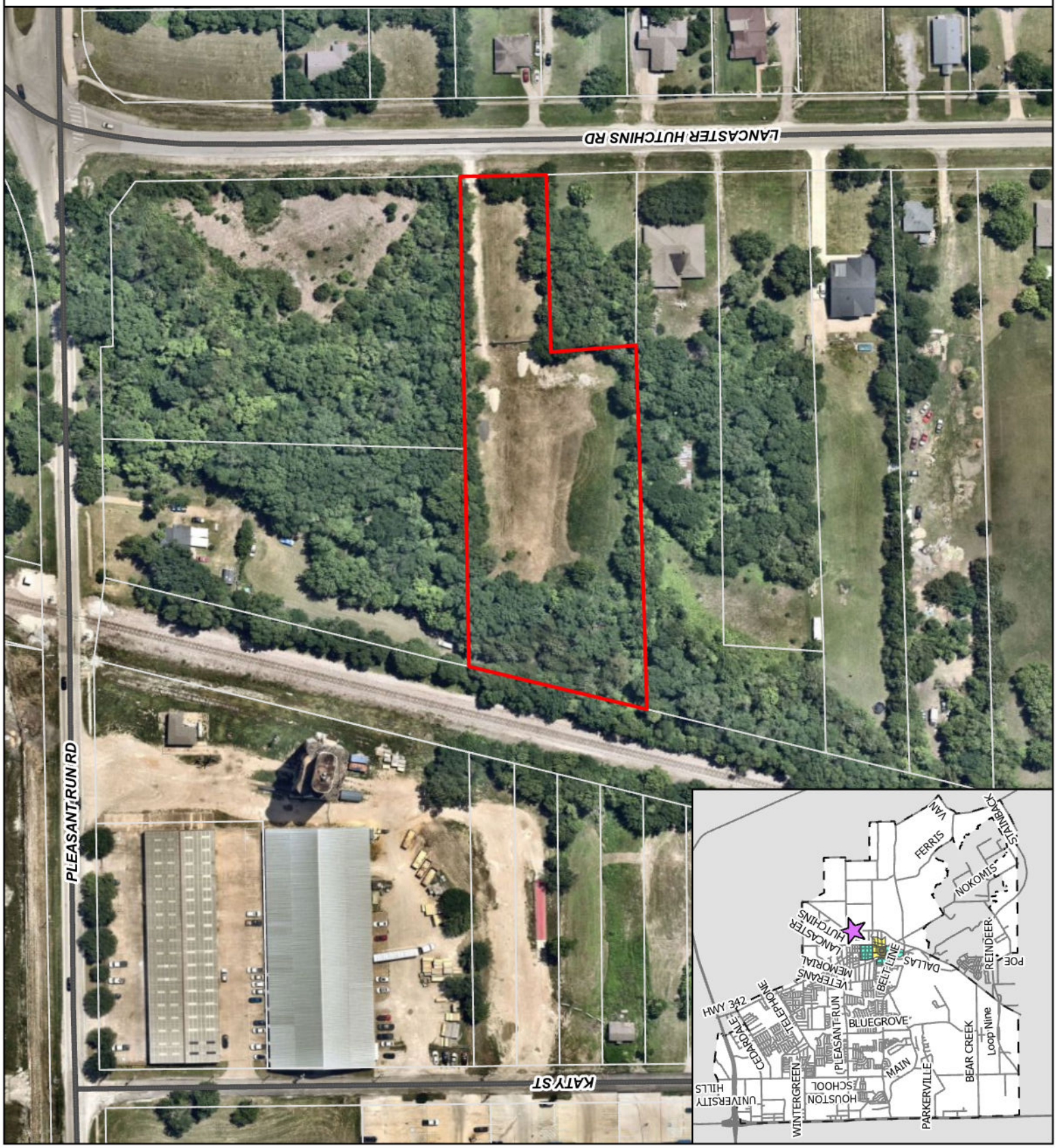
Preliminary Plat

Lancaster Tx
1111 N Lancaster Hutchins
Zoned: SF-6

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.
Created with Nearmap Vertical for Government 2026

Target Area
1111 N Lancaster Hutchins
Parcels
Streets
City Limits
N

Date Exported: 7/14/2026 5:21 PM



BURNS SURVEYING
2701 Sunset Ridge Dr #303, Rockwall, TX 75032; Phone: 214-326-1090
www.BurnsSurvey.com
Firm Registration No. 10194366

July 2, 2026

City of Lancaster
Development Services Department
211 N. Henry Street
Lancaster, Texas 75146

RE: 1111 N LANCASTER HUTCHINS ROAD/ EASTSIDE ACRES ADDITION

To Whom it May Concern:

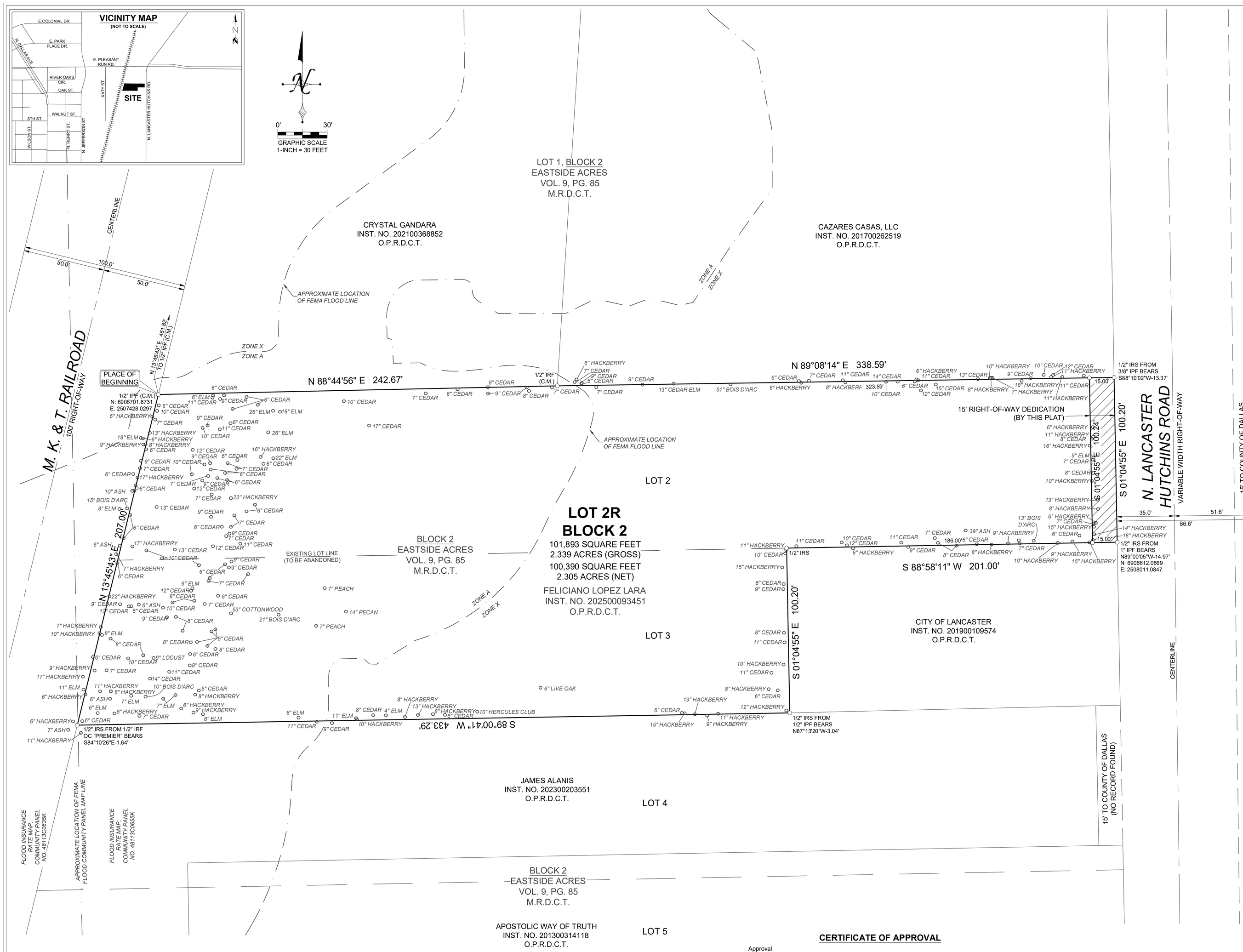
We are writing this letter of intent to state the purpose of a residential replat of the above-mentioned property into 1 lot. The property is located at 1111 N Lancaster Hutchins Road, being on the West ROW of N Lancaster Hutchins Road @ 450' South of the South ROW line of E Pleasant Run Road. The owner is requesting a residential replat of 1 existing lot and part of an existing lot into 1 lot for development.

Should you have any questions, please contact Burns Surveying, Tony Degelia or Lisa Hyter at 945-227-3557 or platting@burnssurvey.com.

Thank you for your consideration.

Best regards,

Feliciano Lopez Lara, Owner



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Felicia Lopez Lara, is the sole owner of a tract of land located in the SAMUEL KELLER SURVEY, Abstract No. 720, City of Lancaster, Dallas County, Texas, and being Lot 2 and a portion of Lot 3, Block 2, of Eastside Acres, an addition to the City of Lancaster, Dallas County, Texas, according to the map thereof recorded in Volume 9, Page 85, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Felicia Lopez Lara, recorded in Instrument No. 2025000093451, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found in the Southeast line of M. K. & T. Railroad, a 100 foot right-of-way, at the Southwest corner of a tract of land described in deed to Crystal Gandara, recorded in Instrument No. 202100368852, Official Public Records, Dallas County, Texas, same being the common Westerly corner of Lot 1 and said Lot 2, Block 2, Eastside Acres Addition, and being the Northwest corner of said Lara tract;

THENCE North 88 deg. 44 min. 56 sec. East, a distance of 242.67 feet to a 1/2 inch iron rod found at the Southeast corner of said Gandara tract, and being the Southwest corner of a of a tract of land described in deed to Cazares Casas, LLC, recorded in Instrument No. 201700262519, Official Public Records, Dallas County, Texas;

THENCE North 89 deg. 08 min. 14 sec. East, a distance of 338.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set from which bears a 3/8 inch iron pipe found, South 88 deg. 10 min. 02 sec. West, 13.37 feet, and being in the West line of N. Lancaster Hutchins Road, a variable width right-of-way, at the Southeast corner of said Cazares Casas, LLC tract, same being the common Easterly corner of said Lots 1 and 2, Block 2, and being the Northeast corner of said Lara tract;

THENCE South 01 deg. 04 min. 55 sec. East, along said West line of N. Lancaster Hutchins Road, a distance of 100.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set from which bears a 1 inch iron pipe found, North 89 deg. 00 min. 05 sec. West, 14.97 feet, at the Northeast corner of a tract of land described in deed to the City of Lancaster, recorded in Instrument No. 201900109574, Official Public Records, Dallas County, Texas, same being the common Easterly corner of said Lots 2 and 3, Block 2, and being the Northerly Southeast corner of said Lara tract;

THENCE South 88 deg. 58 min. 11 sec. West, a distance of 201.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northwest corner of said City of Lancaster tract, and being the interior 'ell' corner of said Lara tract;

THENCE South 01 deg. 04 min. 55 sec. East, a distance of 100.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set, from which bears a 1/2 inch iron pipe found, North 87 deg. 13 min. 20 sec. West, 3.04 feet, in the North line of a tract of land described in deed to James Alanis, recorded in Instrument No. 202300203551, Official Public Records, Dallas County, Texas, same being the common line of Lot 4 and said Lot 3, Block 2, at the Southwest corner of said City of Lancaster tract, and being the Southerly Southeast corner of said Lara tract;

THENCE South 89 deg. 00 min. 41 sec. West, a distance of 433.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set, from which bears a 1/2 inch iron rod with an orange plastic cap stamped "Premier" found, South 84 deg. 10 min. 26 sec. East, 1.64 feet, in the said Southeast line of M. K. & T. Railroad, at the Northwest corner of said Alanis tract, same being the common Westerly corner of said Lots 3 and 4, Block 2, and being the Southwest corner of said Lara tract;

THENCE North 13 deg. 45 min. 43 sec. East, along said Southeast line of M. K. & T. Railroad, a distance of 207.00 feet to the PLACE OF BEGINNING and containing 101,893 square feet or 2.339 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Felicia Lopez Lara, does hereby adopt this plat, designating the herein described property as: **LOT 2R, BLOCK 2, EASTSIDE ACRES 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lancaster.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Name: Felicia Lopez Lara
Title: Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Felicia Lopez Lara, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

_____
Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires:

NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM LOT 2 AND A PORTION OF LOT 3, BLOCK 2.

5. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.'S 48113C0655K AND 48113C0635K, DATED 07/07/2014, ZONE X AND ZONE A.

6. 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 AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

7. The FEMA Floodplain will be shown in a public easement to the City shown by way of separate easement to be accepted by City Council prior to the final plat submittal.

CERTIFICATE OF APPROVAL

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Planning Manager of the City of Lancaster, Texas, hereby certifies that to the best of their 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 their approval is required.

_____ _____
Planning Manager Date

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT - MONUMENT OF RECORD DIGNITY
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
OC	ORANGE PLASTIC CAP
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202604515 PREPARATION DATE: 06/03/2026 DRAWN BY: TD

MINOR PLAT
LOT 2R, BLOCK 2,
EASTSIDE ACRES ADDITION

101,893 SQUARE FEET OR 2.339 ACRES
BEING A REPLAT OF LOT 2 AND A PORTION OF LOT 3, BLOCK 2, EASTSIDE ACRES ADDITION,
SITUATED IN THE SAMUEL KELLER SURVEY,
ABSTRACT NO. 720, CITY OF LANCASTER,
DALLAS COUNTY, TEXAS

CASE NO. _____

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **3.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

PS26-53 Consider approval of a preliminary plat to create Lot 1, Block A, out of the Elsie Robertson Middle School Addition, being 58.538 acres out of the D.L. Hall Survey, Abstract No. 620 and P. Hall Survey, Abstract No. 634, addressed as 800 and 822 West Pleasant Run Road and 1005 and 1105 Westridge Avenue, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is addressed as 800 and 822 West Pleasant Run Road and 1005 and 1105 Westridge Avenue and is 58.583 acres in size.

2. **Current Zoning**: The subject property is zoned Single-Family 6 (SF-6).

3. **Adjacent Properties**:

North:	Retail (R) - Retail, Restaurants, Churches
East:	Single-Family 6 (SF-6), Neighborhood Services (NS) - Single-Family Residences, Church
South:	Single-Family 6 (SF-6) - Single-Family Residences
West:	Single-Family 6 (SF-6)- Single-Family Residences

4. **Comprehensive Plan**: The Future Land Use Map of the Comprehensive Plan designates the site as Public and Semi-Public.

5. **Case History:**

Date	Body	Action
06/04/2018	P&Z	PS18-17 Elsie Robertson Middle School Preliminary Plat Approved
02/18/2018	CC	M18-01 Height Special Exception Approved
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

This is a request for approval of a preliminary plat to establish one lot for an existing Lancaster Middle school campus.

The site has frontage along Pleasant Run Road, Ash Lane, Westridge Avenue, Lancaster Park Drive, and three alleys. The Master Thoroughfare Plan (MTP) designates Pleasant Run Road as a six-lane, Major Arterial Type A, requiring 120-feet of rights-of-way (ROW). Westridge Avenue and Lancaster Park Drive are designated as Collectors requiring 60-feet of ROW. Ash Lane is designated as a Local Road requiring 60-feet of ROW.

This preliminary plat includes public water line and sanitary sewer easements that require City Council approval. The easements shall be considered and if approved, recorded by separate instrument prior to the submittal of the final plat, with the applicable recording information notated on the final plat.

This plat is in compliance 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 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

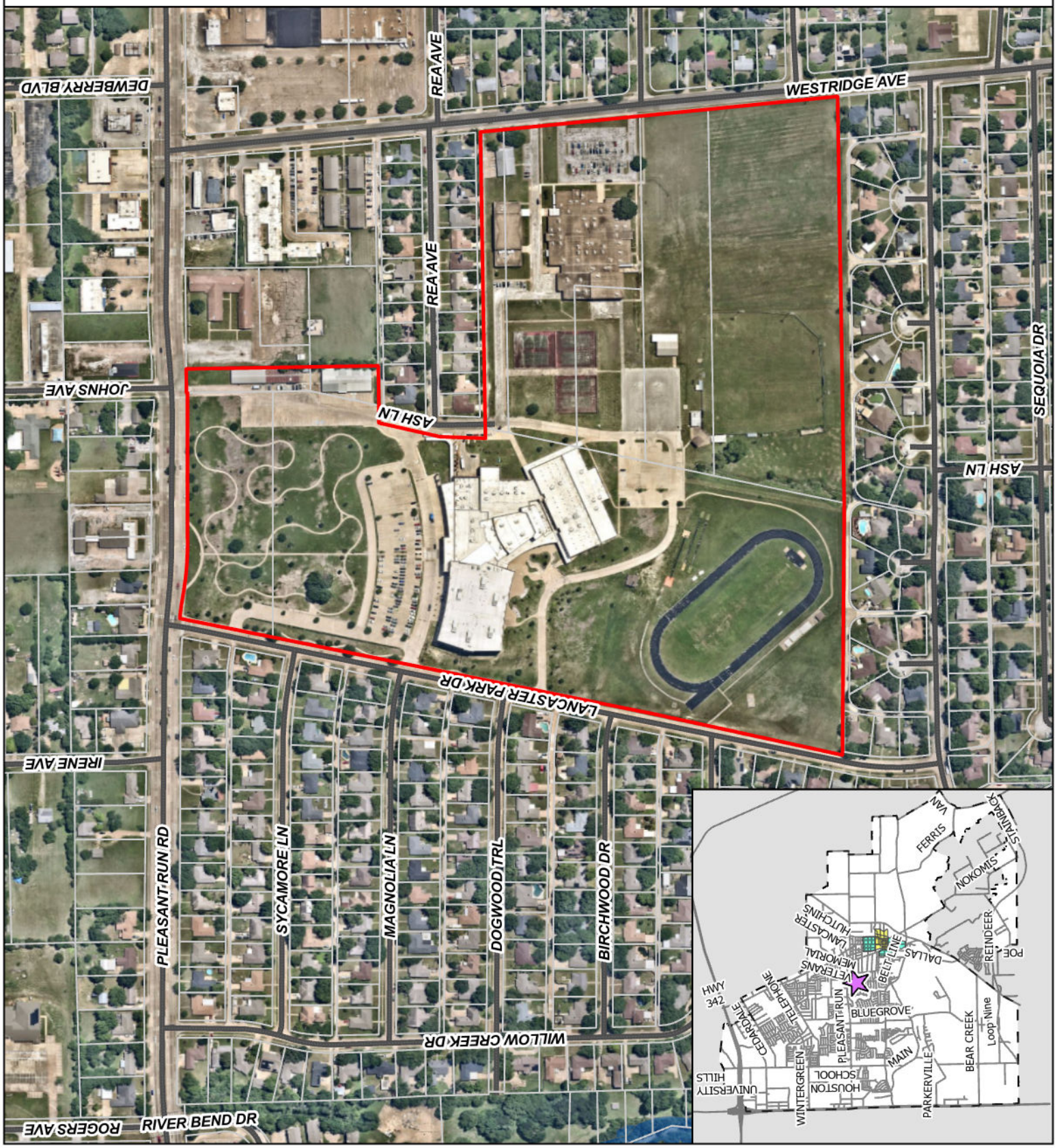
Lancaster Tx
Elsie Robertson Middle School

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.
Created with Nearmap Vertical for Government 2026

Target Area
- Elsie Robertson Middle School
- Streets
- Floodplain
- City Limits
- DedROW
- Parcels

N

Date Exported: 9/22/2026 3:37 PM



111 West Main, Allen, Texas 75013
Ph: 972.359.1733, Fax: 972.359.1833

September 3, 2026

City of Lancaster
211 North Henry St
Lancaster, TX 75146

RE: ELSIE ROBERTSON MIDDLE SCHOOL
LETTER OF INTENT – FINAL PLAT

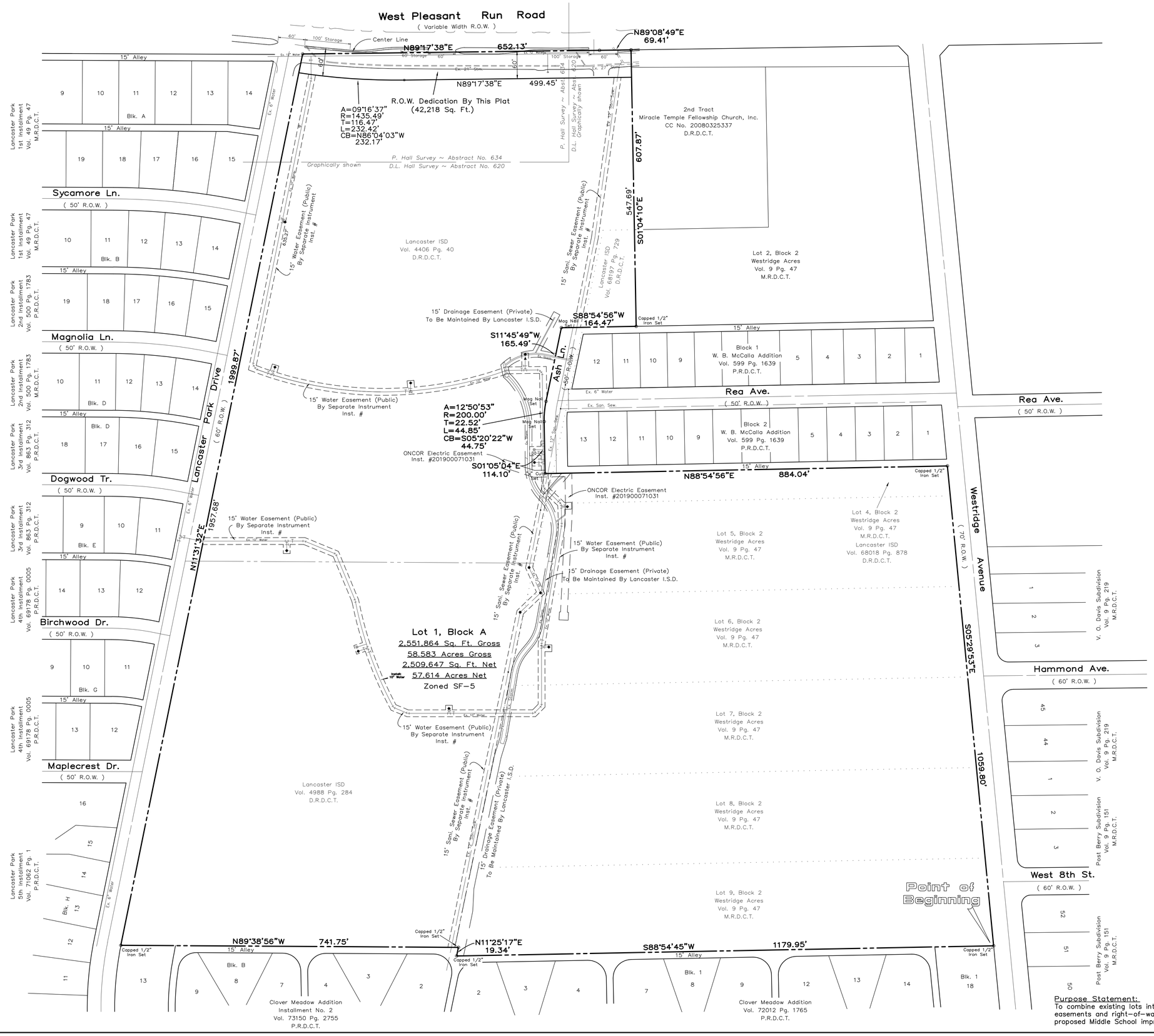
To Whom It May Concern,

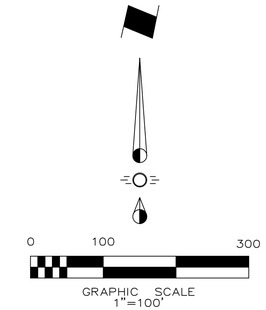
We have prepared a Preliminary Plat and associated easements by separate instrument to provide easements for existing utilities as well as proposed ROW dedication for Pleasant Run Road.

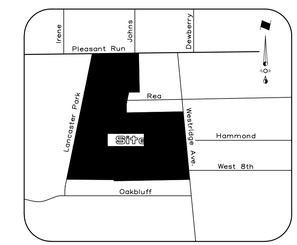
Please call if you have any questions or need any additional information.

Thanks,

Seth Kelly, PE
RLK Engineering, Inc







VICINITY MAP
NTS

CASE NUMBER PS26-53
SHEET 1 OF 2
PRELIMINARY PLAT

ELSIE ROBERTSON MIDDLE SCHOOL

LOT 1, BLOCK A

Being A Replat Of
Part Of Westridge Acres
Recorded In Vol. 9, Pg. 47
Map Records Dallas County, Texas

58.583 Acres Situated In The
D.L. HALL SURVEY ~ ABSTRACT 620
P. HALL SURVEY ~ ABSTRACT 634
LANCASTER, DALLAS COUNTY, TEXAS

Owner
Lancaster Independent School District
422 Center Avenue
Lancaster, Texas 75146
Telephone 972 218-1400

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2017-89

September 24, 2026

Purpose Statement:
To combine existing lots into 1 lot and dedicate easements and right-of-way necessary for proposed Middle School improvements.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the Lancaster Independent School District is the owner of a tract of land situated in the D.L. Hall Survey, Abstract No. 620, and being all of Lots 5, 6, 7, 8 and 9, Block 2 of Westridge Acres as recorded in Volume 9, Page 47 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and the P. Hall Survey, Abstract No. 634, City of Lancaster, Dallas County, Texas, and being part of a tract conveyed to the Lancaster Independent School District as recorded in Volume 4406, Page 40 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract conveyed to the Lancaster Independent School District as recorded in Volume 4988, Page 284, D.R.D.C.T., and being all of a tract conveyed to the Lancaster Independent School District as recorded in Volume 68018, Page 878, D.R.D.C.T., and being the remaining portion of Lot 4, Block 2 of Westridge Acres as recorded in Volume 9, Page 47, M.R.D.C.T., and being all of a tract of land conveyed to the Lancaster Independent School District as recorded in Volume 68197, Page 729, D.R.D.C.T., and being the remaining portion of Lot 2, Block 2 of Westridge Acres as recorded in Volume 9, Page 47, M.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner in the west line of Westridge Avenue (a 70' R.O.W.), said point being the northeast corner of Clover Meadow Addition as recorded in Volume 72012, Page 1765, Plat Records of Dallas County, Texas (P.R.D.C.T.).;

THENCE S88°54'45"W, with the north line of said Clover Meadow Addition, and with the north line of a 15' alley part of the way, a total distance of 1179.95 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the northwest corner of said Clover Meadow Addition, said point being in the east line of Clover Meadow Addition, Installment No. 2, as recorded in Volume 73150, Page 2755, P.R.D.C.T.;

THENCE N11°25'17"E, with the east line of said Clover Meadow Addition, Installment No. 2, a distance of 19.34 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner at the northeast corner of said Clover Meadow Addition, Installment No. 2, and being in the north line of a 15' alley;

THENCE N89°38'56"W, with the north line of said Clover Meadow Addition, Installment No. 2, and with the north line of said 15' alley part of the way, a total distance of 741.75 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner in the east line of Lancaster Park Drive (a 60' R.O.W.);

THENCE N11°31'32"E, with the east line of Lancaster Park Drive, a distance of 1999.87 feet to a point for corner in the south line of Pleasant Run Road (a variable width R.O.W.)

THENCE N89°17'38"E, with the south line of Pleasant Run Road, a distance of 652.13 feet to a point for corner;

THENCE N89°08'49"E, with the south line of Pleasant Run Road, a distance of 69.41 feet to a point for corner;

THENCE S01°04'10"E, leaving Pleasant Run Road, a distance of 607.87 feet to a 1/2" iron rod set with yellow plastic cap stamped "4613" for corner in the north line of W. B. McCalla Addition as recorded in Volume 599, Page 1639, P.R.D.C.T., said point being in the north line of a 15' alley;

THENCE S88°54'56"W, with the north line of said 15' alley, a distance of 164.47 feet to a mag nail set for corner at the northwest corner of Ash Lane (a 50' R.O.W.);

THENCE S11°45'49"W, with the west line of Ash Lane, a distance of 165.49 feet to a mag nail set for corner and the beginning of a curve to the left having a central angle of 12°50'53", a radius of 200.00 feet, a tangent length of 22.52 feet, and a chord bearing S05°20'22"W, 44.75 feet;

THENCE in a southerly direction along said curve to the left, and with the west line of Ash Lane, an arc distance of 44.85 feet to a mag nail set for corner and the end of said curve;

THENCE S01°05'04"E, with the west line of Ash Lane, a distance of 114.10 feet to an "x" cut set for corner;

THENCE N88°54'56"E, with the south line of W. B. McCalla Addition, and the south line of a 15' alley, a distance of 884.04 feet to a 1/2" iron rod set for corner in the aforementioned west line of Westridge Avenue;

THENCE S05°29'53"E, with the west line of Westridge Avenue, a distance of 1059.80 feet to the POINT OF BEGINNING and CONTAINING 2,551,864 square feet, or 58.583 acres of land.

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position are derived from the Texas WDS RTK Network, Texas State Plane Coordinates System Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical position are referenced to NAVD88 using (GEIOD03).

NOTE:

According to Flood Insurance Rate Map (FIRM) Map No. 48113C0635K, dated 7–07–2014, prepared by the Federal Emergency Management Agency (FEMA) for Dallas County, Texas, this property is not within the 100 year flood plain.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Lancaster Independent School District, does hereby bind itself, its heirs, assignees and successors of title, this plat designating the hereinabove described property as Elsie Robertson Middle School, Lot 1, Block A, an addition to the City of Lancaster, and does 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 any 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 utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purposes of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

WITNESS my hand this the_____ day of _____, 2026.

_____
Lancaster Independent School District

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the _____day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires _____

Preliminary Plat – For Inspection Purposes Only.
Approved for Preparation of Final Plat

_____

CITY CERTIFICATION

APPROVAL

_____ _____
Chairman Planning and Zoning Commission Date

The Assistant Director of the City of Lancaster, Texas, hereby certifies that to the best of their 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 their approval is required.

_____ _____
Assistant Director of Development Services Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

STATE OF TEXAS REGISTERED DAVID J. SURDUKAN 4613 PROFESSIONAL LAND SURVEYOR

_____
David J. Surdukan
Registered Professional
Land Surveyor No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

_____
Notary Public in and for
the State of Texas

CASE NUMBER PS26–53
SHEET 2 OF 2
PRELIMINARY PLAT

ELSIE ROBERTSON MIDDLE SCHOOL

LOT 1, BLOCK A

Being A Replat Of
Part Of Westridge Acres
Recorded In Vol. 9, Pg. 47
Map Records Dallas County, Texas

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P. HALL SURVEY ~ ABSTRACT 634
LANCASTER, DALLAS COUNTY, TEXAS

Owner
Lancaster Independent School District
422 Center Avenue
Lancaster, Texas 75146
Telephone 972 218–1400

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200

Job No. 2017–89
September 24, 2026

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **4.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

PS26-54 Consider the approval of a Preliminary Plat to create Lot 1, Block 1 out of the Efrain and Evangelina Ramirez Addition, being 0.742 of an acre out of Block 59 of the Original Town of Lancaster, addressed as 610 and 612 E. Main Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 610 and 612 E. Main Street and is 0.742 of an acre in size.

2. **Current Zoning:** The property is zoned Light Industrial (LI) and located in the Downtown Design District Overlay, Keller Branch Subdistrict.

3. **Adjacent Properties:**

   North: Light Industrial (LI) in Downtown Design District Overlay, Keller Branch Subdistrict - Undeveloped

   South: Light Industrial (LI) in Downtown Design District Overlay, Keller Branch Subdistrict - Undeveloped

   East: Light Industrial (LI) in Downtown Design District Overlay, Keller Branch Subdistrict - Warehouse

   West: Light Industrial (LI) in Downtown Design District Overlay, East Side Strand Subdistrict Storage - Warehouse

4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the area as Suburban Neighborhood.

5. **Case History:**

Date	Body	Action
02/25/2008	CC	Downtown District Overlay Adopted
02/05/2008	P&Z	Downtown District Overlay Recommended Approval
10/16/1989	CC	Z1989 Zoning Map Approved

Operational Considerations:

This is a request for approval of a preliminary plat to establish one lot for an existing major auto repair facility.

The site has frontage along East Main Street. The Master Thoroughfare Plan (MTP) designates East Main Street as a Collector, which requires a 60-feet rights-of-way (ROW). 5-feet have been provided in ROW dedication along East Main Street. No further dedication is required.

The preliminary plat is in substantial compliance 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 preliminary plat.
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

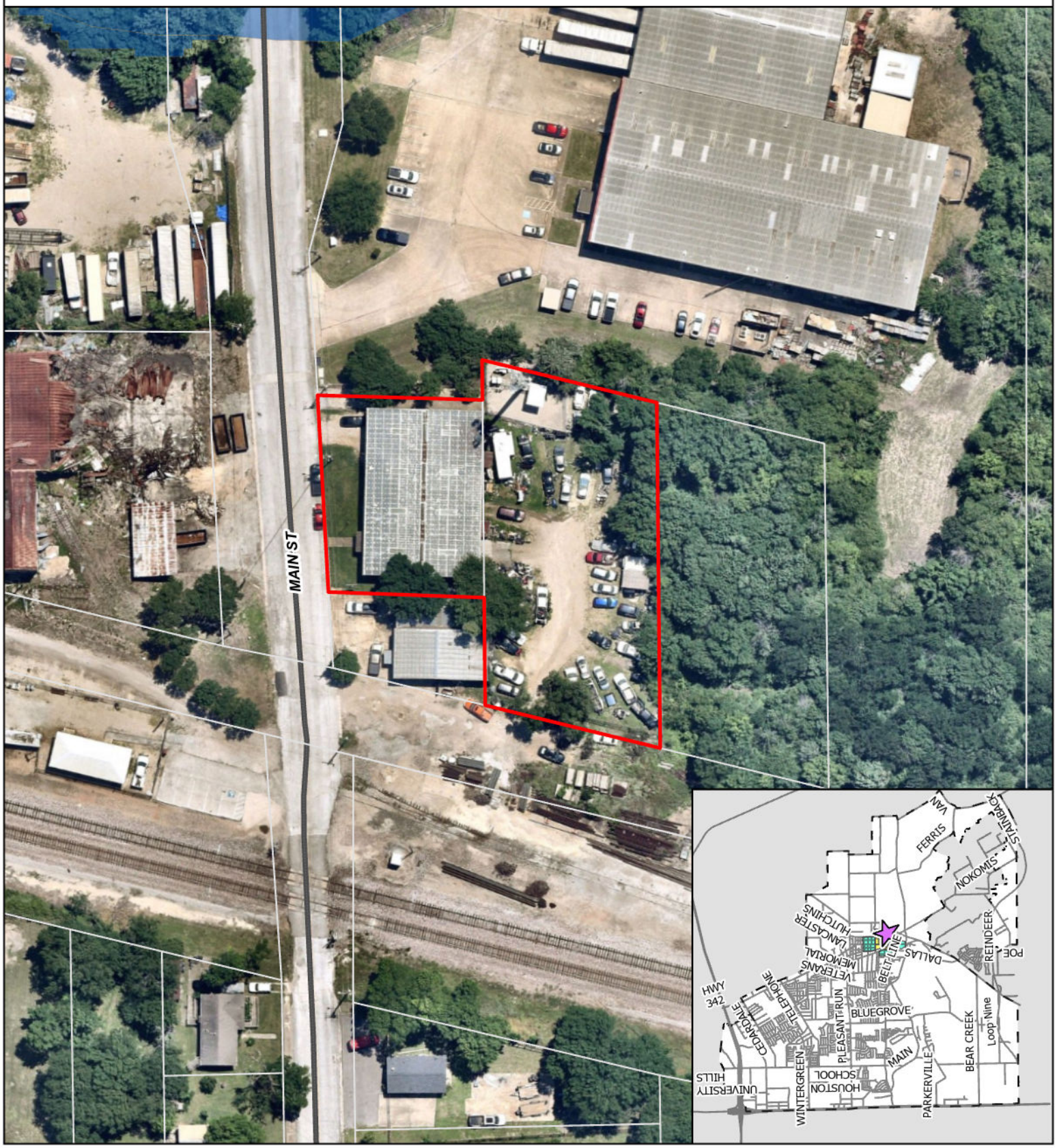
Lancaster Tx
610 E Main
Zoned: LI
Down Town Design Overlay
Keller Branch Sub District

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.
Created with Nearmap Vertical for Government 2026

Target Area
yesno
610 E Main
Streets
Floodplain
City Limits
Parcels

N

Date Exported: 9/21/2026 3:41 PM



City of Lancaster

211 North Henry Street

Lancaster, Texas 75146

July 10,2026

To Whom It May Concern,

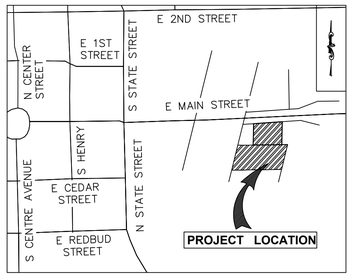
The purpose of the re-plat request for 610 East Main Street is to meet the requirements for obtaining the permits to install a trash enclosure on the property formally located at 612 East Main Street.

Thanks for your consideration!

Paul Baccus

Paul Baccus

Ergo Construction Management

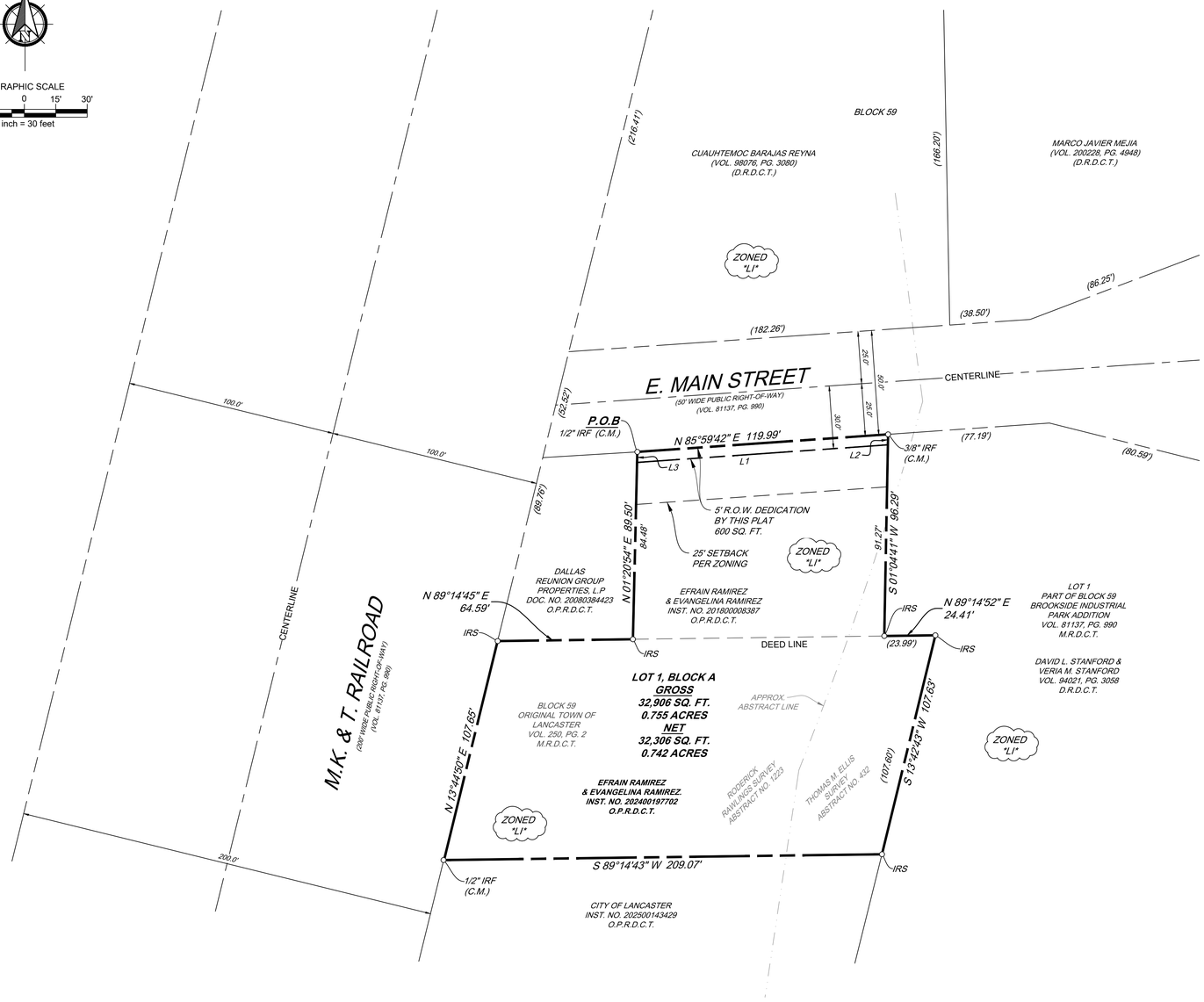


VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
30' 0 15' 30'
1 inch = 30 feet

LEGEND

	STREET CENTERLINE
	BOUNDARY LINE
	ADJACENT TRACTS
O	BOUNDARY/LOT CORNER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
APPROX.	APPROXIMATE



Line Table		
Line #	Bearing	Distance
L1	S 85°59'42" W	120.01'
L2	S 01°04'41" W	5.02'
L3	N 01°20'54" E	5.02'

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Efrain Ramirez & Evangelina Ramirez are the Owners of a tract of land situated in the R RAWLINS SURVEY, Abstract Number 1223, Dallas County, Texas, being that tract of land described to said Efrain Ramirez & Evangelina Ramirez, by Warranty Deed recorded in Instrument No. 201800008387, and 202400197702, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described as follows:

BEING part of Block 59 of the Original Town of Lancaster, Dallas County, Texas, according to the Official Map thereof recorded in Volume 250, Page 2, Map Records, Dallas County, Texas, (M.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of that tract of land described to Dallas Reunion Group Properties, L.P., by deed recorded in Document No. 20080384423, O.P.R.D.C.T., and being in the south line of E. Main Street, a 50 foot public Right-of-Way (R.O.W.), according to Volume 81137, Page 990, Brookside Industrial Park Addition, an addition to the City of Lancaster, Dallas County, Texas, according to the map thereof recorded in Volume 81137, Page 990, M.R.D.C.T.;

THENCE North 85 degrees 59 minutes 42 seconds East, with the south R.O.W. line of said E. Main Street, a distance of 119.99 feet to a 3/8 inch iron rod found for the northwest corner of Lot 1, Block 59, said Brookside Industrial Park Addition;

THENCE, with the west line of said Lot 1, the following bearings and distances:

South 01 degrees 04 minutes 41 seconds West, a distance of 96.29 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for corner;

North 89 degrees 14 minutes 52 seconds East, a distance of 24.41 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for corner;

South 13 degrees 42 minutes 43 seconds West, a distance of 107.63 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the northeast corner of that tract of land described to the City of Lancaster, by deed recorded in Instrument No. 202500143429, O.P[.R.D.C.T.;

THENCE South 89 degrees 14 minutes 43 seconds West, with the north line of said City of Lancaster tract, a distance of 209.07 feet to a 1/2 inch iron rod found for the northwest corner of said City of Lancaster tract, and being in the east R.O.W. line of M.K. & T. Railroad, a 200 foot R.O.W., according to said Brookside Industrial Park Addition;

THENCE North 13 degrees 44 minutes 50 seconds East, with the east line of said M.K. & T. Railroad, a distance of 107.65 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the southwest corner of said Dallas Reunion Group Properties, L.P. tract;

THENCE North 89 degrees 14 minutes 45 seconds East, with the south line of said Dallas Reunion Group Properties, L.P. tract, a distance of 64.59 feet to a 1/2 inch iron rod with plastic orange cap stamped "Urban Strategy" set for the southeast corner of said Dallas Reunion Group Properties, L.P. tract;

THENCE North 01 degrees 20 minutes 54 seconds East, with the east line of said Dallas Reunion Group Properties, L.P. tract, a distance of 89.50 feet to the **POINT OF BEGINNING**, and containing 32,906 square feet or 0.755 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, Efrain Ramirez and Evangelina Ramirez, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **Efrain and Evangelina Ramirez 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 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.

Efrain Ramirez & Evangelina Ramirez

By: _____ By: _____
Efrain Ramirez **Evangelina Ramirez**
Owner **Owner**

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 Efrain Ramirez and Evangelina Ramirez, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, **Mark A. Nace**, 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.

_____
Mark A. Nace
Registered Professional Land Surveyor No. 5539

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS §
COUNTY OF NUECES §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared **Mark A. Nace**, known to me to be the person whose name is subscribed to 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 and as the act and deed therein stated.

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

_____
Notary Public, in and for the State of Texas

GENERAL NOTES

1. BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM TWO UN-PLATTED TRACTS OF LAND.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. COORDINATE SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48113C0635K, DATED 07/07/2014 FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN FLOOD "ZONE X", A 100-YEAR FLOOD PLAIN, EXCEPT AS SHOWN, DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
7. EXISTING STRUCTURES TO REMAIN. NO PROPOSED NEW DEVELOPMENT.
8. LOT TO LOT DRAINAGE IS NOT ALLOWED UNLESS OTHERWISE REVIEWED AND APPROVED BY THE CITY ENGINEER.

CITY CERTIFICATE

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

The Assistant Director 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

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
502 N. Haskell Avenue
Dallas, Texas 75246
214-396-2339
DANIELO@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/OWNER
ERGO CONSTRUCTION MANA
CONTACT: PUAL BACCUS
407 NORTH CEDAR RIDGE DRIVE
DUNCANVILLE, TX 75116
214-477-9632
PAULBACCUS@ERGOMGMT.COM

OWNER
EFRAIN RAMIREZ AND
EVANGELINA RAMIREZ
1028 PARVIEW CIRCLE
CEDAR HILL, TX 75104

URBAN STRATEGY
502 N. Haskell Avenue, Dallas, Texas 75246
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

PRELIMINARY PLAT

EFRAIN AND EVANGELINA RAMIREZ ADDITION
LOT 1, BLOCK A
32,306 SQUARE FEET / 0.742 ACRES
BEING A PORTION OF
THE RODERICK RAWLINS SURVEY, ABSTRACT NO. 1223
AND THE THOMAS M. ELLIS SURVEY, ABSTRACT NO. #432
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
CITY CASE NO. PS26-54

ISSUE DATE: 09/29/2026	PROJECT NO.: 269022	1 inch = 30 feet	PAGE 1 OF 1

FILE NAME: 269022_PRELIMINARY PLAT_09-29-2026.DWG
FILE LOCATION: R:\Projects\2026\269022 1016 E Main Pls\ACAD\Sheets\269022_Preliminary Plat_09-29-2026.dwg
LAST SAVED: 9/29/2026 3:30:24 PM
PLOTTED ON: 9/29/2026 4:24 PM

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **5.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

PS26-55 Consider approval of a Final Plat to create Lot 1, Block A, out of the McClung Addition, described as Tract 1 Abstract 874 and Tract 2 Abstract 874A out of the M.M Miller Survey, addressed as 1335 N. Dallas Avenue and 200–210 W. Park Place, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is addressed as 200 West Park Place Drive and is 1.14 acres in size.

2. **Current Zoning**: The subject property is currently zoned Retail (R) and Commercial Services (CS).

3. **Adjacent Properties**:
   North: Retail (R) - Meineke Auto Repair, Retail Strip and Regions Building
   South: Retail (R) - Office and Retail
   East: Single-Family Residential (SF-6) - Single-Famiy Dwellings
   West: Retail (R) - Single-Family Dwellings

4. **Comprehensive Plan**: The Future Land Use Map of the Comprehensive Plan designates the property as Reinvestment Area.

5. **Case History**:

Date	Body	Action
08/24/2026	CC	M26-36 Approved a Sanitary Sewer Easement
06/02/2026	P&Z	PS26-35 Approved a Preliminary Plat
10/16/1989	CC	Z1989 Zoning Map Adopted
09/12/1977	CC	Approved a Conditional Use Permit for a Muffler Shop

Operational Considerations:

This is a request for approval of a final plat to establish one lot for an existing minor auto repair facility and retail strip center development.

The site has frontage along North Dallas Avenue, West Park Place Drive, and Hall Street. The Master Thoroughfare Plan (MTP) designates West Pleasant Run Road as a 6-lane Major Arterial Type A, which requires 120-feet of rights-of-way (ROW). Hall Street and West Park Place Drive are designated as

Local Roads requiring 60-feet of ROW. 608 square feet has been provided in ROW dedication along Hall Street. No further dedication is required.

The public sewer easement has been approved by Council and recorded as a separate instrument prior to the submittal of the final plat.

The final plat is in substantial compliance 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 as presented.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Location Map

Letter of Intent

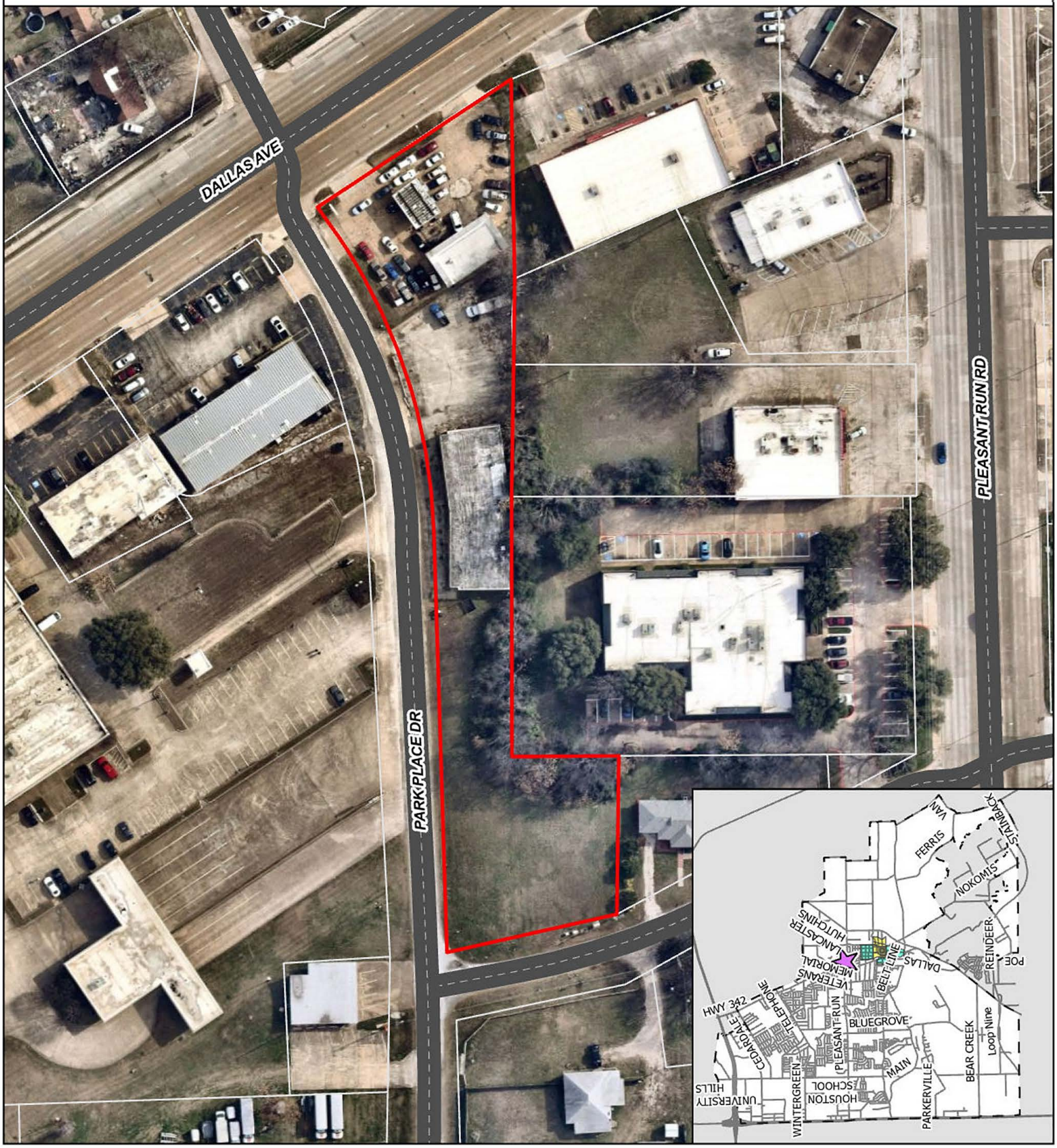
Final Plat

City of Lancaster Tx
200 W Park Place
Zone: CS & R

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.

TargetParcel
yesno
200 W Park Place
Parcels
Streets
City Limits
N

Date Exported: 5/18/2026 1:20 PM



City of Lancaster Tx
200 W Park Place
Zone: CS & R

DISCLAIMER / LIMITATION OF LIABILITY
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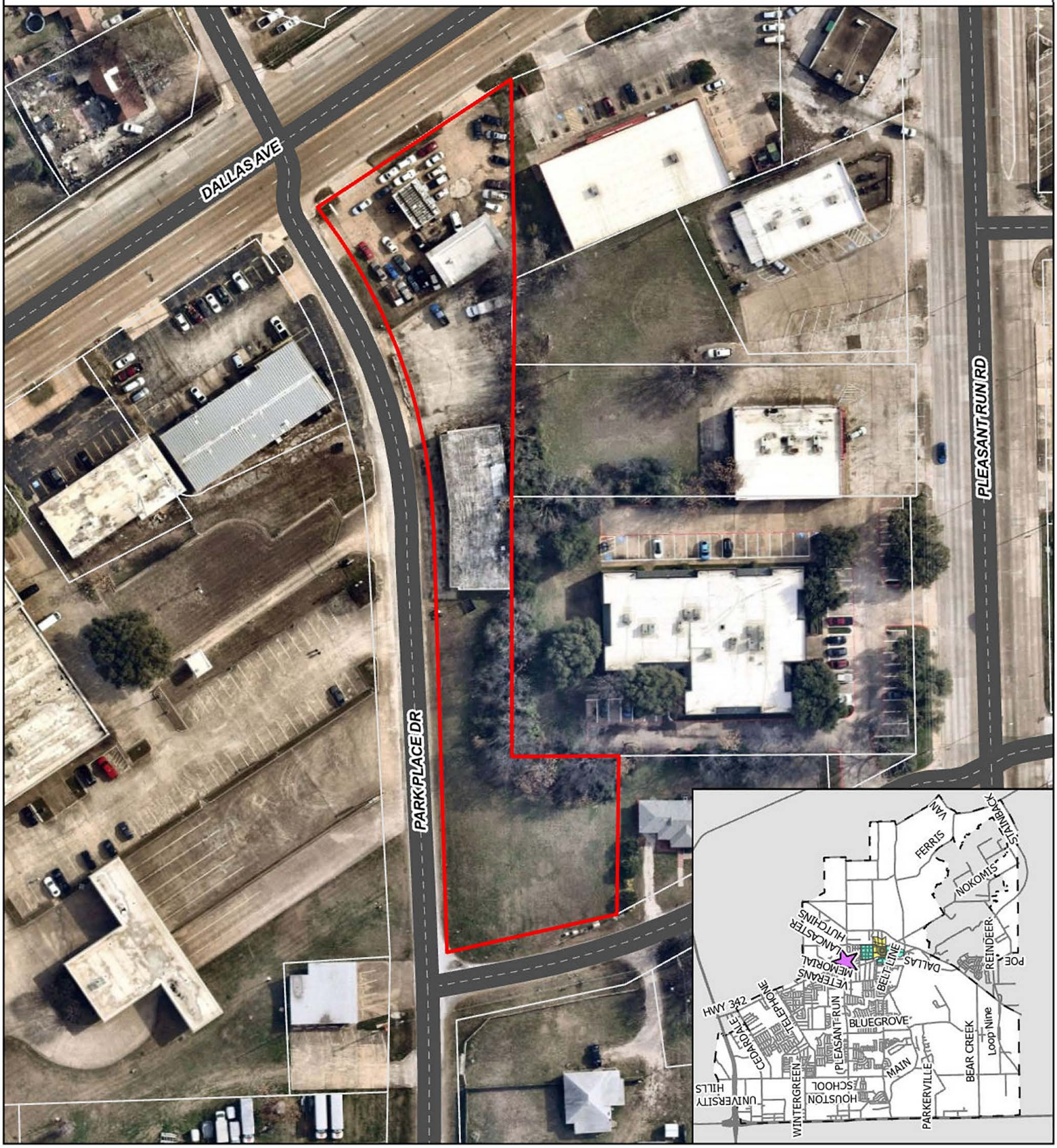
TargetParcel
yesno
200 W Park Place
Parcels
Streets
City Limits
N

Date Exported: 5/18/2026 1:20 PM



Letter of Intent

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

May 4th, 2026

RE: Letter of Intent for Platting

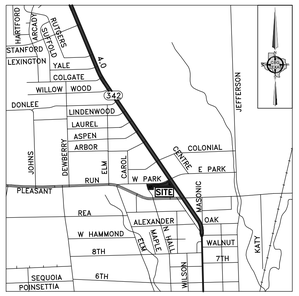
To Whom It May Concern,

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

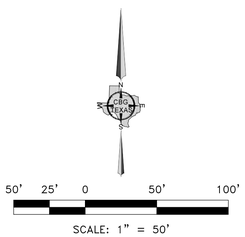
The property being platted is located at 200 West Park Place Drive in Lancaster, Texas, and is currently described by deed as Tracts 1 of Abstracts 874 and Tract 2 of Abstract 874A out of the M. M. Miller Survey, more particularly described on Exhibit A attached hereto as recorded in the Deed Records of Dallas County, Texas and more commonly known as 1335 N. Dallas Avenue, Lancaster, Texas and 200-210 W. Park Place, Lancaster, Texas

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,

Hugh McClung
MCCLUNG INVESTMENT PROPERTIES LLC
(214) 502-8546



VICINITY MAP
(NOT TO SCALE)



SCALE: 1" = 50'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS are the owners of a 49,802 square foot tract of land situated in the MM Miller Survey, Abstract Number 874, Dallas County, Texas, same being that tract of land conveyed to McClung Investment Properties, LLC , by Warranty Deed recorded in Instrument Number 201500035591, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said being the Northeast corner of Lot 1, Block A, Northfork Creek Addition, an Addition to the City of Lancaster, Dallas County, Texas, according to the Plat thereof recorded in Clerk's File Number 20080265855, Official Public Records, Dallas County, Texas, same being along the Southwest right-of-way line of North Dallas Avenue (variable width right-of-way);

THENCE South 89 degrees 33 minutes 40 seconds West, along the North line of said Lot 1, a distance of 509.19 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Mogarosh Properties LLC, by deed recorded in Instrument Number 202500066107, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 58 minutes 03 seconds East, along the West line of said Mogarosh Properties tract, a distance of 70.53 feet to a 1/2 inch iron rod with orange cap stamped "Premier" found for corner, said corner being the Northeast corner of a tract of land conveyed to Juan Cardoso, by deed recorded Instrument Number 202500224735, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 35 minutes 08 seconds West, along North line of said Cardoso tract, a distance of 120.00 feet to a 1/2 inch iron rod with orange cap stamped "Premier" found for corner, said corner being the Northwest corner of said Cardoso tract, same being along the Northeast right-of-way line of North Hall Street (called 50 foot right-of-way);

THENCE North 14 degrees 36 minutes 47 seconds West, along the Northeast right-of-way line of said 111.74 fee to a point for corner, said corner being in the intersection of the Northeast right-of-way line of said North Hall Street, and the South right-of-way line of West Park Place Drive (60 foot right-of-way), from which a 1/2 inch iron pipe found bears North 32 degrees 05 minutes 21 seconds West, a 0.60 feet for witness;

THENCE North 87 degrees 13 minutes 52 seconds East, along the South right-of-way line of said West Park Place Drive, a distance of 324.99 feet to a point for corner, said corner being the beginning of a tangent curve to the left, having a radius of 415.56 feet, having a delta of 31 degree 25 minutes 00 seconds, a chord bearing and distance of North 71 minutes 31 minutes 22 seconds East, a 225.02 feet;

THENCE along the South right-of-way line of said West Park Place Drive, and along said curve to the left, an arc length of 227.86 feet to a point for corner;

THENCE North 55 degrees 48 minutes 53 seconds East, along the Southeast right-of-way line of said West Park Place Drive, a distance of 29.64 feet to a point for corner, said corner being in the intersection of the Southeast right-of-way line of West Park Place Drive and the Southwest right-of-way line of said North Dallas Avenue;

THENCE South 34 degrees 06 minutes 33 seconds East, along the Southwest right-of-way line of said North Dallas Avenue, a distance of 166.96 feet to the POINT OF BEGINNING and containing 49,802 square feet and or 1.14 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, McClung Investment LLC, Owner, and acting through there duly authorized agent 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, MCCLUNG 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 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.

McClung Investment Properties, LLC (Owner)

_____
Hugh L. McClung (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 Hugh L. McClung 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 05/22/2026 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

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Assistant Director of the City of Lancaster, Texas, hereby certifies that to the best of their 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 their approval is required.

_____ _____
Assistant Director of Development Services Date

CITY CERTIFICATION

Approval

_____ _____
Chairman, Planning and Zoning Commission Date

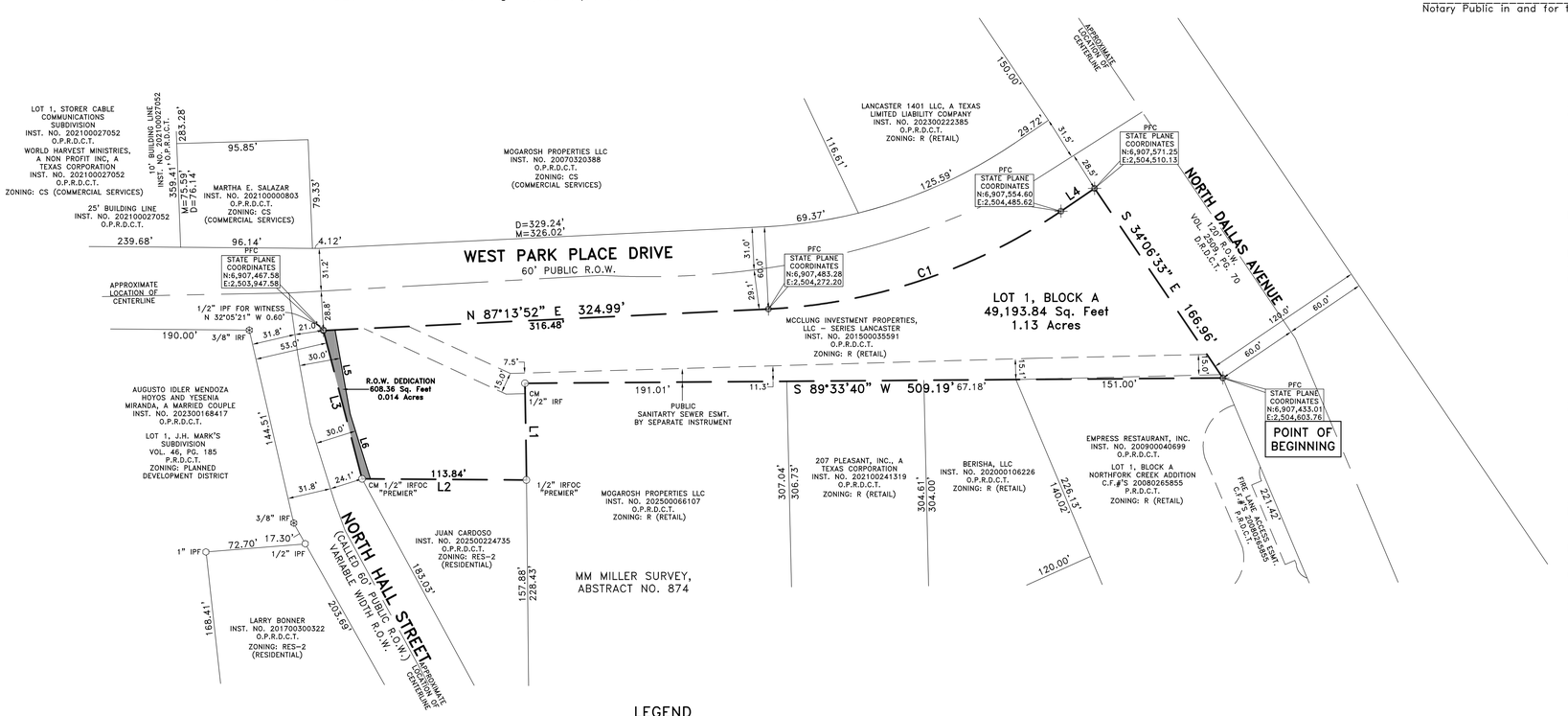
ATTEST:

_____ _____
Signature Date

_____
Name & Title

The Senior Planner of the City of Lancaster, Texas, hereby certifies that to the best of their 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 their approval is required.

_____ _____
Senior Planner Date



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 MINOR PLAT IS TO CREATE 1 LOT OUT OF A 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 X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
8) PROPERTY ZONING: R (RETAIL)

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
C.F.# = CLERK'S FILE NUMBER
VOL./PG. = VOLUME/PAGE
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
PFC = POINT FOR CORNER
OC = ORANGE CAP

LINE	BEARING	DISTANCE
L1	S 00°58'03" E	70.53'
L2	N 89°35'08" W	120.00'
L3	N 14°36'47" W	111.74'
L4	N 55°48'53" E	29.64'
L5	N 10°14'33" W	62.29'
L6	S 17°20'43" E	49.53'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	227.86'	415.56'	31°25'00"	N 71°31'22" E	225.02'

OWNER: MCCLUNG INVESTMENT PROPERTIES, LLC
AGENT: HUGH L. MCCLUNG
14971 FM 429 SOUTH
TERRELL, TEXAS, 75161
PHONE: 214-502-8546
EMAIL: HUGHLMCCLUNG@GMAIL.COM

CASE NUMBER: PS26-35
FINAL PLAT
MCCLUNG ADDITION
LOT 1, BLOCK A
49,802 SQ. FT. / 1.14 ACRES
MM MILLER SURVEY, ABSTRACT NO. 874,
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
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.cbgtxllc.com

SCALE: 1"=50' / DATE: 05-22-2026 / JOB NO. 12954 / DRAWN BY: JLA

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **6.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

DP26-13 Discuss and consider a site plan for the development of two warehouses, on a property being 52.0925-acres out of the Thomas A Phillips Survey, Abstract No. 1123, addressed as 1301 N. Lancaster Hutchins Road and 645 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is addressed as 1301 N. Lancaster Hutchins Road and 645 E. Pleasant Run Road. The property is 52.0925 acres in size.

2. **Current Zoning**: The subject property is zoned Planned Development (PD).

3. **Adjacent Properties**:
   North: Planned Development (PD), Lanport Overlay - Undeveloped Land
   South: Extra Territorial Jurisdiction (ETJ) - Undeveloped Land
   East: Planned Development (PD), Lanport Overlay - Data Center
   West: Planned Development (PD), Lanport Overlay - Undeveloped Land

4. **Comprehensive Plan Compatibility**: The Future Land Use Map of the Comprehensive Plan designates the site as Logistics and Distribution.

5. **Case History**:

Date	Body	Action
09/01/2026	P&Z	DP26-13 Tabled to October 6, 2026 P&Z
05/03/2022	P&Z	PS22-20 Approved Preliminary Plat
03/10/2008	CC	Z07-23 Approved Logistic Port Planned Development
01/28/2008	CC	M07-07 Lanport Overlay Adopted
01/15/2008	P&Z	Z07-23 Recommended Approval of Logistic Port Planned Development
11/06/2007	P&Z	M07-07 Recommend Approval of Lanport Overlay
10/16/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

This is a request to approve a site plan with two warehouse facilities on the subject site. Building 1 will be 503,500 square feet and has two points of access from Lancaster Hutchins Road. Building 2 will be 319, 750 square feet and has direct access from Industrial Street and a second point of access to Lancaster Hutchins Road through a mutual access easement from the proposed warehouse to the south. 10-feet in rights-of-way dedication will be provided along Lancaster Hutchins Road at the time of platting. Additionally, a deceleration lane is being proposed per the Traffic Impact Analysis that was performed.

The applicant has provided the required landscaping per the Logistic Port PD. Irrigation is required and will be installed and maintained per the LDC.

The site plan is in substantial compliance with the building design, landscaping, and screening requirements outlined in the Logistics Port PD. No variances are being requested.

Public Information Considerations:

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

Options/Alternatives:

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

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

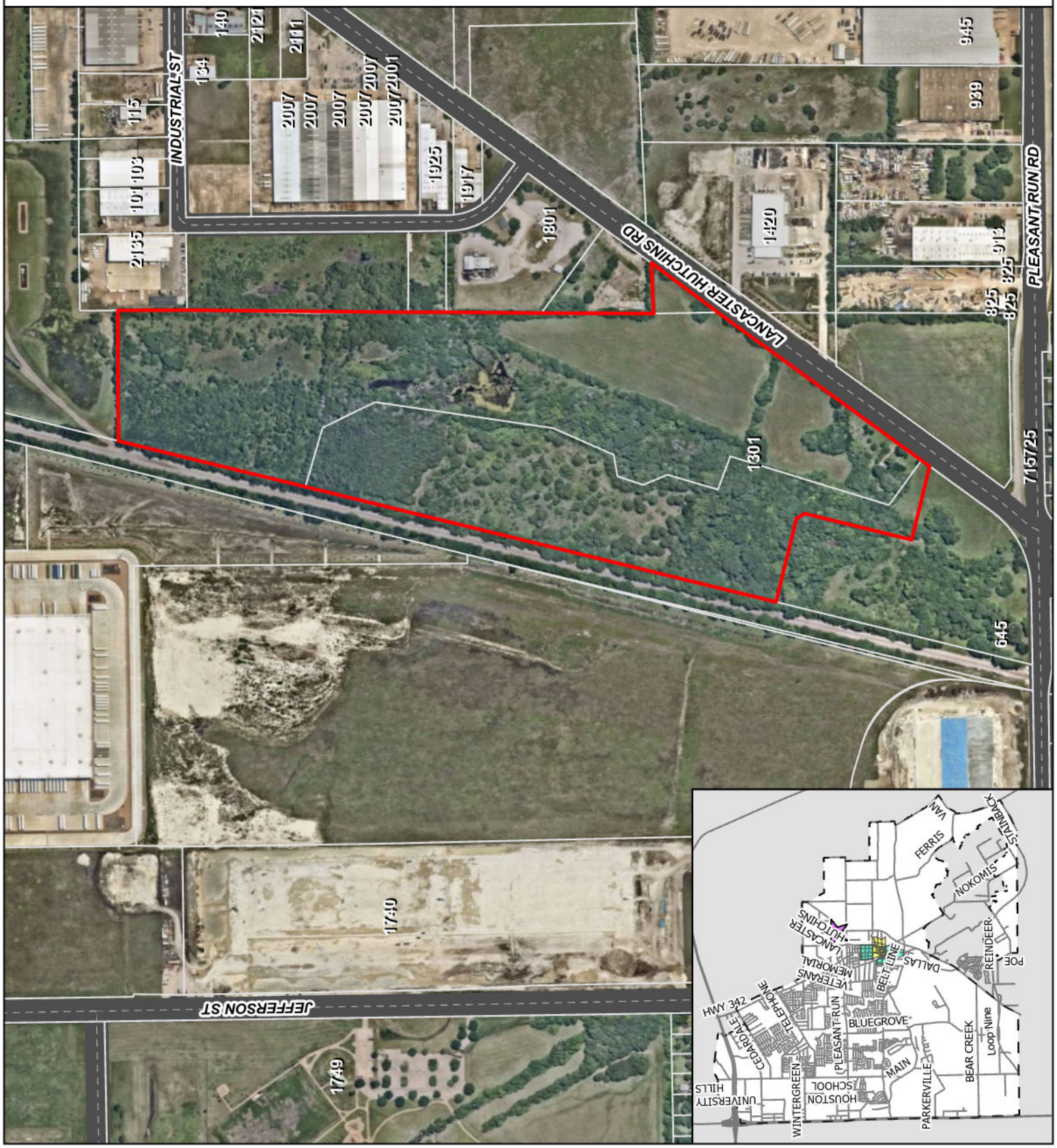
Site Plan

City of Lancaster Tx
1301 N Lancaster Hutchins Rd
Zoned: PD
LANPORT Overlay:
Subdistrict Intensity

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.
Created with Nearmap Vertical for Government 2026

Addresses
TargetParcel
yesno
1301 N Lancaster Hutchins
Parcels
Streets
City Limits
N

Date Exported: 6/29/2026 2:12 PM



June 8, 2026

Vicki Coleman, AICP
Development Services Director
Lancaster City Hall
211 North Henry Street
Lancaster, TX 75134

RE: ***Letter of Intent***
Scannell Lancaster
Northwest corner of N Lancaster Hutchins Rd and E Pleasant Run Rd
Lancaster, Texas

Dear Vicki:

In accordance with the guidelines provided in the City's Site Plan Application Packet, Kimley-Horn is submitting this Letter of Intent to submit a Site Plan application on property located at the Northwest corner N Lancaster Hutchins Rd and E Pleasant Run Rd.

The intent is of the Owner is to develop a warehouse development with associated site improvements. The site is within the PD – Lan Port Industrial which allows for the proposed use.

We look forward to navigating the City's process in close coordination with City Staff. Please reach out with any questions or concerns regarding our application.

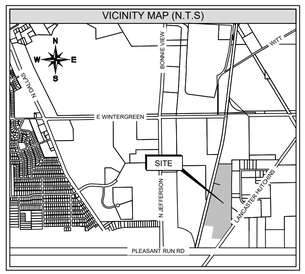
Please contact me at (972) 468-9789 or Rhyan.weirich@kimley-horn.com should you need any further information.

Sincerely,

Rhyan Weirich, P.E.

LEGEND	
PROPERTY LINE	
SETBACK	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED LIGHT DUTY CONCRETE PAVEMENT	
PROPOSED HEAVY DUTY CONCRETE PAVEMENT	
PROPOSED SIDEWALK PAVEMENT	
PROPOSED FIRE HYDRANT	

VICINITY MAP (N.T.S)



SITE DATA TABLE (BUILDING 1)	
ZONING	LOGISTICS PORT PD
PROPOSED USES	WAREHOUSE
LOT AREA	1,377,688 S.F. / 31.63 AC
BUILDING AREA	503,500 SF
BUILDING COVERAGE	36.55 %
BUILDING HEIGHT	50 FT
REQUIRED AUTO PARKING	281
PROPOSED AUTO PARKING	281
REQUIRED ADA PARKING	7
PROPOSED ADA PARKING	7
PROPOSED TRAILER PARKING	132

SITE DATA TABLE (BUILDING 2)	
ZONING	LOGISTICS PORT PD
PROPOSED USES	WAREHOUSE
LOT AREA	903,425 S.F. / 20.74 AC
BUILDING AREA	319,750 SF
BUILDING COVERAGE	35.4 %
BUILDING HEIGHT	50 FT
REQUIRED AUTO PARKING	206
PROPOSED AUTO PARKING	210
REQUIRED ADA PARKING	7
PROPOSED ADA PARKING	7
PROPOSED TRAILER PARKING	55

NOTES

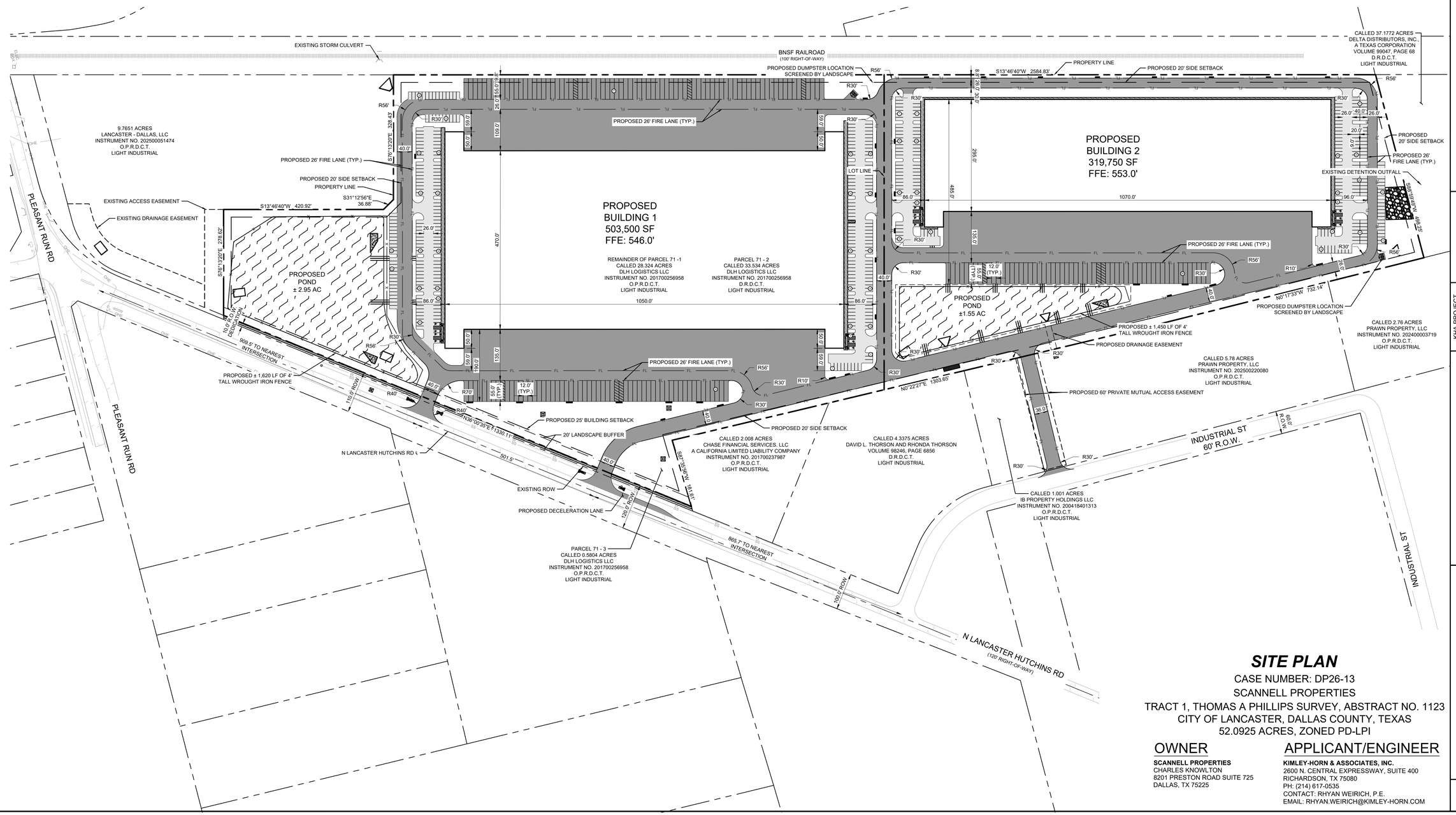
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF LANCASTER STANDARD CONSTRUCTION DETAILS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
4. ALL CURBS ARE 3' OR 10' IN RADIUS UNLESS OTHERWISE NOTED.
5. ALL PARKING SHOWN IS 9.0' x 20.0' UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

PARKING CALCULATIONS (BUILDING 1)
OFFICE PARKING REQUIREMENT: 1 SPACE PER 300 S.F. *ASSUMING 2% OFFICE USE **WAREHOUSE PARKING REQUIREMENT:** 1 SPACE PER 2,000 S.F. **OFFICE =** 10,070 S.F. / 300 S.F. PER SPACE = **34 SPACES** **WAREHOUSE =** 493,430 S.F. / 2,000 S.F. PER SPACE = **247 SPACES** **TOTAL =** 34 SPACES + 247 SPACES **= 281 SPACES**

PARKING CALCULATIONS (BUILDING 2)
OFFICE PARKING REQUIREMENT: 1 SPACE PER 300 S.F. *ASSUMING 5% OFFICE USE **WAREHOUSE PARKING REQUIREMENT:** 1 SPACE PER 2,000 S.F. **OFFICE =** 15,898 S.F. / 300 S.F. PER SPACE = **54 SPACES** **WAREHOUSE =** 303,762 S.F. / 2,000 S.F. PER SPACE = **152 SPACES** **TOTAL =** 54 SPACES + 152 SPACES **= 206 SPACES**



SITE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED PD-LPI

OWNER

SCANNELL PROPERTIES
CHARLES KNOWLTON
8201 PRESTON ROAD SUITE 725
DALLAS, TX 75225

APPLICANT/ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer RYAN N. WEIRICH
P.E. No. 135369 Date JULY 2026

KHA PROJECT	064493234
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	MAN
DRAWN BY	ERC
CHECKED BY	RNW

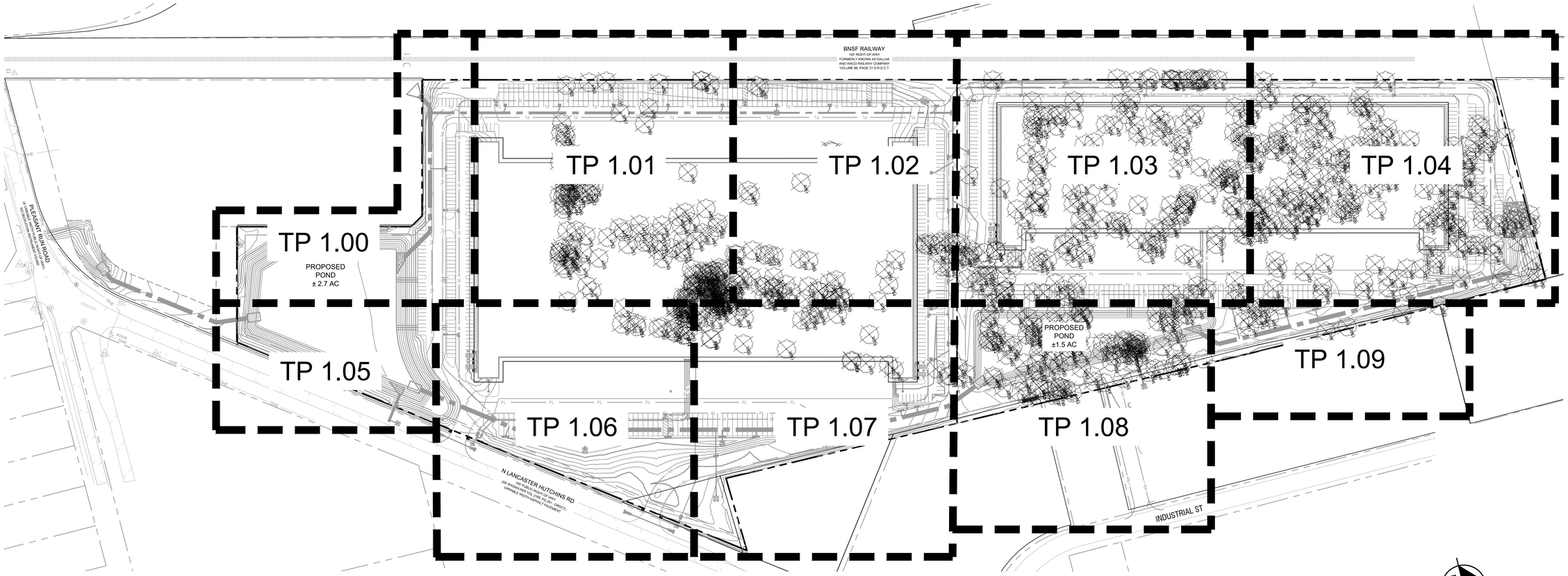
SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

SITE PLAN

SHEET NUMBER
SP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES XREFS ATTACHED
LAYERS SAVED
PLOTTED BY RODOLFO, JOSE
DATE/TIME 7/15/2026 4:03 PM
DWG NAME J:\064493234 - Scannell Lancaster\4_Design\CAD\Plan\Sheets C-SITE.dwg

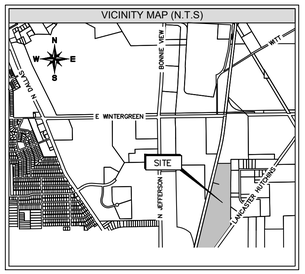


GRAPHIC SCALE IN FEET
0 60 120 240

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN



TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

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SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
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RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

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PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
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PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

OVERALL TREE MITIGATION PLAN

SHEET NUMBER
TP 0.00

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IMAGES
REFS
LAYERS USED
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DATE/TIME
DWG NAME

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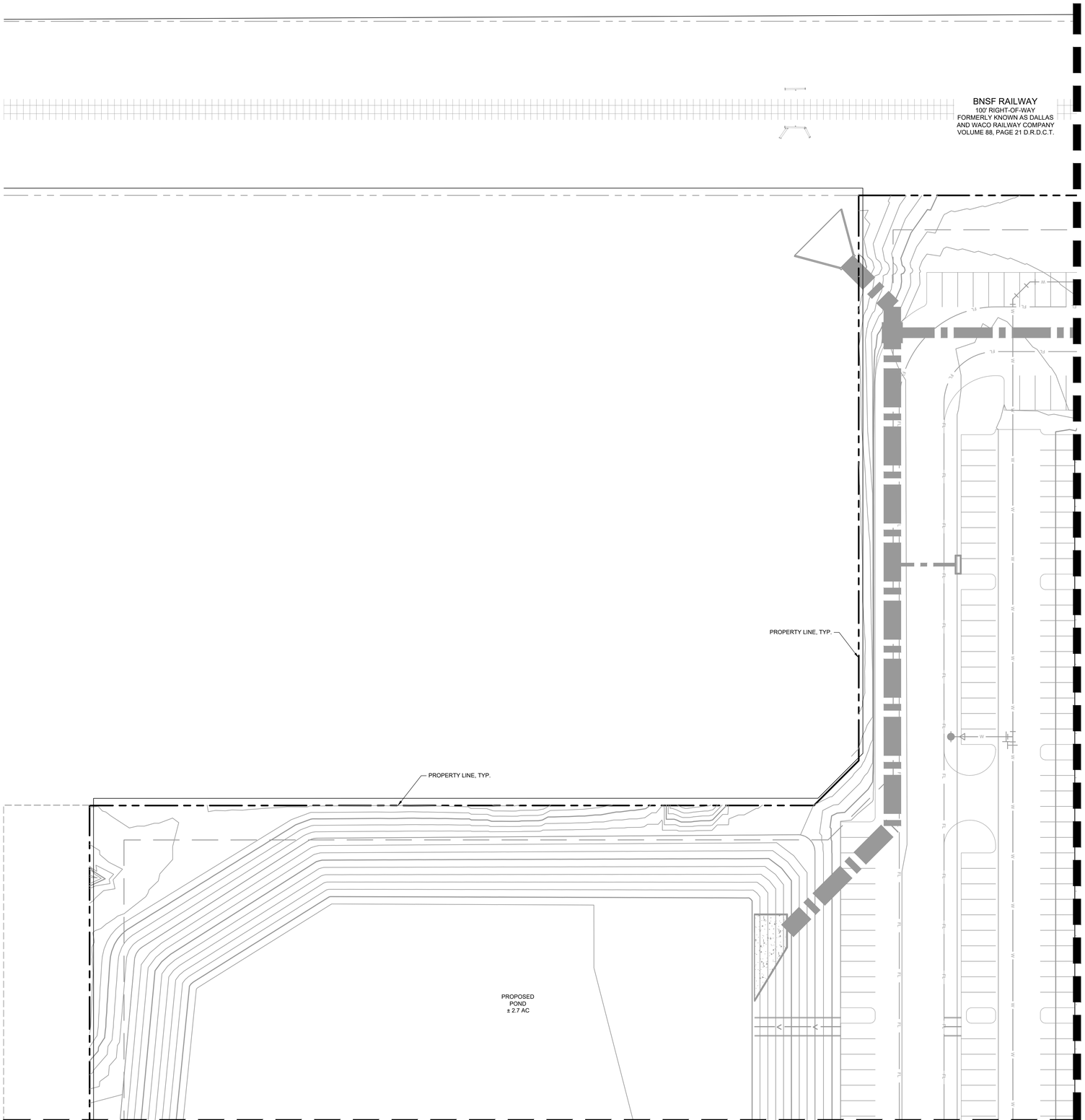

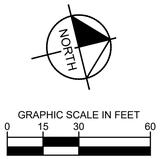

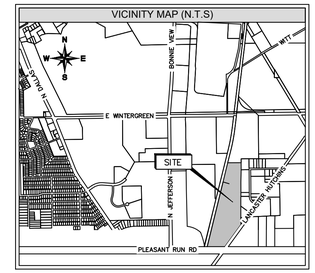

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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L.A. No. 3486 DATE 07/16/2026

KHA PROJECT
064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.00

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IMAGES
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PLOTTED BY
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DWG NAME

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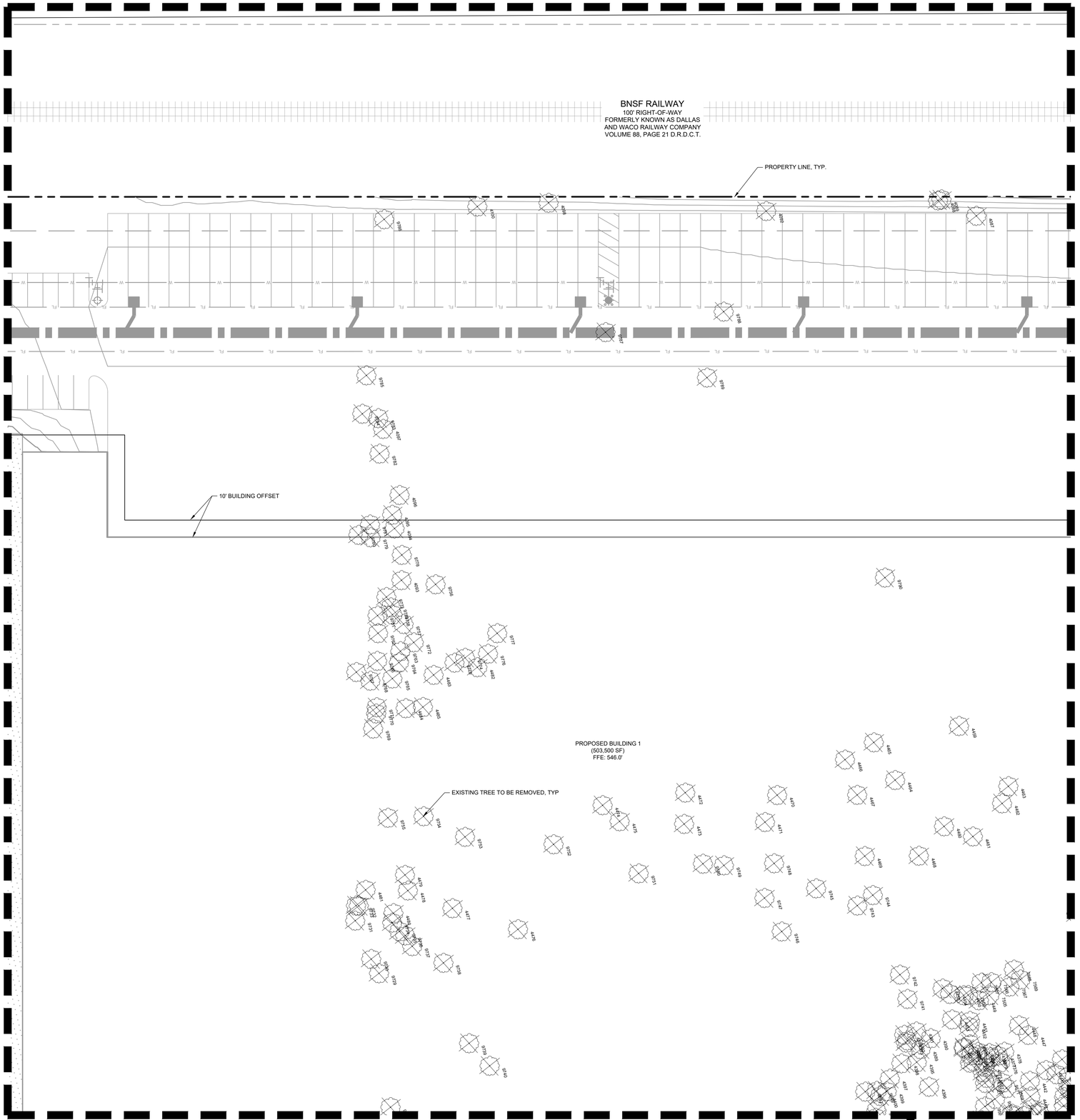

MATCHLINE SEE SHEET TP 1.00

MATCHLINE SEE SHEET TP 1.02

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MATCHLINE SEE SHEET TP 1.07

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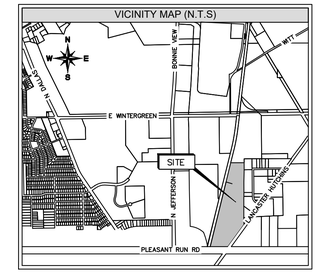
VICINITY MAP (N.T.S)



LEGEND

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

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TREE MITIGATION PLAN

SHEET NUMBER
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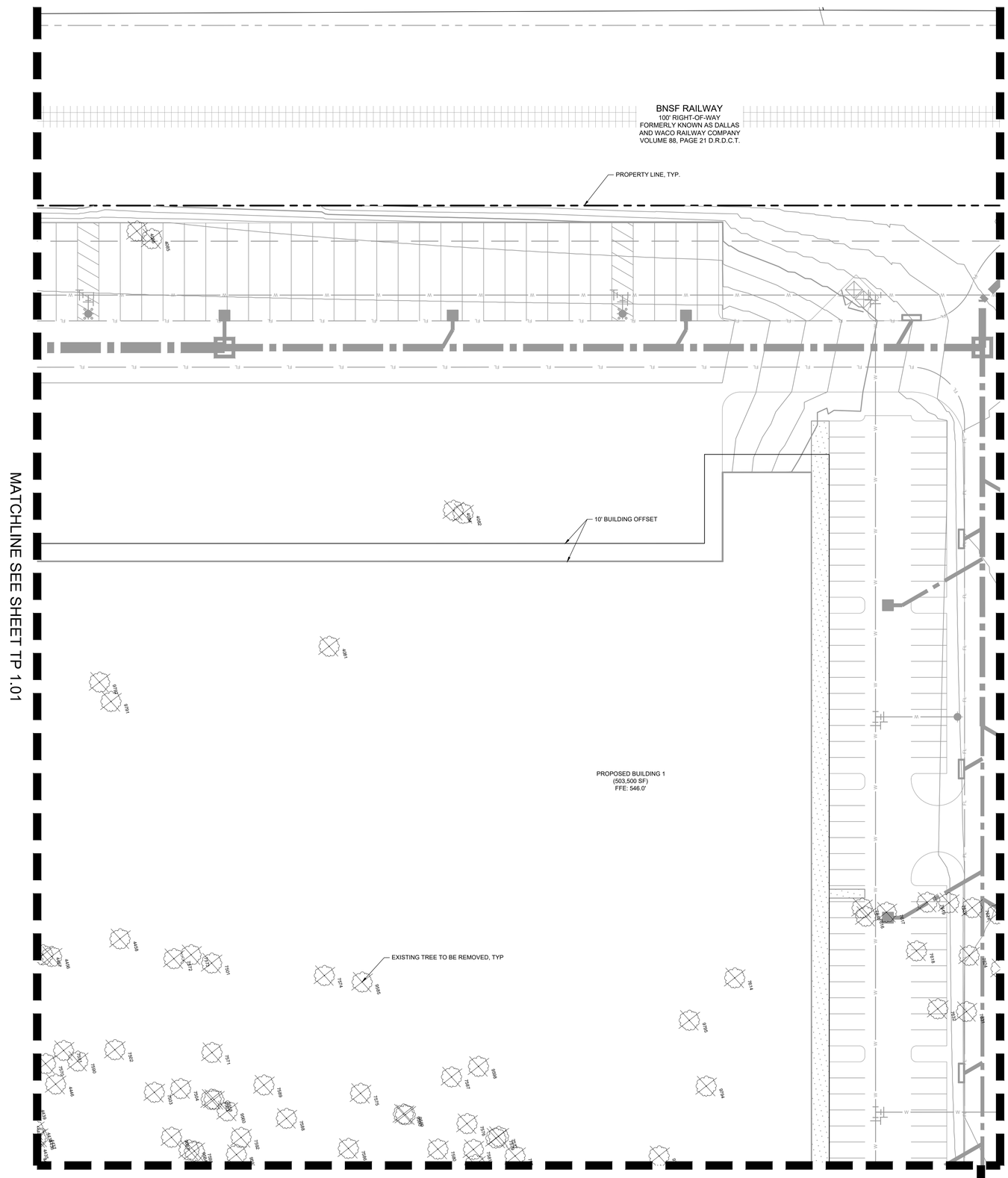

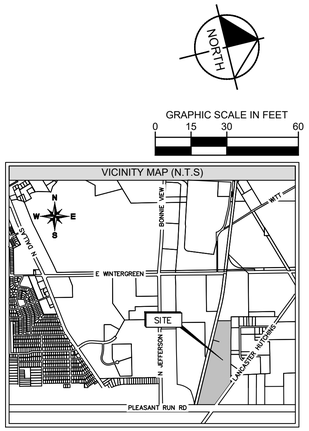

LEGEND

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

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DALLAS, TX 75225

ENGINEER

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L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

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SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.02

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IMAGES
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ATTACHED
PLOTTED BY
DATE SAVED
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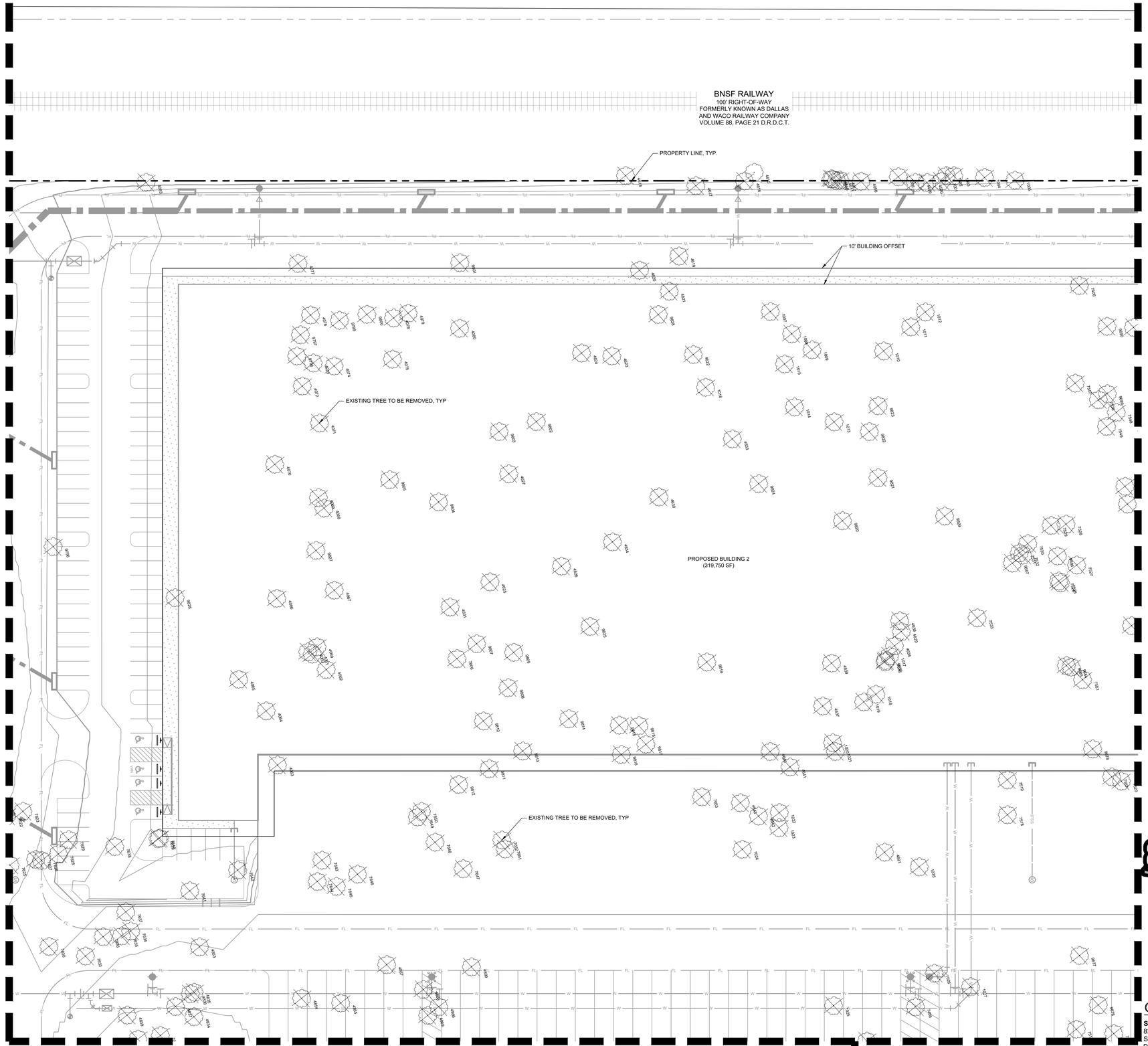

NORTH

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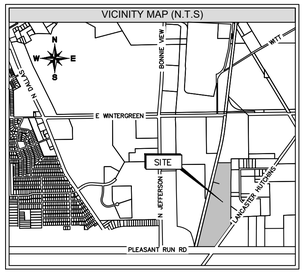
VICINITY MAP (N.T.S)



LEGEND

XXXX	EXISTING TREE TO BE REMOVED
XXXX	EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
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DALLAS, TX 75225

ENGINEER

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT	064493234
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.03

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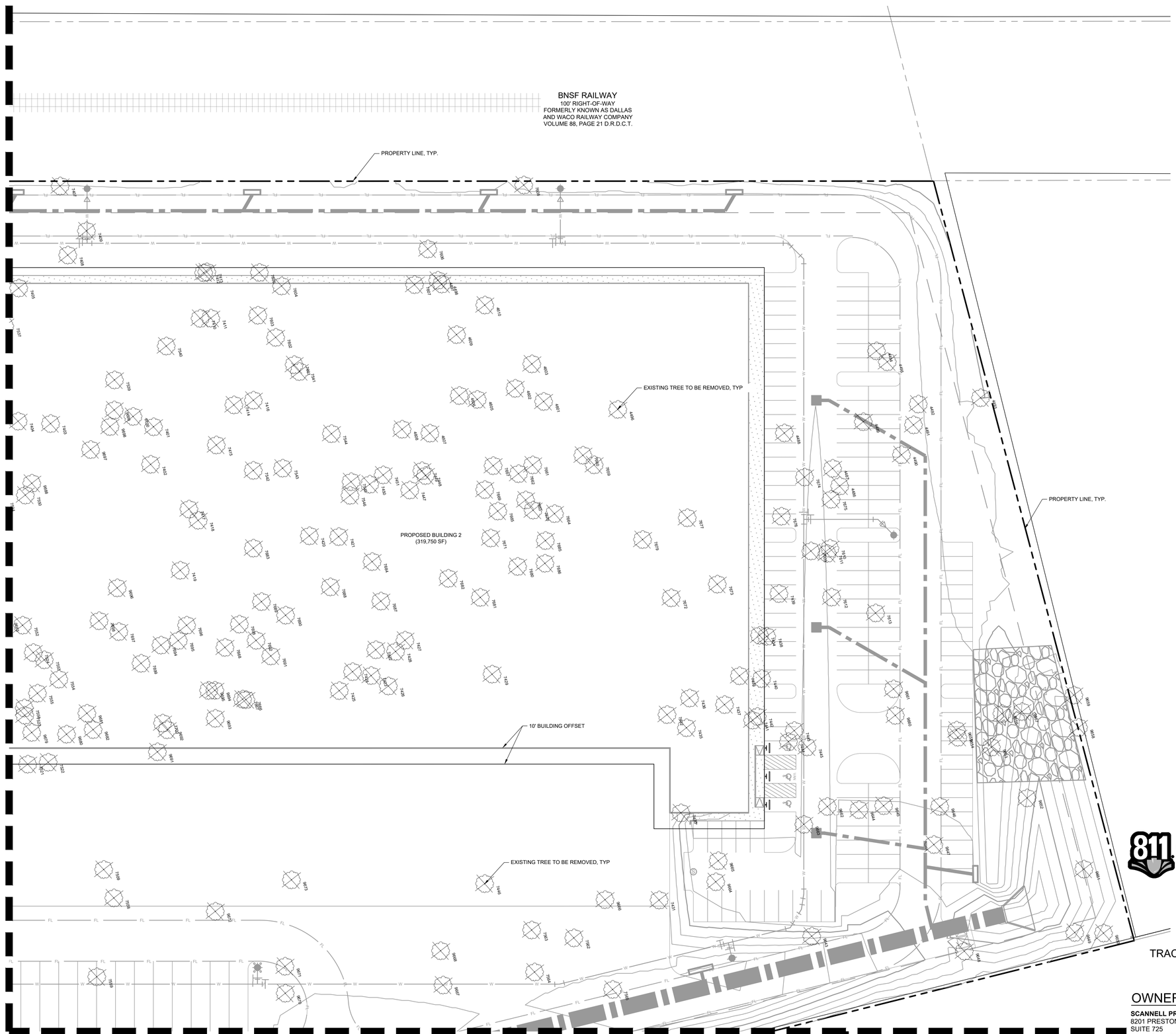

NORTH

GRAPHIC SCALE IN FEET
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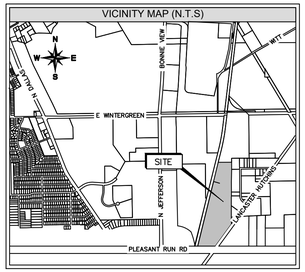
VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
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CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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DALLAS, TX 75225

ENGINEER

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L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.04

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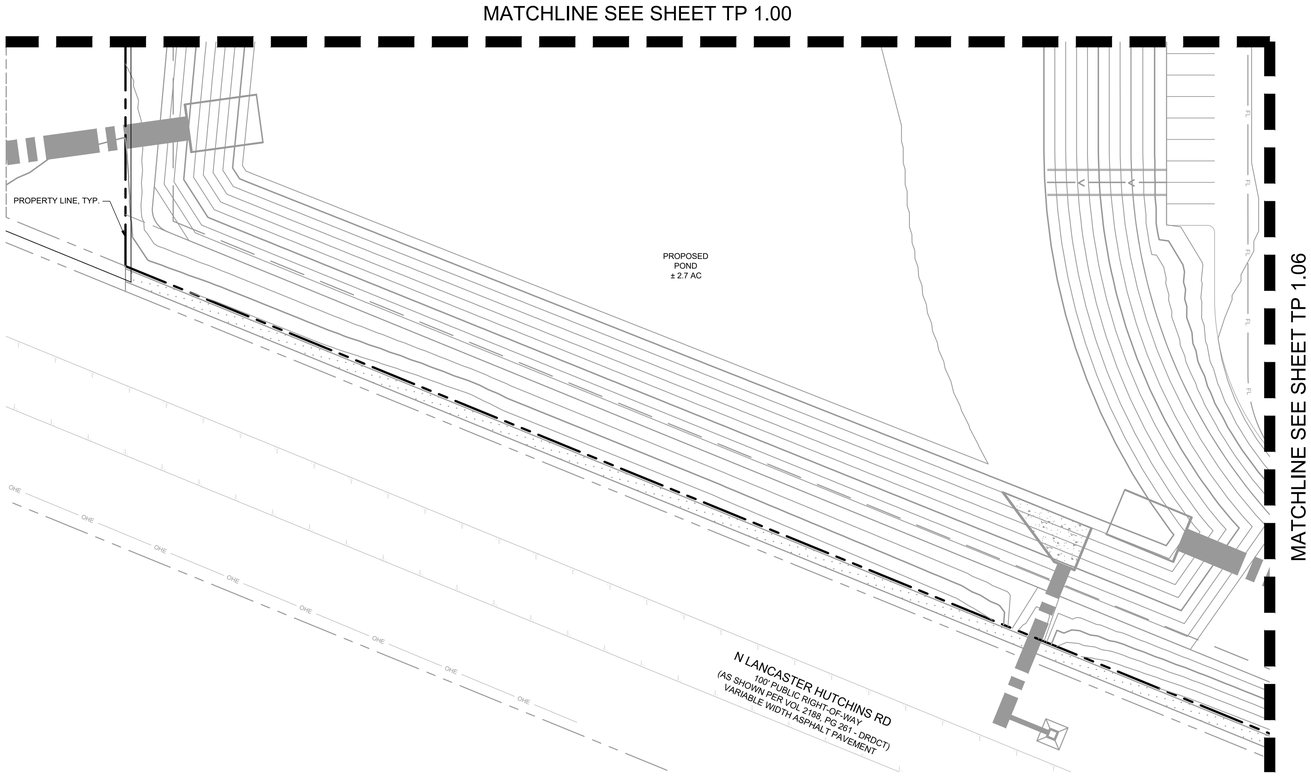

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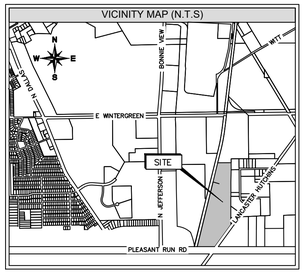

LEGEND

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

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CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.05

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IMAGES
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LAYERS SAVED
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PLOTTED ON
DWG NAME
Hatch : xEcdHa xEAJH : xSite : xBNDY : xTBr : LA : xSter : xStm : xOAM : xWat : xTree2
CHAVEZ, LNDSEY 7/17/2026 10:03 AM
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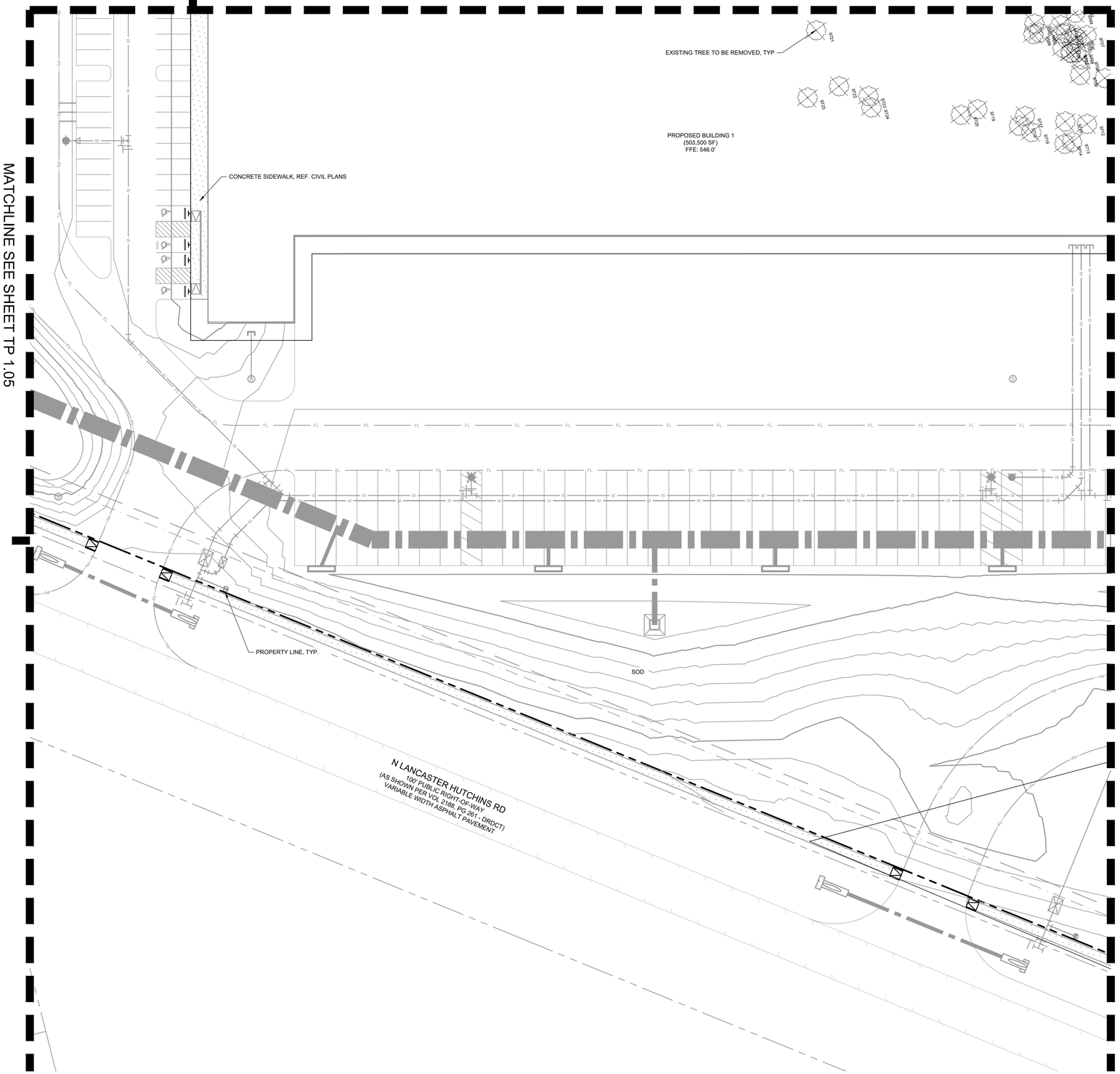
TP-1.00 - Tree Mitigation.dwg
P:\Dallas\Scannell Lancaster_Design\CAD\Plan Sheets\Landscape

MATCHLINE SEE SHEET TP 1.00

MATCHLINE SEE SHEET TP 1.01

MATCHLINE SEE SHEET TP 1.05

MATCHLINE SEE SHEET TP 1.07



NORTH

GRAPHIC SCALE IN FEET

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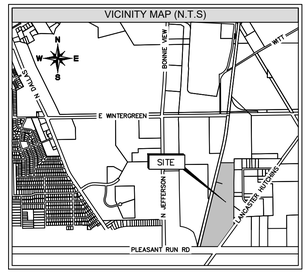
VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

811 Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
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EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.06

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IMAGES
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DWG NAME

AAmat : xEcBk : xEXIM : xSfm : xBNDY : xTB- LA : xSwr : xSfm : xDIM : VIIW : xTree2
CHAVEZ, LINDSEY 7/17/2026 10:53 AM
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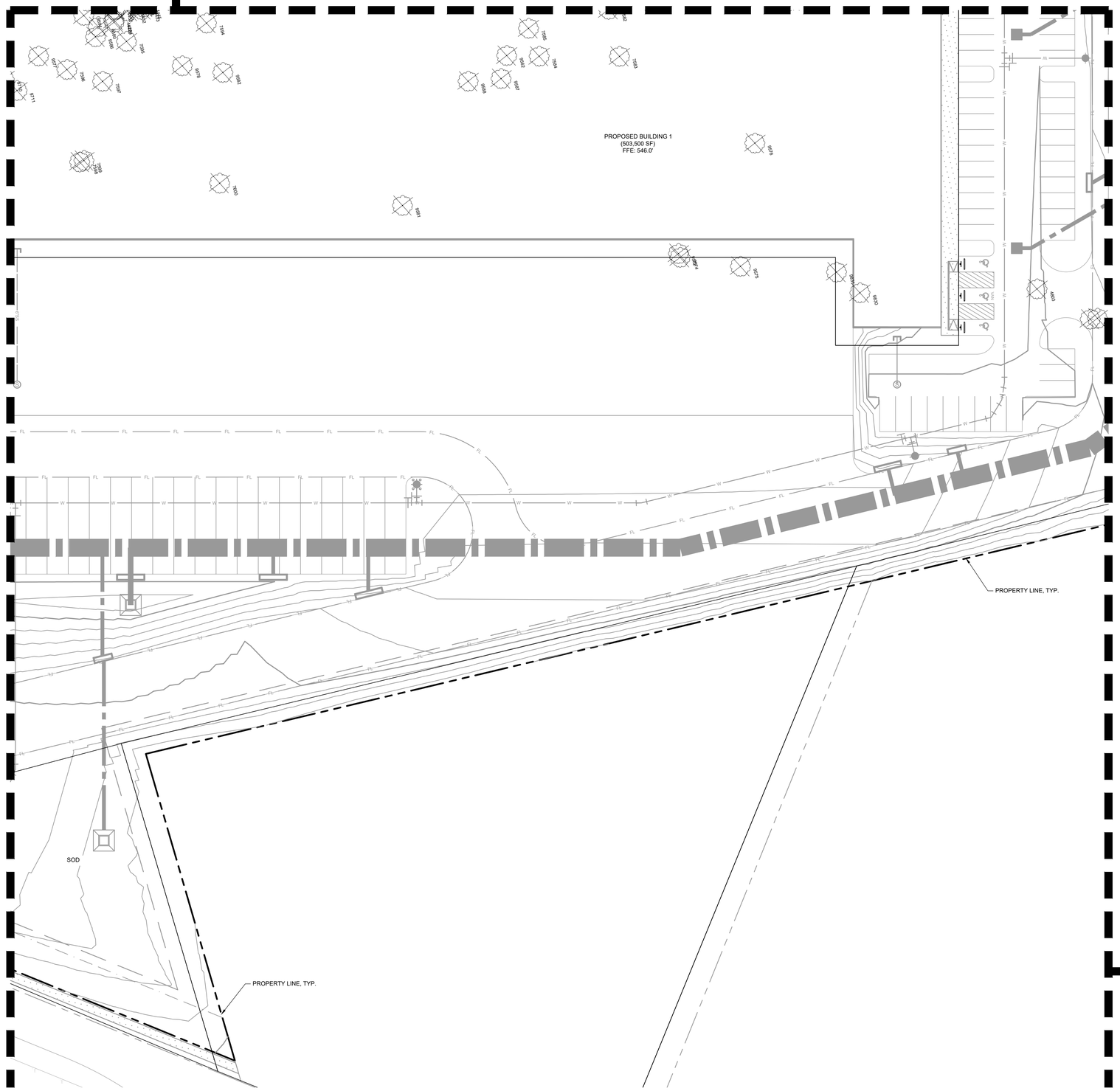
TP-5.00 - Tree Mitigation.dwg

MATCHLINE SEE SHEET TP 1.01

MATCHLINE SEE SHEET TP 1.02



MATCHLINE SEE SHEET TP 1.06

MATCHLINE SEE SHEET TP 1.08

NORTH

GRAPHIC SCALE IN FEET
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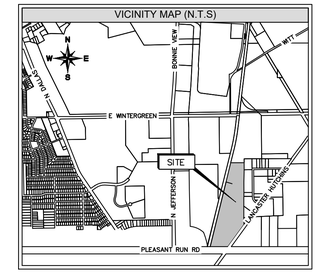
VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
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DALLAS, TX 75225

ENGINEER

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No.	REVISIONS	DATE

Kimley»Horn
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PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.07

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DATE PLOTTED
DWG NAME

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07/18/2026 11:44 AM
CHAVEZ, LNDSEY 7/17/2026 10:03 AM
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TP 1.07 - Tree Mitigation.dwg

MATCHLINE SEE SHEET TP 1.02

MATCHLINE SEE SHEET TP 1.03

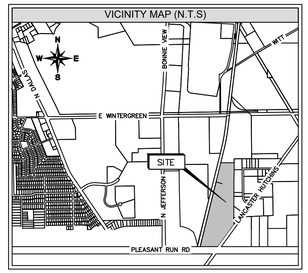
MATCHLINE SEE SHEET TP 1.07

MATCHLINE SEE SHEET TP 1.09

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

VICINITY MAP (N.T.S)



LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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DALLAS, TX 75225

ENGINEER

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No.	REVISIONS	DATE

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PHONE: (214) 617-0535
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R.L.A. BLAINE D. MIKULIK
L.A. No. 3466 DATE 07/16/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.08

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PLOTTED BY
PLOTTED ON
DWG NAME

xVeine : xEcBw : xEsAlt : xSite : xBNDY : xTBr : LA : xStwr : xStm : xDAM : xWat : xTree2
Jul 16, 2026 - 10:03 AM
CHAVEZ, LINDSEY 713-726-5600
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TP 3.00 - Tree Mitigation.dwg

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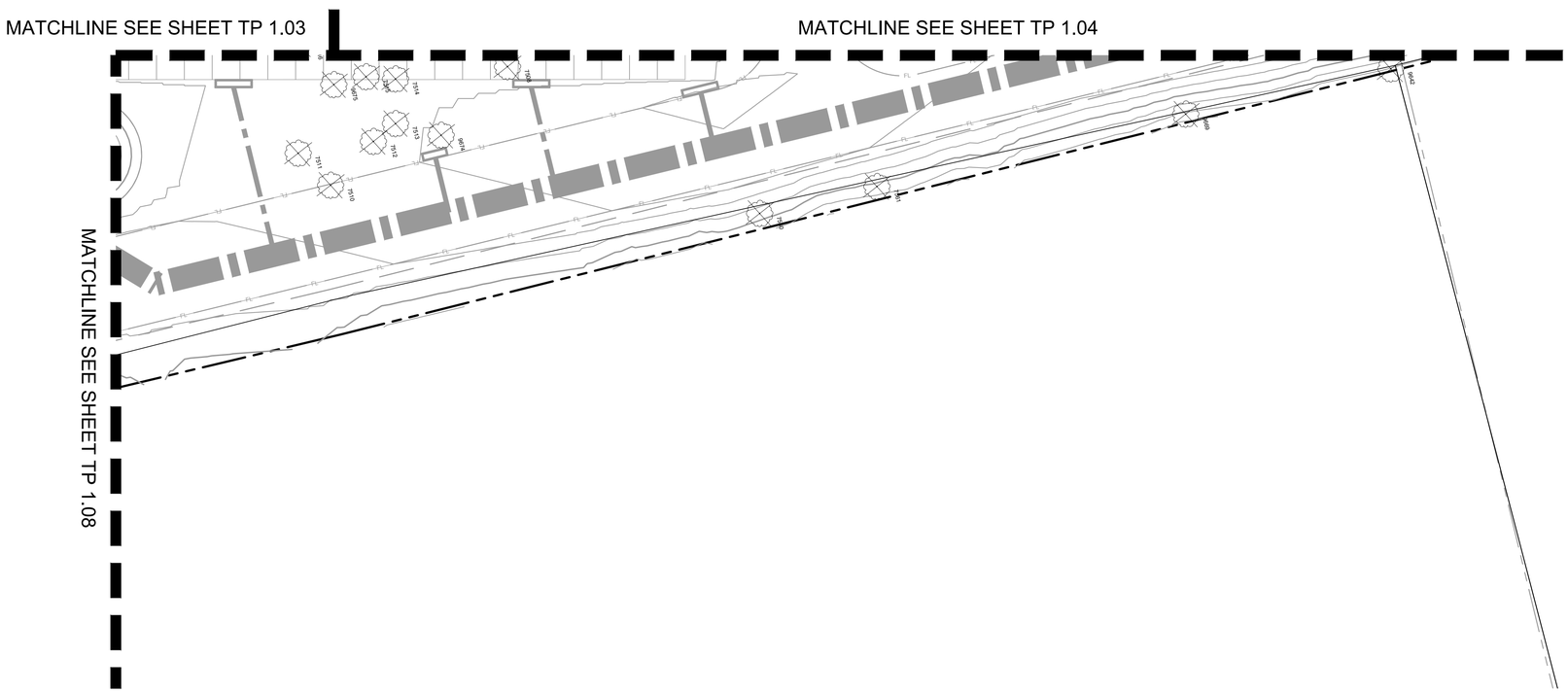

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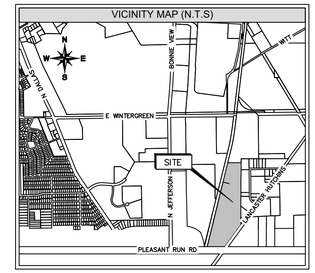

LEGEND

XXXX EXISTING TREE TO BE REMOVED

XXXX EXISTING TREE TO REMAIN

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Call before you dig.

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TREE MITIGATION PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
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DALLAS, TX 75225

ENGINEER

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LANDSCAPE ARCH.

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE MITIGATION PLAN

SHEET NUMBER
TP 1.09

IMAGES
REFS
LAYERS USED
PLOTTED BY
PLOTTED ON
DWG NAME

image : iESRe iEXAM iSite iMINDY iTBr LA iStwr iSlm iGAM iVMat iTree2
Plotted by CHAVEZ, LINDSEY 7/17/2026 10:03 AM
PLOT SCALE 1:1 Plotted on 24x36 Horizontal, Design\CAD\PlanSheets\Landscape
TP-3.DWG - Tree Mitigation.dwg

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
1001	12.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	8.75	8.75
1002	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	6.3
1003	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	6.3
1004	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	7
1005	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
1006	11.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	8.05	0
1007	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1008	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1009	7	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
1010	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
1011	10	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
1012	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1013	10.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1014	10.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
1015	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1016	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
1017	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1018	19	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1019	12.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1020	12	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
1021	24	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
1022	10.5	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	4.2	0
1023	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
1024	20	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	8	0
1025	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
1026	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	2.8
1027	40	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
1028	6	Osage-orange	Maclura pomifera	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
1029	9	persimmon	Diospyros virginiana	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
1030	7.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.25	0
1031	9	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
1032	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
1033	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
1034	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
1035	21.5	Osage-orange	Maclura pomifera	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
4042	20	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4043	8.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4045	19	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4046	9	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4047	8.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.4	0
4048	9	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4049	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4050	11	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4051	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4052	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4053	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4054	11.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remain	DIA	Unprotected	N/A	0	0
4055	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4057	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
4058	19.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	13.65	0
4059	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4060	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4061	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4062	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4063	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4064	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4065	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4066	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4067	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4068	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4069	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4070	7.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4071	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4072	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4073	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4074	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4075	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4076	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4077	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4078	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4079	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4080	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4081	11	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4082	8.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4083	10.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4084	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	6.3	0
4085	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4086	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4087	17	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4088	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4089	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4092	26	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	39	0
4093	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4094	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4095	8	pecan	Carya illinoinensis	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4096	12.5	pecan	Carya illinoinensis	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.75	0
4097	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4098	13	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4100	26	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	39	0
4316	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4317	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4319	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4374	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4375	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4377	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4378	6	persimmon	Diospyros virginiana	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4379	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4380	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4381	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4382	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4383	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4384	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4385	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4386	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4387	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4388	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
4389	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4390	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4391	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4392	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4393	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4394	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4395	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4396	19	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4397	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4398	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4399	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4400	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4428	9.5	persimmon	Diospyros virginiana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4429	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4430	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4431	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4432	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4433	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4434	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4435	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4436	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4437	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4438	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4439	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4440	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4441	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4442	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4443	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4444	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4445	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4446	15.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4447	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4448	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4449	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4450	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4451	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4452	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4453	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4454	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4455	7.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4456	13	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4457	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4458	10	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4459	20	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4460	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4461	8	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4462	9	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4463	14.5	Osage-orange	Maclura pomifera	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4464	13	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4465	15.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4466	17	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4467	33	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4468	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4469	24	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4470	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4471	22	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
4472	11	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4473	21.5	green ash	Fraxinus pennsylvanica	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4474	10.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4475	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4476	40	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
4477	10.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4478	12.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4479	35	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4480	10.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4481	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4482	7.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4483	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4484	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4485	11	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4486	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4487	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.25	0
4488	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4489	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4490	10	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	7	0
4491	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4492	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4493	13.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4494	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4495	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	4.9	0
4496	11	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4497	6	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4498	6.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4499	20	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	14	0
4500	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
4601	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4602	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4603	6.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4605	10.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4606	6	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4607	8	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4608	8	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4609	10.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4610	6	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4611	11	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	7.7	0
4612	14	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.8	0
4613	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4614	16	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	11.2	0
4615	9.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remain	Off-Site	Class 2	0.7:1	0	0
4616	9.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
4617	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4618	10.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4619	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4620	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.10

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IMAGES
XREF'S
NOT ATTACHED
PLOTTED BY
CHAVEZ, LINDSEY 7/17/2026 10:53 AM
LAYOUT
TP-1.00 - Tree Mitigation.dwg
xAmat : xEsRe : xEsMi : xEsM : xSw : xBNDY : xTB : LA : xSwr : xSm : xDIM : xWat : xTwo2
DWG NAME
J:\Amat\Scannell Properties\064493234_Design\CAD\Plan Sheets\Landscape

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
4621	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4622	12	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4623	7.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4624	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4625	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4626	10	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4627	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4629	15	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4630	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4631	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
4632	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4633	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4634	7	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4635	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4636	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4637	6.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4638	15.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4639	21	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
4640	16	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
4641	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4642	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4643	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
4801	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4802	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4803	9	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4804	9	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4805	7	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4806	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
4807	9.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
4808	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4809	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
4810	9.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.8	0
4811	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4812	14	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.8	0
4814	23	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4815	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4816	14	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4817	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4818	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4819	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4820	11	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4821	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4822	9.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4823	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4824	10.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4825	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4826	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4827	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4828	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4829	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4830	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4831	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4832	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4833	28	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Specimen	1.5:1	42	0
4834	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4835	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4836	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4837	6	persimmon	Diospyros virginiana	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
4838	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4839	6.5	persimmon	Diospyros virginiana	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4840	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4841	8.5	persimmon	Diospyros virginiana	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.95	0
4842	10	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
4843	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4844	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4845	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4846	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4847	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4848	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4849	13	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4850	6.5	Osage-orange	Maclura pomifera	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
4851	16.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4852	13	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4853	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
4854	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
4855	9.5	persimmon	Diospyros virginiana	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
4856	11	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4857	6.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	4.55	0
4858	14.5	Osage-orange	Maclura pomifera	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
4859	21.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4860	10.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4861	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4862	13	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.1	0
4863	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4864	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
4865	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4866	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4867	24	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	9.6	0
4868	7	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4869	16.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4870	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4871	18.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
4872	8	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
4873	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4874	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4875	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4876	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4877	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4878	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4879	11	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
4880	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4881	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4882	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
4883	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
4884	10	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	4	0
4885	9.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
4886	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
4887	13	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	9.1	0
4888	10.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.35	0
4889	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
4890	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
4891	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
4899	12	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.4	0
7376	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7401	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7402	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7403	8	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7404	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7405	6.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7406	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7407	16	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7408	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.25	0
7409	11.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	8.05	0
7410	13	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7411	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7412	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7413	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7414	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7415	13.5	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7416	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7417	7.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7418	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7419	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7420	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7421	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7422	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7423	7.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7424	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7425	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7426	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7427	9.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7428	7	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7429	12	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7430	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7431	12	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	DIA	Class 3	0.4:1	4.8	0
7432	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7433	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7434	10	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7435	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7436	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7437	11	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7438	12	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7439	7.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7440	9.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7441	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7442	17	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7443	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7444	8.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.95	0
7445	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.4	0
7446	8	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.2	0
7447	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7448	8	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7449	7	honey locust	Gleditsia triacanthos	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7450	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7451	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7452	12	Osage-orange	Maclura pomifera	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
7453	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7454	6.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7455	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7456	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7457	9.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	6.65	0
7501	11.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7502	27	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7503	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7504	16.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7505	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7506	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7507	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7508	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7509	11	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.7	0
7510	9.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
7511	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7512	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7513	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7514	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7515	13	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7516	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7517	8.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.4	0
7518	10	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
7519	7.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.25	0
7520	7	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
7521	9.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7522	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7523	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7524	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7525	6.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7526	8	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7527	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7528	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7529	8.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7530	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7531	6.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7532	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7533	11.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7534	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7535	10	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7536	9.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7537	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7539	11	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0

Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.11

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IMAGES : AREFS : LAYOUT SAVED : PLOTTED BY : LAST SAVED : DWG NAME : xAerial : xEcSite : xEAUM : xSite : xBNDY : xTB-LA : xSwr : xStm : xDAM : xWsr : xTree2 CHAVEZ, LINDSEY 7/17/2026 10:04 AM J:\064493234 - Scannell Lancaster\Represented_Design\CAD\Plan\Sheets\Landscape TP-1.00 - Tree Mitigation.dwg

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
7540	8	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7541	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7542	8	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7543	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7544	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7545	11.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7546	7.5	persimmon	Diospyros virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7547	8.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7548	9	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7549	7	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7550	9.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7551	12.5	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7552	9.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7553	7.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7554	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7555	7.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7556	6.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7557	8.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
7558	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
7559	10	honey locust	Gleditsia triacanthos	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7560	12.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7561	9	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
7562	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
7563	9.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.8	0
7564	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3.4	0
7565	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
7566	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7567	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7568	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7569	17	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7570	25	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7571	11.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7572	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7573	6.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7574	12.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7575	26	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
7576	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7577	16	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7578	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7579	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7580	11	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7581	10	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7582	13	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7583	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7584	12	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7585	23	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7586	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7587	25.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7588	24	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7589	38	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7590	12	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7591	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7592	18	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7593	10.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7594	51	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7595	35.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7596	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7597	26	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7598	14	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7599	11	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7600	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7601	6.5	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7602	7.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7603	7.5	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7604	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7605	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7606	7	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	4.9	0
7607	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7608	23	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7609	11	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	7.7	0
7610	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	2.8	0
7611	6	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	4.2	0
7612	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7613	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7614	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7615	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0
7616	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.6	0
7617	13	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7618	17	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7619	11	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
7620	10	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
7621	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.6	0
7622	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7623	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.2	0
7624	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7625	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.2	0
7626	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7627	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7628	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7629	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7630	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7631	6.5	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
7632	6.5	black willow	Salix nigra	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
7633	9.5	persimmon	Diospyros virginiana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	6.65	0
7634	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
7635	8.5	persimmon	Diospyros virginiana	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
7636	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
7637	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7638	10	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7639	13.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7640	9	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
7641	7.5	persimmon	Diospyros virginiana	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
7642	18	green ash	Fraxinus pennsylvanica	Healthy	Multi	Remove	DIA	Class 3	0.4:1	7.2	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
7643	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
7644	10	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7	0
7645	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
7646	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
7647	7.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.25	0
7648	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7649	9.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7650	12.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.75	0
7651	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
7652	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7653	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7654	11	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.7	0
7655	11	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	7.7	0
7656	11.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
7657	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7659	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7660	8	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7661	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7662	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7663	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7664	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7665	9.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7666	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7667	6.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7668	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7669	9	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7670	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7671	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7672	14	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7673	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7674	9.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.65	0
7675	12	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	8.4	0
7676	8	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	DIA	Class 2	0.7:1	5.6	0
7677	9	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7679	8.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7680	9.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7681	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7682	12	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7683	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7684	8.5	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7685	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7686	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7687	12	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7688	15.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7689	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7690	6	honey locust	Gleditsia triacanthos	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
7691	8	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7692	9	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7693	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7694	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7695	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7696	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7697	8	honey locust	Gleditsia triacanthos	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
7698	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7699	6.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
7700	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
7806	10	Osage-orange	Maclura pomifera	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9558	7.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9559	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9560	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9561	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9562	14	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9563	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9564	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9565	10	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9566	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9567	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9569	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9570	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9571	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9572	12.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9574	24.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9575	25	hackberry	Celtis laevigata	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9576	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9577	16.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9578	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9580	9	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9581	24.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9582	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9583	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9584	9	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9585	24	eastern redcedar	Juniperus virginiana	Declining	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9586	11	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9587	27.5	pecan	Carya illinoinensis	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9588	6	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9589	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9590	9.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9591	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9592	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9593	13.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9594	10.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9596	9.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9598	31.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9599	8	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9642	40	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	60	0
9643	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
9644	12.5	honey locust	Gleditsia triacanthos	Declining	Forked	Remove	DIA	Unprotected	N/A	0	0
9645	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9646	8.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
9647	8	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.6	0
9648	9	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	6.3	0
9649	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
9650	14.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9651	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3	0

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.12

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES :
XREFS :
LAYOUT SAVED :
PLOTTED BY : CHAVEZ, LINDSEY 7/17/2026 10:04 AM
LAYOUT : TP1.12 TREE INVENTORY Scannell Lancaster
DWG NAME : TP-01 - Tree Mitigation.dwg

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
9652	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
9653	19	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	13.3	0
9654	7.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.25	0
9655	6.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9656	10	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9657	11	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9658	15.5	black willow	Salix nigra	Healthy	Multi	Remove	DIA	Class 3	0.4:1	6.2	0
9659	6	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
9660	11.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	8.05	0
9661	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	3.6	0
9662	6.5	gum bumelia	Sideroxylon lanuginosum	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.55	0
9663	49	Osage-orange	Maclura pomifera	Hazard	Multi	Remove	DIA	Unprotected	N/A	0	0
9664	7.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	3	0
9665	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	2.8	0
9666	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9667	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9668	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.8	0
9669	36	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Specimen	1.5:1	54	0
9670	9	honey locust	Gleditsia triacanthos	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9671	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	DIA	Class 2	0.7:1	5.95	0
9672	7	honey locust	Gleditsia triacanthos	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
9673	15.5	American elm	Ulmus americana	Healthy	Forked	Remove	DIA	Class 2	0.7:1	10.85	0
9674	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.4	0
9675	7	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	DIA	Class 3	0.4:1	2.8	0
9676	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
9677	8.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.95	0
9678	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9679	9.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9680	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9681	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9682	12	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9683	6.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9684	15	American elm	Ulmus americana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9685	9.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9686	6	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9687	8.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9688	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9689	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9690	7	cedar elm	Ulmus crassifolia	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9691	9	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9692	11.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9693	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9694	10.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9695	8.5	honey locust	Gleditsia triacanthos	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9696	9	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9697	10	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9698	8.5	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9699	10	cedar elm	Ulmus crassifolia	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9700	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9701	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9702	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9703	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9704	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9705	7.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9706	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9707	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9708	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9709	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9710	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9711	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9712	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9713	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9714	8.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9715	15	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9716	10.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9717	7.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9718	7	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9719	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9720	15.5	American elm	Ulmus americana	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9721	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9722	7.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9723	12.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9724	13	American elm	Ulmus americana	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9725	9	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9728	60	Osage-orange	Maclura pomifera	Declining	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9729	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9730	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9731	14.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9732	18	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9733	12.5	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9734	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9735	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9736	17	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9737	6.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9738	16.5	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9739	10.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9740	8.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9741	8.5	persimmon	Diospyros virginiana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9742	10	black willow	Salix nigra	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9743	11	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9744	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9745	14	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9746	15.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9747	14	Osage-orange	Maclura pomifera	Declining	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9748	19	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9749	11	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9750	14.5	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9751	21.5	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9752	19	American elm	Ulmus americana	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9753	9	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9754	12	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9755	9	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9756	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9757	8.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9758	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0

Scannell - City of Lancaster

Tag Number	DBH	Common	*Scientific*	Condition	Stems	Action	Location	Class	Replacement Ratio	Mitigation Required	Landscape Credit
9759	9.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9761	6	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9762	8	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9763	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9764	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9765	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9766	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9767	19.5	green ash	Fraxinus pennsylvanica	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9768	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9769	9.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9770	7	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9771	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9772	7.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9773	6.5	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9774	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9775	6.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9776	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9777	11.5	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9778	6	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9779	10	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9780	11.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9781	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9782	7	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.9	0
9783	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9784	13	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	DIA	Class 3	0.4:1	5.2	0
9785	12.5	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	8.75	0
9786	14	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9787	32.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	DIA	Specimen	1.5:1	48.75	0
9788	26.5	eastern redcedar	Juniperus virginiana	Healthy	Forked	Remove	DIA	Specimen	1.5:1	39.75	0
9789	26	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	DIA	Specimen	1.5:1	39	0
9790	32	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9791	7	green ash	Fraxinus pennsylvanica	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9792	24.5	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	Building Pad	Unprotected	N/A	0	0
9793	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9794	6	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9795	7.5	American elm	Ulmus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9796	31	eastern redcedar	Juniperus virginiana	Healthy	Multi	Remove	DIA	Specimen	1.5:1	46.5	0
9797	7	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9798	12	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9799	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9800	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9801	10.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9802	6.5	white ash	Fraxinus americana	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9803	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9804	6	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9805	7	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9807	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9808	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9809	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9810	6	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9811	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9812	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9813	11.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9814	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9815	10	Osage-orange	Maclura pomifera	Declining	Single	Remove	Building Pad	Unprotected	N/A	0	0
9816	11	Osage-orange	Maclura pomifera	Hazard	Single	Remove	Building Pad	Unprotected	N/A	0	0
9817	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9818	10.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9819	15	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9820	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9821	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9822	17.5	Osage-orange	Maclura pomifera	Declining	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9823	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9824	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9825	7	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9826	7.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9827	8.5	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9828	8.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	Building Pad	Unprotected	N/A	0	0
9829	8	cedar elm	Ulmus crassifolia	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9830	14	pecan	Carya illinoinensis	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9831	8	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	Building Pad	Unprotected	N/A	0	0
9832	6	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9833	12.5	Osage-orange	Maclura pomifera	Hazard	Forked	Remove	DIA	Unprotected	N/A	0	0
9834	12	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9835	8	Osage-orange	Maclura pomifera	Declining	Single	Remove	DIA	Unprotected	N/A	0	0
9836	11.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
9837	8	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
9838	8	Osage-orange	Maclura pomifera	Healthy	Single	Remain	DIA	Unprotected	N/A	0	0
9839	8	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9840	7	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9841	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9842	10	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9843	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9844	8	American elm	Ulmus americana	Healthy	Single	Remove	DIA	Class 2	0.7:1	5.6	0
9845	9	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9846	10.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9847	12.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9848	8	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
9849	6	persimmon	Diospyros virginiana	Healthy	Single	Remove	DIA	Class 2	0.7:1	4.2	0
9850	6.5	honey locust	Gleditsia triacanthos	Healthy	Single	Remove	DIA	Class 3	0.4:1	2.6	0
9851	22	Osage-orange	Maclura pomifera	Hazard	Single	Remove	DIA	Unprotected	N/A	0	0
9852	13.5	Osage-orange	Maclura pomifera	Healthy	Forked	Remove	DIA	Unprotected	N/A	0	0
9853	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9854	22.5	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0
9855	11	Osage-orange	Maclura pomifera	Declining	Multi	Remove	DIA	Unprotected	N/A	0	0
9856	6.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9857	8.5	Osage-orange	Maclura pomifera	Healthy	Single	Remove	DIA	Unprotected	N/A	0	0
9858	16	Osage-orange	Maclura pomifera	Healthy	Multi	Remove	DIA	Unprotected	N/A	0	0

City of Lancaster, TX - Tree Mitigation

	Tree Inches	Mitigation Inches
Total tree inches being removed - Historic - 3.0:1	0	
Total tree inches being removed - Specimen - 1.5:1	272	408
Total tree inches being removed - Class 1 - 1:1	0	0
Total tree inches being removed - Class 2 - 0.7:1	1058.5	740.95
Total tree inches being removed - Class 3 - 0.4:1	465	186
Total tree inches being removed:	**1795.5**	**1334.95**
Total Inches to be Mitigated before Landscape Credit	-	1334.95
Proposed Landscape Inches Above Code Minimum	32	
Total Inches to be Mitigated after Landscape Credit		1302.95

811 Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

TREE INVENTORY

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

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No.	REVISIONS	DATE

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

TREE INVENTORY

SHEET NUMBER
TP 1.13

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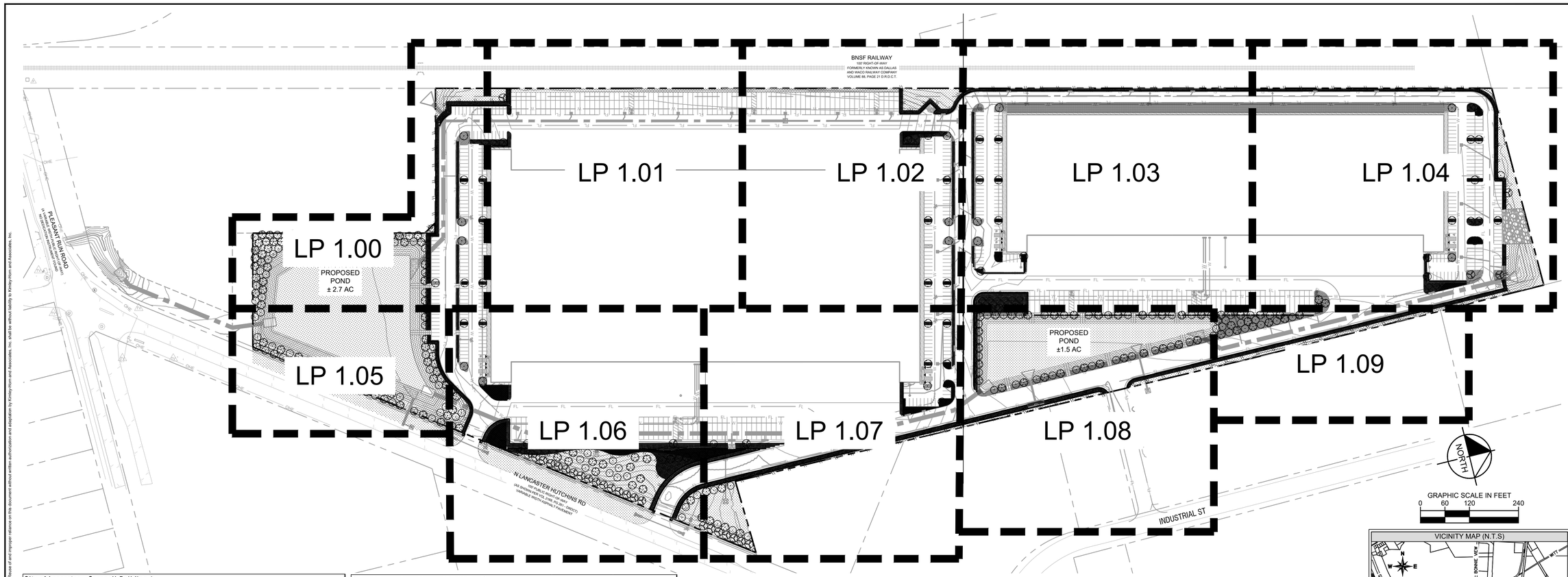

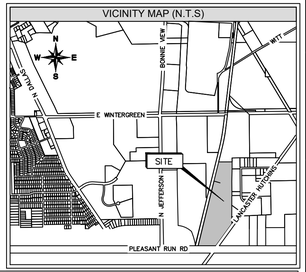

City of Lancaster - Scannell Building 1		
Site Area - 1,377,677.97 sqft (31.63 AC)		
Logistics Port PD - Port Industrial Subdistrict		
Zoning: PD - Lanport LP-I		
	REQUIRED	PROVIDED
Right of Way Landscaping Requirements		
A Street Landscape Buffer strip with a minimum width of 20 feet, must be provided along the entire length of the property to be developed.	20' wide landscape buffer strip	20' wide landscape buffer strip
Perimeter Landscape Buffer Requirement Perimeter landscape buffers shall be determined based upon adjacent land use	Type 1 Buffer 5 Feet	Type 1 Buffer 5 Feet
Large shade trees, as defined in the Approved Plant List for rights-of-way, shall be provided in the required buffer in numbers equal to one tree for each fifty feet of street frontage. N. Lancaster Hutchins Rd 1,250.2 LF / 50 = 25.004 = 26 Trees	26 Trees	26 Trees
Landscape Area - Article 14.804.B.1.		
For all nonresidential and multi-family (with more than 6 units) parcels, at least twenty percent (20%) of the site shall be permanently landscaped. All of the required landscaped area shall be located in the Street Yards, side yards and parking lots. Total Lot area = 1,377,677.97 SF * 20% = 275,535.6 SF required landscape	20% 275,535.6 sf	20% 275,535.6 sf
Shrubbery: At least one shrub shall be required for every fifty (50) square feet of the required landscape area. Placement of such shrubbery shall be taken into consideration as to the plant at full maturity, and be located so as not to conflict with vehicular or pedestrian traffic visibility. 275,535.6 SF required landscape / 50 = 5,510.7 = 5,511 Shrubs	5,511Shrubs	5,517 Shrubs
Ground Cover: At least 10% of the required landscape area shall be maintained in ground cover. The remaining landscape area shall be maintained in lawn grasses and mulch used around bedding plants, shrubs and trees. 275,535.6 SF required landscape * 10% = 27,553.6 SF Groundcover	10% 27,168 sf	10% 27,407.6 sf
No single species of tree or plant material shall comprise of more than 30% of the cumulative total of plantings on a site.	Yes	Yes
Screening of Parking		
The screening shall be between a minimum height of three (3) feet and a maximum of four (4) feet above the grade of the parking lot and located adjacent to the parking lot.	3' ht opaque shrubs	3' ht opaque shrubs
Internal Parking Lot Landscaping		
No required parking space may be located more than 80' from the trunk of a large canopy tree	Yes 31 Trees	Yes 31 Trees
Detention Basins		
Detention basins shall be landscaped in a natural manner using grown cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of (1) tree for each 750 square feet of dry land area. Total Dry land area = 136,256 sf / 750 sf = 181.7 = 182 Trees	182 Trees	139 Trees Around Pond 43 Trees Relocated On Site

City of Lancaster - Scannell Building 2		
Site Area - 903,435 sqft (20.74 AC)		
Logistics Port PD - Port Industrial Subdistrict		
Zoning: PD - Lanport LP-I		
	REQUIRED	PROVIDED
Right of Way Landscaping Requirements		
Perimeter Landscape Buffer Requirement Perimeter landscape buffers shall be determined based upon adjacent land use	Type 1 Buffer 5 Feet	Type 1 Buffer 5 Feet
A Street Landscape Buffer strip with a minimum width of 20 feet, must be provided along the entire length of the property to be developed.	20' wide landscape buffer strip	20' wide landscape buffer strip
Landscape Area - Article 14.804.B.1.		
For all nonresidential and multi-family (with more than 6 units) parcels, at least twenty percent (20%) of the site shall be permanently landscaped. All of the required landscaped area shall be located in the Street Yards, side yards and parking lots. Total Lot area = 903,435 SF * 20% = 180,687 SF required landscape	20% 180,687 sf	20% 180,687 sf
Shrubbery: At least one shrub shall be required for every fifty (50) square feet of the required landscape area. Placement of such shrubbery shall be taken into consideration as to the plant at full maturity, and be located so as not to conflict with vehicular or pedestrian traffic visibility. 180,687 SF required landscape / 50 = 3,613.7 = 3,614 Shrubs	3,614 Shrubs	3,796 Shrubs
Ground Cover: At least 10% of the required landscape area shall be maintained in ground cover. The remaining landscape area shall be maintained in lawn grasses and mulch used around bedding plants, shrubs and trees. 180,687 SF required landscape * 10% = 18,068.7 SF Groundcover	10% 18,068.7 sf	10% 18,936.6 sf
No single species of tree or plant material shall comprise of more than 30% of the cumulative total of plantings on a site.	Yes	Yes
Screening of Parking		
The screening shall be between a minimum height of three (3) feet and a maximum of four (4) feet above the grade of the parking lot and located adjacent to the parking lot. Screening shall be opaque and consist of shrubs and/or berms.	3' ht opaque shrubs	3' ht opaque shrubs
Internal Parking Lot Landscaping		
No required parking space may be located more than 80' from the trunk of a large canopy tree	Yes 28 Trees	Yes 28 Trees
Detention Basins		
Detention basins shall be landscaped in a natural manner using grown cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of (1) tree for each 750 square feet of dry land area. Total Dry land area = 67,509.1 sf / 750 sf = 90.01 = 91 Trees	91 Trees	91 Trees

ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED A PERMANENT IRRIGATION SYSTEM PER CITY OF LANCASTER CODE OF ORDINANCES.

PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA 'NANA' / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA 'NANA' / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

LANCASTER CITY REQUIRED MAINTENANCE NOTE:
1. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE OWNER, TENANT AND/OR THEIR AGENT IS RESPONSIBLE FOR REGULAR MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
3. PLANT MATERIALS WHICH DIE SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL OF A SIMILAR VARIETY AND SIZE WITHIN 60 DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF 6" MEASURED 24" ABOVE THE GROUND MAY BE REPLACED WITH ONES SIMILAR VARIETY HAVING A TRUNK CALIPER OF NO LESS THAN 3" MEASURED 24" ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY THE BUILDING OFFICIAL FOR CONDITIONS RELATING TO A SEASON OF THE YEAR PER THE REQUIREMENT OF THIS SECTION.
4. FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS ORDINANCE AND SHALL BE SUBJECT TO PENALTIES OF THIS ORDINANCE. IF AT ANY TIME AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE APPROVED LANDSCAPING IS FOUND TO BE IN NONCONFORMANCE TO THE STANDARDS AND CRITERIA OF SECTION 14.808, THE BUILDING OFFICIAL OR DESIGNEE SHALL ISSUE NOTICE TO THE OWNER, TENANT AND/OR THEIR AGENT CITING THE VIOLATION AND DESCRIBING THE ACTION REQUIRED TO COMPLY WITH THIS SECTION.
5. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN A UTILITY EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS, AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NEVERTHELESS, SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

NOTE:
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF LANCASTER IRRIGATION STANDARDS.

LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

811 Know what's **below.** **Call** before you dig.

OWNER
SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
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No.	REVISIONS	DATE

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT	064493234
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
LP 0.00

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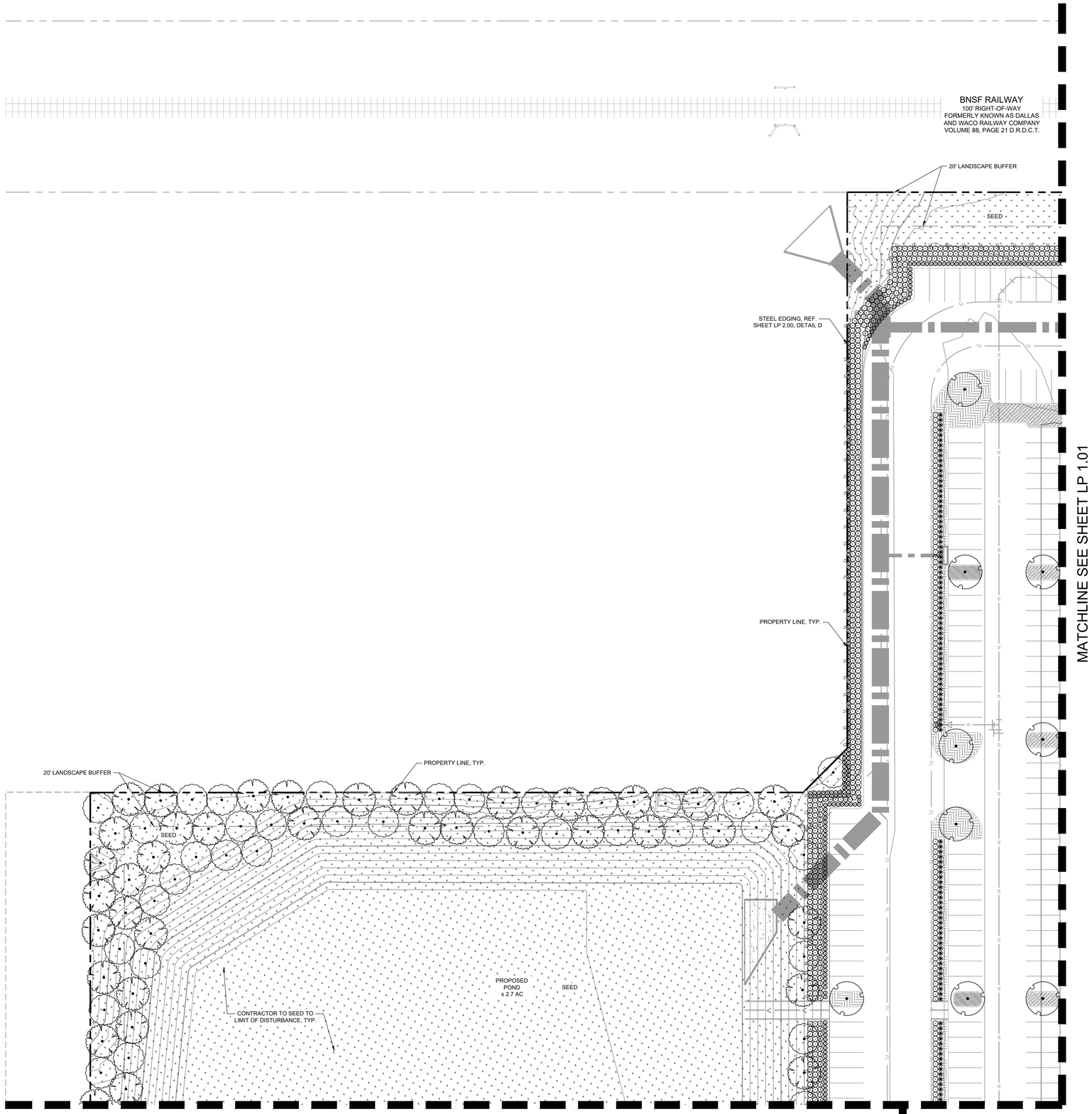

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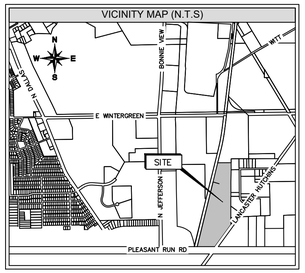

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
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CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

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KIMLEY-HORN & ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3466 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

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DATE PLOTTED
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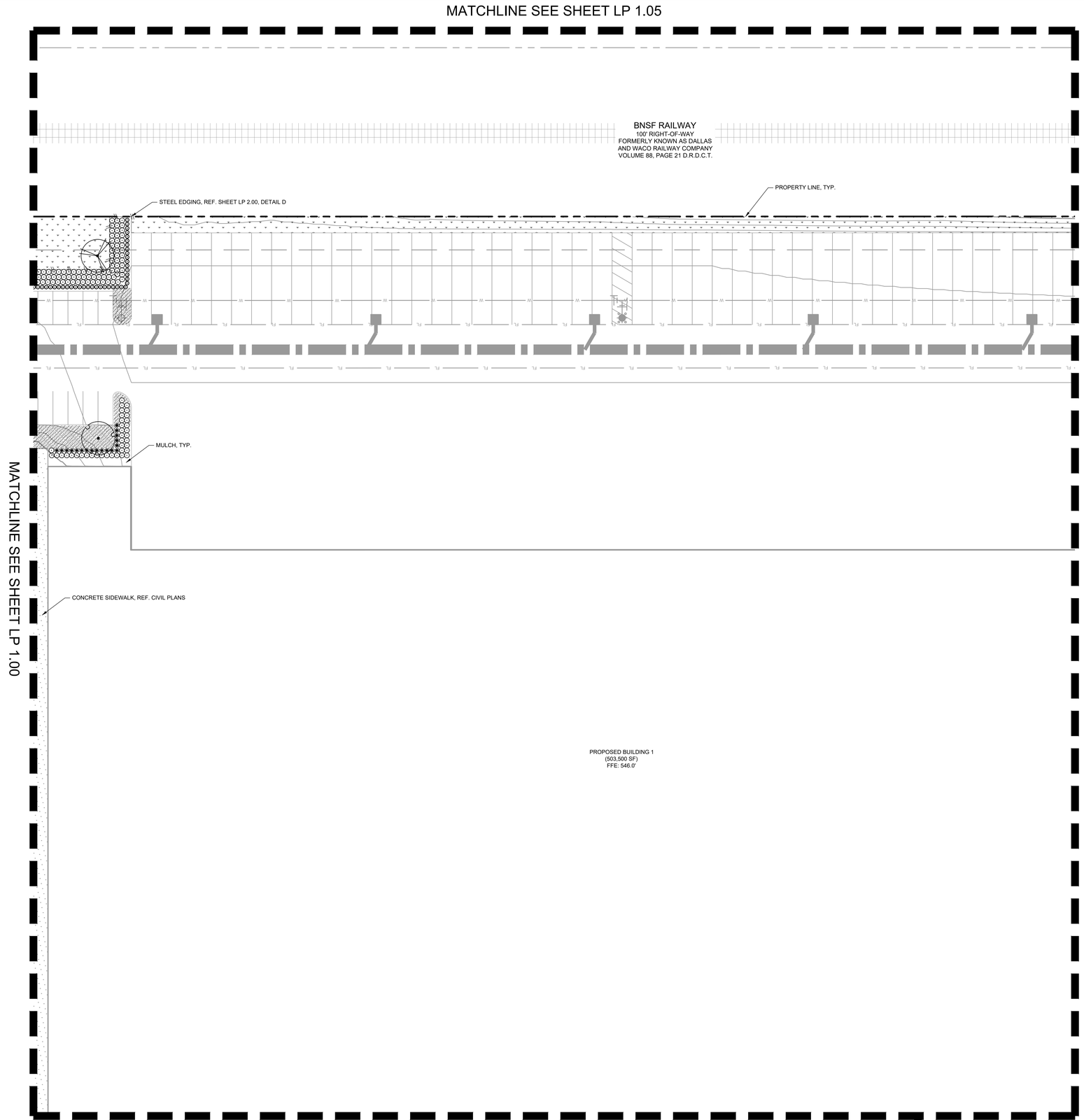

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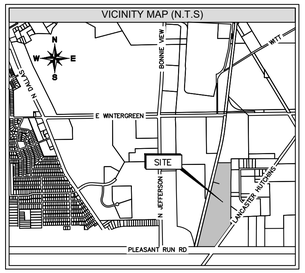

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

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	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
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TURF/GRASSES		
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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

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No.	REVISIONS	DATE

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WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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PLOTTED BY
DATE PLOTTED
DWG NAME

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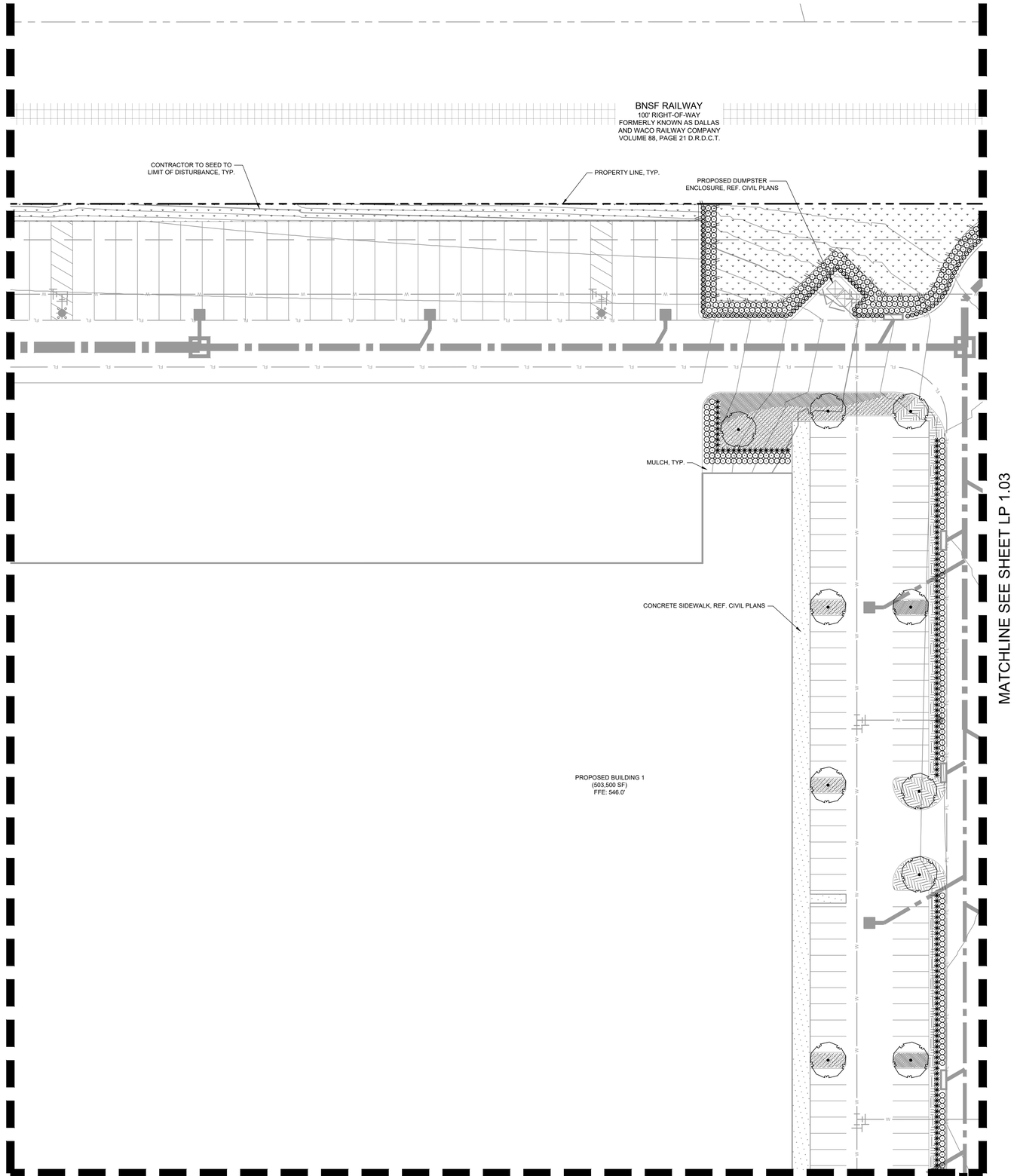

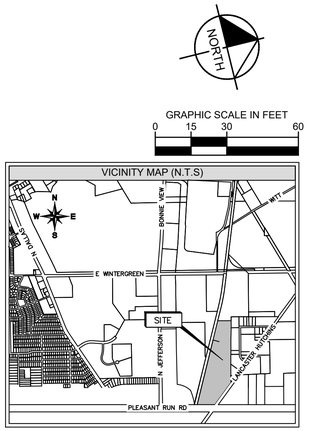

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REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

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TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER
SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER
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EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064403234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.02

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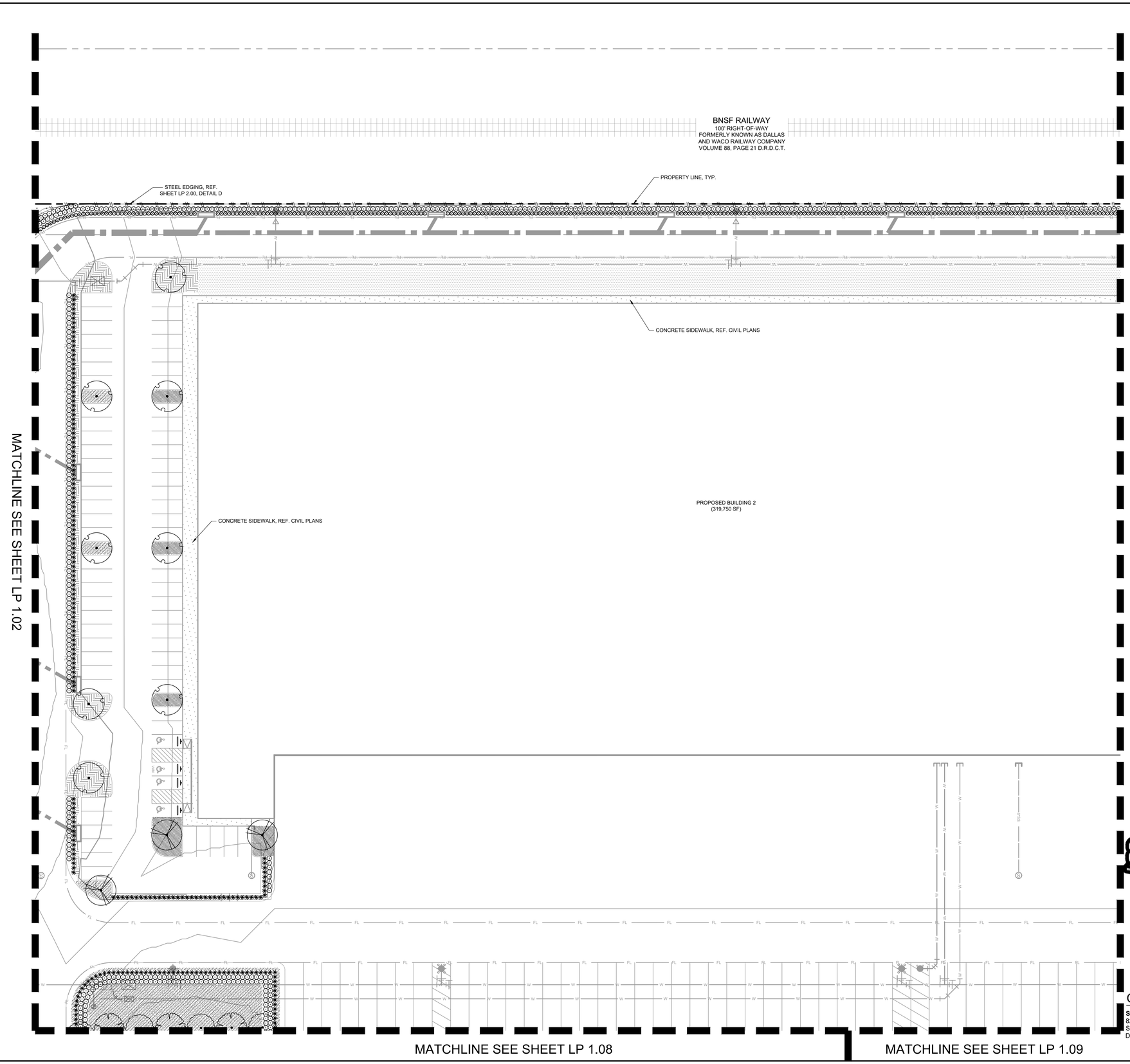

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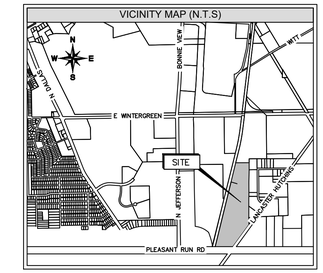

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
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	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
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CONTACT: RHYAN WEIRICH, P.E.
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No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
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WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.03

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DWG NAME

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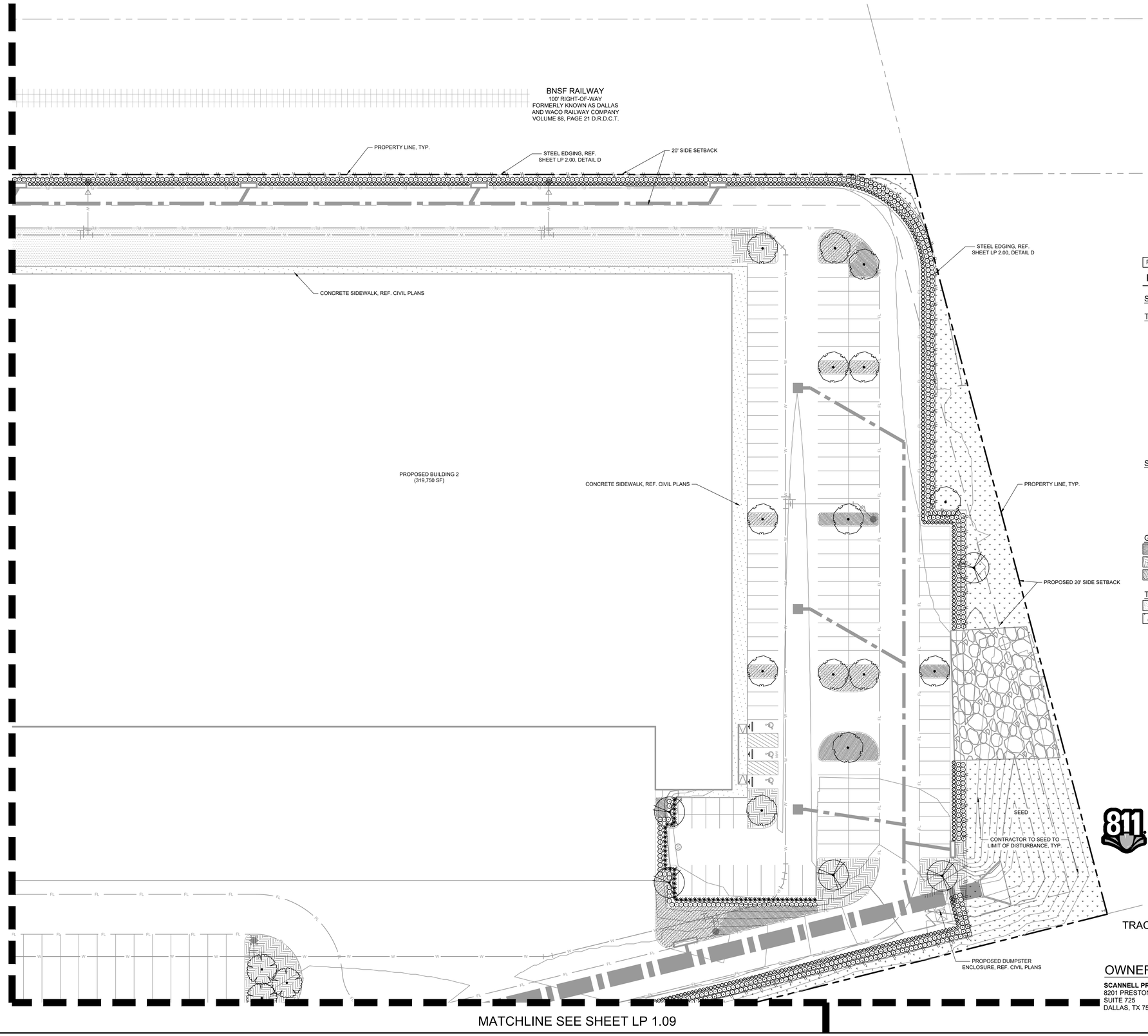

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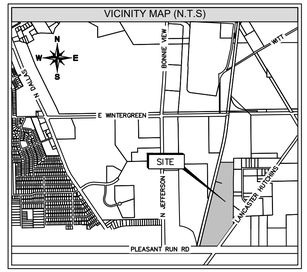

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

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OWNER

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No.	REVISIONS	DATE

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.04

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PLOTTED BY
DATE PLOTTED
DWG NAME

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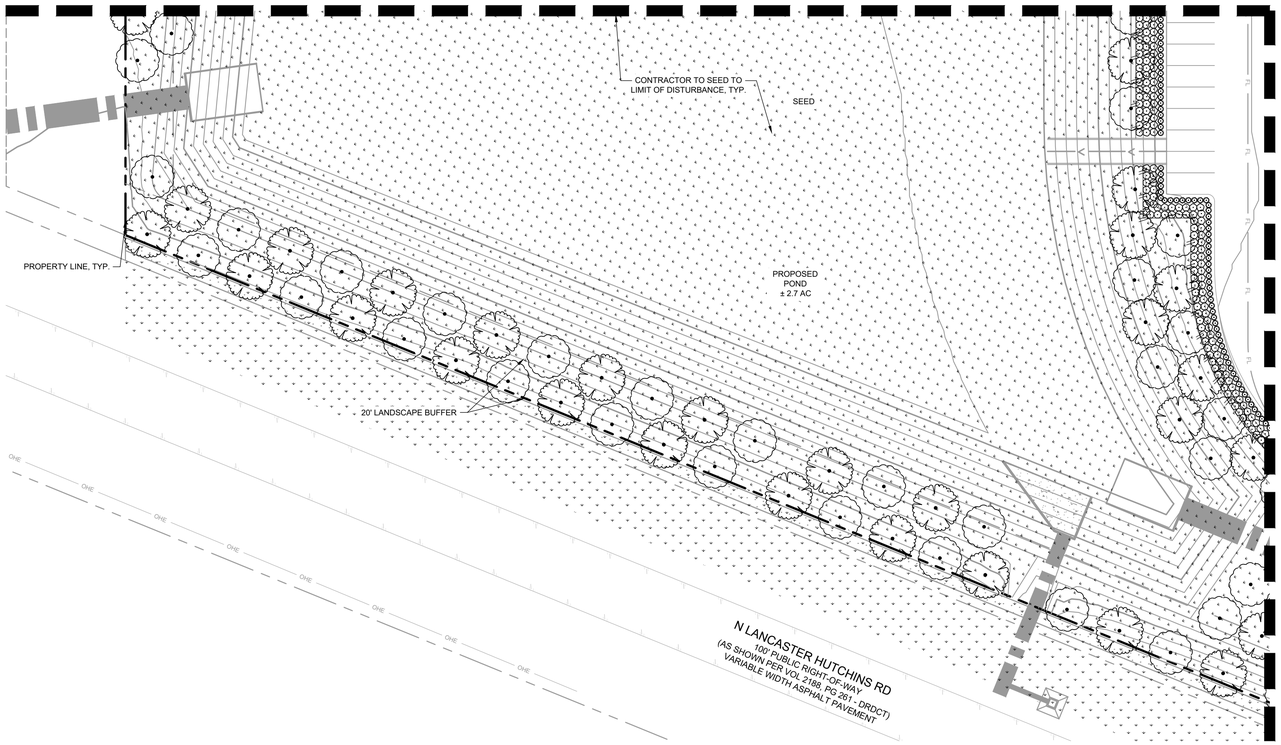
LP 1.00 - Overall Landscape.dwg

MATCHLINE SEE SHEET LP 1.00



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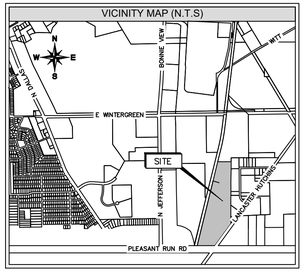

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM

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PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.05

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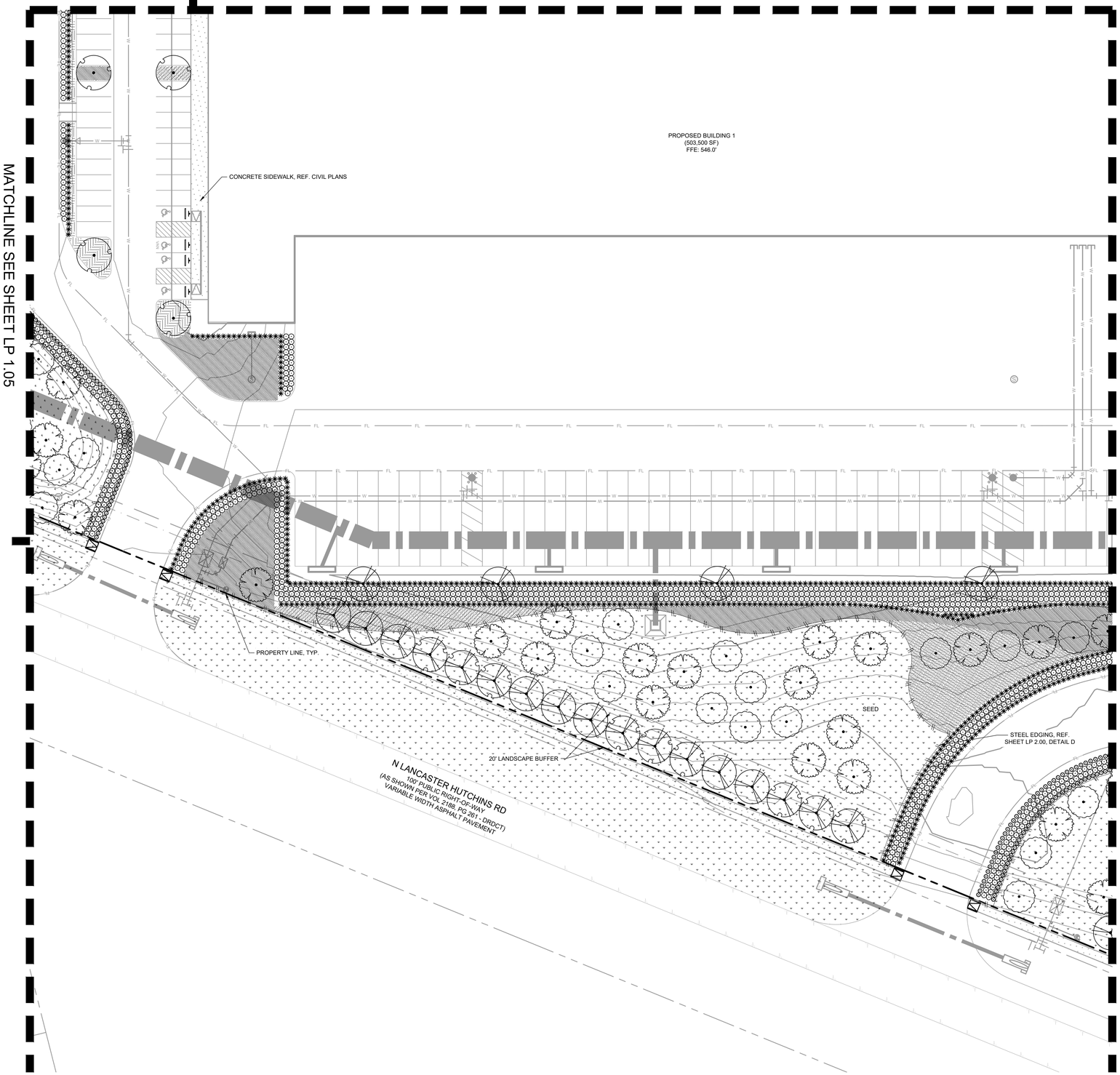
MATCHLINE SEE SHEET LP 1.01

MATCHLINE SEE SHEET LP 1.05

MATCHLINE SEE SHEET LP 1.07



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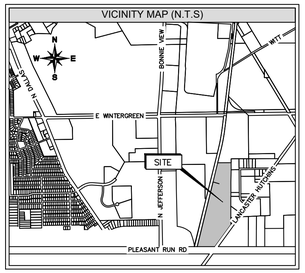

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
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	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LG	LIRIOPE GIGANTEA / GIANT LIRIOPE
	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
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No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/18/2026

KHA PROJECT 064493234

DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	KC
CHECKED BY	BDM

SCANNELL LANCASTER

PREPARED FOR
SCANNELL PROPERTIES

LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.06

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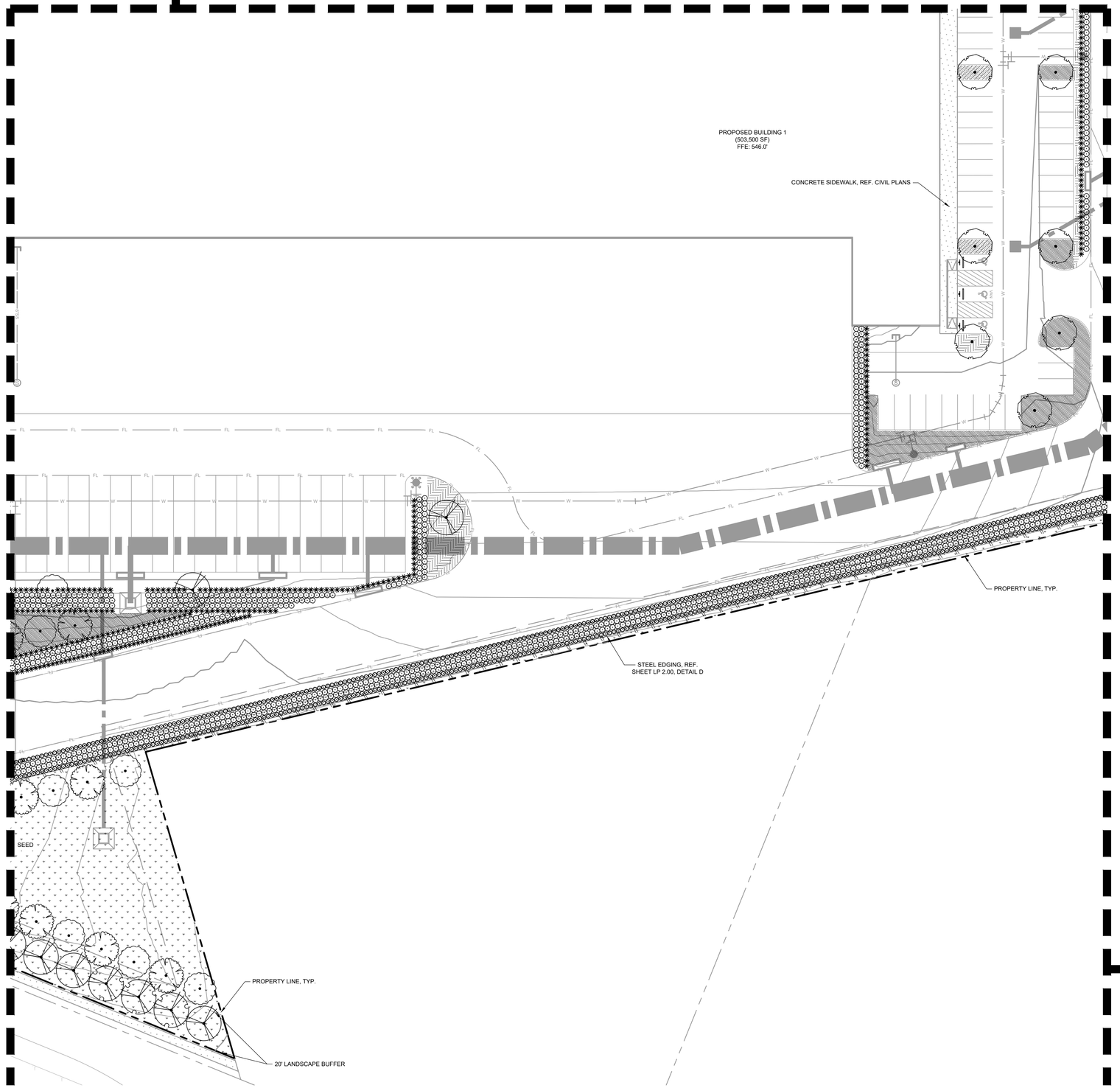

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NORTH

GRAPHIC SCALE IN FEET
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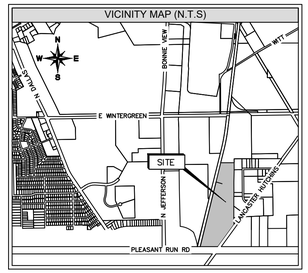
VICINITY MAP (N.T.S)



REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
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	QV	QUERCUS VIRGINIANA / LIVE OAK
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	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
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	HP	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA
GROUND COVERS		
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	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
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No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
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WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.07

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IMAGES
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PLOTTED BY
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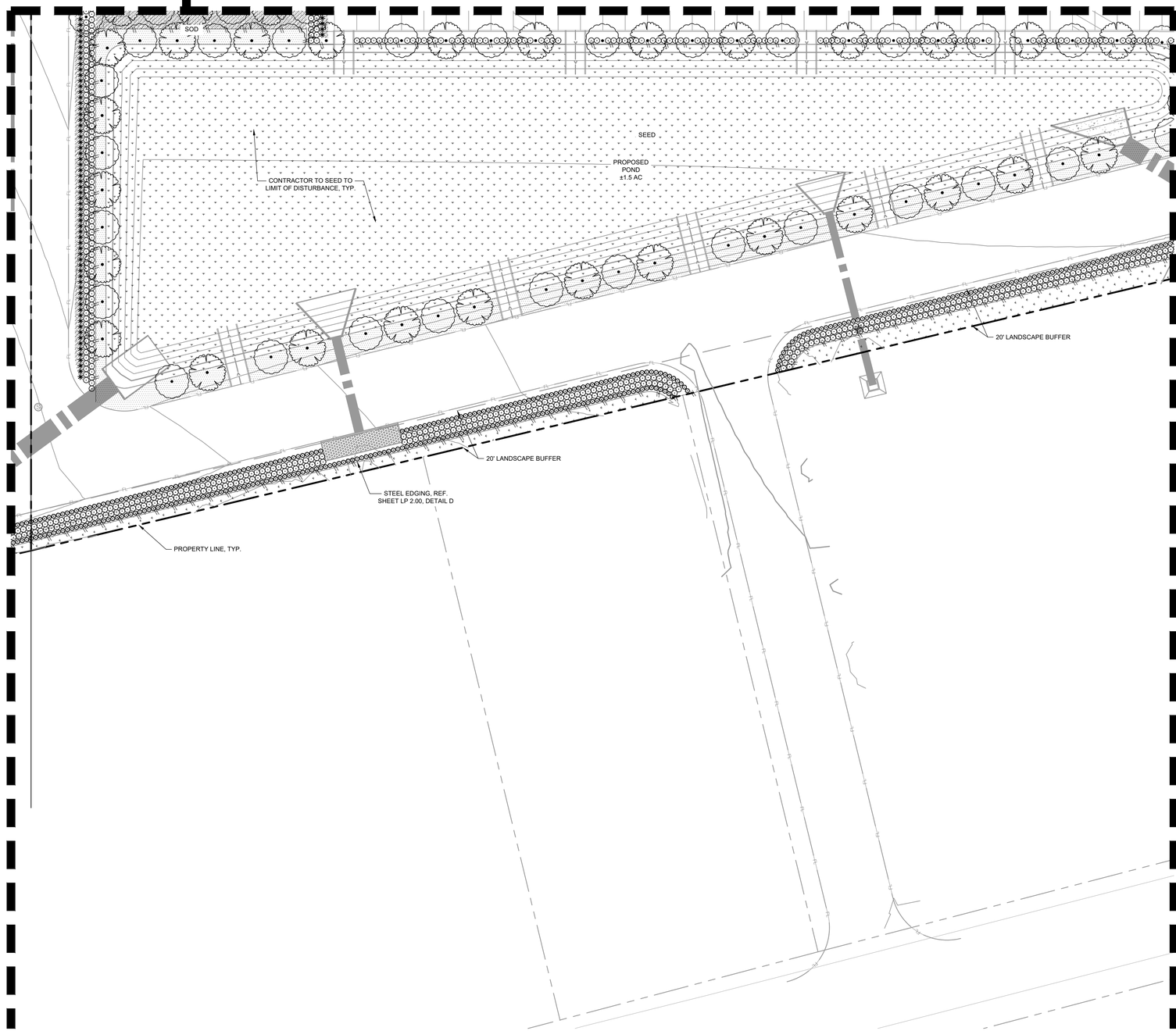
MATCHLINE SEE SHEET LP 1.03

MATCHLINE SEE SHEET LP 1.07

MATCHLINE SEE SHEET LP 1.09



NORTH

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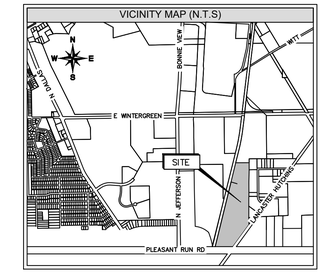

REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	TR	QUERCUS TEXANA / TEXAS RED OAK
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER
	IC	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY
	IN	ILEX VOMITORIA `NANA` / DWARF YAUPON
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	LP	LANTANA MONTEVIDENSIS / TRAILING LANTANA
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER	ENGINEER	LANDSCAPE ARCH.
SCANNELL PROPERTIES 8201 PRESTON ROAD SUITE 725 DALLAS, TX 75225	**KIMLEY-HORN & ASSOCIATES, INC.** 2600 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TX 75080 PH: (214) 617-0535 CONTACT: RHYAN WEIRICH, P.E. EMAIL: RHYAN.WEIRICH@KIMLEY-HORN.COM	**KIMLEY-HORN & ASSOCIATES, INC.** 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TX 78216 PH: (726) 610-3728 CONTACT: BLAINE MIKULIK, PLA, LI EMAIL: BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

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2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
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WWW.KIMLEY-HORN.COM TX F-928

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3466 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.08

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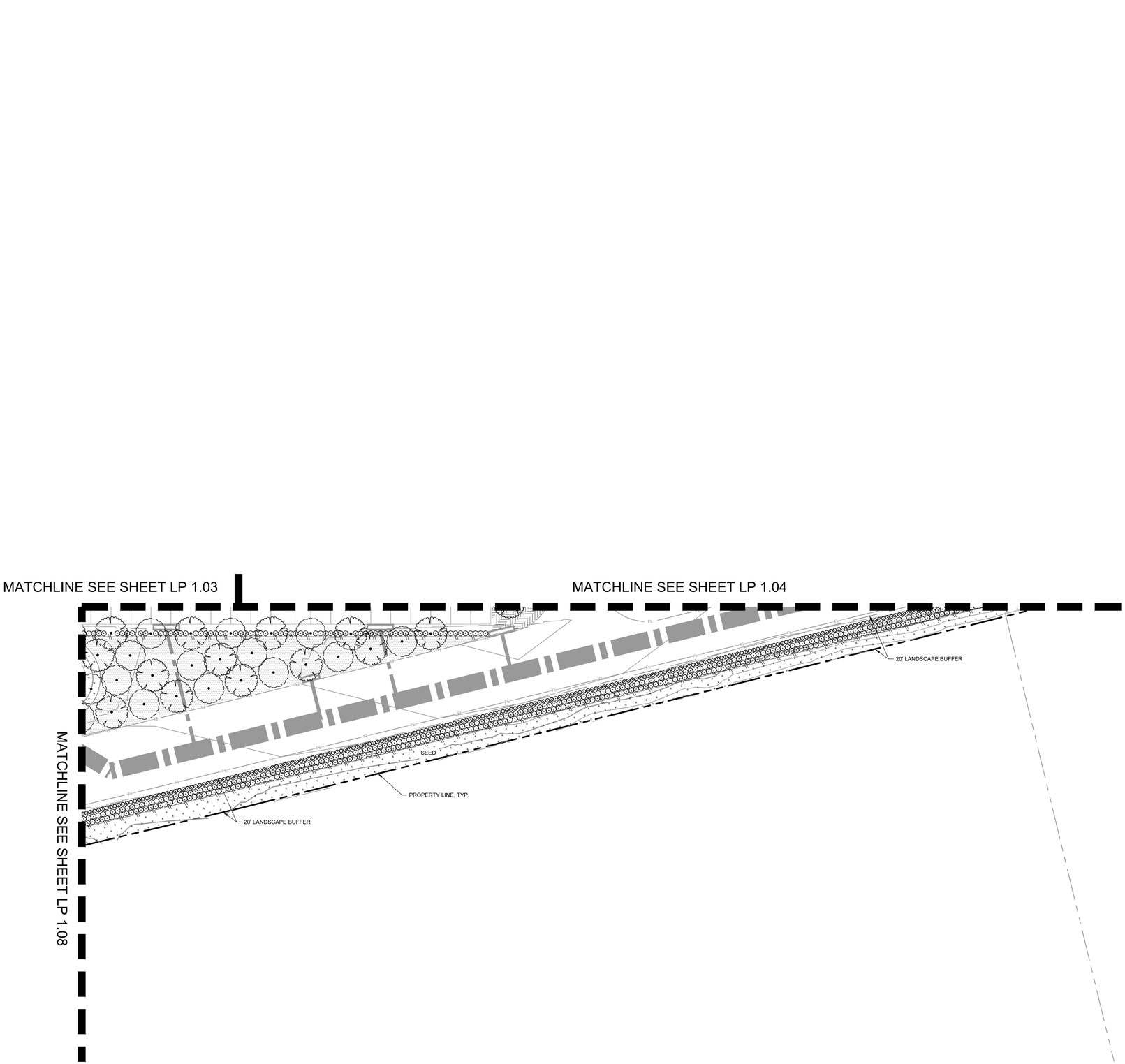

GRAPHIC SCALE IN FEET

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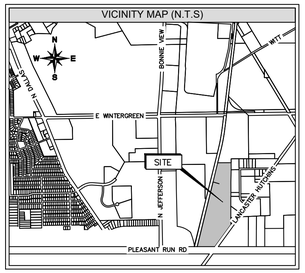
VICINITY MAP (N.T.S)



REFERENCE FULL PLANT SCHEDULE SHEET LP 2.00

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UA	ULMUS PARVIFOLIA / LACEBARK ELM
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TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

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LANDSCAPE PLAN

CASE NUMBER: DP26-13

SCANNELL PROPERTIES

TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

52.0925 ACRES, ZONED LOGISTICS PORT PD

OWNER

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DALLAS, TX 75225

ENGINEER

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R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE PLAN

SHEET NUMBER
LP 1.09

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	TD	93	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UC	17	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UA	14	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	19	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	12	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TR	90	QUERCUS TEXANA / TEXAS RED OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	LF	1,824	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IC	1,202	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IN	1,165	ILEX VOMITORIA `NANA` / DWARF YAUPON	CONT.	12"-18" HT. AT PLANTING (30" HT. AT MATURITY)	30" O.C.	FULL AND MATCHING
	HP	1,122	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA	CONT.	18" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING

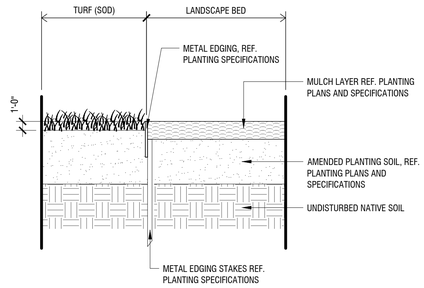
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	TA	3,299	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	CONT.	12"-18" SPR, 3-5 RUNNERS MIN.	24" O.C.	3-5 RUNNERS MIN.
	LG	1,792	LIRIOPE GIGANTEA / GIANT LIRIOPE	CONT.	12" HT.	24" O.C.	FULL AND MATCHING
	LP	1,102	LANTANA MONTEVIDENSIS / TRAILING LANTANA	CONT.	8"-12" HT.	36" O.C.	FULL AND MATCHING
TURF/GRASSES							
	SEED	275,163 SF	CYNODON DACTYLON / CYNODON DACTYLON	N/A	N/A	N/A	HYDROSEED

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	TD	46	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UC	14	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UA	8	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	8	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TR	45	QUERCUS TEXANA / TEXAS RED OAK	B & B	4" CAL.	12'-14' HT. (15' W. AT MATURITY)	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	LF	1,557	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IC	617	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.	24" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING
	IN	1,281	ILEX VOMITORIA `NANA` / DWARF YAUPON	CONT.	12"-18" HT. AT PLANTING (30" HT. AT MATURITY)	30" O.C.	FULL AND MATCHING
	HP	339	HESPERALOE PARVIFLORA / RED FLOWERING YUCCA	CONT.	18" HT. AT PLANTING (36" HT. AT MATURITY)	36" O.C.	FULL AND MATCHING

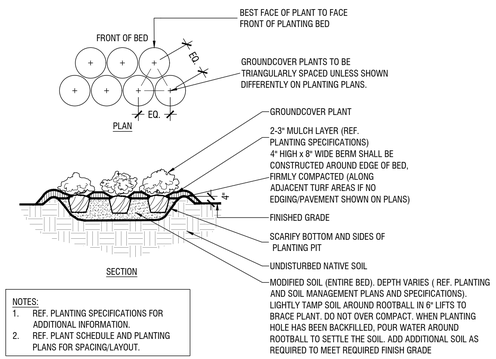
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	TA	866	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	CONT.	12"-18" SPR, 3-5 RUNNERS MIN.	24" O.C.	3-5 RUNNERS MIN.
	LG	1,902	LIRIOPE GIGANTEA / GIANT LIRIOPE	CONT.	12" HT.	24" O.C.	FULL AND MATCHING
	LP	967	LANTANA MONTEVIDENSIS / TRAILING LANTANA	CONT.	8"-12" HT.	36" O.C.	FULL AND MATCHING
TURF/GRASSES							
	SOD	41,414 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	SEED	90,059 SF	CYNODON DACTYLON / CYNODON DACTYLON	N/A	N/A	N/A	HYDROSEED



METAL EDGING (AT TURF & LANDSCAPE BED) — D

Scale: 1 1/2" = 1'-0"

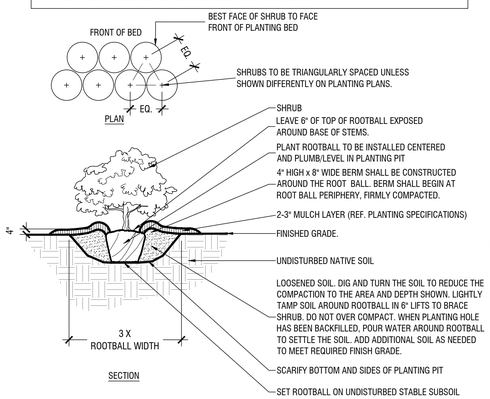
NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. SOIL MANAGEMENT PLANS AND SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — C

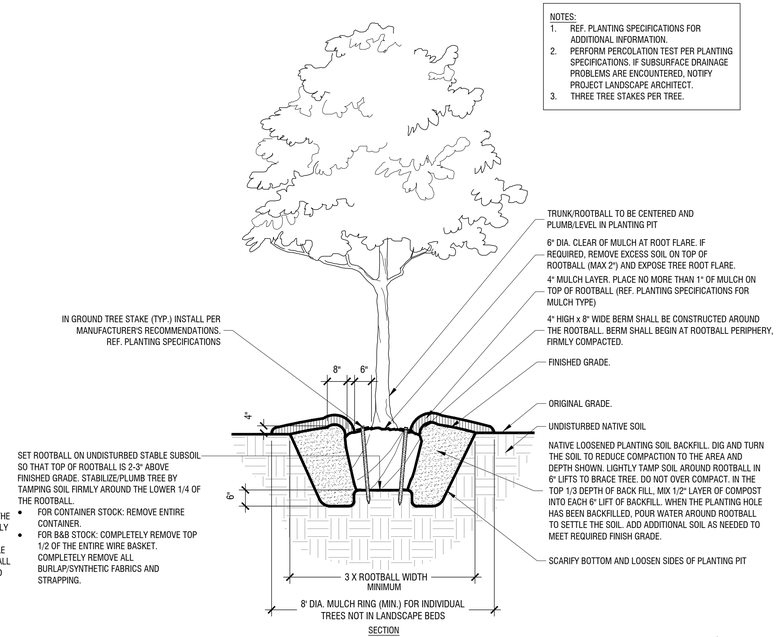
Scale: NTS



TYPICAL SHRUB PLANTING — B

Scale: NTS

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.
3. THREE TREE STAKES PER TREE.



TYPICAL TREE PLANTING (UP TO 3" CALIPER) — A

Scale: NTS

811 Know what's **below.** **Call** before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

LANDSCAPE PLAN

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED PD-LPI

OWNER
SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY,
SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL:
RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.
KIMLEY-HORN
BLAINE MIKULIK
10101 REUNION PLACE
SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
LP 2.00

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IMAGES: XREFS: LIGHTS: ATTACHED: PLOTTED BY: DATE: LAYOUT: DWG NAME:
Standard Planting Details - Standard Hardscape Details - XTB - LA - xLandscape
NONE - NONE - NONE
CHAVEZ, LINDSEY 7/17/2026 10:01 AM
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SECTION 329300: PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, APPLIANCES, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH FURNISHING, DELIVERY, AND INSTALLATION OF PLANT (ALSO KNOWN AS "LANDSCAPING") COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

B. THE SCOPE OF WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. LOCATE, PURCHASE, DELIVER AND INSTALL ALL SPECIFIED PLANTS.
2. WATER ALL SPECIFIED PLANTS.
3. MULCH, FERTILIZE, STAKE, AND PRUNE ALL SPECIFIED PLANTS.
4. MAINTENANCE OF ALL SPECIFIED PLANTS UNTIL THE BEGINNING OF THE WARRANTY PERIOD.
5. PLANT WARRANTY.
6. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.
7. MAINTENANCE OF ALL SPECIFIED PLANTS DURING THE WARRANTY PERIOD.

1.2 CONTRACT DOCUMENTS

A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE CONSTRUCTION DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.

1.3 RELATED DOCUMENTS AND REFERENCES

A. RELATED DOCUMENTS:

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION
2. RELATED SPECIFICATION SECTIONS
   a. IRRIGATION
   b. LAWN AND GRASSES

B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER THE MORE STRINGENT REQUIREMENT SHALL PREVAIL OR AS DETERMINED BY THE OWNERS REPRESENTATIVE.

1. ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION.
2. ANSI A 300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE, MOST CURRENT EDITION AND ALL PARTS.
3. INTERPRETATION OF PLANT NAMES AND DESCRIPTIONS SHALL REFERENCE THE FOLLOWING DOCUMENTS. WHERE THE NAMES OR PLANT DESCRIPTIONS DISAGREE BETWEEN THE SEVERAL DOCUMENTS, THE MOST CURRENT DOCUMENT SHALL PREVAIL.
   a. USDA - THE GERMPLASM RESOURCES INFORMATION NETWORK (WWW.ARS-GRIN.GOV/NPGS.HTML)
   b. MANUAL OF WOODY LANDSCAPE PLANTS; MICHAEL DIRR; STIPES PUBLISHING, CHAMPAIGN, ILLINOIS; MOST CURRENT EDITION.
   c. THE NEW SUNSET WESTERN GARDEN BOOK, OXMOOR HOUSE, MOST CURRENT EDITION.
4. PRUNING PRACTICES SHALL CONFORM TO RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" MOST CURRENT EDITION; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA.
5. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.

B. IN THE CASE OF A DISCREPANCY IN THE PLANT QUANTITIES BETWEEN THE PLAN DRAWINGS AND THE PLANT CALL OUTS, LIST OR PLANT SCHEDULE, THE NUMBER OF PLANTS OR SQUARE FOOTAGE OF THE PLANTING BED ACTUALLY DRAWN ON THE PLAN DRAWINGS SHALL BE DEEMED CORRECT AND PREVAIL.

1.5 PERMITS AND REGULATIONS

A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.

B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.

C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.

1.7 CHANGES IN THE WORK

A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

B. ALL CHANGES IN THE WORK, NOTIFICATIONS AND CONTRACTOR'S REQUEST FOR INFORMATION (RFI) SHALL CONFORM TO THE CONTRACT GENERAL CONDITION REQUIREMENTS.

1.8 CORRECTION OF WORK

A. THE CONTRACTOR, AT THEIR OWN COST, SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST AS POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.

A. BOXED TREES: A CONTAINER ROOT BALL PACKAGE MADE OF WOOD IN THE SHAPE OF A FOUR-SIDED BOX.

B. CONTAINER PLANT: PLANTS THAT ARE GROWN IN AND/OR ARE CURRENTLY IN A CONTAINER INCLUDING BOXED TREES.

C. DEFECTIVE PLANT: ANY PLANT THAT FAILS TO MEET THE PLANT QUALITY REQUIREMENT OF THIS SPECIFICATION.

D. END OF WARRANTY FINAL ACCEPTANCE: THE DATE WHEN THE OWNER'S REPRESENTATIVE ACCEPTS THAT THE PLANTS AND WORK IN THIS SECTION MEET ALL THE REQUIREMENTS OF THE WARRANTY. IT IS INTENDED THAT THE MATERIALS AND WORKMANSHIP WARRANTY FOR PLANTING, PLANTING SOIL, AND IRRIGATION WORK RUN CONCURRENT WITH EACH OTHER.

E. FIELD GROWN TREES (B&B): TREES GROWING IN FIELD SOIL FOR AT LEAST 12 MONTHS PRIOR TO HARVEST.

F. HEALTHY: PLANTS THAT ARE GROWING IN A CONDITION THAT EXPRESSES LEAF SIZE, CROWN DENSITY, COLOR; AND WITH ANNUAL GROWTH RATES TYPICAL OF THE SPECIES AND CULTIVAR'S HORTICULTURAL DESCRIPTION, ADJUSTED FOR THE PLANTING SITE SOIL, DRAINAGE AND WEATHER CONDITIONS.

G. KINKED ROOT: A ROOT WITHIN THE ROOT PACKAGE THAT BENDS MORE THAN 90 DEGREES.

H. MAINTENANCE: ACTIONS THAT PRESERVE THE HEALTH OF PLANTS AFTER INSTALLATION AND AS DEFINED IN THIS SPECIFICATION.

I. MAINTENANCE PERIOD: THE TIME PERIOD, AS DEFINED IN THIS SPECIFICATION, WHICH THE CONTRACTOR IS TO PROVIDE MAINTENANCE.

J. NORMAL: THE PREVAILING PROTOCOL OF INDUSTRY STANDARD(S).

K. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK.

L. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY, IT IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS, BUT THAT SOME ACCEPTED INDUSTRY PROTOCOLS AND STANDARDS RESULT IN PLANTS UNACCEPTABLE TO THIS PROJECT.

WHEN REASONABLE OR REASONABLY IS USED IN RELATION TO OTHER ISSUES SUCH AS WEEDS, DISEASED, INSECTS, IT SHALL MEAN AT LEVELS LOW ENOUGH THAT NO TREATMENT WOULD BE REQUIRED WHEN APPLYING RECOGNIZED INTEGRATED PLANT MANAGEMENT PRACTICES.

THIS SPECIFICATION RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSIONAL JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE'S EXPERT SHALL DETERMINE WHEN CONDITIONS ARE JUDGED AS REASONABLE.

M. ROOT BALL: THE MASS OF ROOTS INCLUDING ANY SOIL OR SUBSTRATE THAT IS SHIPPED WITH THE TREE WITHIN THE ROOT BALL PACKAGE.

N. ROOT BALL PACKAGE. THE MATERIAL THAT SURROUNDS THE ROOT BALL DURING SHIPPING. THE ROOT PACKAGE MAY INCLUDE THE MATERIAL IN WHICH THE PLANT WAS GROWN, OR NEW PACKAGING PLACED AROUND THE ROOT BALL FOR SHIPPING.

O. ROOT COLLAR (ROOT CROWN, ROOT FLARE, TRUNK FLARE, FLARE): THE REGION AT THE BASE OF THE TRUNK WHERE THE MAJORITY OF THE STRUCTURAL ROOTS JOIN THE PLANT STEM, USUALLY AT OR NEAR GROUND LEVEL.

P. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 15 FEET.

Q. SPADE HARVESTED AND TRANSPLANTED: FIELD GROWN TREES THAT ARE MECHANICALLY HARVESTED AND IMMEDIATELY TRANSPLANTED TO THE FINAL GROWING SITE WITHOUT BEING REMOVED FROM THE DIGGING MACHINE.

R. STEM: THE TRUNK OF THE TREE.

S. SUBSTANTIAL COMPLETION ACCEPTANCE: THE DATE AT THE END OF THE PLANTING, PLANTING SOIL, AND IRRIGATION INSTALLATION WHERE THE OWNER'S REPRESENTATIVE ACCEPTS THAT ALL WORK IN THESE SECTIONS IS COMPLETE AND THE WARRANTY PERIOD HAS BEGUN. THIS DATE MAY BE DIFFERENT THAN THE DATE OF SUBSTANTIAL COMPLETION FOR THE OTHER SECTIONS OF THE PROJECT.

T. STEM GIRDLING ROOT: ANY ROOT MORE THAN ¼ INCH DIAMETER CURRENTLY TOUCHING THE TRUNK, OR WITH THE POTENTIAL TO TOUCH THE TRUNK, ABOVE THE ROOT COLLAR APPROXIMATELY TANGENT TO THE TRUNK CIRCUMFERENCE OR CIRCLING THE TRUNK. ROOTS SHALL BE CONSIDERED AS STEM GIRDLING THAT HAVE, OR ARE LIKELY TO HAVE IN THE FUTURE, ROOT TO TRUNK BARK CONTACT.

U. STRUCTURAL ROOT: ONE OF THE LARGEST ROOTS EMERGING FROM THE ROOT COLLAR.

V. TREE: SINGLE AND MULTI-STEMMED PLANTS WITH MATURE HEIGHT APPROXIMATELY GREATER THAN 15 FEET.

1.10 SUBMITTALS

A. SEE CONTRACT GENERAL CONDITIONS FOR POLICY AND PROCEDURE RELATED TO SUBMITTALS.

B. SUBMIT ALL PRODUCT SUBMITTALS 4 WEEKS PRIOR TO INSTALLATION OF PLANTINGS.

C. PRODUCT DATA: SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL FOUR WEEKS BEFORE THE INSTALLATION OF PLANTS.

D. SAMPLES: SUBMIT SAMPLES OF EACH PRODUCT AND MATERIAL WHERE REQUIRED BY THE SPECIFICATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. LABEL SAMPLES TO INDICATE PRODUCT, CHARACTERISTICS, AND LOCATIONS IN THE WORK. SAMPLES WILL BE REVIEWED FOR APPEARANCE ONLY. COMPLIANCE WITH ALL OTHER REQUIREMENTS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

E. CLOSE OUT SUBMITTALS: SUBMIT TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

1. PLANT MAINTENANCE DATA AND REQUIREMENTS.

F. WARRANTY PERIOD SITE VISIT RECORD: IF THERE IS NO MAINTENANCE DURING THE WARRANTY PERIOD, AFTER EACH SITE VISIT DURING THE WARRANTY PERIOD, BY THE CONTRACTOR, AS REQUIRED BY THIS SPECIFICATION, SUBMIT A WRITTEN RECORD OF THE VISIT, INCLUDING ANY PROBLEMS, POTENTIAL PROBLEMS, AND ANY RECOMMENDED CORRECTIVE ACTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

1.11 OBSERVATION OF THE WORK

A. THE OWNER'S REPRESENTATIVE MAY OBSERVE THE WORK AT ANY TIME. THEY MAY REMOVE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATIONS. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE COST OF TESTING MATERIALS NOT MEETING SPECIFICATIONS SHALL BE PAID BY THE CONTRACTOR.

B. THE OWNER'S REPRESENTATIVE SHALL BE INFORMED OF THE PROGRESS OF THE WORK SO THE WORK MAY BE OBSERVED AT THE FOLLOWING KEY TIMES IN THE CONSTRUCTION PROCESS. THE OWNER'S REPRESENTATIVE SHALL BE AFFORDED SUFFICIENT TIME TO SCHEDULE VISIT TO THE SITE. FAILURE OF THE OWNER'S REPRESENTATIVE TO MAKE FIELD OBSERVATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM MEETING ALL THE REQUIREMENTS OF THIS SPECIFICATION.

1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: REVIEW THE SOIL AND DRAINAGE CONDITIONS.
2. COMPLETION OF THE PLANT LAYOUT STAKING: REVIEW OF THE PLANT LAYOUT.
3. PLANT QUALITY: REVIEW OF PLANT QUALITY AT THE TIME OF DELIVERY AND PRIOR TO INSTALLATION. REVIEW TREE QUALITY PRIOR TO UNLOADING WHERE POSSIBLE, BUT IN ALL CASES PRIOR TO PLANTING.
4. COMPLETION OF THE PLANTING: REVIEW THE COMPLETED PLANTING.

1.12 PRE-CONSTRUCTION CONFERENCE

A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.

1.13 QUALITY ASSURANCE

A. SUBSTANTIAL COMPLETION ACCEPTANCE - ACCEPTANCE OF THE WORK PRIOR TO THE START OF THE WARRANTY PERIOD:

1. ONCE THE CONTRACTOR COMPLETES THE INSTALLATION OF ALL ITEMS IN THIS SECTION, THE OWNER'S REPRESENTATIVE WILL OBSERVE ALL WORK FOR SUBSTANTIAL COMPLETION ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF THE OBSERVATION.
2. SUBSTANTIAL COMPLETION ACCEPTANCE BY THE OWNER'S REPRESENTATIVE SHALL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER AND QUALITY AND NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.
3. ANY PLANTS THAT ARE DEEMED DEFECTIVE AS DEFINED UNDER THE PROVISIONS BELOW SHALL NOT BE ACCEPTED.

B. THE OWNER'S REPRESENTATIVE WILL PROVIDE THE CONTRACTOR WITH WRITTEN ACKNOWLEDGMENT OF THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND THE BEGINNING OF THE WARRANTY PERIOD AND PLANT MAINTENANCE PERIOD (IF PLANT MAINTENANCE IS INCLUDED).

C. CONTRACTOR'S QUALITY ASSURANCE RESPONSIBILITIES: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK.

D. INSTALLER QUALIFICATIONS: THE INSTALLER SHALL BE A FIRM HAVING AT LEAST 5 YEARS OF SUCCESSFUL EXPERIENCE OF A SCOPE SIMILAR TO THAT REQUIRED FOR THE WORK, INCLUDING THE HANDLING AND PLANTING OF LARGE SPECIMEN TREES IN URBAN AREAS. THE SAME FIRM SHALL INSTALL PLANTING SOIL (WHERE APPLICABLE) AND PLANT MATERIAL.

1. INSTALLER FIELD SUPERVISION: WHEN ANY PLANTING WORK IS IN PROGRESS, INSTALLER SHALL MAINTAIN, ON SITE, A FULL-TIME SUPERVISOR WHO CAN COMMUNICATE IN ENGLISH WITH THE OWNER'S REPRESENTATIVE.
2. INSTALLER'S FIELD SUPERVISOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE AS A FIELD SUPERVISOR INSTALLING PLANTS AND TREES OF THE QUALITY AND SCALE OF THE PROPOSED PROJECT, AND WHO CAN COMMUNICATE IN ENGLISH WITH THE OWNER'S REPRESENTATIVE.
3. THE INSTALLER'S CREW SHALL HAVE A MINIMUM OF 3 YEARS EXPERIENCED IN THE INSTALLATION OF PLANTING SOIL, PLANTINGS, AND IRRIGATION (WHERE APPLICABLE) AND INTERPRETATION OF SOIL PLANS, PLANTING PLANS AND IRRIGATION PLANS.
4. SUBMIT REFERENCES OF PAST PROJECTS, EMPLOYEE TRAINING CERTIFICATIONS THAT SUPPORT THAT THE CONTRACTORS MEETS ALL OF THE ABOVE INSTALLER QUALIFICATIONS AND APPLICABLE LICENSURES.

1.14 PLANT WARRANTY

A. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE.

B. PLANTS WARRANTY SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR THE FOLLOWING PERIODS, CLASSED BY PLANT TYPE:

1. TREES - 1 YEAR.
2. SHRUBS - 1 YEAR.
3. GROUND COVER AND PERENNIAL FLOWER PLANTS - 1 YEAR.
4. BULBS, ANNUAL FLOWER AND SEASONAL COLOR PLANTS - FOR THE PERIOD OF EXPECTED BLOOM OR PRIMARY DISPLAY.

C. WHEN THE WORK IS ACCEPTED IN PARTS, THE WARRANTY PERIODS SHALL EXTEND FROM EACH OF THE PARTIAL SUBSTANTIAL COMPLETION ACCEPTANCES TO THE TERMINAL DATE OF THE LAST WARRANTY PERIOD. THUS, ALL WARRANTY PERIODS FOR EACH CLASS OF PLANT WARRANTY, SHALL TERMINATE AT ONE TIME.

D. ALL PLANTS SHALL BE WARRANTIED TO MEET ALL THE REQUIREMENTS FOR PLANT QUALITY AT INSTALLATION IN THIS SPECIFICATION. DEFECTIVE PLANTS SHALL BE DEFINED AS PLANTS NOT MEETING THESE REQUIREMENTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION THAT PLANTS ARE DEFECTIVE.

E. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD.

F. ANY WORK REQUIRED BY THIS SPECIFICATION OR THE OWNER'S REPRESENTATIVE DURING THE PROGRESS OF THE WORK, TO CORRECT PLANT DEFECTS INCLUDING THE REMOVAL OF ROOTS OR BRANCHES, TO OBSERVE FOR OR CORRECT ROOT DEFECTS SHALL NOT BE CONSIDERED AS GROUNDS TO VOID ANY CONDITIONS OF THE WARRANTY. IN THE EVENT THAT THE CONTRACTOR DECIDES THAT SUCH REMEDIATION WORK MAY COMPROMISE THE FUTURE HEALTH OF THE PLANT, THE PLANT OR PLANTS IN QUESTION SHALL BE REJECTED AND REPLACED WITH PLANTS THAT DO NOT CONTAIN DEFECTS THAT REQUIRE REMEDIATION OR CORRECTION.

G. THE CONTRACTOR IS EXEMPT FROM REPLACING PLANTS, AFTER SUBSTANTIAL COMPLETION ACCEPTANCE AND DURING THE WARRANTY PERIOD, THAT ARE REMOVED BY OTHERS, LOST OR DAMAGED DUE TO OCCUPANCY OF PROJECT, LOST OR DAMAGED BY A THIRD PARTY, VANDALISM, OR ANY NATURAL DISASTER.

H. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION. MAKE ALL NECESSARY REPAIRS DUE TO PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

I. THE WARRANTY OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL ONE-YEAR PERIOD FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF THE SAID EXTENDED WARRANTY PERIOD, THE OWNER'S REPRESENTATIVE MAY ELECT ONE MORE REPLACEMENT ITEMS OR CREDIT FOR EACH ITEM. THESE TERTIARY REPLACEMENT ITEMS ARE NOT PROTECTED UNDER A WARRANTY PERIOD.

J. DURING AND BY THE END OF THE WARRANTY PERIOD, REMOVE ALL ABOVE GROUND TREE ASSESSMENTS PRESENT (IE.: TREE WRAP, TIES, AND GUYING) UNLESS AGREED TO BY THE OWNER'S REPRESENTATIVE TO REMAIN IN PLACE. ALL TREES THAT DO NOT HAVE SUFFICIENT CALIPER TO REMAIN UPRIGHT, OR THOSE REQUIRING ADDITIONAL ANCHORAGE IN WINDY LOCATIONS, SHALL BE STAKED OR REMAIN STAKED, IF REQUIRED BY THE OWNER'S REPRESENTATIVE.

K. END OF WARRANTY FINAL ACCEPTANCE - ACCEPTANCE OF PLANTS AT THE END OF THE WARRANTY PERIOD.

1. AT THE END OF THE WARRANTY PERIOD, THE OWNER'S REPRESENTATIVE SHALL OBSERVE ALL WARRANTED WORK, UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL OBSERVATION.
2. END OF WARRANTY FINAL ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL THE REQUIREMENTS OF THE WORK UNDER THIS SPECIFICATION AND IN SPECIFICATION SECTION IRRIGATION HAVE BEEN MET.

1.15 SELECTION AND OBSERVATION OF PLANTS

A. THE OWNER'S REPRESENTATIVE MAY REVIEW ALL PLANTS SUBJECT TO APPROVAL OF SIZE, HEALTH, QUALITY, CHARACTER, ETC. REVIEW OR APPROVAL OF ANY PLANT DURING THE PROCESS OF SELECTION, DELIVERY, INSTALLATION AND ESTABLISHMENT PERIOD SHALL NOT PREVENT THAT PLANT FROM LATER REJECTION IN THE EVENT THAT THE PLANT QUALITY CHANGES OR PREVIOUSLY EXISTING DEFECTS BECOME APPARENT THAT WERE NOT OBSERVED.

B. PLANT SELECTION: THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO SELECT AND OBSERVE ALL PLANTS AT THE NURSERY PRIOR TO DELIVERY AND TO REJECT PLANTS THAT DO NOT MEET SPECIFICATIONS AS SET FORTH IN THIS SPECIFICATION. IF A PARTICULAR DEFECT OR SUBSTANDARD ELEMENT CAN BE CORRECTED AT THE NURSERY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, THE AGREED UPON REMEDY MAY BE APPLIED BY THE NURSERY OR THE CONTRACTOR PROVIDED THAT THE CORRECTION ALLOWS THE PLANT TO MEET THE REQUIREMENTS SET FORTH IN THIS SPECIFICATION. ANY WORK TO CORRECT PLANT DEFECTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

1. THE OWNER'S REPRESENTATIVE MAY MAKE INVASIVE OBSERVATION OF THE TREE'S ROOT SYSTEM IN THE AREA OF THE ROOT COLLAR AND THE TOP OF THE ROOT BALL IN GENERAL IN ORDER TO DETERMINE THAT THE TREE MEETS THE QUALITY REQUIREMENTS FOR DEPTH OF THE ROOT COLLAR AND PRESENCE OF ROOTS ABOVE THE ROOT COLLAR. SUCH OBSERVATIONS WILL NOT HARM THE PLANT.
2. CORRECTIONS ARE TO BE UNDERTAKEN AT THE NURSERY PRIOR TO SHIPPING.

C. THE CONTRACTOR SHALL BEAR ALL COST RELATED TO PLANT CORRECTIONS.

D. ALL PLANTS THAT ARE REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE REPLACEMENT PLANTS PROVIDED AT NO COST TO THE OWNER.

E. SUBMIT TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PLANT SOURCES INCLUDING THE NAMES AND LOCATIONS OF NURSERIES PROPOSED AS SOURCES OF ACCEPTABLE PLANTS, AND A LIST OF THE PLANTS THEY WILL PROVIDE. THE PLANT LIST SHALL INCLUDE THE BOTANICAL AND COMMON NAME AND THE SIZE AT THE TIME OF SELECTION. OBSERVE ALL NURSERY MATERIALS TO DETERMINE THAT THE MATERIALS MEET THE REQUIREMENTS OF THIS SECTION.

F. TREES SHALL BE PURCHASED FROM THE GROWING NURSERY. RE-WHOLESALE PLANT SUPPLIERS SHALL NOT BE USED AS SOURCES UNLESS THE CONTRACTOR CAN CERTIFY THAT THE REQUIRED TREES ARE NOT DIRECTLY AVAILABLE FROM A GROWING NURSERY. WHEN RE-WHOLESALE SUPPLIERS ARE UTILIZED, THE CONTRACTOR SHALL SUBMIT THE NAME AND LOCATION OF THE GROWING NURSERY FROM WHERE THE TREES WERE OBTAINED BY THE RE-WHOLESALE SELLER. THE RE-WHOLESALE NURSERY SHALL BE RESPONSIBLE FOR ANY REQUIRED PLANT QUALITY CERTIFICATIONS.

G. THE CONTRACTOR SHALL REQUIRE THE GROWER OR RE-WHOLESALE SUPPLIER TO PERMIT THE OWNER'S REPRESENTATIVE TO OBSERVE THE ROOT SYSTEM OF ALL PLANTS AT THE NURSERY OR JOB SITE PRIOR TO PLANTING INCLUDING RANDOM REMOVAL OF SOIL OR SUBSTRATE AROUND THE BASE OF THE PLANT. OBSERVATION MAY BE AS FREQUENT AND AS EXTENSIVE AS NEEDED TO VERIFY THAT THE PLANTS MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND CONFORM TO REQUIREMENTS.

H. EACH TREE SHALL HAVE A NUMBERED SEAL APPLIED BY THE CONTRACTOR. THE SEAL SHALL BE PLACED ON A LATERAL BRANCH ON THE NORTH SIDE OF THE TREE. THE SEAL SHALL BE A TAMPER PROOF PLASTIC SEAL BEARING THE CONTRACTORS NAME AND A UNIQUE SEVEN-DIGIT NUMBER EMBOSSED ON THE SEAL.

1. DO NOT PLACE SEALS ON BRANCHES THAT ARE SO LARGE THAT THERE IS NOT SUFFICIENT ROOM FOR THE BRANCH GROWTH OVER THE PERIOD OF THE WARRANTY.

I. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO ATTACH THEIR SEAL TO EACH PLANT, OR A REPRESENTATIVE SAMPLE. VIEWING AND/OR SEALING OF PLANTS BY THE OWNER'S REPRESENTATIVE AT THE NURSERY DOES NOT PRECLUDE THE OWNER'S REPRESENTATIVE'S RIGHT TO REJECT MATERIAL WHILE ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ANY UP CHARGE FOR THE OWNER'S REPRESENTATIVE TO ATTACH THEIR SEAL TO SPECIFIC PLANTS.

J. WHERE REQUESTED BY THE OWNER'S REPRESENTATIVE, SUBMIT PHOTOGRAPHS OF PLANTS OR REPRESENTATIVE SAMPLES OF PLANTS. PHOTOGRAPHS SHALL BE LEGIBLE AND CLEARLY DEPICT THE PLANT SPECIMEN. EACH SUBMITTED IMAGE SHALL CONTAIN A HEIGHT REFERENCE, SUCH AS A MEASURING STICK. THE APPROVAL OF PLANTS BY THE OWNER'S REPRESENTATIVE VIA PHOTOGRAPH DOES NOT PRECLUDE THE OWNER'S REPRESENTATIVE'S RIGHT TO REJECT MATERIAL WHILE ON SITE.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. SUBMIT ALL REQUESTS FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION. REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED WITH A LIST OF NURSERIES CONTACTED IN THE SEARCH FOR THE REQUIRED PLANT AND A RECORD OF OTHER ATTEMPTS TO LOCATE THE REQUIRED MATERIAL. REQUESTS SHALL ALSO INCLUDE SOURCES OF PLANTS FOUND THAT MAY BE OF A SMALLER OR LARGER SIZE, OR A DIFFERENT SHAPE OR HABIT TH

2.4 PLANTING SOIL

A. PLANTING SOIL AS USED IN THIS SPECIFICATION MEANS THE SOIL AT THE PLANTING SITE, OR IMPORTED AS MODIFIED AND DEFINED IN SPECIFICATION SECTION PLANTING SOIL. IF THERE IS NO PLANTING SOIL SPECIFICATION, THE TERM PLANTING SOIL SHALL MEAN THE SOIL AT THE PLANTING SITE WITHIN THE PLANTING HOLE.

B. PLANTING SOIL SHALL BE PER PLANTING SOILS PLAN.

2.5 MULCH

A. MULCH SHALL BE COARSE, GROUND, FROM HARDWOOD TREES AND WOODY BRUSH SOURCES. THE SIZE RANGE SHALL BE A MINIMUM (LESS THAN 25% OR LESS OF VOLUME) FINE PARTICLES 3/8 INCH OR LESS IN SIZE, AND A MAXIMUM SIZE OF INDIVIDUAL PIECES (LARGEST 20% OR LESS OF VOLUME) SHALL BE APPROXIMATELY 1 TO 1-1/2 INCH IN DIAMETER AND MAXIMUM LENGTH APPROXIMATELY 4". PIECES LARGER THAN 4 INCHES LONG THAT ARE VISIBLE ON THE SURFACE OF THE MULCH AFTER INSTALLATION SHALL BE REMOVED.

1. MULCH TO BE TEXAS NATIVE HARDWOOD MULCH SUPPLIED MY AUSTIN WOOD RECYCLING OR APPROVED EQUAL. MULCH IS TO BE NATUALLY AGED AND DARKENED AND CONTAIN NO COLOR ADDITIVES.

2. MANUFACTURER: AUSTIN WOOD RECYCLING, www.austinwoodrescycling.com

2.1. CONTACT: CHRIS HOBBS (512.259.7430), chris.hobbs@austinwoodrecycling.com

B. SUBMIT SUPPLIER'S PRODUCT SPECIFICATION DATA SHEET FOR APPROVAL.

2.6 TREE STAKING AND GUYING MATERIAL

A. TREE STAKING SHALL BE PER PLANTING DETAILS.

B. ARBOR STAKE OR APPROVED EQUAL.

1. MANUFACTURER: WWW.ARBORSTAKES.COM

C. SUBMIT MANUFACTURER'S PRODUCT DATA FOR APPROVAL

2.7 CHEMICAL OR BIOLOGICAL ADDITIVES

A. PER SOILS TEST RESULTS.

2.8 COMPOST

A. LIVING EARTH COMPOST OR APPROVED EQUAL

1. MANUFACTURER: LIVING EARTH: 972-869-4332

2.10 PLANTER POTTING SOIL

A. LIVING EARTH CONTAINER POTTING SOIL OR APPROVED EQUAL

1. MANUFACTURER: LIVING EARTH: 972-869-4332

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. EXAMINE THE SURFACE GRADES AND SOIL CONDITIONS TO CONFIRM THAT THE REQUIREMENTS OF THE SPECIFICATION SECTION - PLANTING SOIL - AND THE SOIL AND DRAINAGE MODIFICATIONS INDICATED ON THE PLANTING SOIL PLAN AND DETAILS (IF APPLICABLE) HAVE BEEN COMPLETED. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS.

3.2 DELIVERY, STORAGE AND HANDLING

A. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND STORAGE. ADEQUATELY PROTECT PLANTS FROM DRYING OUT, EXPOSURE OF ROOTS TO SUN, WIND OR EXTREMES OF HEAT AND COLD TEMPERATURES. IF PLANTING IS DELAYED MORE THAN 24 HOURS AFTER DELIVERY, SET PLANTS IN A LOCATION PROTECTED FROM SUN AND WIND. PROVIDE ADEQUATE WATER TO THE ROOT BALL PACKAGE DURING THE SHIPPING AND STORAGE PERIOD.

1. ALL PLANT MATERIALS MUST BE AVAILABLE FOR OBSERVATION PRIOR TO PLANTING.

2. USING A SOIL MOISTURE METER, PERIODICALLY CHECK THE SOIL MOISTURE IN THE ROOT BALLS OF ALL PLANTS TO ASSURE THAT THE PLANTS ARE BEING ADEQUATELY WATERED. VOLUMETRIC SOIL MOISTURE SHALL BE MAINTAINED ABOVE WILTING POINT AND BELOW FIELD CAPACITY FOR THE ROOT BALL SUBSTRATE OR SOIL.

B. DO NOT DELIVER MORE PLANTS TO THE SITE THAN THERE IS SPACE WITH ADEQUATE STORAGE CONDITIONS. PROVIDE A SUITABLE REMOTE STAGING AREA FOR PLANTS AND OTHER SUPPLIES.

1. THE OWNER'S REPRESENTATIVE OR CONTRACTOR SHALL APPROVE THE DURATION, METHOD AND LOCATION OF STORAGE OF PLANTS.

C. PROVIDE PROTECTIVE COVERING OVER ALL PLANTS DURING TRANSPORTING.

3.3 PLANTING SEASON

A. PLANTING SHALL ONLY BE PERFORMED WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE FOR PLANTING THE MATERIALS SPECIFIED IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE BELOW UNLESS OTHERWISE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THE CONTRACTOR REQUEST PLANTING OUTSIDE THE DATES OF THE PLANTING SEASON, APPROVAL OF THE REQUEST DOES NOT CHANGE THE REQUIREMENTS OF THE WARRANTY.

3.4 ADVERSE WEATHER CONDITIONS

A. NO PLANTING SHALL TAKE PLACE DURING EXTREMELY HOT, DRY, WINDY OR FREEZING WEATHER.

3.5 COORDINATION WITH PROJECT WORK

A. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK.

B. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.

C. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES, HEADS OR THE CONDUITS OF OTHER UTILITY LINES THAT ARE IN CONFLICT WITH TREE LOCATIONS. ROOT BALLS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

3.6 LAYOUT AND PLANTING SEQUENCE

A. RELATIVE POSITIONS OF ALL PLANTS AND TREES ARE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE.

B. NOTIFY THE OWNER'S REPRESENTATIVE, ONE (1) WEEK PRIOR TO LAYOUT. LAYOUT ALL INDIVIDUAL TREE AND SHRUB LOCATIONS. PLACE PLANTS ABOVE SURFACE AT PLANTING LOCATION OR PLACE A LABELED STAKE AT PLANTING LOCATION. LAYOUT BED LINES WITH PAINT FOR THE OWNER'S REPRESENTATIVE'S APPROVAL. SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE DIGGING AND START OF PLANTING WORK.

C. WHEN APPLICABLE, PLANT TREES BEFORE OTHER PLANTS ARE INSTALLED.

D. IT IS UNDERSTOOD THAT PLANTS ARE NOT PRECISE OBJECTS AND THAT MINOR ADJUSTMENTS IN THE LAYOUT WILL BE REQUIRED AS THE PLANTING PLAN IS CONSTRUCTED. THESE ADJUSTMENTS MAY NOT BE APPARENT UNTIL SOME OR ALL OF THE PLANTS ARE INSTALLED. MAKE ADJUSTMENTS AS REQUIRED BY THE OWNER'S REPRESENTATIVE INCLUDING RELOCATING PREVIOUSLY INSTALLED PLANTS.

3.7 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. PROTECT SOIL FROM COMPACTION DURING THE DELIVERY OF PLANTS TO THE PLANTING LOCATIONS, DIGGING OF PLANTING HOLES AND INSTALLING PLANTS.

1. WHERE POSSIBLE DELIVER AND PLANT TREES THAT REQUIRE THE USE OF HEAVY MECHANIZED EQUIPMENT PRIOR TO FINAL SOIL PREPARATION AND TILLING. WHERE POSSIBLE, RESTRICT THE DRIVING LANES TO ONE AREA INSTEAD OF DRIVING OVER AND COMPACTING A LARGE AREA OF SOIL.

2. TILL TO A DEPTH OF 6 INCHES, ALL SOIL THAT HAS BEEN DRIVEN OVER DURING THE INSTALLATION OF PLANTS.

3.8 SOIL MOISTURE

A. VOLUMETRIC SOIL MOISTURE LEVEL, IN BOTH THE PLANTING SOIL AND THE ROOT BALLS OF ALL PLANTS, PRIOR TO, DURING AND AFTER PLANTING SHALL BE ABOVE PERMANENT WILTING POINT AND BELOW FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE WITHIN THE FOLLOWING RANGES.

SOIL TYPE	PERMANENT WILTING POINT	FIELD CAPACITY
SAND, LOAMY SAND, SANDY LOAM	5 - 8%	12-18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27-36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

1. VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL MOISTURE METER. THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DSMM500 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT.

B. THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND PLANTING OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.9 INSTALLATION OF PLANTS: GENERAL

A. OBSERVE EACH PLANT AFTER DELIVERY AND PRIOR TO INSTALLATION FOR DAMAGE OF OTHER CHARACTERISTICS THAT MAY CAUSE REJECTION OF THE PLANT. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONDITION OBSERVED.

B. NO MORE PLANTS SHALL BE DISTRIBUTED ABOUT THE PLANTING BED AREA THAN CAN BE PLANTED AND WATERED ON THE SAME DAY.

C. THE ROOT SYSTEM OF EACH PLANT, REGARDLESS OF ROOT BALL PACKAGE TYPE, SHALL BE OBSERVED BY THE CONTRACTOR, AT THE TIME OF PLANTING TO CONFIRM THAT THE ROOTS MEET THE REQUIREMENTS FOR PLANT ROOT QUALITY IN PART 2 PRODUCTS: PLANTS GENERAL: PLANT QUALITY. THE CONTRACTOR SHALL UNDERTAKE AT THE TIME OF PLANTING, ALL MODIFICATIONS TO THE ROOT SYSTEM REQUIRED BY THE OWNER'S REPRESENTATIVE TO MEET THESE QUALITY STANDARDS.

1. MODIFICATIONS, AT THE TIME OF PLANTING, TO MEET THE SPECIFICATIONS FOR THE DEPTH OF THE ROOT COLLAR AND REMOVAL OF STEM GIRDLING ROOTS AND CIRCLING ROOTS MAY MAKE THE PLANT UNSTABLE OR STRESS THE PLANT TO THE POINT THAT THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THE PLANT RATHER THAN PERMITTING THE MODIFICATION.

2. ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE THE ROOT SYSTEM CONFORM TO THE PLANT QUALITY STANDARDS OUTLINED IN PART 2 PRODUCTS: PLANTS GENERAL: QUALITY, OR OTHER REQUIREMENTS RELATED TO THE PERMITTED ROOT BALL PACKAGE, SHALL NOT BE CONSIDERED AS GROUNDS TO MODIFY OR VOID THE PLANT WARRANTY.

3. THE RESULTING ROOT BALL MAY NEED ADDITIONAL STAKING AND WATER AFTER PLANTING. THE OWNER'S REPRESENTATIVE MAY REJECT THE PLANT IF THE ROOT MODIFICATION PROCESS MAKES THE TREE UNSTABLE OR IF THE TREE IS NOT HEALTHY AT THE END OF THE WARRANTY PERIOD. SUCH PLANTS SHALL STILL BE COVERED UNDER THE WARRANTY

4. THE CONTRACTOR REMAINS RESPONSIBLE TO CONFIRM THAT THE GROWER HAS MADE ALL REQUIRED
ROOT MODIFICATIONS NOTED DURING ANY NURSERY OBSERVATIONS.

D. CONTAINER AND BOXED ROOT BALL SHAVING (IF REQUIRED -SEE DRAWINGS FOR CONDITIONS): THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS AND BOXES, INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, SHARP SHOVELS OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH OF ROOT MAT OR UP TO 2 INCHES AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.

E. EXPOSED STEM TISSUE AFTER MODIFICATION: THE REQUIRED ROOT BALL MODIFICATIONS MAY RESULT IN STEM TISSUE THAT HAS NOT FORMED TRUNK BARK BEING EXPOSED ABOVE THE SOIL LINE. IF SUCH CONDITION OCCURS, WRAP THE EXPOSED PORTION OF THE STEM IN A PROTECTIVE WRAPPING WITH A WHITE FILTER FABRIC. SECURE THE FABRIC WITH BIODEGRADABLE MASKING TAPE. DO NOT USE STRING, TWINE, GREEN NURSERY TIES OR ANY OTHER MATERIAL THAT MAY GIRDLE THE TRUNK IF NOT REMOVED.

F. EXCAVATION OF THE PLANTING SPACE: USING HAND TOOLS OR TRACKED MINI-EXCAVATOR, EXCAVATE THE PLANTING HOLE INTO THE PLANTING SOIL TO THE DEPTH OF THE ROOT BALL MEASURED AFTER ANY ROOT BALL MODIFICATION TO CORRECT ROOT PROBLEMS, AND WIDE ENOUGH FOR WORKING ROOM AROUND THE ROOT BALL OR TO THE SIZE INDICATED ON THE DRAWING OR AS NOTED BELOW.

1. FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED TO A DEPTH OF AT LEAST 12 INCHES OVER A DISTANCE OF MORE THAN 10 FEET RADIUS FROM EACH TREE, OR 5 FEET RADIUS FROM EACH SHRUB, THE SOIL AROUND THE ROOT BALL SHALL BE LOOSENED AS DEFINED BELOW OR AS INDICATED ON THE DRAWINGS.

a. THE AREA OF LOOSENING SHALL BE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL AT THE SURFACE SLOPING TO 2 TIMES THE DIAMETER OF THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.

b. LOOSENING IS DEFINED AS DIGGING INTO THE SOIL AND TURNING THE SOIL TO REDUCE THE COMPACTION. THE SOIL DOES NOT HAVE TO BE REMOVED FROM THE HOLE, JUST DUG, LIFTED AND TURNED. LIFTING AND TURNING MAY BE ACCOMPLISHED WITH A TRACKED MINI EXCAVATOR, OR HAND SHOVELS.

2. IF AN AUGER IS USED TO DIG THE INITIAL PLANTING HOLE, THE SOIL AROUND THE AUGER HOLE SHALL BE LOOSENED AS DEFINED ABOVE FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED.

3. THE MEASURING POINT FOR ROOT BALL DEPTH SHALL BE THE AVERAGE HEIGHT OF THE OUTER EDGE OF THE ROOT BALL AFTER ANY REQUIRED ROOT BALL MODIFICATION.

4. IF MOTORIZED EQUIPMENT IS USED TO DELIVER PLANTS TO THE PLANTING AREA OVER EXPOSED PLANTING BEDS, OR USED TO LOOSEN THE SOIL OR DIG THE PLANTING HOLES, ALL SOIL THAT HAS BEEN DRIVEN OVER SHALL BE TILLED TO A DEPTH OF 6 INCHES.

G. FOR TREES TO BE PLANTED IN PREPARED PLANTING SOIL THAT IS DEEPER THAN THE ROOT BALL DEPTH, COMPACT THE SOIL UNDER THE ROOT BALL USING A MECHANICAL TAMPER TO ASSURE A FIRM BEDDING FOR THE ROOT BALL. IF THERE IS MORE THAN 12 INCHES OF PLANTING SOIL UNDER THE ROOT BALL EXCAVATE AND TAMP THE PLANTING SOIL IN LIFTS NOT TO EXCEED 12 INCHES.

H. SET TOP OUTER EDGE OF THE ROOT BALL AT THE AVERAGE ELEVATION OF THE PROPOSED FINISH. SET THE PLANT PLUMB AND UPRIGHT IN THE CENTER OF THE PLANTING HOLE. THE TREE GRAFT, IF APPLICABLE, SHALL BE VISIBLE ABOVE THE GRADE. DO NOT PLACE SOIL ON TOP OF THE ROOT BALL.

I. THE OWNER'S REPRESENTATIVE MAY REQUEST THAT PLANTS ORIENTATION BE ROTATED WHEN PLANTED BASED ON THE FORM OF THE PLANT.

J. BACKFILL THE SPACE AROUND THE ROOT BALL WITH THE SAME PLANTING SOIL OR EXISTING SOIL THAT WAS EXCAVATED FOR THE PLANTING SPACE. SEE SPECIFICATION SECTION PLANTING SOIL, FOR REQUIREMENTS TO MODIFY THE SOIL WITHIN THE PLANTING BED.

K. BRACE ROOT BALL BY TAMPING PLANTING SOIL AROUND THE LOWER PORTION OF THE ROOT BALL. PLACE ADDITIONAL PLANTING SOIL AROUND BASE AND SIDES OF BALL IN SIX-INCH (6") LIFTS. LIGHTLY TAMP EACH LIFT USING FOOT PRESSURE OR HAND TOOLS TO SETTLE BACKFILL. SUPPORT THE TREE AND ELIMINATE VOIDS. DO NOT OVER COMPACT THE BACKFILL OR USE MECHANICAL OR PNEUMATIC TAMPING EQUIPMENT. OVER COMPACTION SHALL BE DEFINED AS GREATER THAN 85% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR OR GREATER THAN 250 PSI AS MEASURED BY A CONE PENETROMETER WHEN THE VOLUMETRIC SOIL MOISTURE IS LOWER THAN FIELD CAPACITY.

1. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED TO THREE QUARTERS OF ITS DEPTH, WATER SHALL BE POURED AROUND THE ROOT BALL AND ALLOWED TO SOAK INTO THE SOIL TO SETTLE THE SOIL. DO NOT FLOOD THE PLANTING SPACE. IF THE SOIL IS ABOVE FIELD CAPACITY, ALLOW THE SOIL TO DRAIN TO BELOW FIELD CAPACITY BEFORE FINISHING THE PLANTING. AIR POCKETS SHALL BE ELIMINATED AND BACKFILL CONTINUED UNTIL THE PLANTING SOIL IS BROUGHT TO GRADE LEVEL.

L. WHERE INDICATED ON THE DRAWINGS, BUILD A 4 INCH HIGH, LEVEL BERM OF PLANTING SOIL AROUND THE OUTSIDE OF THE ROOT BALL TO RETAIN WATER. TAMP THE BERM TO REDUCE LEAKING AND EROSION OF THE SAUCER.

M. THOROUGHLY WATER THE PLANTING SOIL AND ROOT BALL IMMEDIATELY AFTER PLANTING.

N. REMOVE ALL NURSERY PLANT IDENTIFICATION TAGS AND RIBBONS AS PER OWNER'S REPRESENTATIVE INSTRUCTIONS. THE OWNER'S REPRESENTATIVE'S SEALS ARE TO REMAIN ON PLANTS UNTIL THE END OF THE WARRANTY PERIOD.

O. REMOVE ANY CORRUGATED CARDBOARD TRUNK PROTECTION AFTER PLANTING.

P. FOLLOW ADDITIONAL REQUIREMENTS FOR THE PERMITTED ROOT BALL PACKAGES.

3.10 PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS

A. THE FOLLOWING ARE PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS THAT SHALL BE FOLLOWED DURING THE PLANTING PROCESS IN ADDITION TO THE ABOVE GENERAL PLANTING REQUIREMENTS.

B. BALLED AND BURLAPPED PLANTS

1. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP OF THE ROOT BALL. CUT THE BURLAP AWAY AS INDICATED ON DRAWINGS; DO NOT FOLD DOWN ONTO THE PLANTING SOIL.

2. IF THE PLANT IS SHIPPED WITH A WIRE BASKET REMOVE THE BASKET WIRES JUST BEFORE THE FINAL BACKFILLING OF THE TREE AS INDICATED ON THE DRAWINGS.

3. EARTH ROOT BALLS SHALL BE KEPT INTACT EXCEPT FOR ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE ROOT PACKAGE COMPLY WITH THE REQUIREMENT IN PART 2 PRODUCTS.

C. CONTAINER PLANTS

1. THIS SPECIFICATION ASSUMES THAT MOST CONTAINER PLANTS HAVE SIGNIFICANT STEM GIRDLING AND CIRCLING ROOTS, AND THAT THE ROOT COLLAR IS TOO LOW IN THE ROOT BALL.

2. REMOVE THE CONTAINER.

3. PERFORM ROOT BALL SHAVING AS DEFINED IN INSTALLATION OF PLANTS: GENERAL ABOVE.

4. REMOVE ALL ROOTS AND SUBSTRATE ABOVE THE ROOT COLLAR AND THE MAIN STRUCTURAL ROOTS ACCORDING TO ROOT CORRECTION DETAILS SO ROOT SYSTEM CONFORMS TO ROOT OBSERVATIONS DETAIL.

5. REMOVE ALL SUBSTRATE AT THE BOTTOM OF THE ROOT BALL THAT DOES NOT CONTAIN ROOTS.

6. USING A HOSE, POWER WASHER OR AIR EXCAVATION DEVICE, WASH OUT THE SUBSTRATE FROM AROUND THE TRUNK AND TOP OF THE REMAINING ROOT BALL AND FIND AND REMOVE ALL STEM GIRDLING ROOTS WITHIN THE ROOT BALL ABOVE THE TOP OF THE STRUCTURAL ROOTS.

3.11 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL BE APPLIED AT LEAST 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.

B. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.

C. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED. THE FIRST ROW OF ANNUAL FLOWER PLANTS SHALL BE 6 INCHES FROM THE BED EDGE UNLESS OTHERWISE DIRECTED.

D. DIG PLANTING HOLES SUFFICIENTLY LARGE ENOUGH TO INSERT THE ROOT SYSTEM WITHOUT DEFORMING THE ROOTS. SET THE TOP OF THE ROOT SYSTEM AT THE GRADE OF THE SOIL.

E. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.

F. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.

G. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.

H. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.

I. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

3.12 STAKING AND GUYING

A. DO NOT STAKE TREES UNLESS SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS, OR IN THE EVENT THAT THE CONTRACTOR FEELS THAT STAKING IS THE ONLY ALTERNATIVE WAY TO KEEP PARTICULAR TREES PLUMB.

1. THE OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.

2. TREES THAT REQUIRED HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.

3. PLANTS SHALL STAND PLUMB AFTER STAKING.

4. STAKES SHALL BE DRIVEN TO SUFFICIENT DEPTH TO HOLD THE TREE RIGID.

3.13 STRAIGHTENING PLANTS

B. MAINTAIN ALL PLANTS IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. STRAIGHTEN ALL TREES THAT MOVE OUT OF PLUMB INCLUDING THOSE NOT STAKED. PLANTS TO BE STRAIGHTENED SHALL BE EXCAVATED AND THE ROOT BALL MOVED TO A PLUMB POSITION, AND THEN RE-BACKFILLED.

C. DO NOT STRAIGHTEN PLANTS BY PULLING THE TRUNK WITH GUYS.

3.14 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. DO NOT APPLY ANY SOLUBLE FERTILIZER TO PLANTINGS DURING THE FIRST YEAR AFTER TRANSPLANTING UNLESS SOIL TEST DETERMINES THAT FERTILIZER OR OTHER CHEMICAL ADDITIVES IS REQUIRED. APPLY CHEMICAL ADDITIVES ONLY UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

B. CONTROLLED RELEASE FERTILIZERS SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, STANDARD HORTICULTURAL PRACTICES, AND PER THE SOIL TEST RECOMMENDATIONS.

3.15 PRUNING OF TREES AND SHRUBS

A. PRUNE PLANTS AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PRUNING TREES SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN DETAILS; FOLLOW RECOMMENDATIONS IN "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" PUBLISHED BY URBAN TREE FOUNDATION, VISALIA CA.

B. ALL PRUNING SHALL BE PERFORMED BY A PERSON EXPERIENCED IN STRUCTURAL TREE PRUNING.

C. EXCEPT FOR PLANTS SPECIFIED AS MULTI-STEMMED OR AS OTHERWISE INSTRUCTED BY THE OWNER'S REPRESENTATIVE, PRESERVE OR CREATE A CENTRAL LEADER.

D. PRUNING OF LARGE TREES SHALL BE DONE USING POLE PRUNERS OR IF NEEDED, FROM A LADDER OR HYDRAULIC LIFT TO GAIN ACCESS TO THE TOP OF THE TREE. DO NOT CLIMB IN NEWLY PLANTED TREES. SMALL TREES CAN BE STRUCTURALLY PRUNED BY LAYING THEM OVER BEFORE PLANTING. PRUNING MAY ALSO BE PERFORMED AT THE NURSERY PRIOR TO SHIPPING.

E. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING THAT OCCURRED IN THE NURSERY OR AFTER.

F. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

G. NO TREE PAINT OR SEALANTS SHALL BE USED.

3.16 MULCHING OF PLANTS

A. APPLY MULCH BEFORE SETTLEMENT TO DEPTH SHOWN ON PLANS, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.

B. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 4 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS.

C. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

3.17 PLANTING BED FINISHING

A. AFTER PLANTING, SMOOTH OUT ALL GRADES BETWEEN PLANTS BEFORE MULCHING.

B. SEPARATE THE EDGES OF PLANTING BEDS AND LAWN AREAS WITH A SMOOTH, FORMED EDGE CUT INTO THE TURF WITH THE BED MULCH LEVEL SLIGHTLY LOWER, 1 AND 2 INCHES, THAN THE ADJACENT TURF SOD OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. BED EDGE LINES SHALL BE A DEPICTED ON THE DRAWINGS.

3.18 WATERING

A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL OR ADJUST FOR LESS WATER USING HOSES AS REQUIRED.

B. HAND WATER ROOT BALLS OF ALL PLANTS TO ASSURE THAT THE ROOT BALLS HAVE MOISTURE ABOVE WILT POINT AND BELOW FIELD CAPACITY. TEST THE MOISTURE CONTENT IN EACH ROOT BALL AND THE SOIL OUTSIDE THE ROOT BALL TO DETERMINE THE WATER CONTENT.

3.19 CLEAN-UP

A. DURING INSTALLATION, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK.

1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.

B. ONCE INSTALLATION IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS AND THAT ALL TAGS AND FLAGGING TAPE ARE REMOVED FROM THE SITE. THE OWNER'S REPRESENTATIVE'S SEALS ARE TO REMAIN ON THE TREES AND REMOVED AT THE END OF THE WARRANTY PERIOD.

C. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE BY THE PLANT INSTALLER TO THE WORK OR OTHER WORK AT THE SITE.

D. REMOVE AND DISPOSE OF ALL EXCESS PLANTING SOIL, SUBSOIL, MULCH, PLANTS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE BY THE CONTRACTOR.

3.20 PROTECTION DURING CONSTRUCTION

A. THE CONTRACTOR SHALL PROTECT PLANTING AND RELATED WORK AND OTHER SITE WORK FROM DAMAGE DUE TO PLANTING OPERATIONS, OPERATIONS BY OTHER CONTRACTORS OR TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE. TREAT, REPAIR OR REPLACE DAMAGED WORK IMMEDIATELY.

B. DAMAGE DONE BY THE CONTRACTOR, OR ANY OF THEIR SUB-CONTRACTORS TO EXISTING OR INSTALLED PLANTS, OR ANY OTHER PARTS OF THE WORK OR EXISTING FEATURES TO REMAIN, INCLUDING ROOTS, TRUNK OR BRANCHES OF LARGE EXISTING TREES, SOIL, PAVING, UTILITIES, LIGHTING, IRRIGATION, OTHER FINISHED WORK AND SURFACES INCLUDING THOSE ON ADJACENT PROPERTY, SHALL BE CLEANED, REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. THE OWNER'S REPRESENTATIVE SHALL DETERMINE WHEN SUCH CLEANING, REPLACEMENT OR REPAIR IS SATISFACTORY.

3.21 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. DURING THE PROJECT WORK PERIOD AND PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANTS.

B. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING AND REPLACING OF TREE STAKES, TIGHTENING AND REPAIRING OF GUYS, REPAIRING AND REPLACING OF DAMAGED TREE WRAP MATERIAL, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION, AND FURNISHING AND APPLYING SUCH SPRAYS AS ARE NECESSARY TO KEEP PLANTINGS REASONABLY FREE OF DAMAGING INSECTS AND DISEASE, AND IN HEALTHY CONDITION. THE THRESHOLD FOR APPLYING INSECTICIDES AND HERBICIDE SHALL FOLLOW ESTABLISHED INTEGRATED PEST MANAGEMENT (IPM) PROCEDURES. MULCH AREAS SHALL BE KEPT REASONABLY FREE OF WEEDS, GRASS.

3.22 SUBSTANTIAL COMPLETION ACCEPTANCE

A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND MAKE A DETERMINATION IF THE WORK IS SUBSTANTIALLY COMPLETE.

1. NOTIFICATION SHALL BE AT LEAST 7 DAYS PRIO

SECTION 32 9210: LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT RELATED SERVICES AND SUPERVISION NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF THE LAWNS AND GRASSES AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED.

B. WORK INCLUDED:
1. SOIL PREPARATION AND FINE GRADING.
2. FERTILIZATION.
3. GRASS SODDING
4. SEEDING

1.2 SUBMITTALS

A. DELIVERY RECEIPTS AND INVOICES: SUBMIT ORIGINAL DELIVERY RECEIPTS AND INVOICES FOR MATERIALS USED.

B. PRODUCT DATA: SUBMIT SAMPLE LABEL OR SPECIFICATION OF FERTILIZER.

C. CERTIFICATE: SUBMIT STATE CERTIFICATE STATING VARIETY AND PURITY OF GRASS SOD.

D. SOIL FERTILITY TEST REPORTS:
1. SUBMIT ANALYSIS. TEST RESULTS AND CORRECTIVE RECOMMENDATIONS TO THE OWNER'S REPRESENTATIVE.
2. ONE TEST PER MEDIAN IS REQUIRED OF EXISTING SOIL TAKEN AT DIFFERENT LOCATIONS ON THE PROJECT SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

1.3 PROTECTION

A. PROTECT PAVING SURFACES, CURBS, UTILITIES, PLANT MATERIALS, AND OTHER EXISTING IMPROVEMENTS FROM DAMAGE BY HEAVY EQUIPMENT.

B. LOCATE AND STAKE IRRIGATION HEADS, VALVE RISERS AND EQUIPMENT PRIOR TO BEGINNING SOIL PREPARATION WORK.

C. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND GRASS LOSSES DUE TO EROSION.

D. PROTECT IN PLACE WORK FROM DAMAGE BY HEAVY EQUIPMENT. PREPARE, GRADE, LEVEL, AND REPLANT DAMAGED AREAS.

1.4 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

A. A CERTIFICATE OF SUBSTANTIAL COMPLETION WILL BE ISSUED WHEN THE WORK PERFORMED UNDER THE CONTRACT HAS BEEN REVIEWED AND FOUND, TO THE OWNER'S REPRESENTATIVE'S BEST KNOWLEDGE, INFORMATION, AND BELIEF, TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION IS THE STAGE IN THE PROGRESS OF THE WORK WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR ITS INTENDED USE. THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT OR PORTION THEREOF IS ALSO THE DATE OF COMMENCEMENT OF APPLICABLE GUARANTEES AS SPECIFIED.

B. A LIST OF ITEMS TO BE COMPLETED OR CORRECTED WILL BE ATTACHED TO THE CERTIFICATE OR SUBSTANTIAL COMPLETION. THE FAILURE TO INCLUDE ANY ITEMS ON SUCH LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. THE CONTRACTOR WILL COMPLETE OR CORRECT THE WORK ON THE LIST OF ITEMS WITHIN A SPECIFIC NUMBER OF DAYS AS SHOWN ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

D. UPON COMPLETION AND RE-INSPECTION OF ALL CORRECTED ITEMS LISTED, THE OWNER'S REPRESENTATIVE WILL RECOMMEND TO THE OWNER THAT THE WORK OF THIS SECTION IS READY FOR FINAL ACCEPTANCE.

1.5 QUALITY ASSURANCE

A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE SUPERVISION BY A QUALIFIED FOREMAN.

1.6 GUARANTEE

A. GUARANTEE LAWNS AND GRASSES FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AT THE END OF THIS GUARANTEE PERIOD, ALL LAWN AND GRASS AREAS WILL HAVE ACHIEVED COVERAGE OF THE SPECIFIED GRASS AT A DENSITY OF 100% COVERAGE, FREE OF WEEDS, UNDESIRABLE GRASS SPECIES, DISEASE, AND INSECTS. REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE OWNER'S REPRESENTATIVE.

B. REPLACE LAWNS AND GRASSES WITH SAME KIND AS ORIGINALLY PLANTED, AT NO COST TO THE OWNER. PROTECT IRRIGATION SYSTEM AND OTHER PIPING, CONDUIT, OR OTHER WORK DURING REPLACEMENT. REPAIR DAMAGE IMMEDIATELY.

1.7 JOB CONDITIONS

A. DO NOT INSTALL SOD OR SEED ON SATURATED OR FROZEN SOIL.

B. SOD AND SEED INSTALLATION SHALL BE SUBJECT TO SUITABILITY OF THE WEATHER AND OTHER CONDITIONS AFFECTING SOD GROWTH.

1.8 PROGRESS MEETINGS

A. CONTRACTOR SHALL ATTEND ALL PROGRESS MEETINGS AS REQUESTED BY THE OWNER'S REPRESENTATIVE DURING INSTALLATION.

1.9 QUANTITY VERIFICATION

A. THE BIDDING CONTRACTOR IS RESPONSIBLE FOR THE INCLUSION OF ALL MATERIALS, LABOR AND EQUIPMENT AS OUTLINED IN THE PLANS AND SPECIFICATION. THE PLANT LIST IS PROVIDED TO THE BIDDING CONTRACTOR AS A CONVENIENCE AND THE QUANTITIES ARE APPROXIMATE. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTAL OF BID.

PART 2 PRODUCTS

2.1 GRASS

A. GENERAL:
1. SOD SHALL BE NURSERY GROWN ON CULTIVATED AGRICULTURAL SOILS. SOD SHALL HAVE BEEN MOWED REGULARLY AND CAREFULLY AND OTHERWISE MAINTAINED FROM PLANTING TO HARVEST.
2. SOD SHALL BE OF SPECIES INDICATED.
3. THICKNESS OF CUT: SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS .25 INCHES ON WIDTH AND PLUS OR MINUS 5% ON LENGTH.
4. BROKEN STRIPS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTED.
5. STRENGTH OF SOD STRIPS: SOD STRIPS SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE IF SUSPENDED VERTICALLY WHEN GRASPED IN THE UPPER 10% OF THE SECTION.
6. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD SHALL BE STORED IN A COMPACT GROUP TO PREVENT DRYING OUT OR FREEZING.
7. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED, AND TRANSPLANTED WITHIN A 30-HOUR PERIOD UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ITS INSTALLATION.
8. THATCH: SOD SHALL BE FREE OF THATCH.
9. DISEASES. NEMATODES AND INSECTS: SOD SHALL BE FREE OF DISEASES, NEMATODES, AND SOIL-BORNE INSECTS.
10. WEEDS: SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.

B. SOD:
1. CYNODON DACTYLON (COMMON BERMUDA GRASS)

C. SEED:
1. SEED: FRESH, CLEAN, AND NEW CROP SEED MIXTURE.
   A. COMPOSED OF THE FOLLOWING VARIETIES, MIXED TO THE SPECIFIED PROPORTIONS BY WEIGHT, AND TESTED TO MINIMUM PERCENTAGES OF PURITY AND GERMINATION. SHALL BE FREE OF: POA ANNUA, BENT GRASS, AND NOXIOUS WEED SEED.
   B. RATE: 2 - 3 POUNDS PER 1,000 SQUARE FEET.
2. TYPES:

TYPES	PARTS	PURITY	GERMINATION
COMMON BERMUDA			
MIX	100%	95%	95%

2.2 MULCH

A. HYDRO-MULCH: CELLULOSE FIBER MULCH SHALL CONSIST OF SPECIALLY PREPARED CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. THE FIBER MULCH, INCLUDING DYE, SHALL CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. THE MULCH MATERIAL SHALL BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER, AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH SHALL COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITH OUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

2.3 TOPSOIL

A. GENERAL TOPSOIL
1. REFERENCE PLANTING SOIL PLANS.

2.4 SEEDING ACCESSORIES

A. WEED KILLER:
IF NECESSARY IN THE OPINION OF THE LANDSCAPE ARCHITECT, AN APPLICATION OF BROADLEAF WEED KILLER MAY BE APPLIED PRIOR TO FINAL ACCEPTANCE. ORTHO WEED-B-GONE OR EQUAL AT A RATE OF 3 TEASPOONS/GALLON OF WATER OR 3 CUPS (25 OZ.) PER 50 GALLONS OF WATER SHALL BE APPLIED AT LEAST 48 HOURS BEFORE WATERING OR ANTICIPATED RAINFALL.

B. MULCH TACKIFIER
APPLY LIQUID TACKIFIER UNIFORMLY AT THE RATE OF 60 GALLONS PER ACRE, IF NEEDED, TO KEEP STRAW MULCH IN PLACE.

C. GROUND LIMESTONE
GROUND LIMESTONE SHALL CONTAIN NOT LESS THAN 85% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A NO. 100 MESH SIEVE, AND 90% WILL PASS THROUGH A NO. 20 MESH SIEVE.

2.5 FERTILIZER

A. GENERAL:
1. FERTILIZER SHALL BE COMMERCIAL PRODUCT, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
2. DELIVER FERTILIZER TO SITE IN FULLY LABELED ORIGINAL CONTAINERS.
3. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE HAS BECOME CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE.

B. INITIAL APPLICATION:
1. 17% NITROGEN
2. 17% PHOSPHORIC ACID
3. 17% POTASH

C. SECOND APPLICATION:
1. 21% NITROGEN
2. 0% PHOSPHORIC ACID
3. 0% POTASH

PART 3 EXECUTION

3.1 GENERAL

A. EXECUTE GRASS PLANTING OPERATIONS ACROSS SLOPE AND PARALLEL TO FINISHED GRADE CONTOURS.

3.2 PRE-PLANT WEED CONTROL

A. IRRIGATED AND NON-IRRIGATED GRASS AREAS:
1. IF GRASSY OR BROADLEAF WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED LANDSCAPE PEST CONTROL ADVISOR AND APPLICATOR. LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS TO ALLOW SYSTEMIC KILL.
2. CLEAR AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT PARTS AT LEAST 0.25 INCHES BELOW THE SURFACE OF THE SOIL OVER THE ENTIRE AREA TO BE PLANTED.

B. IRRIGATED GRASS AREAS ONLY:
1. AFTER IRRIGATION SYSTEM IS OPERATIONAL, APPLY WATER FOR 5 TO 10 DAYS AS NEEDED TO ACHIEVE WEED GERMINATION. APPLY CONTACT HERBICIDES AND WAIT AS NEEDED BEFORE PLANTING. REPEAT AS NEEDED.
2. MAINTAIN LAWN AND GRASS AREAS WEED FREE UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE UTILIZING MECHANICAL AND CHEMICAL TREATMENT.

3.3 SOIL PREPARATION

A. TILLAGE:
1. TILLAGE SHALL BE ACCOMPLISHED TO LOOSEN ALL AREAS OF COMPACTED SOIL. WHEN PLACEMENT OF TOPSOIL IS SPECIFIED, TILL COMPACTED AREAS PRIOR TO PLACEMENT.
2. TILL WITH HEAVY DUTY DISC, ROTOTILLER, OR CHISEL-TYPE BREAKING PLOW, CHISELS SET NOT MORE THAN 10 INCHES APART. TILL TO A DEPTH OF 1 TO 3 INCHES.
3. INITIAL TILLAGE SHALL BE DONE IN CROSSING PATTERN FOR DOUBLE COVERAGE THEN FOLLOWED BY A DISC HARROW.

B. CLEANING:
1. REMOVE DEBRIS, BUILDING MATERIALS, RUBBISH, WEEDS, AND STONES LARGER THAN 1 INCH IN DIAMETER.
2. USE ROCK PICK OR OTHER MACHINERY TO GATHER SURFACE STONES LARGER THAN 1 INCH IN DIAMETER.

C. FINE GRADING:
1. AFTER TILLAGE AND PLACEMENT OF TOPSOIL, LEVEL, FINE GRADE, AND DRAG WITH A WEIGHTED SPIKE HARROW OR FLOAT DRAG.
2. ELIMINATE RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS.

3.4 FERTILIZING

A. THE FERTILIZER TYPES AND RATES SPECIFIED HEREIN ARE APPLICABLE UNLESS COUNTERMANDED BY THE SOIL FERTILITY TEST CORRECTIVE RECOMMENDATIONS, IN WHICH CASE THEY WILL BE APPLICABLE.

B. BERMUDA SODDING:
1. INITIAL APPLICATION: APPLY NO MORE THAN 5 DAYS PRIOR TO COMMENCEMENT OF SODDING OPERATIONS AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. INCORPORATE INTO SOIL WITH A CHAIN HARROW.
2. SECOND AND THIRD APPLICATIONS: APPLY EVERY 25 DAYS AFTER SODDING AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
3. IRRIGATE THE AREA WITH A MINIMUM OF .25 INCHES OF WATER TO PROPERLY INCORPORATE THE FERTILIZER INTO THE TURF.

3.5 PLANTING SOD

A. WEATHER CONDITIONS:
1. SCHEDULE WORK FOR PERIODS OF FAVORABLE WEATHER.
2. SOD PLACEMENT ON DAYS WHICH, IN THE JUDGMENT OF THE OWNER'S REPRESENTATIVE, ARE TOO HOT, COLD, SUNNY, DRY, OR WINDY FOR OPTIMAL INSTALLATION MAY BE PROHIBITED.

B. PLACEMENT PATTERN:
1. THE FIRST ROW SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PARALLEL TO THE FIRST ROW AND TIGHTLY ABUTTING EACH OTHER.
2. LATERAL JOINTS SHALL BE STAGGERED. CARE SHALL BE EXERCISED TO ENSURE THAT THE SOD IS NEITHER STRETCHED NOR OVERLAPPED. JOINTS MUST BE BUTTED TIGHTLY TO PREVENT VOIDS THAT COULD PERMIT AIR TO DRY OUT ROOT.
3. IMMEDIATELY AFTER PLACING, SOD SHALL BE PRESSED FIRMLY INTO CONTACT WITH BED BY TAMPING OR ROLLING TO ELIMINATE AIR POCKETS. FOLLOWING TAMPING, SCREENED TOPSOIL SHALL BE USED TO FILL ALL CRACKS AND EXCESS SOIL SHALL BE WORKED INTO THE SOD WITH RAKES OR OTHER SUITABLE EQUIPMENT. SOD SHALL NOT BE SMOTHERED WITH EXCESS FILL SOIL.
4. ON SLOPES STEEPER THAN 3 TO 1, SOD SHALL BE SECURED BY GALVANIZED PINS, WOOD PEGS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. IMMEDIATELY AFTER SODDING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SURFACE SHALL BE COMPACTED WITH A ROLLER OR OTHER APPROVED EQUIPMENT. THE COMPLETED AREA AFTER SODDING SHALL BE UNIFORMLY EVEN, FIRM, AND TRUE TO FINISHED GRADE LINES.

C. WATERING:
1. INITIAL INSTALLATION: WATER MUST BE APPLIED WITHIN 2 HOURS OF EXPOSURE OF THE SOD TO SUN OR WIND. WATER NEWLY LAID SOD UNTIL SATURATION OF THE ENTIRE AREA IS APPARENT. AS A RESULT OF INITIAL IRRIGATION, STANDING WATER MAY BE PRESENT AND MODERATE TO HEAVY RUN OFF MAY OCCUR. CONTINUE TO IRRIGATE DAILY IN SHORTER DURATIONS SO THE ENTIRE AREA STAYS THOROUGHLY WET BUT WITHOUT STANDING WATER. THE LENGTH OF IRRIGATION TIME AND FREQUENCY OF APPLICATIONS WILL VARY AT DIFFERENT LOCATIONS DUE TO WEATHER CONDITIONS AND INDIVIDUAL SITE CHARACTERISTICS.
2. AFTER 7 TO 10 DAYS: CHECK FOR NEW ROOT GROWTH BY LIFTING CORNERS OF SOD BLOCKS. IF CONSISTENT ROOT GROWTH OVER THE ENTIRE SITE IS OBSERVED, WATER APPLICATIONS CAN BE REDUCED TO ONCE EVERY OTHER DAY.
3. AFTER 12 TO 14 DAYS: RECHECK FOR ADDITIONAL ROOTING. IF SOD BLOCKS ARE DIFFICULT TO PULL UP OR ADDITIONAL NEW ROOTS ARE PRESENT ALLOW THE AREA TO DRY TO THE EXTENT THAT MOWING CAN BE PERFORMED.

3.6 SEEDING LAWNS

A. SEEDING LIMITS: ALL GROUND AREA WITHIN THE INDICATED PROJECT LIMIT LINES, OR ANY ADDITIONAL AREA WHICH HAS BEEN DISTURBED IN ANY WAY BY THE CONSTRUCTION OPERATIONS, SHALL BE FINE GRADED AND PLANTED IN SEED OR SOD UNLESS OTHERWISE INDICATED ON THE DRAWINGS TO BE COVERED WITH TREES, SHRUBS, STRUCTURE(S), WALKS, ROADS, OR OTHER SURFACED AREAS.

B. RESPONSIBILITY: THE CONTRACTOR SHALL UTILIZE ALL SUCH MEASURES AS MAY BE NECESSARY, INCLUDING, BUT NOT LIMITED TO, PROTECTIVE FENCING, SOD, OR EROSION CONTROL NETTING TO PRODUCE A FINISHED CONTINUOUS BLANKET OF TURF OVER ALL AREAS DESIGNATED TO RECEIVE TURF.
1. ANY AREAS EXCEEDING 5:1 SLOPE SHOULD BE TREATED WITH EROSION CONTROL BLANKETS BY CURLEX®, APPROVED EQUAL, OR OTHER EROSION CONTROL METHODS DEEMED NECESSARY BY THE CONTRACTOR TO ESTABLISH A SOLID LAWN AREA.

C. FERTILIZER
1. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET (430 POUNDS OF FERTILIZER PER ACRE).
2. APPLY FERTILIZERS BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED INTO SOIL TO A DEPTH OF 3", BY DISCING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE INTO SOIL.
3. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED, AFTER FINE GRADING AND PRIOR TO SEEDING.

D. HYDROSEEDING
USE A HYDROMULCHER (SPRAYER) AND APPLY MIXTURE(S) AT THE FOLLOWING RATES. MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
1. LAWNS
   a. GRASS SEED: PER SEED TYPE.
   b. FERTILIZER: PER SOIL TEST REPORT RECOMMENDATIONS.

3.7 GRADING

A. MAINTAIN EXISTING ESTABLISHED GRADES, PROTECT TRUE AND EVEN DURING OPERATIONS.

3.8 EROSION CONTROL

A. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND TURF GRASS LOSSES DUE TO EROSION.

3.9 CLEAN-UP

A. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE.

3.10 MAINTENANCE

A. UNTIL FINAL ACCEPTANCE, MAINTAIN LAWN AND GRASS AREAS BY WATERING, MOWING, WEEDING, SPRAYING, CLEANING AND REPLACING AS NECESSARY TO KEEP THE TURF AND GRASS IN A VIGOROUS, HEALTHY CONDITION.
1. WATERING: AS NECESSARY.
2. MOWING:
   a) MOW NEWLY PLANTED GRASS AREAS WEEKLY AFTER INITIAL GROWTH REACHES 1.5 TO 2 INCHES.
3. WEEDING: REMOVE WEEDS AND FOREIGN GRASS OVER LAWN AND GRASS AREAS AT LEAST ONCE A WEEK. HERBICIDES MAY BE USED ONLY WHEN APPROVED BY THE OWNER'S REPRESENTATIVE.

END OF SECTION 329210

Know what's **below.**
Call before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

LANDSCAPE PLAN

SCANNELL PROPERTIES
TRACT 1, THOMAS A PHILLIPS SURVEY, ABSTRACT NO. 1123
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
52.0925 ACRES, ZONED PD-LPI

OWNER

SCANNELL PROPERTIES
8201 PRESTON ROAD
SUITE 725
DALLAS, TX 75225

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY,
SUITE 400
RICHARDSON, TX 75080
PH: (214) 617-0535
CONTACT: RHYAN WEIRICH, P.E.
EMAIL:
RHYAN.WEIRICH@KIMLEY-HORN.COM

LANDSCAPE ARCH.

KIMLEY-HORN
BLAINE MIKULIK
10101 REUNION PLACE
SUITE 400
SAN ANTONIO, TX 78216
PH: (726) 610-3728
CONTACT: BLAINE MIKULIK, PLA, LI
BLAINE.MIKULIK@KIMLEY-HORN.COM

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 300, RICHARDSON, TX 75080
PHONE: (214) 617-0535
WWW.KIMLEY-HORN.COM TX F-928

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Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MIKULIK
L.A. No. 3486 DATE 07/16/2026

KHA PROJECT 064493234
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY KC
CHECKED BY BDM

SCANNELL LANCASTER
PREPARED FOR
SCANNELL PROPERTIES
LANCASTER TEXAS

LANDSCAPE SPECIFICATIONS

SHEET NUMBER
LP 3.02

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IMAGES: XREF'S: LAYERS: PLOTTED BY: DATE/TIME: DWG NAME: Standard Planting Details Standard Hardscape Details VERIFIED: CHAVEZ, LINDSEY 7/17/2026 10:01 AM x:\TBx - LA x:\Landscape Projects\064493234 - Scannell Lancaster\Design\CAD\PlanSheets\Landscape LP 3.00.dwg

ELEVATION SYMBOLS LEGEND:

- W# — WINDOW/DOOR TYPE
- F## — KEYNOTE
- # — REVISION NUMBER
- 05/A1.0 — DETAIL DESIGNATION
- 1 A101 — SECTION DETAIL MARKER
- 1 A101 — ELEVATION MARKER
- FIELD COLOR SW7005 PURE WHITE
- ACCENT COLOR SW9564 BEFORE THE STORM
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ELEVATION KEYNOTES:

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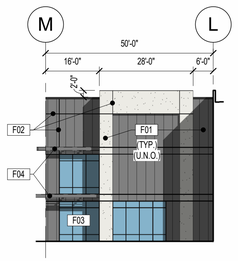
- F02 PANEL REVEAL
- F03 ALUMINUM & GLASS STOREFRONT
- F04 ALUMINUM COMPOSITE CANOPY
- F05 PAINTED METAL LOUVER

SOUTH FACADE ARCHITECTURAL DESIGN ELEMENTS (PER LOGISTICS PORT PD):
1. ARTICULATING DETAILS AROUND DOORS, REVEALS/BELLY BANDS, EXPOSED JOINTS
3. USE OF DARKER BUILDING COLOR AND VARIED WALL TREATMENTS
5. CHANGE OF WALL PLANE (HORIZONTAL ARTICULATION)

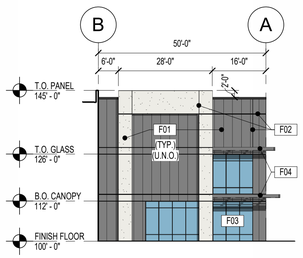
SAMPLE MATERIAL CALCULATIONS

ELEVATION	TOTAL AREA	DOORS + WINDOWS AREA	MASONRY (TILT WALL) AREA	MASONRY%	PURE WHITE TILT WALL AREA	P.W.%	BEFORE THE STORM TILT WALL AREA	B.T.S.%
NORTH	26,276 SF	2,383 SF	23,893 SF	100%	14,249 SF	59.6%	9,644 SF	40.4%
SOUTH	26,276 SF	2,383 SF	23,893 SF	100%	14,249 SF	59.6%	9,644 SF	40.4%
EAST	51,691 SF	8,411 SF	43,280 SF	100%	21,964 SF	50.7%	21,316 SF	49.3%
WEST	51,691 SF	8,411 SF	43,280 SF	100%	21,964 SF	50.7%	21,316 SF	49.3%
PARTIAL (X4)	8,904 SF	1,920 SF	6,984 SF	100%	2,000 SF	28.6%	4,984 SF	71.4%
OVERALL BLDG	164,638 SF	23,508 SF	141,330 SF	100%	74,426 SF	52.7%	66,904 SF	47.3%



08 PARTIAL ELEVATION

SCALE: 3/64" = 1'-0"



07 PARTIAL ELEVATION

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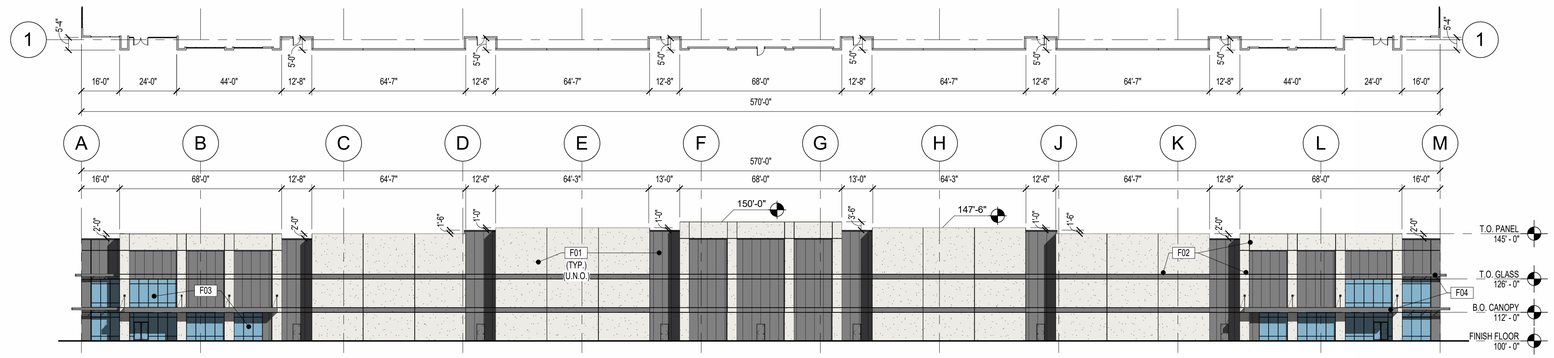
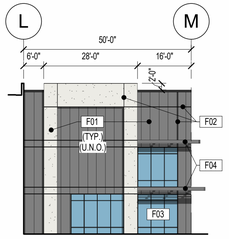


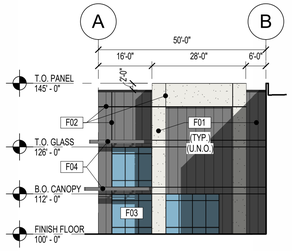
04 EXTERIOR ELEVATION - SOUTH (PUBLIC R.O.W.)

SCALE: 1" = 30'-0"



06 PARTIAL ELEVATION

SCALE: 3/64" = 1'-0"



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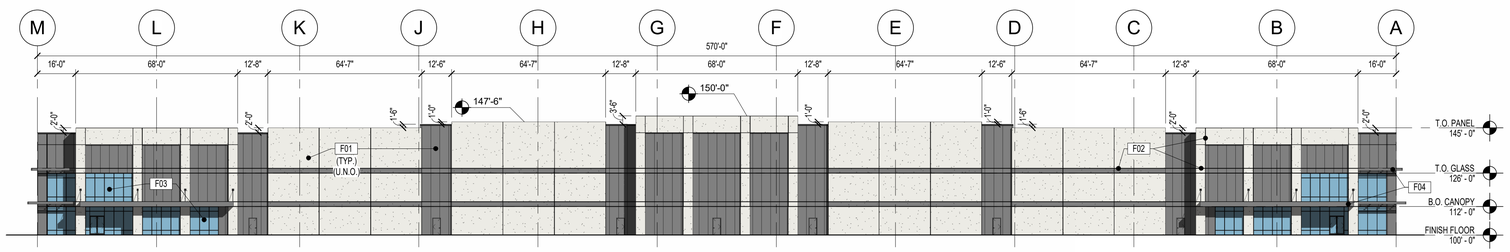
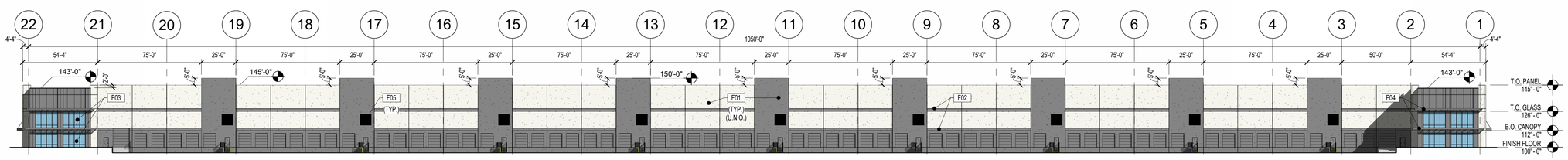
SCALE: 3/64" = 1'-0"



03 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 30'-0"

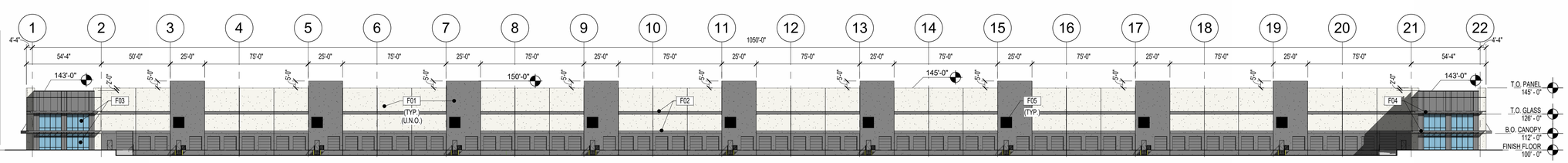


02 EXTERIOR ELEVATION - WEST

SCALE: 1" = 40'-0"

EAST FACADE ARCHITECTURAL DESIGN ELEMENTS (PER LOGISTICS PORT PD):
1. REVEALS/BELLY BANDS, EXPOSED JOINTS
3. USE OF DARKER BUILDING COLOR AND VARIED WALL TREATMENTS
4. VARYING ROOF LINES (VERTICAL ARTICULATION)

LOADING DOCK DOORS EXEMPT FROM HORIZONTAL ARTICULATION REQUIREMENT PER LOGISTICS PORT PD



01 EXTERIOR ELEVATION - EAST (PUBLIC R.O.W.)

SCALE: 1" = 40'-0"

AZIMUTH: architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

CLIENT: Scannell Lancaster Building 1

N Lancaster Hutchins Road, Lancaster, Texas 75134

JOB # : DP26-13

REVISIONS: 1 2 3 4 5 6 7 8 9

SEAL: PROGRESS PRINT ONLY. NOT FOR CONSTRUCTION

SHEET CONTENTS: EXTERIOR ELEVATIONS

DATE: August 3, 2026

SHEET: A7.10

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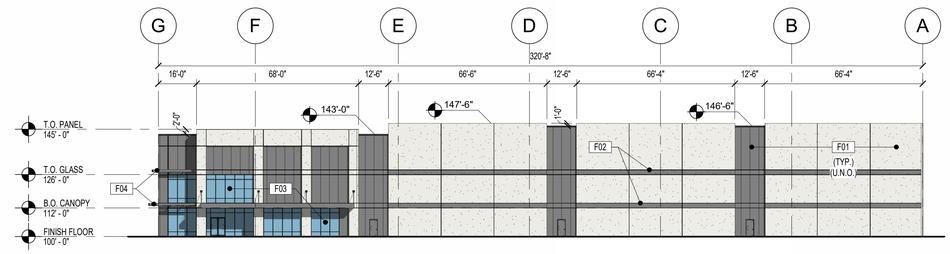
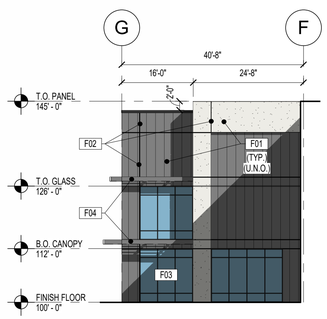
ELEVATION	TOTAL AREA	DOORS + WINDOWS AREA	MASONRY (TILT WALL) AREA	MASONRY%	PURE WHITE TILT WALL AREA	P.W.%	BEFORE THE STORM TILT WALL AREA	B.T.S.%
NORTH	14,908 SF	1,179 SF	13,279 SF	100%	9,748 SF	73.4%	3,531 SF	26.6%
SOUTH	14,908 SF	1,179 SF	13,279 SF	100%	9,748 SF	73.4%	3,531 SF	26.6%
EAST	49,079 SF	8,048 SF	41,031 SF	100%	19,786 SF	48.2%	21,245 SF	51.8%
WEST	50,705 SF	250 SF	50,455 SF	100%	41,108 SF	81.5%	9,347 SF	18.5%
PARTIAL (X2)	3,520 SF	964 SF	2,556 SF	100%	636 SF	24.9%	1,920 SF	75.1%
OVERALL BLDG	133,120 SF	11,620 SF	120,600 SF	100%	81,026 SF	67.2%	39,574 SF	32.8%



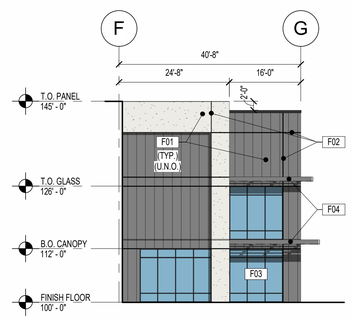
04 EXTERIOR ELEVATION - NORTH

SCALE: 1" = 30'-0"



06 PARTIAL ELEVATION

SCALE: 1/16" = 1'-0"



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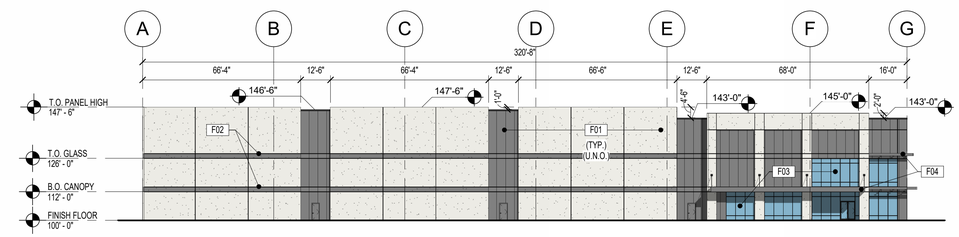
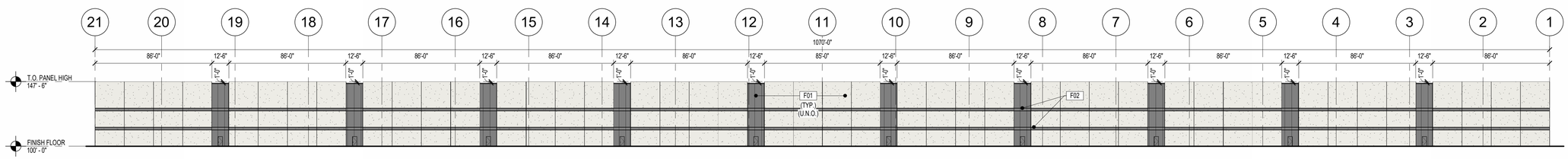


03 EXTERIOR ELEVATION - SOUTH

SCALE: 1" = 30'-0"



02 EXTERIOR ELEVATION- WEST

SCALE: 1" = 40'-0"

EAST FACADE ARCHITECTURAL DESIGN ELEMENTS (PER LOGISTICS PORT PD):

1. REVEALS/BELLY BANDS, EXPOSED JOINTS
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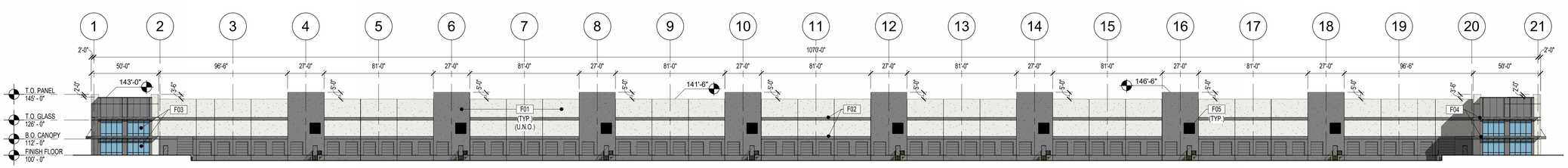
LOADING DOCK DOORS EXEMPT FROM HORIZONTAL ARTICULATION REQUIREMENT PER LOGISTICS PORT PD



01 EXTERIOR ELEVATION - EAST (PUBLIC R.O.W.)

SCALE: 1" = 40'-0"

AZIMUTH: architecture

10228 E Northwest Hwy
Box 66
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214.261.9060

www.azimutharc.com

CLIENT: Scannell Lancaster Building 2

N Lancaster Hutchins Road, Lancaster, Texas 75134

JOB # : DP26-13

REVISIONS:
1
2
3
4
5
6
7
8
9

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SHEET CONTENTS: EXTERIOR ELEVATIONS

DATE: August 3, 2026

SHEET: A7.20

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CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **7.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

M26-35 Conduct a public hearing to consider a plan amendment request to amend the land use designation from Commercial Corridor to Urban Neighborhood on the property known as Tracts 11, 11.7, 11.8, 11.9, and 11.10, Heirs of Francis Jones Survey, Abstract No. 672, addressed as 218, 220, 224, 228, and 300 N. I-35E, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and size:** The properties are located south of the intersection of Belt Line Road and S. I-35E, addressed as 218, 220, 224, 228, and 300 N. I-35E and is 17.28 acres in size.

2. **Current Zoning:** The subject properties are currently zoned Commercial Highway (CH) and Multi-Family (MF-16).

3. **Adjacent Properties:**
   North: Commercial Highway (CH); Multi-Family (MF) - Tree Nursery, Undeveloped Land
   South: Commercial Highway (CH); Multi-Family (MF) - Undeveloped Land
   East: Multi-Family (MF) - Undeveloped Land
   West: City of Desoto - I-35E Service Road

4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the property as Commercial Corridor. The proposed multi-family development is inconsistent.

5. **Case History:**

Date	Body	P&Z
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

The applicant is requesting to amend the Future Land Use Map from Commercial Corridor to Urban Neighborhood. The request is being considered in conjunction with the companion zoning request (Z26-12) to rezone the property from Commercial Highway (CH) and Multi-Family-16 (MF-16) to a Planned Development (PD) for a multi-family development.

The subject property is located along the east side of Interstate Highway 35E and consists of approximately 17.28 acres. The proposed development consists of 300 multi-family residential units at

an overall density of approximately 17.36 dwelling units per acre. The conceptual site plan includes six residential buildings, a leasing and amenity building, swimming pool, open space, detention facilities, and associated parking and internal circulation.

The existing Commercial Corridor designation is intended primarily for single and multi-tenant commercial development along major transportation routes. Primary land uses include retail, restaurants, multi-tenant commercial, junior anchor commercial, and other commercial uses. The property's frontage along I-35E is consistent with the locational characteristics of the Commercial Corridor designation; however, the site's location and surrounding development pattern support consideration of a broader range of land uses beyond highway oriented commercial development.

The proposed Urban Neighborhood designation is intended to provide a range of housing choices, including higher density residential development, while encouraging active living, walkable streets, and access to open space. Primary land uses include townhomes, urban residential, and live/work/shop units, with single-family detached residential, civic and institutional uses, parks, and community buildings identified as secondary uses.

The subject property is situated along a major transportation corridor but extends eastward from the I-35E frontage into a larger area characterized by undeveloped land and residential development in the surrounding area. This location provides an opportunity to establish a transition in land use intensity between the interstate corridor and the residential areas beyond it. Rather than extending a continuous pattern of highway oriented commercial development eastward, the Urban Neighborhood designation allows for a gradual transition from higher intensity corridor uses to residential uses.

The property's frontage along I-35E provides direct access to a major regional transportation corridor, making the area suitable for higher density residential development without introducing that level of intensity into established lower density residential neighborhoods. The location can accommodate additional housing opportunities while maintaining convenient access to employment, commercial services, and the regional transportation network.

The Urban Neighborhood designation also provides greater flexibility for the area to develop with a mixture of housing types and complementary neighborhood serving uses. This creates the opportunity for a more cohesive development pattern as the surrounding undeveloped properties develop over time and provides an appropriate transition between differing land use intensities.

The proposed amendment represents an appropriate amendment of the Future Land Use Map based on the property's location, access, surrounding development pattern, and relationship to the I-35E corridor. While the Commercial Corridor remains appropriate for areas intended to support highway oriented commercial activity, extending the Urban Neighborhood designation to the subject property establishes a transition away from the interstate and supports a more compatible development pattern with residential areas farther from the corridor.

Staff finds that the proposed Urban Neighborhood designation is appropriate for the subject property and surrounding area and recommends approval of the Future Land Use Map amendment from Commercial Corridor to Urban Neighborhood.

Public Information Considerations:

On September 19, 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 zoning signs were placed on the property. No letters of support or opposition have been received.

Options/Alternatives:

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

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Survey Exhibit

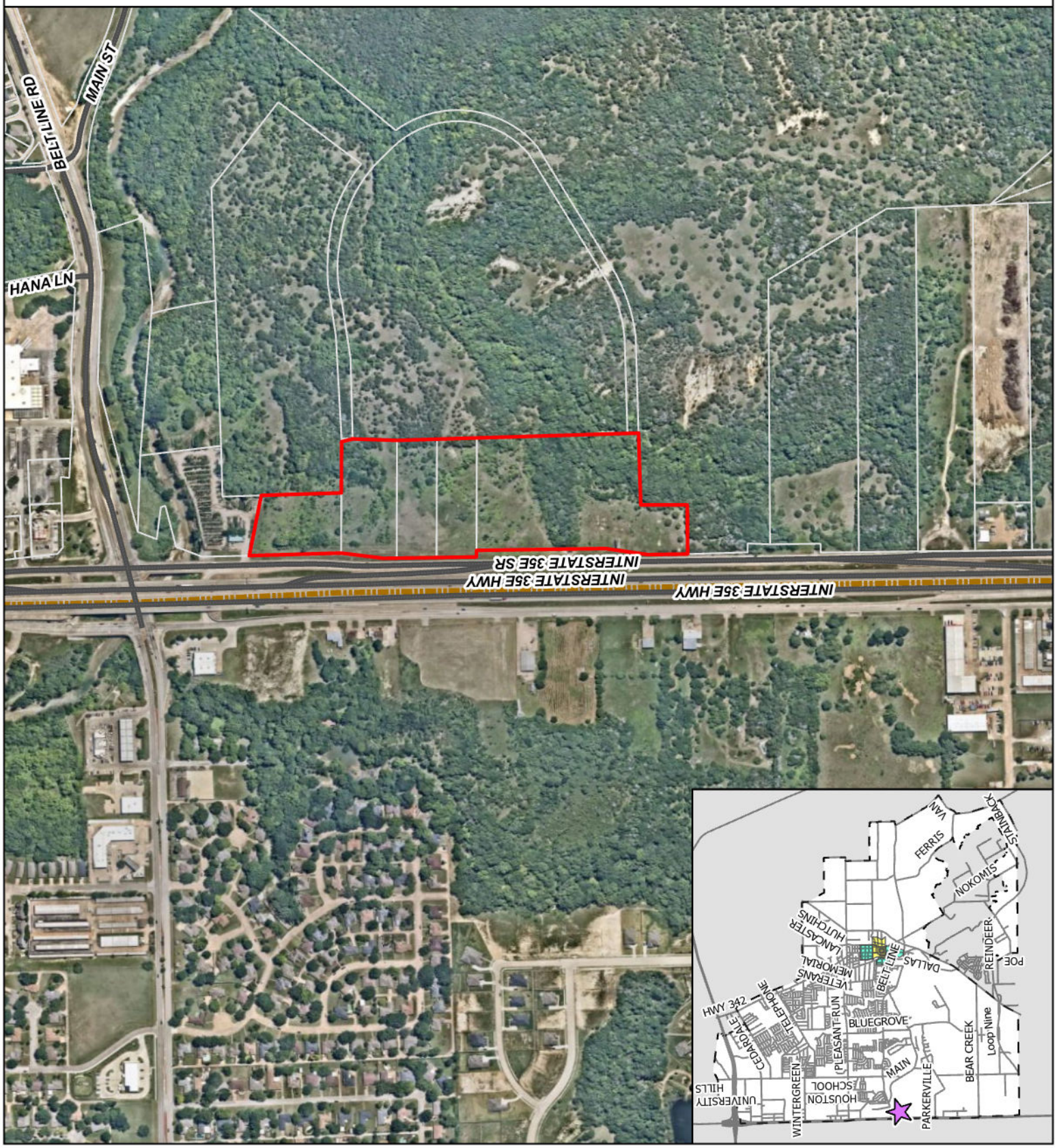
Land Use Excerpt

Lancaster Tx
218-300 S I35E SR
Zoned: CH & MF16

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.
Created with Nearmap Vertical for Government 2026

Target Area
218-300 S I35E
Parcels
Streets
City Limits
N

Date Exported: 7/24/2026 10:51 AM



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CONSULTANTS

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The applicant is requesting a Planned Development District for MF-16 uses with some variations. The site is located on the north bound service road for IH-35E south of the intersection with Belt Line Road. The site contains approximately 17.24 acres of land made of several tracts under one ownership. The applicant/developer has the total site under contract.

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There will be a variety of unit types and sizes ranging from a studio unit at 575 feet, one-bedroom units averaging 800 sf, two-bedroom units averaging 1000 sf and limited three-bedroom units averaging 1350 sf. The buildings will be three stories and include some "tuck under" garages and carports. There will be one four story building. The overall density will be limited to 20 units per acre, a slight increase to the existing zoning, but well under what is being built in the DFW area. That said the project will be on par with recent DFW projects in the way of construction materials, exteriors and interior finish out.

The site is presently split between two zoning categories; the frontage is zoned Commercial Highway (CH) while the back portion zoned MF-16. As mentioned, the site fronts on the north bound service road for IH-35E. The property to the north is zoned CH and is developed with a small plant nursery. The area to the east is zoned MF-16 and is owned by the Texas Land Conservancy and is shown on the Future Land Use Plan (FLUP) as Private Open Spaces and as such it is likely to remain undeveloped or at the most be developed with a passive trail system. The request site is located in a Commercial Corridor according to the FLUP. As

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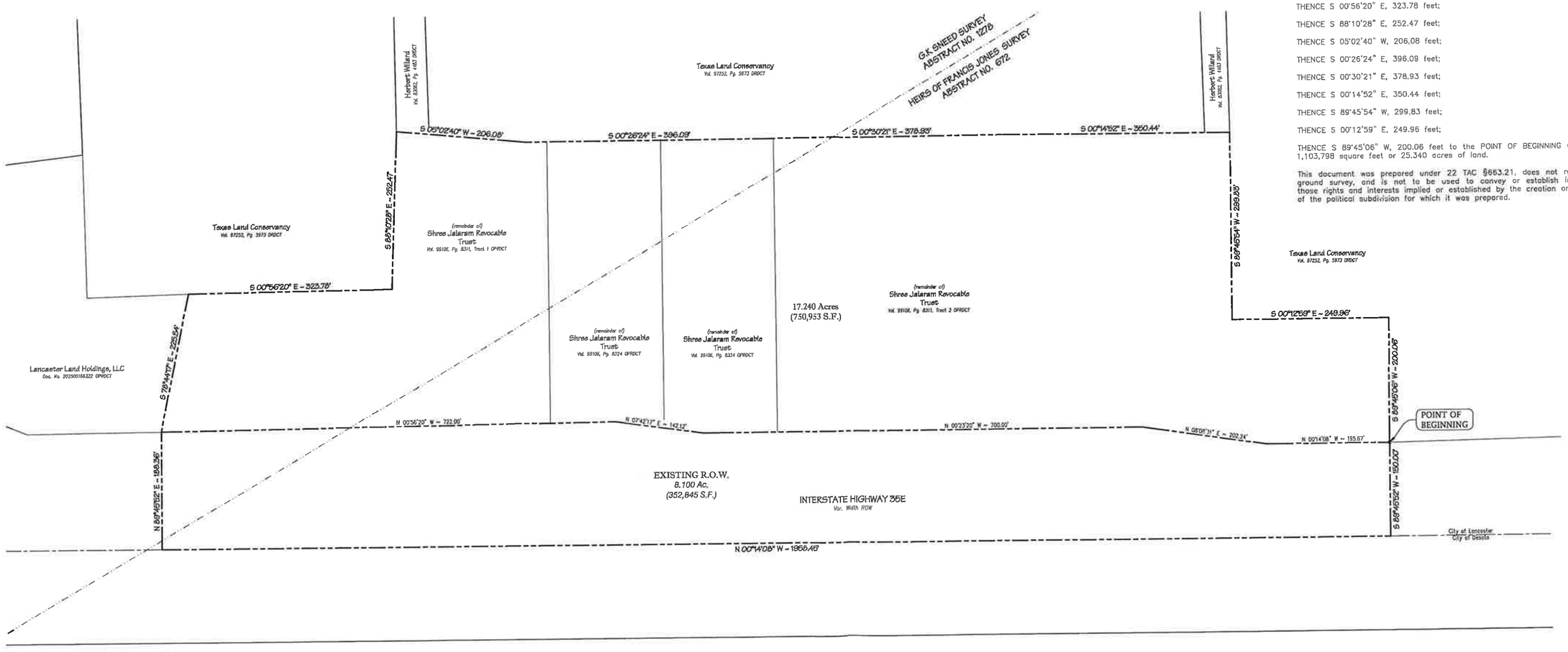

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BEGINNING at the southwest corner of said Shree Tract, and also being in the east line of Interstate Highway 35, a variable width public right of way;

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ZONING EXHIBIT

CMC LANCASTER

17.2395 ACRES
HEIRS OF FRANCIS JONES SURVEY, A-762
G.K. SNEED SURVEY, A-1278
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

Scale: 1" = 80' June, 2026 SEI Job No. 26-059

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

Urban Neighborhood

Character & Intent

Urban neighborhoods provide a range of housing choices, including higher densities that target residents from young professionals to empty nesters. The urban neighborhood will encourage active living, walkable streets and open space access.

Land Use Considerations

Primary Land Uses

Townhomes, urban residential, live/work/shop units

Secondary Land Uses

Single-family detached, civic and institutional uses, parks and community buildings

Precedent Photos

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **8.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

Z26-12 Conduct a public hearing and consider a zoning change from Commercial Highway (CH) and Multi-Family Residential 16 (MF-16) to Planned Development (PD) with Multi-Family uses on the property known as Tracts 11, 11.7, 11.8, 11.9, and 11.10, Heirs of Francis Jones Survey, Abstract No. 672, addressed as 218, 220, 224, 228, and 300 N. I-35E, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and size:** The properties are located south of the intersection of Belt Line Road and S. I-35E, addressed as 218, 220, 224, 228, and 300 N. I-35E and is 17.28 acres in size.

2. **Current Zoning:** The subject properties are currently zoned Commercial Highway (CH) and Multi-Family (MF-16).

3. **Adjacent Properties:**
   North: Commercial Highway (CH); Multi-Family (MF) - Tree Nursery, Undeveloped Land
   South: Commercial Highway (CH); Multi-Family (MF) - Undeveloped Land
   East: Multi-Family (MF) - Undeveloped Land
   West: City of Desoto - I-35E Service Road

4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the property as Commercial Corridor. The proposed multi-family development is inconsistent.

5. **Case History:**

Date	Body	P&Z
10/16/1989	CC	Z89-07 Zoning Map Adopted

Operational Considerations:

The applicant is requesting to rezone 17.28 acres from Commercial Highway (CH) and Multi-Family-16 (MF-16) to a Planned Development (PD) District based on the MF-16 zoning district to allow for the development of a multi-family residential community.

Section 5.03 (I) (2) of the Lancaster Development Code defines the MF-16 character as a "compact, higher-density residential environments that support a diverse range of housing options within a structured site design. The pattern focuses on building clusters, shared amenities, internal circulation

systems, and landscaped open spaces, creating a cohesive living environment that balances private units with communal spaces and access to nearby services and corridors".

The proposed development consists of 300 dwelling units at an overall density of approximately 17.36 dwelling units per acre. The conceptual site plan includes six residential buildings ranging from three to four stories, a leasing and amenity building, swimming pool and courtyard, recreational and open space areas, detention facilities, and associated parking and internal circulation. The development provides approximately 508 parking spaces, including surface parking, garages, and carports. of the 508 spaces, 107 will be carports.

Section 5.2 of the Lancaster Development Code (LDC) establishes criteria to be considered when determining whether a Planned Development District should be established. The following is a review of the nine PD considerations:

Consistency with the Comprehensive Plan

The proposed development is not consistent with the Commercial Corridor land use designation. The applicant has requested a plan amendment to Urban Neighborhood (M26-35). Urban Neighborhood is intended to provide a range of housing choices, including higher density residential development, and identifies urban residential as a primary land use.

The proposed 300-unit multi-family development would introduce additional housing opportunities in an area with direct access to I-35E while maintaining residential development at a scale and density consistent with the intent of the Urban Neighborhood designation. Approval of the companion Future Land Use Map amendment would establish consistency between the proposed PD and the City's Comprehensive Plan.

Compatibility with Existing and Planned Adjoining Uses

The subject property is located along the east side of I-35E and is situated between the interstate corridor and a larger area of predominantly undeveloped land. Residential neighborhoods are also established farther west of I-35E.

The location provides an opportunity to transition from the higher intensity commercial character associated with the interstate corridor to residential development farther from the highway. The site's direct relationship to I-35E also allows higher density residential development to be accommodated without introducing comparable density into an established lower-density residential neighborhood.

Conformance with the Thoroughfare Plan

The subject property fronts the northbound I-35E service road. Primary access to the development is proposed from the service road, with a secondary access point provided farther south on I-35E.

The development does not propose modifications to the City's adopted Thoroughfare Plan or introduce an internal public street network that would conflict with planned thoroughfares.

Final driveway locations, access design, and any improvements required to serve the development will remain subject to Texas Department of Transportation requirements and approval during the development review process.

Consistency of Uses, Density, Intensity, and Development Regulations

The PD is based on the MF-16 zoning district and establishes development standards specifically applicable to the proposed project. The development proposes 300 dwelling units on approximately 17.28 acres, resulting in a density of approximately 17.36 dwelling units per acre.

Although the proposed density of 17.36 dwelling units per acre exceeds the maximum MF-16 density of 16 dwelling units per acre, the proposed density is appropriate given the property's location adjacent to I-35E, access to the regional transportation network, and the proposed Urban Neighborhood Future Land

Use designation.

The PD also includes modifications to the MF-16 development standards related to minimum dwelling unit size, covered parking, and building height. The LDC requires a minimum dwelling unit size of 800 square feet, plus an additional 100 square feet for each bedroom, resulting in minimum sizes of 800 square feet for a studio, 900 square feet for a one-bedroom unit, 1,000 square feet for a two-bedroom unit, and 1,100 square feet for a three-bedroom unit. The applicant proposes minimum unit sizes of 550 square feet for studios, 650 square feet for one-bedroom units, 950 square feet for two-bedroom units, and 1,275 square feet for three-bedroom units. Accordingly, the studio, one-bedroom, and two-bedroom units are below the LDC minimums, while the proposed three-bedroom units exceed the minimum requirement.

The LDC also requires 100% of the required parking to be covered through a combination of garages and carports. The applicant proposes approximately 20% covered parking through a combination of garages and carports, with the majority of the covered spaces provided through carports. During the review process, the site plan was revised to relocate additional parking away from the I-35E frontage, reducing the amount of parking immediately adjacent to and visible from the public rights-of-way. The applicant has also agreed to provide additional landscaping along parking areas visible from I-35E to further screen and soften the appearance of the parking areas.

Additionally, the MF-16 district establishes a maximum building height of three stories. The development will primarily consist of three-story buildings; however, one building is proposed at four stories, requiring an additional variance request through the PD.

The applicant has committed to enhanced interior finishes within the residential units, including stainless steel appliances, ceramic tile shower and tub enclosures, upgraded sinks and fixtures, granite countertops, vinyl plank flooring, enhanced cabinetry and hardware, full-size washers and dryers, microwaves, kitchen pantries, and other finishes identified in the development agreement. The applicant has also provided representative images establishing the quality and character of the finishes, with the final materials required to be consistent with or comparable in quality to those depicted.

The applicant is also providing landscaping and screening along parking areas visible from I-35E, including additional tree plantings and strategically located tree groupings or groves intended to reduce the visibility of surface parking from the corridor. The specific landscaping quantities, locations, and screening requirements are established in the PD regulations and the development agreement.

These commitments, together with the proposed site design, open space, landscaping, and amenity package, are intended to maintain the overall quality of the development while providing flexibility from certain MF-16 standards. The enhancements will be incorporated into the development agreement as enforceable development commitments. Compliance with site-related improvements will be verified through site plan, landscape plan, and development review, while required interior finishes will be documented through the development agreement and approved interior finish exhibits prior to construction.

Staff finds that the proposed use, density, intensity, and development regulations, when considered together with the site and product enhancements committed to as part of the development, are generally appropriate for the site.

This PD incorporates all the requested variances, and will be part of City Council's consideration for approval.

Consistency of Open Space with the Parks and Open Space Plan

The concept plan incorporates open space throughout the development, including landscaped areas, recreational spaces, a central amenity area, and substantial open space associated with the eastern portion of the property and detention facilities.

The configuration provides both active and passive open space within the development and preserves open areas around portions of the site's perimeter. The proposed open space is integrated into the overall development rather than being limited to isolated or unusable portions of the site.

Accessibility Open Space

The development provides multiple open space areas and recreational areas distributed throughout the site. Residential buildings are positioned in proximity to landscaped areas and amenities, including the central pool and courtyard, volleyball and recreational areas, and other common open spaces.

Pedestrian connections within the development provide residents access between residential buildings, parking areas, amenities, and open space. The distribution of these areas allows open space to function as an integral component of the residential development rather than solely as perimeter landscaping or drainage areas.

Amenities Supporting the Proposed Density and Intensity

The concept plan incorporates amenities intended to serve the proposed 300-unit residential community. Amenities include: a leasing and amenity building, swimming pool, putting green, volleyball sand court, landscaped courtyard, pedestrian connections, and other open spaces distributed throughout the development.

These amenities provide opportunities for recreation and social interaction and help support the increased residential density proposed through the PD.

Public Health, Safety, and General Welfare

The PD provides a coordinated development plan addressing building placement, vehicular circulation, parking, pedestrian movement, open space, amenities, landscaping, drainage, and access.

Final engineering, drainage, fire access, utilities, and other life-safety requirements will be reviewed through the applicable development and permitting processes.

Traffic and Roadway Capacity

The proposed development will generate additional traffic associated with 300 multi-family dwelling units. The concept plan provides two points of vehicular access along the northbound I-35E Service Road, including a primary entrance and a secondary access point.

Should the zoning request and plan amendment be approved, a Traffic Impact Analysis will be required during the site plan process.

Based upon the proposed concept plan and the evaluation of the Planned Development approval criteria, staff recommends approval. A development agreement will be included with the request to ensure it provides the amenities, landscaping, materials, and long term maintenance and replacement as shown and required.

Public Information Considerations:

On September 19, 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 zoning signs were placed on the property. One letter of support was received, and no opposition.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the PD request.
2. The Planning and Zoning Commission may recommend approval with conditions, and state those conditions,
3. The Planning and Zoning Commission may recommend denial of PD.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

PD Document

Exhibit E: Representative Images

Letter of Support

Lancaster Tx
218-300 S I35E SR
Zoned: CH & MF16

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Target Area
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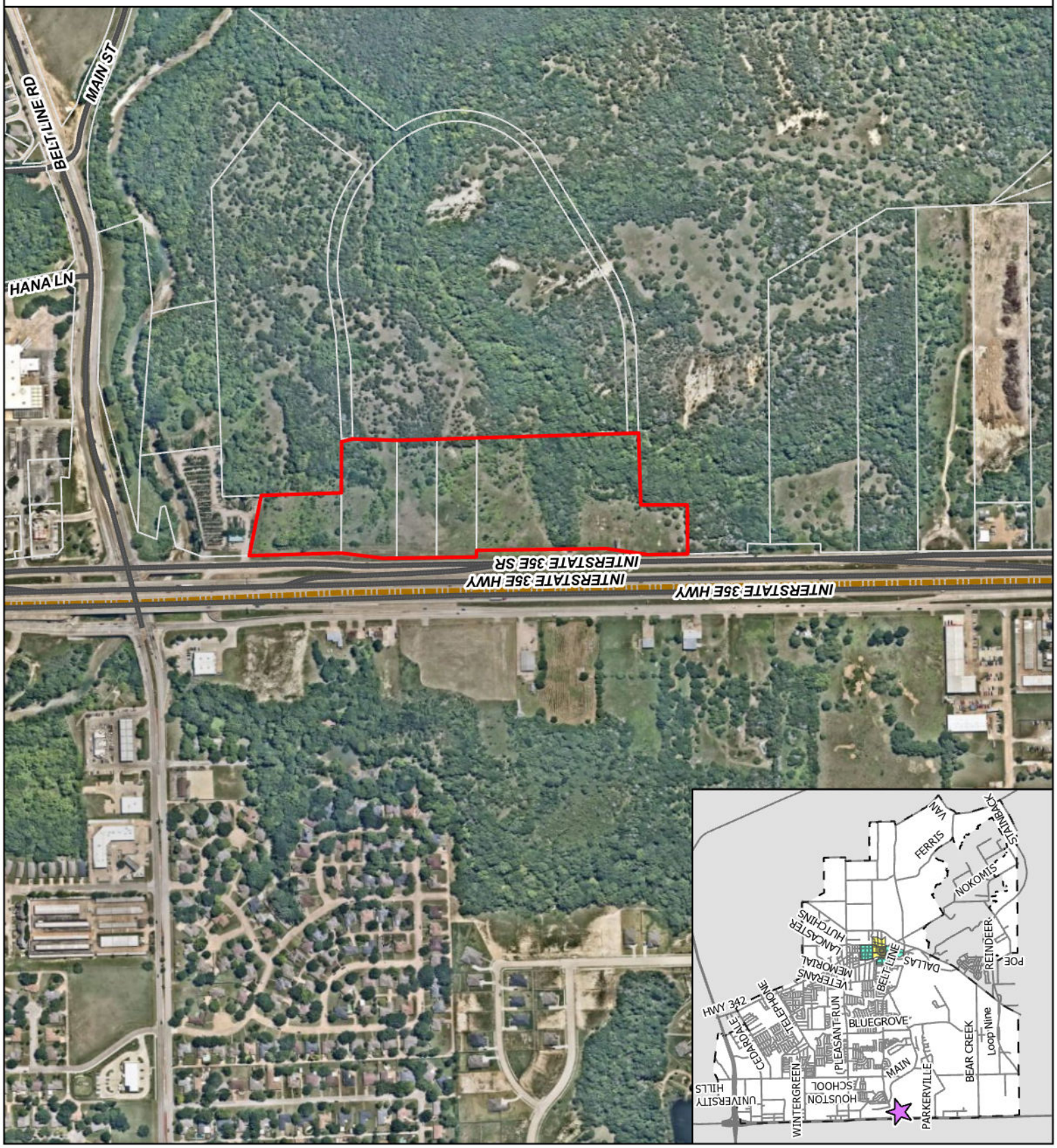

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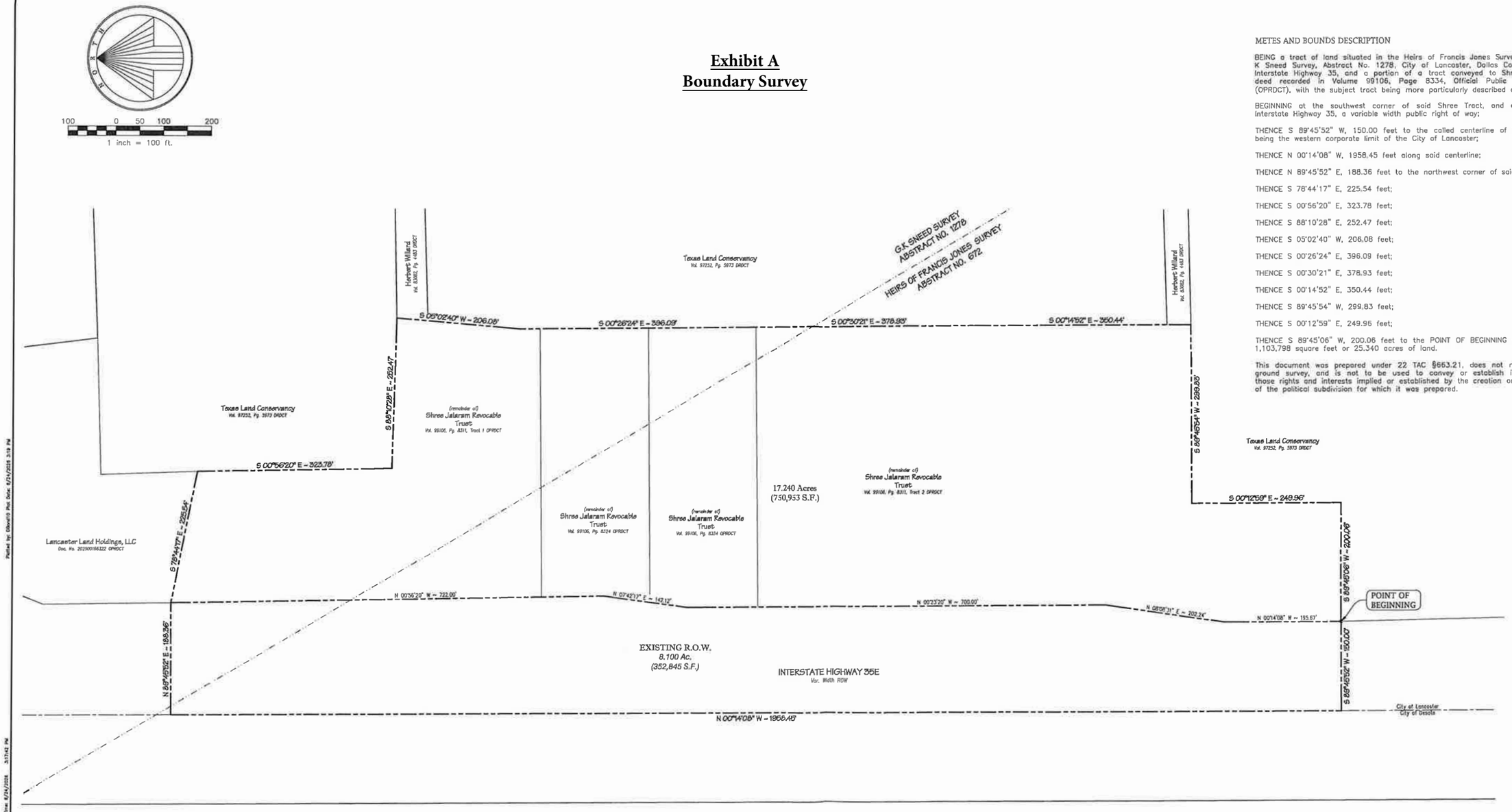
Exhibit A
Boundary Survey



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ZONING EXHIBIT

CMC LANCASTER

17.2395 ACRES
HEIRS OF FRANCIS JONES SURVEY, A-762
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CITY OF LANCASTER, DALLAS COUNTY, TEXAS

Scale: 1" = 80' June, 2026 SEI Job No. 26-059

Exhibit B
Development Regulations

SECTION 1. STATEMENT OF INTENT AND PURPOSE.

The intent and purpose of this Planned Development District is to:

- Establish a base zoning of MF-16 for the subject property, as shown on the Conceptual Site Plan attached as Exhibit C;
- Allow for multifamily as a permitted land use on the entire tract, consistent with the Conceptual Site Plan;
- Modify applicable development standards related to height, density, parking, and trash dumpster spacing requirements to ensure compatibility with the surrounding areas and maintain safe, attractive site design;
- Requires compliance with the Conceptual Site Plan.
- Authorize the development of a 300-unit multifamily development with four 3-story buildings, two 4-story buildings, and associated amenities as shown on the Conceptual Plan.

SECTION 2. DEFINITIONS.

For purposes of this Exhibit B, the terms defined in this Section 2 shall have the meanings ascribed to them by this section. If not defined herein, the definitions and interpretations contained in the Lancaster Development Code shall apply.

- (a) SITE PLAN means the conceptual site layout attached as Exhibit C, showing the proposed improvements on the Property, including building location, number of stories of each building, access drives, parking, amenities, and related site features.

- (b) DEVELOPMENT REGULATIONS means the Planned Development standards, permitted uses, and modifications to the base MF-16 zoning district as set forth in this Exhibit B.

- (c) DISTRICT means the Planned Development District established by this ordinance, encompassing the Property as described in Exhibit A.

- (d) PROPERTY means the tract of land described in Exhibit A

- (e) STUDIO apartment means an apartment without a separate bedroom.

SECTION 3. APPLICABLE REGULATIONS; SITE PLAN CONFORMANCE.

Development and use of the Property shall comply with the provisions of this Planned Development ordinance. Where this ordinance is silent, the development standards of the MF-16 zoning district shall apply. In the event of a conflict between the Lancaster Development Code and this ordinance, this ordinance shall control.

Development of the Property shall conform to the Conceptual Site Plan attached as Exhibit C. Prior to the issuance of a building permit a Site Plan must be approved in accordance with the Lancaster Development Code.

SECTION 4. PRIMARY USES PERMITTED.

The uses allowed in this Planned Development are those allowed in an MF-16 District as amended.

SECTION 5. DIMENSIONAL STANDARDS.

Except as otherwise provided in this ordinance, development of the Property shall comply with the dimensional standards applicable to the MF-16 zoning district as set forth in Section 5.04 of Article 5 of the Lancaster Development Code, as amended.

Maximum allowed density is 17.36 units per acre.

Minimum square footage per dwelling unit type:

Studio	550 sf
One-bedroom	650 sf
Two-bedroom	950 sf
Three-bedroom	1,275 sf

Maximum height is 60 ft. and four stories. Only two buildings maximum may be 4 stories.

Refuse Facilities: Every dwelling unit must be served by valet pickup and does not require each dwelling unit to be within 250 feet of a refuse facility.

Parking: Parking for each dwelling unit type to be provided at the ratio provided in the Lancaster Development Code.

Studio & 1 bedroom/1.5 spaces for each unit

2 bedroom/ 2 spaces for each unit

3 bedroom or more/ 2.5spaces for each unit

A covered parking minimum of 21% of all parking will be provided with either carports or garages. 107 carport spaces will be provided as shown in the elevations.

SECTION 6. BUILDING MATERIALS.

(a) Façade Materials.

Permitted exterior building materials shall include fiber cement panels, stucco, and architecturally finished metal panels and awnings.

(b) Canopies and Accessories

Pre-finished aluminum canopies and trim elements are permitted.

SECTION 7. LANDSCAPING.

(a) The landscaping must adhere to all landscaping requirements required by Article 8 - Landscape Regulations and Standards, per the Lancaster Development Code.

(b) **Enhanced I-35E Frontage Landscaping:** Parking and vehicular areas visible from Interstate Highway 35E shall incorporate enhanced landscaping generally consistent with the character and density depicted in the Conceptual Plan. A minimum of one (1) canopy tree per thirty (30) linear feet of applicable frontage shall be provided.

(c) Required trees are not required to be evenly spaced and may be arranged individually or clustered into groves to create greater visual impact, frame significant site features and entrances, and provide enhanced screening of parking and vehicular areas. Tree groves shall be strategically located along portions of the frontage where parking areas are most visible from Interstate Highway 35E and its frontage road.

(d) Tree placement shall be supplemented with shrubs, ornamental grasses, and/or other appropriate landscape materials to provide visual interest and screening between parking areas and the I-35E frontage. Landscaping may be interrupted as necessary for driveways, utilities, easements, visibility triangles, and other site constraints.

(e) The final landscape plan shall demonstrate substantial conformance with the overall landscape character and intent depicted on the Conceptual Plan.

(f) The owner shall be responsible for the maintenance of all landscaping. The owner is responsible for regular mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.

(g) All required landscaping shall be maintained in a neat and orderly manner at all times. Landscaped areas shall be kept free of trash, litter, weeks, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

(h) Plant materials which die shall be removed and replaced with plant material of similar variety and size within sixty (60) days. Trees with a trunk diameter in excess of six inches (6") measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk caliper of no less than three inches (3") measured twenty-four inches (24") above the ground. A time extension may be granted by the Building Official or Development Services Official for conditions relating to a season of the year per the requirements of this section.

SECTION 9. OPEN SPACE REQUIREMENT.

a) Pursuant to Section 10.01(b)(2) of the Lancaster Development Code, a minimum of 20% open space is required across the gross area of the Planned Development District.

b) All open space, detention areas, drainage facilities, shall be owned and continuously maintained by the property owner or property management entity at the property owner's sole cost and expense.

c) Open space and detention areas shall be maintained in a clean, safe, functional, and aesthetically maintained condition. Maintenance shall include, as applicable, mowing, vegetation management, removal of litter and debris, maintenance and replacement of landscaping, erosion control, maintenance of drainage facilities and outfalls, and repair or replacement of improvements located within these areas.

d) Detention facilities shall be maintained to preserve their approved stormwater storage capacity, and drainage function. Sediment, debris, excessive vegetation, or other obstructions that impair the operation of the facility shall be removed by the property owner as necessary.

e) Landscaping and other improvements required within the open space or detention areas shall not be removed or allowed to substantially

deteriorate. Dead, diseased, or missing required plant material shall be replaced with comparable plant material consistent with the approved landscape plan.

f) The City of Lancaster shall have no responsibility for the maintenance, repair, replacement, or operation of private open space, private detention facilities, landscaping, or associated improvements. All maintenance obligations shall remain the responsibility of the property owner and subsequent owners of the property.

SECTION 10. SIGNAGE.

(a) General Compliance.

Signage for the Property shall comply with Article 12 (Sign Regulations) of the Lancaster Development Code, as amended, except as otherwise provided in this ordinance.

(b) Freestanding Signs.

All signs must maintain compliance with visibility triangle requirements at driveways and street intersections as defined in the Lancaster Development Code. Freestanding signs may be located within required setback areas, subject to site plan review and City staff approval.

SECTION 11. AMENITIES.

a) The following amenities shall be provided as depicted on the Conceptual Plan: a clubhouse; pool with courtyard; putting green; decorative stamped concrete at the primary entrance; volleyball court; landscaped courtyard; decorative pedestrian lighting connecting the volleyball court and landscaped amenity areas; trash receptacles within all amenity areas; seating within the landscaped courtyard and putting green area; butterfly garden; trash receptacles for pets; and a gateway monument sign constructed of masonry materials and incorporating recessed decorative lighting and landscaping.

b) Individual dwelling units will contain the following design elements:

- Stainless steel appliances
- Ceramic tile shower & tub enclosures
- Upgraded sinks and fixtures
- Granite countertops

- Vinyl plank flooring
- Enhanced cabinetry & hardware
- Internet ready
- Window blinds
- 9’ ceilings
- High Efficiency Air Conditioning
- Full Size Washers and Dryers
- Microwaves
- Kitchen Pantries

c) Clubhouse and Pool/Deck finishes and design elements:

- Resort style pool
- Resort style deck
- Resort style furnishings
- Enhanced floors, walls and ceilings
- Decorative light fixtures
- Coffee Bar
- Media Center/Room
- Business Center
- HD TV’s
- Game Room
- Fitness Center
- State of the art access controls

d) Overall development:

- Four story buildings with elevators
- Gateway Style Monument sign
- Trail Head Access to adjacent Conservancy
- Tuck-under garages
- Reserved covered parking
- Elevators for 4-story building
- Putting Green
- BBQ Area w/Grills

- Dog Park
- Volleyball
- Butterfly Garden
- Professionally Landscaped Grounds
- Enhanced entry tower details
- Social Calendar with Activities

e) All amenities, common areas, recreational facilities, landscaping, screening, site furnishings, and other private improvements identified or required by this Planned Development, including any associated exhibits, plans, or development agreement, shall be continuously maintained by the property owner or property management entity at the property owner's sole cost and expense.

All such amenities and improvements shall be maintained in good working order and in a clean, safe, and functional condition consistent with their approved design and intended use. Required amenities shall not be removed, abandoned, permanently closed, or allowed to fall into disrepair.

Any required amenity or improvement that becomes damaged, deteriorated, nonfunctional, or otherwise unavailable for its intended use shall be repaired or replaced with a substantially equivalent improvement within a reasonable period of time not to exceed 90-days.

Maintenance responsibilities shall remain with the property owner and shall apply to all subsequent owners of the property for the duration of the Planned Development and development agreement.

SECTION 13. RESIDENTIAL UNIT INTERIOR STANDARDS.

a) All residential units within the development shall, at a minimum, be constructed and equipped with the following interior finishes, fixtures, appliances, and features:

- Stainless steel appliances;
- Ceramic tile shower and tub enclosures;
- Upgraded sinks and fixtures;
- Granite countertops;
- Vinyl plank flooring;
- Enhanced cabinetry and hardware;
- Internet-ready capability;
- Window blinds;

- Minimum nine-foot (9') ceilings;
- High-efficiency air-conditioning systems;
- Full-size washers and dryers;
- Microwaves; and
- Kitchen pantries.

b) The interior finishes, fixtures, cabinetry, hardware, and other design elements shall be of a quality and character substantially similar to those depicted in the representative interior images included as Exhibit E. The representative images are intended to establish the minimum level of material quality, finish, and overall design character of the residential units and are not intended to require the use of an identical manufacturer, product, color, or model.

c) Prior to issuance of the first Certificate of Occupancy for each residential building, the developer shall provide documentation demonstrating compliance with these requirements and substantial conformance with the representative images. Documentation may include photographs of completed units, a final interior finish schedule, product specifications, invoices or purchase documentation, and other information reasonably necessary for the City to verify compliance. The City may also verify compliance through inspection of a representative completed unit or units.

d) Alternative materials, products, or finishes may be used provided they are of substantially similar or greater quality and maintain the design character represented by Exhibit E. Any material deviation from the required interior standards or representative design character shall be subject to review and approval by the Director of Development Services, or designee.

e) Verification of these requirements is separate from inspections performed for compliance with applicable building codes.

SECTION 13. EXHIBITS.

The following exhibits are incorporated into this ordinance for all purposes:

- Exhibit A: Boundary Survey
- Exhibit B: PD Development Regulations
- Exhibit C: Conceptual Site Plan
- Exhibit D: Building Elevations
- Exhibit E: Representative Images

Exhibit C
Conceptual Site Plan

PROJECT INFORMATION

SITE AREA: **17.279 ACRES**

UNIT TABULATION

STUDIO UNITS:	21	7.00%
1 BEDROOM UNITS:	175	58.33%
2 BEDROOM UNITS:	92	30.67%
3 BEDROOM UNITS:	12	4.00%
TOTAL UNITS:	**300 UNITS**	
	17.36 DU/AC	

PARKING TABULATION

REQUIRED:	508 SPACES
1.5 P/1BED + 2.0P/2BED + 2.5P/3BED	
PROVIDED:	
SURFACE PARKING:	401 SPACES
TUCK UNDER GARAGE:	6 SPACES
CARPORTS	101 SPACES
TOTAL PARKING:	**508 SPACES**
TOTAL COVERED PARKING 21%	**107 SPACES**
	1.69 P/DU
	1.22 P/BED

ZONING SUMMARY

CURRENT ZONING DISTRICT: CH/MF-16	
REZONING REQUIRED?	YES
PROPOSED ZONING DISTRICT: PD_ based on MF-16	
FRONT SETBACK:	30 FEET
SIDE SETBACK:	10 FEET
REAR SETBACK:	10 FEET
BUILDING HEIGHT:	35 FEET
MIN/MAX DENSITY:	16 DU/AC
OTHER KEY ZONING CONSIDERATIONS: MF-26: 16 DU/acre (Will need to increase to reach required density)	

HEDK ARCHITECTS

CMC LANCASTER APARTMENTS SCHEMATIC SITE PLAN #6

Lancaster, TX

SCALE 1"= 60'-0"

26124/ 09.24.2026
CMC Commercial

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PROJECT INFORMATION

SITE AREA: 17.26 ACRES

UNIT TABULATION

STUDIO UNITS:	21	7.00%
1 BEDROOM UNITS:	175	58.33%
2 BEDROOM UNITS:	92	30.67%
3 BEDROOM UNITS:	12	4.00%
TOTAL UNITS:	**300**	**UNITS**
	17.38	DU/AC

PARKING TABULATION

REQUIRED:	508 SPACES
1.5 P/1BED + 2.0P/2BED + 2.5P/3BED	
PROVIDED:	
SURFACE PARKING:	401 SPACES
COVERED PARKING SPACE 21%	107 SPACES
TOTAL PARKING:	**508 SPACES**
	1.69 P/DU
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perspective view to the north as one would be driving north on Highway 35
daytime view with camera height 15'-20' above road
show grade difference from highway and tree screening and building in background

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Lancaster, TX

SCALE 1"= 60'-0"

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perspective view to the north as one would be driving north on Highway 35
daytime view with camera height 15'-20' above road
show grade difference from highway and tree screening and building in background

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Lancaster, TX

SCALE 1"= 60'-0"

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CMC Commercial

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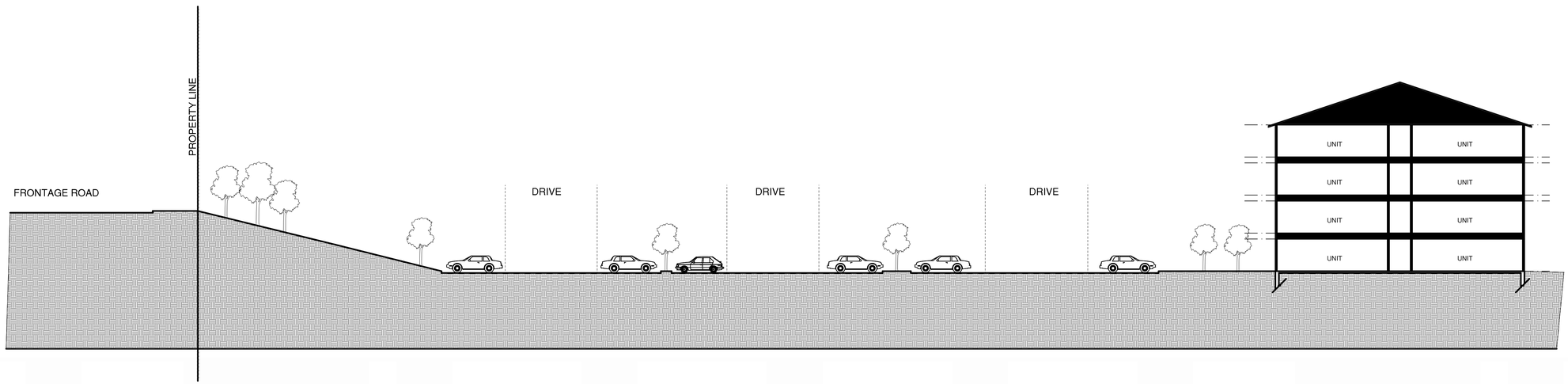

1 MULTIFAMILY DEVELOPMENT SITE SECTION
SCALE: 1/16"=1'-0"

REVISIONS

CMC LANCASTER

APARTMENT UNITS IN LANCASTER, TEXAS

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hedk.com

DATE
09/24/2026

PROJECT
26124

SHEET NUMBER
A5-01

SITE SECTION

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Exhibit D
Elevations

BUILDING A: FRONT ELEVATION SCALE: 1/8" = 1'-0

BUILDING A: REAR ELEVATION SCALE: 1/8" = 1'-0"

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CMC LANCASTER APARTMENTS SCHEMATIC BUILDING ELEVATIONS

Lancaster, Texas

26124/ 08.05.2026
CMC Commercial

BUILDING A: RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"

BUILDING A: LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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CMC LANCASTER APARTMENTS SCHEMATIC BUILDING ELEVATIONS

Lancaster, Texas

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BUILDING B: FRONT ELEVATION SCALE: 1/8" = 1'-0

BUILDING B: REAR ELEVATION SCALE: 1/8" = 1'-0"

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BUILDING B: RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"

BUILDING B: LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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CMC LANCASTER APARTMENTS SCHEMATIC BUILDING ELEVATIONS

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BUILDING B-1 : FRONT ELEVATION SCALE: 1/8" = 1'-0

BUILDING B-1 : REAR ELEVATION SCALE: 1/8" = 1'-0

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CMC LANCASTER APARTMENTS SCHEMATIC BUILDING ELEVATIONS

Lancaster, Texas

26124/ 08.05.2026

CMC Commercial

BUILDING B-1 : RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"

BUILDING B-1 : LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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CMC LANCASTER APARTMENTS SCHEMATIC BUILDING ELEVATIONS

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BUILDING C: FRONT ELEVATION 1 SCALE: 1/8" = 1'-0

BUILDING C: FRONT ELEVATION 2 SCALE: 1/8" = 1'-0

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BUILDING C: REAR ELEVATION 1 SCALE: 1/8" = 1'-0

BUILDING C: REAR ELEVATION 2 SCALE: 1/8" = 1'-0

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BUILDING C: LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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BUILDING B-1 : RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"

BUILDING B-1 : LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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BUILDING C: FRONT ELEVATION 2 SCALE: 1/8" = 1'-0

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BUILDING C: RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"

BUILDING C: LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"

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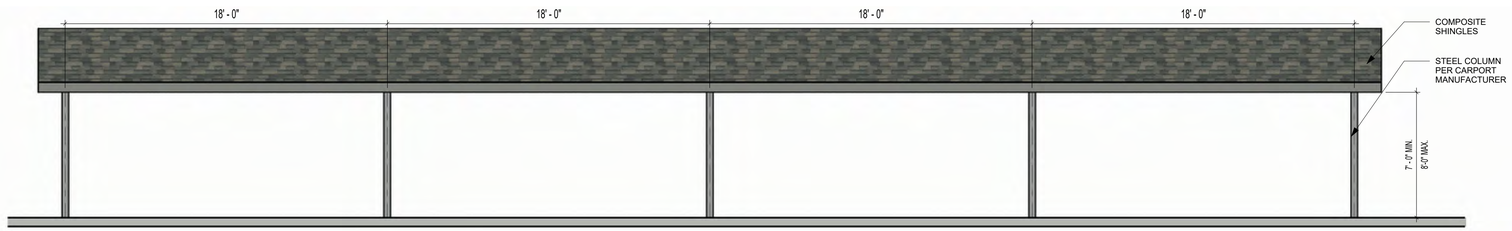
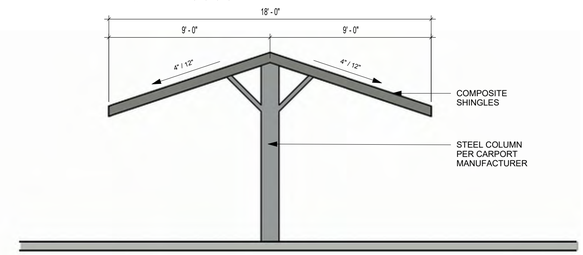
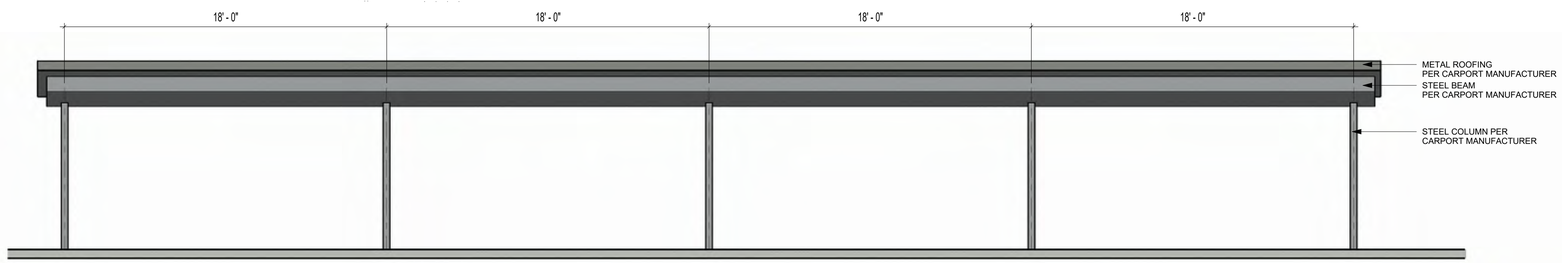


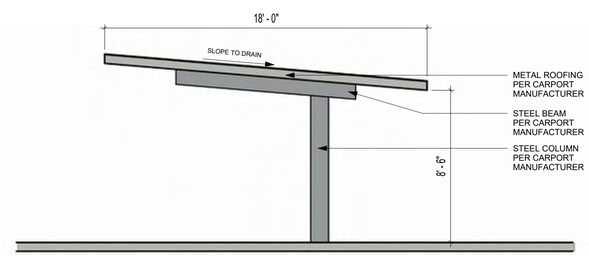
1 PITCHED ROOF CARPORT ELEVATION
1/4" = 1'-0"



2 PITCHED ROOF CARPORT ELEVATION
1/4" = 1'-0"



4 FLAT ROOF CARPORT ELEVATION
1/4" = 1'-0"



3 FLAT ROOF CARPORT ELEVATION
1/4" = 1'-0"

REVISIONS

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hedk.com

DATE
08/07/2026

PROJECT
26124

SHEET NUMBER
A2-31

CARPORT

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MECHANICAL
117

EXIT

3 FT 6 IN
NO DIVING

TRX
TRAINING ZONE
BH

CONNECT

EXIT

EXIT
Gather

EXIT

Gather

3 FT 6 IN

POOL HOURS
DAWN TO
DUSK

E-LOUNGE

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SOUTHSIDE 290 PERSPECTIVE

Elgin, Texas

22131 / 07.12.2022
CMC Commercial

GRILLS
CAUTION
BLAZE GRILLS

POOL DECK
WARNING
NO LIFEGUARD
ON DUTY
NO DIVING
9 FT 6 IN
0 FT 6 IN
STEPS

0 FT 6 IN
NO DIVING

CITY OF LANCASTER
SHINING STAR OF TEXAS

Lancaster

Development Services – Planning
August 10, 2026

Lancaster All-America City 2019

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: **Z26-12** Conduct a public hearing and consider a zoning change from Commercial Highway (CH) and Multi-Family Residential 16 (MF-16) to Planned Development (PD) with Multi-Family uses on the property known as Tracts 11, 11.7, 11.8, 11.9, and 11.10, Heirs of Francis Jones Survey, Abstract No. 672, addressed as 218, 220, 224, 228, and 300 N. I-35E, City of Lancaster, Dallas County, Texas.

LOCATION: The property is addressed as 218, 220, 224, 228, and 300 N. I-35E, City of Lancaster, Dallas County, Texas.

EXPLANATION OF REQUEST: A request to change the zoning from Commercial Highway (CH) and Multi-Family Residential 16 (MF-16) to Planned Development (PD) with Multi-Family uses.

☑ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: As the property owner, I am in favor of this request. Lancaster has a shortage of new housing development, and this rezoning to allow multi-family use will help meet that need while allowing this property to be put to productive use as I move forward with its sale.

SIGNATURE: [signature]

ADDRESS: 218-228, 300 N I-35E

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, September 1, 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, September 28, 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, August 31, 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 **9.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

M26-41 Conduct a public hearing and consider a plan amendment request to amend the future land use designation from Suburban Mixed-Use Center to Logistics/Distribution on the property legally described as Lot 2, Block A out of the Longhorn Business Park Phase 2 Addition, addressed as 2280 E. Longhorn Drive, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size**: The property is located at 2280 E. Longhorn Drive and is 18.674 acres in size.

2. **Current Zoning**: The subject property is currently zoned Agricultural Open (AO).

3. **Adjacent Properties**:
   North: Light Industrial (LI) – Undeveloped Lot
   East: Agricultural-Open (AO) – Undeveloped Lot
   South: Agricultural-Open (AO) – Undeveloped Lot
   West: Light Industrial (LI) – Warehouse

4. **Comprehensive Plan Compatibility**: The Future Land Use Map of the Comprehensive Plan identifies this site as Suburban Mixed-Use. The proposed zoning change (Z26-13) is not compatible with the Suburban Mixed-Use designation. This is a request from the applicant for a plan amendment to change the future land use from Suburban Mixed-Use to Logistics/Distribution.

5. **Case History**:

Date	Body	Action
07/06/2026	Administrative	PS26-41 Longhorn Business Center Phase 2 Minor Plat Approved
10/16/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

The subject property is currently designated Suburban Mixed-Use Center on the Future Land Use Map. This designation is intended to support regional destinations characterized by a mix of uses such as retail, urban residential, hotels, professional offices, restaurants, and other commercial uses. The proposed amendment would change the designation to Logistics/Distribution, which is intended for larger-footprint employment and industrial uses, including distribution centers, technology and data centers, flex office, and supporting uses.

The amendment would align the Future Land Use Map with the established development pattern of industrial uses in the Longhorn Business Center. The subject property is the last remaining lot within the business park that is not designated and zoned for the industrial development pattern that surrounds it. The property is accessed internally from Longhorn Drive, which serves the existing industrial park.

The existing Suburban Mixed-Use Center designation does not reflect the character or development pattern of this portion of Longhorn Drive. Development of the property for logistics or light industrial uses would continue the existing business park rather than introduce a new land use pattern.

Staff recommends approval of the Comprehensive Plan amendment from Suburban Mixed-Use Center to Logistics/Distribution. The proposed designation is consistent with the existing industrial character of the Longhorn Business Center and provides an appropriate continuation of the established land use pattern.

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 September 19, 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 notification sign was placed on the property. No letters of support or opposition have been received.

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.

Attachments

Location Map

Land Use Excerpt

Lancaster Tx
2280 E Longhorn Dr
Zoned: AO

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.
Created with Nearmap Vertical for Government 2026

Addresses
Target Area
2280 E Longhorn
Streets
City Limits
Parcels
N

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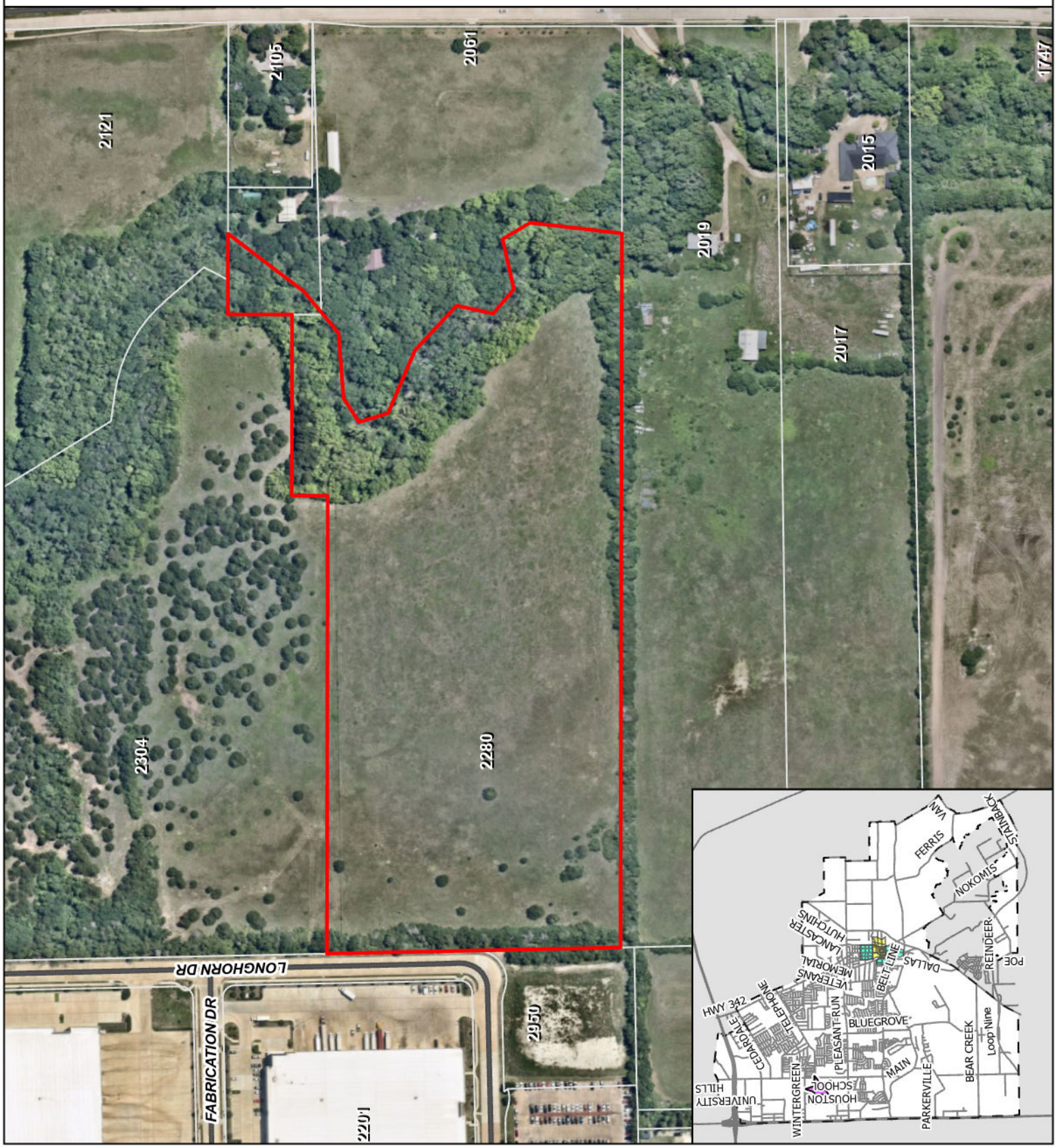

Suburban Mixed-Use Center

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

Logistics/Distribution

Character & Intent

Logistics and Distribution place types will focus on creating and retaining large floor plate, clean warehouse space and flex space in the City.

Land Use Considerations

Primary Land Uses

Transportation related distribution centers, technology/data centers, flex office

Secondary Land Uses

Supporting logistics suppliers, retail and office uses, incubators, training facilities, civic and institutional uses, parks

Precedent Photos

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **10.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

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

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

Z26-13 Conduct a public hearing and consider a zoning change request from Agricultural-Open (AO) to Light Industrial (LI) on the property legally described as Lot 2, Block A out of the Longhorn Business Park Phase 2 Addition, addressed as 2280 E. Longhorn Drive, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is located at 2280 E. Longhorn Drive and is 18.674 acres in size.

2. **Current Zoning:** The subject property is currently zoned Agricultural Open (AO).

3. **Adjacent Properties:**
   North: Light Industrial (LI) – Undeveloped Lot
   South: Agricultural-Open (AO) – Undeveloped Lot
   East: Agricultural-Open (AO) – Undeveloped Lot
   West: Light Industrial (LI) – Warehouse

4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan identifies the site as Suburban Mixed-Use. The applicant has requested a plan amendment to Logistics and Distribution (M26-41).

5. **Case History:**

Date	Body	Action
7/6/2026	Administrative	PS26-41 Longhorn Business Center Phase 2 Minor Plat Approved
10/16/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

This is a request to rezone the subject property from Agricultural Open (AO) to Light Industrial (LI) to allow for future industrial development.

Pursuant to Section 14.1101 of the Lancaster Development Code (LDC), zoning requests must be evaluated against five established criteria. Staff has evaluated the request as follows.

Consistency with the Comprehensive Plan

The subject property is the last remaining lot within the existing Longhorn Business Center that is not

zoned Light Industrial. The property is surrounded by existing warehouse and industrial development, and the requested rezoning from AO to LI would complete the established industrial zoning and development pattern within the business park.

The property has been platted to separate the portion accessible from Longhorn Drive from the portion of the property fronting Houston School Road. The creek and established tree canopy bisect the property and are located within the floodplain, creating a significant natural and physical separation between the two areas.

Providing vehicular connectivity across the floodplain to Houston School Road would require construction of a bridge or similar crossing to span the creek and associated floodplain. Such a connection would represent a substantial and costly infrastructure improvement to the site. No bridge, creek crossing, or roadway connection to Houston School Road is proposed as part of this development.

As a result, the proposed industrial development will function as part of the existing Longhorn Business Center, with access provided from Longhorn Drive. The property east of the creek and floodplain will remain physically separated and may develop independently based on its access from Houston School Road.

Potential Impact on Adjacent Development
The proposed zoning is compatible with the established industrial character of the Longhorn Business Center. The subject property has been platted to separate the portion accessible along E. Longhorn Drive from the property fronting N. Houston School Road. Mill Creek provides a natural physical buffer between these areas. Because of the creek and the distinct roadway access serving each tract, no inter-parcel vehicular connection is proposed between the subject property and the property accessible from N. Houston School Road.

Future development of the subject property will remain subject to site development, landscaping, screening, lighting, drainage, and other LDC requirements during site plan and civil review.

Availability of Utilities and Access
The subject property has frontage along E. Longhorn Drive. Water and sanitary sewer infrastructure are available on Longhorn Drive. Final utility connections, easements, and infrastructure improvements will be evaluated through the site plan and civil engineering review processes.

Site Conditions Such as Vegetation, Topography, and Floodplain
The subject property is currently undeveloped. The creek, established tree canopy, and associated floodplain bisect the property and create a significant natural and physical barrier between the subject property and Houston School Road. Establishing vehicular access across this area would require a bridge or similar crossing, and no such connection is proposed as part of the development.

Due to the creek and associated floodplain, Engineering will evaluate the site as part of the site plan and civil engineering review. Future development will be required to comply with drainage, floodplain, landscaping, tree preservation, and development standards.

Timing of Development and Capital Improvements
The realignment and reconstruction of E. Longhorn Drive was completed in April 2023 and provides roadway infrastructure supporting continued industrial development within the business park.

Staff finds that the requested Light Industrial zoning is consistent with the surrounding warehouse uses within the Longhorn Business park.

Legal Considerations:

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

Public Information Considerations:

On September 19, 2026, a notice for this public hearing appeared in the Rambler Newspaper. Staff also mailed notifications of this public hearing to property owners within 200 feet of the subject site and zoning signs were placed on the property. Staff has not received any letters of support or opposition.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval, as presented.
2. The Planning and Zoning Commission may recommend approval with conditions and state the conditions.
3. The Planning and Zoning Commission may recommend denial.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Zoning Exhibit

Lancaster Tx
2280 E Longhorn Dr
Zoned: AO

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.
Created with Nearmap Vertical for Government 2026

Addresses
Target Area
2280 E Longhorn
Streets
City Limits
Parcels
N

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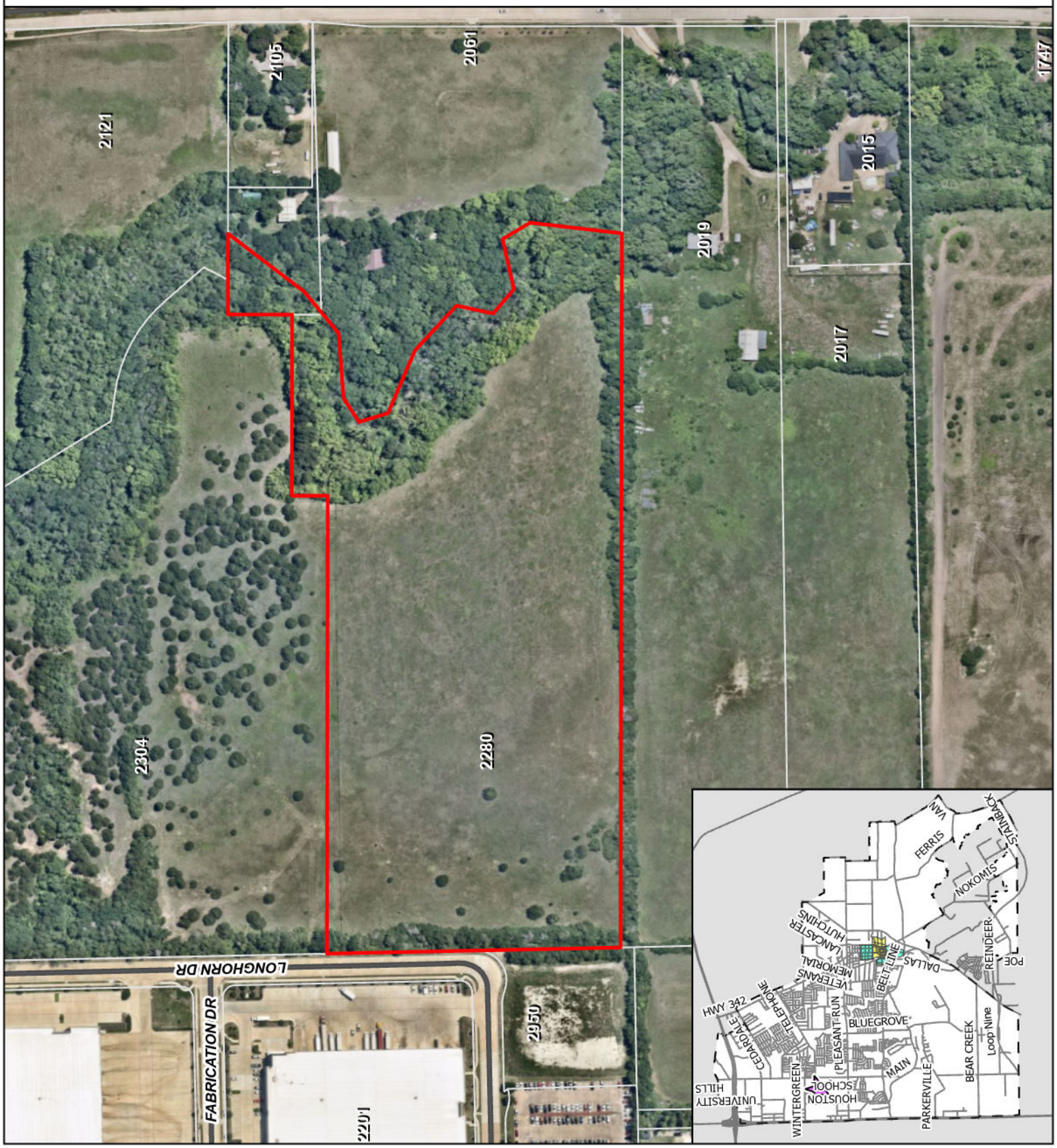


August 17, 2026

City of Lancaster
Development Services
211 N. Henry Street
Lancaster, TX 75134

RE: Letter of Intent – Longhorn Business Center Phase 2 Zoning Change

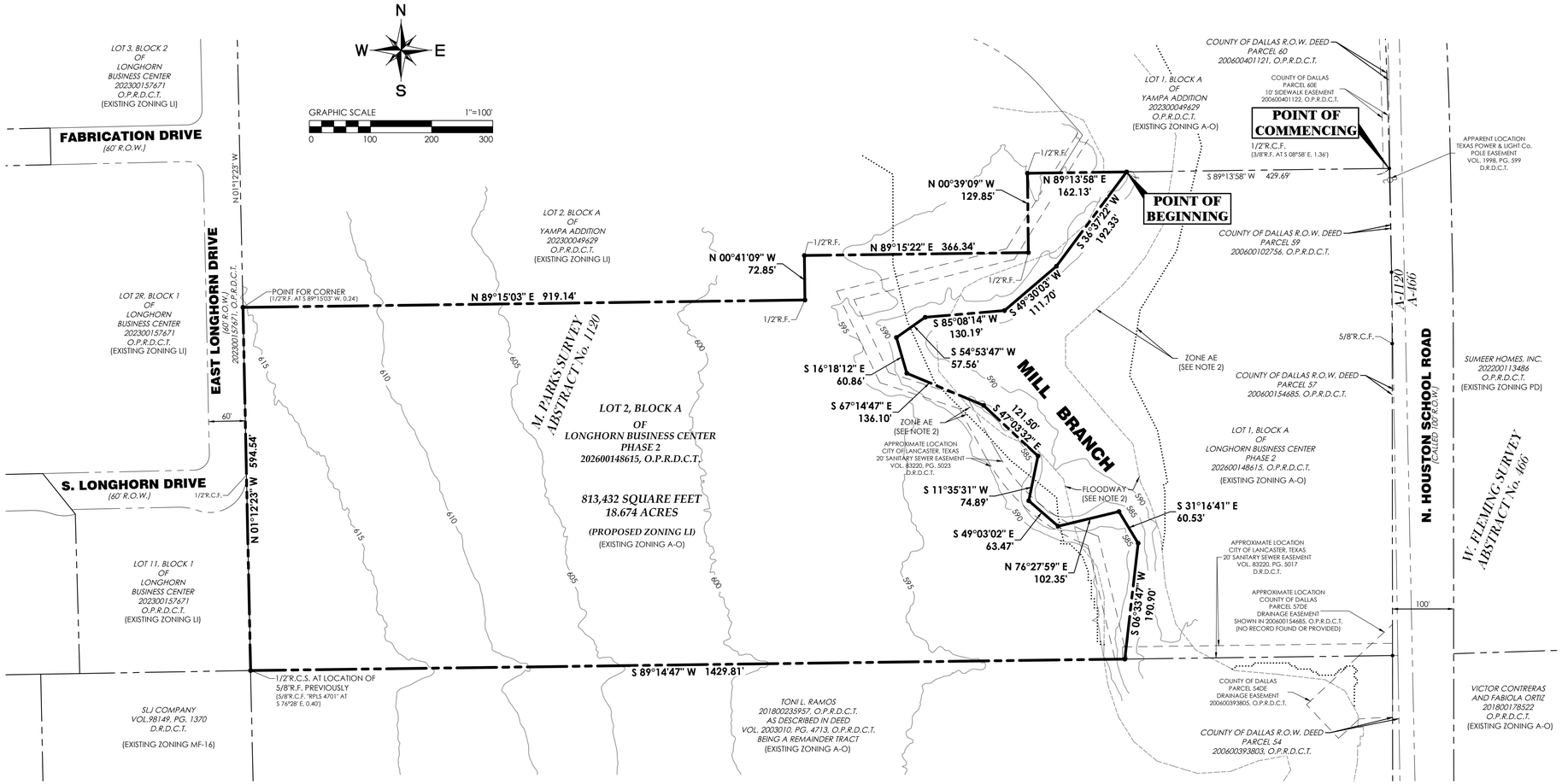
To Whom It May Concern,

Please accept this correspondence as the formal Letter of Intent for the submittal of zoning change for 18.674 acres situated in the M. Parks Survey, Abstract No. 1120. The property is located at 2280 East Longhorn Drive in the city of Lancaster.

If you have any questions or need additional information regarding this submittal, please do not hesitate to contact our office at 817-329-4373. Thank you for your attention on this matter.

Sincerely,
GMcivil

Ryan Spears, P.E.



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DALLAS:

BEING a tract of land situated in the M. Parks Survey, Abstract No. 1120, City of Lancaster, Dallas County, Texas, being a portion of Tract Two to The Moffett Living Trust, recorded in 20080361235, Official Public Records, Dallas County, Texas (OPRDCT), as described in deed to Nancy Jane Moffett, recorded in Volume 99057, Page 1088, Deed Records, Dallas County, Texas (DRDCT), being a portion Tract 2 as described in deed to Carla S. Moffett, recorded in 201100075282, OPRDCT, being all of Lot 2, Block A of Longhorn Business Center, Phase 2, an addition to the City of Lancaster, Dallas County, Texas as recorded in 202600148615, OPRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped found in the west line of N. Houston School Road (called 100' R.O.W., adjoining R.O.W per 200600102756 & 200600154685, OPRDCT), being the southeast corner of Lot 1, Block A of the final plat of Yampa Addition, an addition to the City of Lancaster, Dallas County, Texas as recorded in 202300049629, OPRDCT, and being the northeast corner of said Lot 1, Block A of said Longhorn Business Center, Phase 2, from which a 3/8" rebar found bears South 08 degrees 58 minutes East, 1.36 feet;

THENCE South 89 degrees 13 minutes 58 seconds West, along the south line of said Lot 1, Block A of said Yampa Addition and the north line of said Lot 1, Block A of said Longhorn Business Center, Phase 2, a distance of 429.69 feet to the northwest corner of said Lot 1, Block A of said Longhorn Business Center, Phase 2, the northeast corner of said Lot 2, Block A of said Longhorn Business Center, Phase 2, and the POINT OF BEGINNING of the herein described tract of land;

THENCE departing the south line of said Lot 1, Block A of said Yampa Addition, along the line common to said Lots 1 & 2, Block A of said Longhorn Business Center, Phase 2, as follows:

South 36 deg. 37 min. 22 sec. West, a distance of 192.33 feet;

South 49 deg. 30 min. 03 sec. West, a distance of 111.70 feet;

South 85 deg. 08 min. 14 sec. West, a distance of 130.19 feet;

South 54 deg. 53 min. 47 sec. West, a distance of 57.56 feet;

South 16 deg. 18 min. 12 sec. East, a distance of 60.86 feet;

South 67 deg. 14 min. 47 sec. East, a distance of 136.10 feet;

South 47 deg. 03 min. 32 sec. East, a distance of 121.50 feet;

South 11 deg. 35 min. 31 sec. West, a distance of 74.89 feet;

South 49 deg. 03 min. 02 sec. East, a distance of 63.47 feet;

North 76 deg. 27 min. 59 sec. East, a distance of 102.35 feet;

South 31 deg. 16 min. 41 sec. East, a distance of 60.53 feet;

South 06 deg. 33 min. 47 sec. West, a distance of 190.90 feet to the southwest corner of said Lot 1, Block A of said Longhorn Business Center, Phase 2 and the southeast corner of said Lot 2, Block A of said Longhorn Business Center, Phase 2, said corner lying in the north line of a tract of land to Toni Larose Ramos, recorded in 201800235957, OPRDCT as described in deed recorded in Volume 2003010, Page 4713, OPRDCT;

THENCE South 89 degrees 14 minutes 47 seconds West, along the south line of said Lot 2, Block A and the north line of said Ramos tract, a distance of 1,429.81 feet to a 1/2" rebar capped GMCIVIL set at the location of a 5/8" rebar found previously at the southwest corner of said Lot 2, Block A, the northwest corner of said Ramos tract, the northeast corner of a tract of land as described in deed to SLJ Company, recorded in Volume 98149, Page 1370, DRDCT, and the southeast corner of Lot 11, Block 1 of the final plat of Longhorn Business Center, an addition to the City of Lancaster, Dallas County, Texas as recorded in 202300157671, OPRDCT, from which a 5/8" rebar capped RPLS 4701 found bears South 76 degrees 28 minutes East, 0.40 feet;

THENCE North 01 degrees 12 minutes 23 seconds West, along the east line of said Lot 11, Block 1 and the west line of said Lot 2, Block A, at a distance of 319.93 feet passing a 1/2" rebar capped GMCIVIL found at the northeast corner of said Lot 11, Block 1 and a point of curve in the east line of East Longhorn Drive (60' R.O.W. per 202300157671, OPRDCT), continuing along the east line of said East Longhorn Drive and the west line of said Lot 2, Block A, a distance of 594.54 feet to a point for corner at the northwest corner of said Lot 2, Block A, from which a 1/2" rebar found bears South 89 degrees 15 minutes 03 seconds West, 0.24 feet;

THENCE departing the east line of said East Longhorn Drive, along the line common to the north line said Lot 2, Block A of said Longhorn Business Center, Phase 2 and the south line of Lot 2, Block A of said Yampa Addition, as follows:

North 89 degrees 15 minutes 03 seconds East, a distance of 919.14 feet to a 1/2" rebar found;

North 00 degrees 41 minutes 09 seconds West, a distance of 72.85 feet to a 1/2" rebar found;

North 89 degrees 15 minutes 22 seconds East, a distance of 366.34 feet to a 1/2" rebar found;

North 00 degrees 39 minutes 09 seconds West, a distance of 129.85 feet to a 1/2" rebar found;

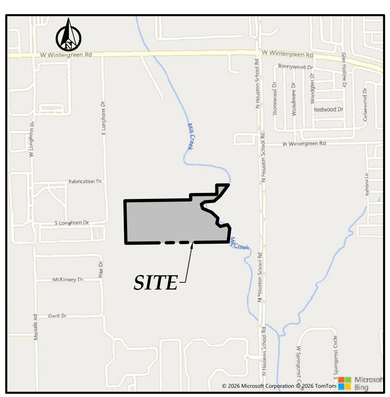
THENCE North 89 degrees 13 minutes 58 seconds East, along the north line of said Lot 2, Block A of said Longhorn Business Center, Phase 2 and the south line of Lots 2 & 1, Block A of said Yampa Addition, a distance of 162.13 feet to the POINT OF BEGINNING and containing 813,432 square feet or 18.674 acres of land.

NOTES:

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48113C0635K, map revised July 7, 2014, the subject property appears to lie in ZONE X NO SCREEN (Area of Minimal Flood Hazard), ZONE AE (Special Flood Hazard Areas with Base Flood Elevation or Depth), and the REGULATORY FLOODWAY.

3. Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



VICINITY MAP
N.T.S.

OWNERS:
CARLA S. MOFFETT
THE MOFFETT LIVING TRUST
2105 N. HOUSTON SCHOOL ROAD
LANCASTER, TEXAS 75134

DEVELOPER:
JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 Dunbar Street, Suite 400
Spartanburg, South Carolina 29306
864-585-2000

PREPARED BY:
GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

ZONING CASE No. _____

ZONING EXHIBIT
OF
LONGHORN BUSINESS CENTER PHASE 2
LOT 2, BLOCK A
BEING 18.674 ACRES
SITUATED IN THE
M. PARKS SURVEY, ABSTRACT No. 1120
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
Date: July 2026

SHEET 1 of 1

EV26019 - Longhorn Phase 2\CAD\GD\ZONING\26019-ZONING.dwg

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **11.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

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Agenda Caption:

Z26-11 Conduct a public hearing and consider a zoning change from Retail (R) to Planned Development for a Convenience Store and Fuel Station on the property known as Tract 14.2, William Rawlins Survey, Abstract No. 1200, addressed as 1501 W. Belt Line Road.

Background:

1. **Location and Size**: The property is located at the northwest corner of W. Belt Line Road and N. Bluegrove Road, addressed as 1501 W. Belt Line Road. The property is 2.897 acres in size.

2. **Current Zoning**: The subject site is currently zoned Retail (R).

3. **Adjacent Properties**:
   North: Agricultural Open (AO) - Single-Family Dwelling
   South: Planned Development (PD) - Church
   East: Single-Family (SF-5) - Belt Line Elementary
   West: Two Family (2F-6) - Monarch Subdivision

4. **Comprehensive Plan Compatibility**: The Future Land Use Map of the Comprehensive Plan identifies this site as Commercial Node. The proposed fueling station and convenience store is in alignment with the land use.

5. **Case History**:

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted

Operational Considerations:

The applicant requests a Planned Development (PD) zoning change for approximately 2.897 acres at 1501 W. Belt Line Road, at the northwest corner of W. Belt Line Road and N. Bluegrove Road. The PD uses Retail (R) as its base district and proposes a 4,816-square-foot convenience store with gasoline sales. Fueling would be limited to five double-sided dispensers serving ten vehicles.

Pursuant to Section 10.02 (a) (9) (A-I) of the Lancaster Development Code (LDC), the following nine considerations apply to the requested PD zoning change.

Consistency with the City's Comprehensive Plan
The Future Land Use Map designates the property as Commercial Node. The proposed convenience store and fuel station are commercial uses consistent with that designation. The location at the intersection of W. Belt Line Road and N. Bluegrove Road provides access to the surrounding area, while the PD establishes site specific standards for the development.

Consistency with Proposed Uses, Development Densities, Intensities, and Development Regulations
The proposed development is consistent with the Commercial Node future land use designation; however, several variances from the development standards are requested.

Open Space: The development is required to provide a minimum of 20% open space. The current site plan proposes no qualifying open space. Accordingly, the applicant is requesting a variance from the 20% minimum open space requirement. However, it should be noted that the landscape plan notes 54% landscaping, which substantially exceeds the minimum 15% landscaping requirement.

Parking: Based on the required parking ratio of one space per 250 square feet, 20 spaces are required. The applicant proposes 37 parking spaces, resulting in parking in excess of the minimum requirement.

Building Articulation: The applicant is requesting deviations from the required vertical and horizontal building articulation standards in order to utilize a building design consistent with the approved 7-Eleven elevations on Dallas Avenue.

Convenience Store with Quick Serve Restaurant and Gasoline Sales: A deviation from the LDC is requested to allow a convenience store with gasoline sales and a Quick Service Restaurant (QSR) as an integrated use on the subject property. The LDC does not otherwise permit this combination of uses as proposed. Approval of this PD would specifically authorize the convenience store, gasoline sales, and QSR to operate together in accordance with the Concept Plan and the development standards established by this PD.

The applicant has requested a variance to the open space, parking, building articulation, and use combination requirements, as part of this PD request to be considered by City Council.

Configuration of Uses and Compatibility with Existing and Planned Adjoining Uses
The site is located at the intersection of W. Belt Line Road and N. Bluegrove Road and is designated as a Commercial Node by the Comprehensive Plan. The proposed site design incorporates measures intended to reduce potential impacts on adjacent properties, including enhanced landscaping and screening, full cut-off downcast lighting, screening of mechanical equipment, refuse containers, loading areas, and utilities, and preservation of mature trees near the intersection where feasible. The proposed Development Agreement also prohibits overnight tractor-trailer parking. Additionally, the approved elevations establish that the fueling canopy is intended for passenger vehicle fueling only. With a maximum clearance height of 17 feet 6 inches, the canopy is not designed to accommodate 18-wheeler fueling, further limiting the site's ability to function as a truck fueling facility.

These measures provide transitions and buffering between the commercial use and the surrounding residential properties, and address potential impacts related to visibility, lighting, screening, and site operations. With these provisions incorporated into the PD and Development Agreement, the proposed use will operate in a manner that is compatible with the surrounding area.

Conformance with the City's Thoroughfare Plan
W. Belt Line Road is a four-lane divided Major Arterial Type B, requiring 100-feet of ROW, and N. Bluegrove Road is a four-lane divided Major Arterial Type B, requiring 100-feet of ROW. ROW dedication along W. Belt Line Road and N. Bluegrove Road will be required at the platting stage.

Proposed Open Space
The development does not meet the LDC's 20% open space requirement. The applicant has requested a variance through the PD, to be considered by City Council.

Additional landscaping is proposed along the perimeter of the site, with the exception of the southeast corner along North Bluegrove Road. An existing grove of mature trees located at the southwest corner of the property will be preserved and incorporated into the overall landscaping plan.

Publicly Accessible Open Space
The submitted site plan includes pedestrian connections along the street frontage, but it does not identify a dedicated publicly accessible open space area. The requested open space variance should be considered alongside the site's pedestrian improvements and the proposed development agreement amenities.

Amenities
The associated Development Agreement that will be considered by City Council will require the following: full cut-off, downcast LED lighting; decorative bollards; two bicycle racks; masonry-wrapped columns on the fuel canopy; and a prohibition on overnight tractor-trailer parking to include a canopy height restriction.

The proposed building materials include Exterior Insulation and Finish System (EIFS), cementitious fiberboard panels, and architectural metal. While building materials are not regulated by the PD, a Development Agreement is proposed for consideration by City Council to establish and ensure the development commitments associated with the project. These commitments include the proposed building materials, additional landscaping depicted on the landscape plan, the aforementioned site amenities, restrictions on overnight tractor-trailer parking, and the proposed fueling canopy height maximum. Collectively, these provisions are intended to enhance the overall quality and appearance of the development and promote compatibility with the surrounding area.

Development Furthers the Public Health, Safety, and General Welfare of the Community
The proposed development is not anticipated to negatively impact public health or safety. Proposed transportation, screening, lighting, and operational measures address potential impacts, with final compliance to be verified during Site Plan, Engineering, and Fire review.

Traffic Impact Analysis Demonstrates the Capacity of the Proposed Roadways Can Support the Development
A Traffic Impact Analysis will be provided during the Site Plan review. The proposed development includes a dedicated eastbound left-turn lane on W. Belt Line Road. Final transportation improvements remain subject to review and approval through the Site Plan process.

Staff recommends approval of the request. The proposed convenience store with fuel sales is consistent with the Commercial Node future land use designation and is appropriate for the subject property. While variances are requested for parking, open space, and building articulation, the development provides enhanced landscaping, screening, and lighting that support compatibility with the surrounding area. The Development Agreement further establishes specific design and operational standards for the property. Based on the proposed use, site design, and development commitments, staff finds the request appropriate for approval.

<u>Public Information Considerations:</u>
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 September 19, 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. No letters of opposition or support have been received.

Options/Alternatives:

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

Recommendation:

Staff recommends approval as presented.

Attachments

Location Map

Letter of Intent

PD Document

Lancaster Tx
1501 W Belt Line
Zoned: R

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.
Created with Nearmap Vertical for Government 2026

Target Area
1501 W Belt Line
Parcels
Streets
City Limits
N

Date Exported: 7/24/2026 11:11 AM

LETTER OF INTENT
Planned Development District – Convenience Store with Gasoline Sales
1501 W. Belt Line Road
Lancaster, Texas

July 15, 2026

City of Lancaster
Development Services Department

c/o Vicki Coleman
211 North Henry Street
Lancaster, Texas 75146

RE: New PDD request – Convenience Store with Gasoline Sales at 1501 W. Belt Line Road – DCAD #65120018510140200

Dear Development Services Staff:

On behalf of the property owner and Vaquero Belt Line 7-Eleven, we respectfully submit this Letter of Intent in support of a request for a Planned Development District with an R base zoning district to allow the development of a convenience store with gasoline sales on approximately 2.89 acres located at the southwest corner of Belt Line Road and Bluegrove Road in Lancaster, Texas.

The proposed development consists of a 4,816-square-foot convenience store with five (5) double-sided fueling islands (ten fueling positions), associated parking, internal circulation, landscaping, and site improvements. The project has been designed to provide a high-quality, neighborhood-serving commercial development that complements the existing commercial corridor while serving nearby residents, employees, churches, and motorists utilizing Belt Line Road. The site plan provides thirty-seven (37) off-street parking spaces, enhanced architectural elevations, masonry screening, and landscaping consistent with the City's development standards.

Rather than requesting a conventional SUP with only the minimum development standards, the applicant has voluntarily incorporated a comprehensive set of development regulations modeled after Lancaster Ordinance No. 2025-08-40 and tailored specifically to this site. These regulations establish enforceable standards addressing building materials, architectural quality, landscaping, canopy design, parking, lighting, signage, operational standards, and long-term site maintenance, providing the City and

surrounding property owners with a high degree of certainty regarding the future development and operation of the property.

Consistency with Prior Council Direction

The proposed Planned Development District is consistent with the policy direction established by the Lancaster City Council through the adoption of Ordinance No. 2025-08-40. While this application involves a different property and has been tailored to the characteristics of the Belt Line Road site, the applicant has intentionally incorporated many of the same development principles and operational standards reflected in that ordinance, including enhanced architectural requirements, site-specific development regulations, landscaping commitments, and operational limitations. By utilizing a similar framework, the applicant seeks to provide the City with the same level of predictability, design quality, and long-term enforceability previously determined by the City Council to be appropriate for convenience store development within Lancaster.

Particular attention has been given to issues identified during preliminary discussions with City representatives. The proposed PDD includes provisions preserving the existing mature trees located at the northeast corner of Belt Line Road and Bluegrove Road, maintaining the visual character of this important gateway intersection. The applicant has also voluntarily limited the fueling area to five (5) double-sided fueling islands, prohibited overnight parking of tractor-trailers and commercial trucks, and incorporated canopy design standards and enhanced architectural requirements intended to ensure the development functions as a neighborhood-serving convenience store rather than a regional truck stop.

Comprehensive Plan Consistency

The proposed development is consistent with the goals and policies of the City of Lancaster Comprehensive Plan for commercial development along major transportation corridors. The project promotes orderly commercial development at the intersection of two arterial roadways, supports continued investment within an established commercial corridor, expands neighborhood access to convenience retail services, broadens the City's commercial tax base, generates permanent employment opportunities, and advances the Comprehensive Plan's objective of encouraging high-quality commercial development along major transportation corridors. The proposed architectural enhancements and site-specific PDD regulations ensure the project will contribute positively to the long-term character and appearance of this gateway into the City.

Throughout the design process, the applicant has worked collaboratively with City staff and elected officials to incorporate site-specific enhancements responding to community priorities, including preservation of the existing gateway trees, enhanced architectural

design, and operational standards intended to ensure the development functions as a neighborhood-serving commercial use.

The applicant respectfully requests approval of the PDD application and appreciates the opportunity to work collaboratively with City staff, the Planning and Zoning Commission, the City Council, and surrounding property owners throughout the review process. We believe the proposed development represents a quality commercial investment that will serve the Lancaster community while protecting the character of adjacent properties through the enforceable development standards voluntarily offered as part of this application.

Respectfully,

Audra Buckley

Audra Buckley
Permitted Development, LLC
Applicant Representative

EXHIBIT A: PROPERTY DESCRIPTION

(A portion of Tract aka DCAD #65120018510140200)

BEING A TRACT OF LAND SITUATED IN THE A. BLEDSOE SURVEY, ABSTRACT NO. 113, THE B.B.B.&C. R.R. CO. SURVEY, ABSTRACT NO. 201 AND THE WILLIAM RAWLINS SR. SURVEY, ABSTRACT NO. 1200 , DALLAS COUNTY, TEXAS AND BEING PART OF A CALLED 10.160 ACRE TRACT DESCRIBED IN A DEED TO WP LEGACY, LTD, AS RECORDED IN INSTRUMENT NO. 201900158607 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING PART OF A CALLED 0.5064 ACRE TRACT DESCRIBED IN A DEED TO WP LEGACY, LTD, AS RECORDED IN INSTRUMENT NO. 202600143167, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT FOUND FOR THE NORTHEAST CORNER OF A CALLED 14,907 SQUARE FOOT TRACT DESCRIBED IN DOCUMENT TO STATE OF TEXAS AS DESCRIBED IN INSTRUMENT NO. 200101416568, O.P.R.D.C.T. BEING ON THE NORTH RIGHT-OF-WAY LINE OF W. BELT LINE ROAD;

THENCE S 88° 56' 24" W, WITH THE NORTH LINE OF SAID 14,907 SQUARE FOOT TRACT, SAME BEING SAID NORTH RIGHT-OF-WAY LINE OF W. BELT LINE ROAD, A DISTANCE OF 461.37 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TOPOGRAPHIC” SET;

THENCE OVER AND ACROSS SAID 10.160 ACRE TRACT AND SAID 0.5064 ACRE TRACT THE FOLLOWING:

> N 01° 03' 36" W, A DISTANCE OF 289.00 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TOPOGRAPHIC” SET;
>
> N 88° 56' 24" E, A DISTANCE OF 366.00 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TOPOGRAPHIC” SET ON THE EAST LINE OF SAID 0.5064 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY LINE OF N. BLUEGROVE ROAD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET;

THENCE WITH SAID EAST LINE OF 0.5064 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE OF N. BLUEGROVE ROAD THE FOLLOWING:

> WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 196.65 FEET AND A CHORD BEARING AND DISTANCE OF S 31°40'06” E, 196.04 FEET TO A 5/8” IRON ROD WITH CAP STAMPED “TOPOGRAPHIC” SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET;

WITH CURVE TO THE RIGHT, AN ARC LENGTH OF 163.88 FEET AND A CHORD BEARING AND DISTANCE OF S 31° 55' 11" E, 163.41 FEET TO A POINT FOR THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF W. BELT LINE ROAD AND SAID WEST RIGHT-OF-WAY LINE OF N. BLUEGROVE ROAD;

THENCE S 88° 56' 24" W, WITH SAID NORTH RIGHT-OF-WAY LINE OF W. BELT LINE ROAD, A DISTANCE OF 88.27 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 14,907 SQUARE FOOT TRACT;

THENCE N 01° 03' 36" W, WITH THE EAST LINE OF SAID 14,907 SQUARE FOOT TRACT, A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.028 ACRES (131,881 SQUARE FEET) OF LAND.

EXHIBIT B
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS
1501 W. BELT LINE ROAD
LANCASTER, TEXAS

SECTION 1. STATEMENT OF INTENT

A. Establish a Planned Development District utilizing the Retail (R) District as the base zoning district.

B. Permit one convenience retail store with gasoline sales limited to five (5) fuel dispensers and ten (10) vehicles.

C. Require development in substantial conformance with Exhibit C.

D. Preserve gateway trees and accommodate future trail improvements.

SECTION 2. DEFINITIONS

For purposes of this Exhibit B, the terms defined in this Section 2 shall have the meanings ascribed to them by this section. If not defined herein, the definitions and interpretations contained in the Lancaster Development Code shall apply.

(a) CONVENIENCE STORE
Means a retail establishment offering a limited selection of food, beverages, including alcohol, household, and other goods, for sale to the general public, typically operating with extended hours, which may or may not include a quick service restaurant.

(b) GASOLINE SALES
Means the retail sale of motor vehicle fuels to the general public. This use includes associated fuel dispensers, canopy structures, and related infrastructure, and may be operated in conjunction with a convenience store.

(c) SITE PLAN
Means the detailed site layout attached as Exhibit C, showing the proposed improvements for the Property, including building location, fuel pump stations, access drives, parking, screening, landscaping, and related site features.

(d) DEVELOPMENT REGULATIONS
Means the Planned Development standards, permitted uses as shown in Exhibit D, and modifications to the base Retail (R) zoning district as set forth in this Exhibit B.

(e) DISTRICT
Means the Planned Development District established by this ordinance, encompassing the Property as described in Exhibit A.

(f) PROPERTY
Means the tract of land described in Exhibit A governed by this ordinance.

SECTION 3. APPLICABLE REGULATIONS

Development and use of the Property shall comply with the provisions of this Planned Development ordinance. Where this ordinance is silent, the development standards of the Retail (R) zoning district shall apply. In the event of a conflict between the Lancaster Development Code and this ordinance, this ordinance shall control.

Development of the Property shall substantially conform to the Site Plan attached as Exhibit C. Minor deviations to the Site Plan, including adjustments to building footprint, parking, landscape areas, screening, and internal circulation, which do not increase the intensity of development or materially alter the approved design, may be approved administratively by City staff. Major changes shall require amendment of this Planned Development.

SECTION 4. PERMITTED USES

Uses shall be limited to those identified in Exhibit D.

SECTION 5. BUILDING MATERIALS

(a) Facade Materials. Permitted exterior building materials shall include EIFS, fiber cement panels, integrally-colored burnished CMU block, and architecturally finished metal panels. All metal cladding shall be architecturally finished and installed vertically. Unfinished or industrial-grade sheet metal siding shall not be permitted on any elevation facing a public street.

(b) Canopies and Accessories. Pre-finished aluminum canopies and trim elements including metal coping, downspouts, and scuppers are permitted as specified in the approved plans.

(c) Storefront and Roofing. Aluminum storefront systems in a black finish and membrane roofing systems shall be permitted in accordance with the elevations provided in Exhibit E.

SECTION 6. GAS STATION PARKING

• Thirty-seven (37) parking spaces shall be provided for the gas station, exceeding the required parking ratio of one (1) parking space for every 250 square feet of gross floor area as permitted in the Lancaster Development Code.

• Overnight parking of trailers and tractor-trailers is prohibited on the property, except during active deliveries.

SECTION 7. FUELING CANOPY

•The fueling canopy shall be constructed substantially in accordance with the elevations and plans attached to this Agreement. The canopy shall have a maximum height of seventeen feet, six inches (17'-6") and shall be designed and used exclusively for the fueling of passenger vehicles and other vehicles capable of being accommodated within the approved canopy configuration.

• The fueling canopy shall not be designed, constructed, modified, or operated to accommodate dedicated tractor-trailer or 18-wheeler fueling. Any increase in canopy height or modification to the canopy configuration intended to accommodate tractor-trailer fueling shall require an amendment to this Agreement.

SECTION 8. LOADING

• Off-street loading shall be provided in accordance with the Lancaster Development Code unless otherwise shown on the approved Site Plan.

• Loading areas shall be located and screened so they do not obstruct required parking, fire lanes, internal circulation, or pedestrian access.

• Loading is required to be located at the rear of the site along the north

SECTION 9. LANDSCAPING

• Landscaping shall comply with the Lancaster Development Code.

• 54% landscaping shall be provided as shown in the Landscape Plan, in include the additional landscaping shown along the perimeter of the site, with the exception of the southeast corner along North Bluegrove Road. The existing grove of mature trees located at the southwest corner of the property will be preserved and incorporated into the overall landscaping plan as shown.

• Existing mature trees at the Belt Line Road/Bluegrove Road intersection shall be preserved unless removal is approved for utilities, public infrastructure, or safety.

• The owner shall be responsible for the maintenance of all landscaping. The owner is responsible for regular mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.

• All required landscaping shall be maintained in a neat and orderly manner at all times. Landscaped areas shall be kept free of trash, litter, weeks, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

• Plant materials which die shall be removed and replaced with plant material of similar variety and size within sixty (60) days. Trees with a trunk diameter in excess of six inches (6”) measured twenty-four inches (24”) above the ground may be replaced with ones of similar variety having a trunk caliper of no less than three inches (3”) measured twenty-four inches (24”) above the ground. A time extension may be granted by the Building Official or Development Services Official for conditions relating to a season of the year per the requirements of this section.

SECTION 10. PEDESTRIAN CONNECTIVITY

• Does not preclude future sidewalk, parkway trail, or shared-use trail improvements.

• The development shall accommodate and maintain connectivity to the planned Veloweb trail along the Belt Line Road frontage. The site design shall provide for a safe and accessible pedestrian and bicycle connection between the development and the Veloweb trail, with the final location and design of the connection to be coordinated with and approved by the City during Site Plan review. The development shall not include

improvements that would preclude or impede the future construction, extension, or connectivity of the Veloweb trail along the Belt Line Road frontage.

SECTION 11. GENERAL DEVELOPMENT REQUIREMENTS

• Development shall substantially conform to the approved Site Plan, Landscape Plan, and Building Elevations.

• Minor administrative modifications may be approved, provided such modifications do not increase the intensity of the development. Any modification that increases the parking count or building size, or proposes a use not identified in the Permitted Uses Table provided in Exhibit E, shall require an amendment to the PD and approval by City Council.

• Mechanical equipment, refuse containers, loading areas, and utilities shall be screened from public view.

• Fuel sales are limited to five (5) double-sided fueling islands (10 vehicles).

• Dumpster enclosures shall be masonry.

• Lighting shall utilize full-cutoff fixtures.

• Landscaping shall be maintained.

• No overnight parking of tractor-trailers except during active deliveries.

• Fuel canopy clearance shall not exceed 14 feet 6 inches unless amended.

• A six to eight-foot-tall masonry wall is required along the north and west perimeter of the property, per the residential adjacency requirement (LDC § 8.04(c)(5)(A) – Screening from Residential Uses)

• Development shall comply with all applicable City ordinances except where modified by this PD.

SECTION 12. EXHIBITS

• Exhibit A – Legal Description

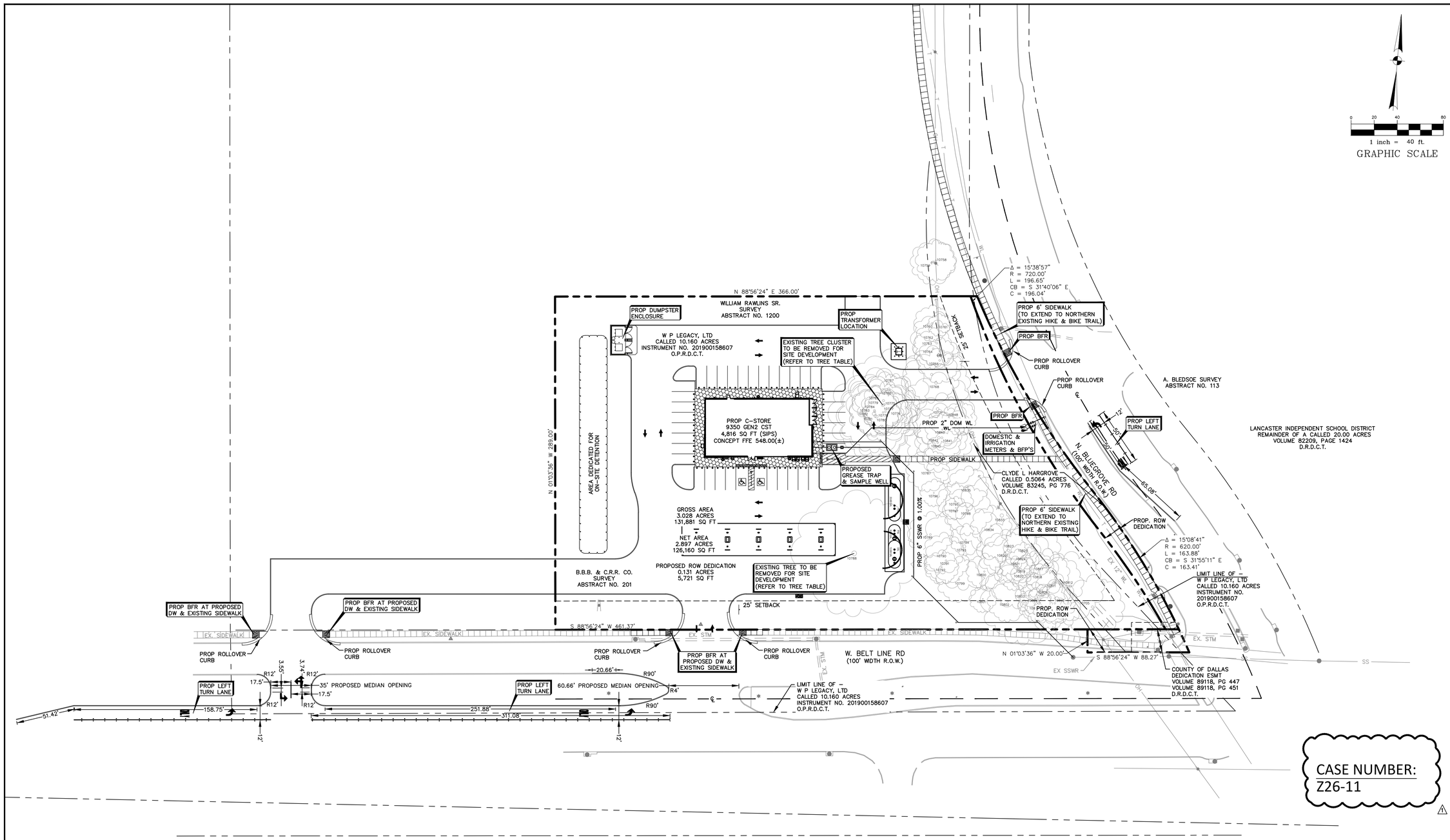
• Exhibit B – Development Regulations

• Exhibit C – Permitted Uses

- Exhibit D – Site Plan
- Exhibit E – Architectural Elevations

EXHIBIT C -PERMITTED USES

Use	Status
Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Business School	P
Catering Service	P
Convenience Store	P
Copy Center	P
Display, Incidental	P
Garden Supply/Plant Nursery	P
Restaurant, Less than 2,000 Sq. Ft., without Drive-Through	P
Restaurant, 2,000 Sq. Ft. or More, with Drive-Through	P
Restaurant, 2,000 Sq. Ft. or More, without Drive-Through	P
Retail Store, 25,000 Sq. Ft. or More	P
Retail Store, Less than 25,000 Sq. Ft.	P
Retail Store with More than Two Fuel Dispensers *Gasoline Sales limited to 5 fuel pump stations as shown on Exhibit C	P
Used Merchandise Store	S
Studio – Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P
Tattoo / Body Piercing	S
Commercial & Business Services	
Locksmith	P
Portable Buildings – Commercial	S
Shoe and Boot Repair and Sales	P
Auto Repair Garage, Minor	S
Utilities, Communications & Transportation	
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Office & Professional	
Bank / Savings & Loan / Credit Union with Drive-Through	P
Bank / Savings & Loan / Credit Union without Drive-Through	P
Office, General	P
Office Building, Less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or More	P
Recreation, Entertainment & Amusement	
Health Club	P
Private Club, Lodge or Fraternal Organization	P
Private Sports Arena, Stadium or Track	S



SITE PLAN

WILLIAM RAWLINS SR. SURVEY, ABSTRACT NO. 1200,
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 201 AND
A. BLEDSOE SURVEY ABSTRACT NO. 113
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

No.	REVISIONS	DATE
1	CITY COMMENTS	08/05/2026

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.351.8067
FRN F-11526

STATE OF TEXAS
KEVIN A. DEW
149731
LICENSED PROFESSIONAL ENGINEER
10 AUGUST 2026

ALJ PROJECT NO. 235.26.CV.148
DATE: JULY 2026
SCALE: 1:40
DRAWN BY: TJM
CHECKED BY: DAD

SITE PLAN (2 OF 2)

7-ELEVEN
STORE # 47631
NWC OF W BELT LINE & N BLUEGROVE
LANCASTER, TEXAS
PROJECT CASE #DP-XX

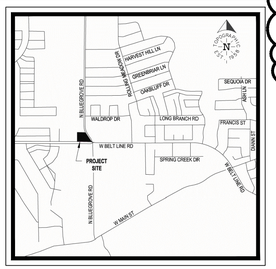
SHEET
SP-2

CASE NUMBER:
Z26-11

PLANS SUBMITTAL/REVIEW LOG

SUBMIT TO CITY OF LANCASTER
-PERMIT REVIEW

07/13/2026



VICINITY MAP
N.T.S.

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED **RED** OR A **RED** STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "**FIRE LANE-TOW AWAY ZONE**" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

1

ITE LAND USE CODE (LUC)	ITE LAND USE	QUANTITY	VARIABLE	WEEKDAY 24-HOUR (DAILY) TRIPS	AM PEAK HOUR TRIPS	PM PEAK HOUR TRIPS
945	C-STORE/GAS STATION 4-5.5K ⊕ FA	10	VFP	1,456	102	114
			TOTAL TRIPS:	1,456	102	114

ACCORDING TO MAP NO. 48113C0635K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY AND INCORPORATED AREAS, DATED JULY 7, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: ZONE "X"

DEVELOPER

VAQUERO VENTURES
ATTN: PAUL ALVAREZ
2627 TILLAR ST., STE. 111
FORT WORTH, TX 76107
PHONE # 682.551.7723

CIVIL ENGINEER

ALJ LINDSEY, LLC.
18635 N. ELDRIDGE PKWY, STE 200
TOMBALL TEXAS 77377
281.301.5955x(1008
CONTACT: KEVIN DEW, P.E.

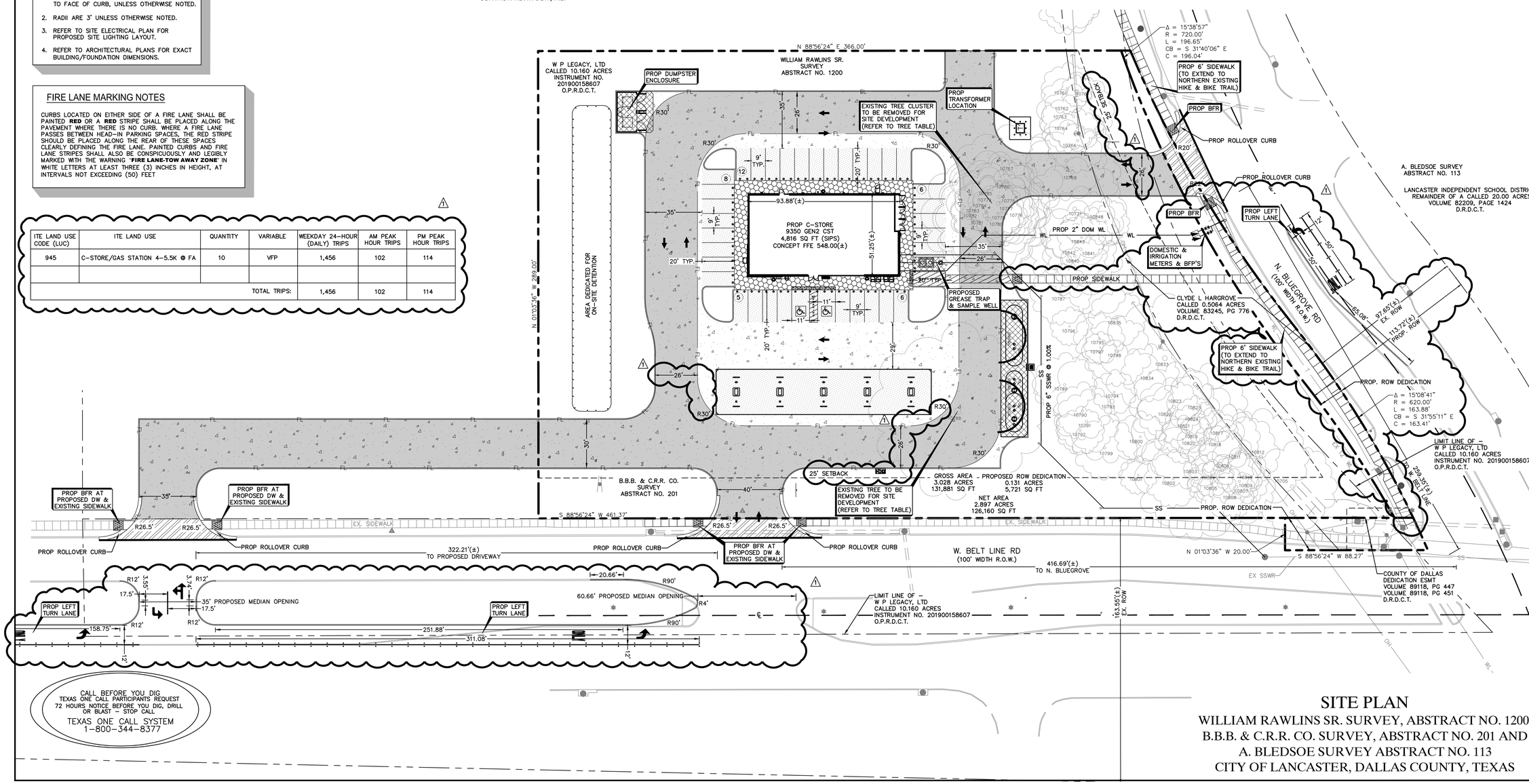
SITE DATA

EXISTING ZONING	–	R – RETAIL
PROPOSED USE(S) FOR EACH STRUCTURE	–	FUEL STATION W/ CONVENIENCE STORE
TOTAL LOT AREA LESS R.O.W. DEDICATIONS BY SQ. FT. & ACRES	–	126,160 SQ. FT. 2.897 ACRES
SQ. FT. OF BUILDING	–	4,816 SQ. FT.
BUILDING HEIGHT (STORIES AND FEET)	–	1 STORY – 24' 8"
PERCENT OF LOT COVERAGE	–	3.82%
PARKING REQUIRED BY USE WITH PARKING RATIOS INDICATED	–	1 PER 250 SQ. FT. 20 SPACES REQUIRED
PARKING PROVIDED BY USE	–	37 SPACES PROVIDED
HANDICAP PARKING REQUIRED	–	2 ADA SPACES REQUIRED
HANDICAP PARKING PROVIDED	–	2 ADA SPACES PROVIDED
LIST OF EXCEPTIONS AND/OR VARIANCE REQUESTED OR PREVIOUSLY GRANTED, INCLUDING DATES AND APPROVING AUTHORITY	–	N/A

LEGEND

FL	PROPOSED FIRE LANE (RED STRIPING)
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
1	PARKING SPACE COUNT
	EX. MANHOLE
	EX. STORM SEWER
WL	EX. WATER LINE
SS	EX. SANITARY SEWER LINE
OH	EX. OVERHEAD POWER LINE
GAS	EX. UNDERGROUND GAS LINE
	PROPOSED DRIVEWAY WITHIN CITY OF LANCASTER R.O.W. (PER CITY REQUIREMENTS)
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE
	PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE
	PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH)
	CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

0 15 30 60
1 inch = 30 ft.
GRAPHIC SCALE



CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

SITE PLAN

WILLIAM RAWLINS SR. SURVEY, ABSTRACT NO. 1200,
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 201 AND
A. BLEDSOE SURVEY ABSTRACT NO. 113
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

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STATE OF TEXAS
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SITE PLAN
(1 OF 2)

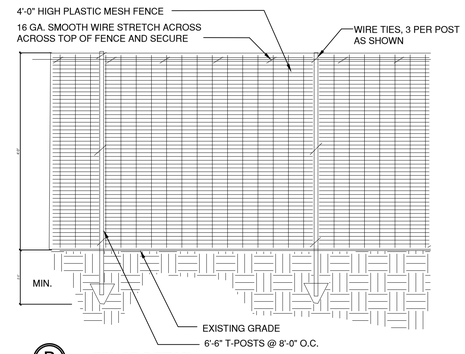
7-ELEVEN
STORE # 47631
NWC OF W BELT LINE & N BLUEGROVE
LANCASTER, TEXAS
PROJECT CASE #DP-XX

SHEET
SP-1

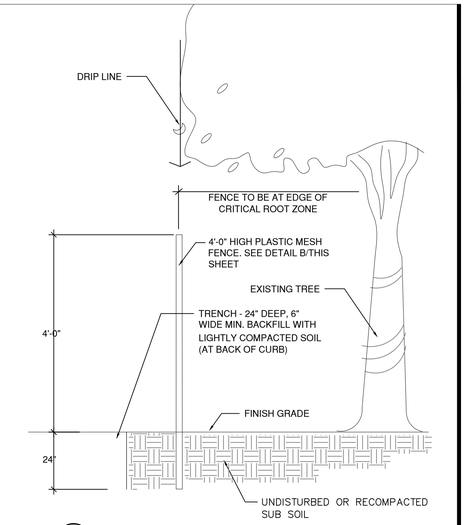
TREE TABLE					
NO.	TREE INFORMATION	PROTECTED	MITIGATION CLASS	MITIGATION RATIO	PRESERVATION CREDIT
10705	22" HACKBERRY/28' DRIP LINE	UNPROTECTED			
10758	7" PECAN/18' DRIP LINE	PROTECTED			OFF PROP
10759	24" PECAN/20' DRIP LINE	PROTECTED			OFF PROP
10760	9" PECAN/16' DRIP LINE	PROTECTED			1.5 TREES
10761	6" PECAN/10' DRIP LINE	PROTECTED			1 TREE
10762	14" PECAN/24' DRIP LINE	PROTECTED	CLASS 2	.7 TREES	REMOVED
10763	14" PECAN/20' DRIP LINE	PROTECTED	CLASS 2	.7 TREES	REMOVED
10764	12" PECAN/18' DRIP LINE	PROTECTED	CLASS 2	.7 TREES	REMOVED
10766	14" PECAN/20' DRIP LINE	PROTECTED	CLASS 2	.7 TREES	REMOVED
10767	20" HACKBERRY/25' DRIP LINE	UNPROTECTED			
10768	18" PECAN/30' DRIP LINE	PROTECTED	CLASS 2	.7 TREES	REMOVED
10771	20" PECAN/32' DRIP LINE	PROTECTED	CLASS 2	.7 TREES	REMOVED
10774	15" HACKBERRY/10' DRIP LINE	UNPROTECTED			
10775	8" HACKBERRY/20' DRIP LINE	UNPROTECTED			REMOVED
10776	8" HACKBERRY/20' DRIP LINE	UNPROTECTED			REMOVED
10777	12" HACKBERRY/20' DRIP LINE	UNPROTECTED			REMOVED
10778	14" HACKBERRY/18' DRIP LINE	UNPROTECTED			REMOVED
10779	28" HACKBERRY/32' DRIP LINE	PROTECTED	SPECIMEN	1.5 TREES	REMOVED
10780	13" HACKBERRY/35' DRIP LINE	UNPROTECTED			REMOVED
10781	13" HACKBERRY/32' DRIP LINE	UNPROTECTED			REMOVED
10782	14" HACKBERRY/40' DRIP LINE	UNPROTECTED			REMOVED
10783	10" HACKBERRY/22' DRIP LINE	UNPROTECTED			REMOVED
10784	10" HACKBERRY/22' DRIP LINE	UNPROTECTED			REMOVED
10785	13" HACKBERRY/25' DRIP LINE	UNPROTECTED			REMOVED
10786	22" HACKBERRY/35' DRIP LINE	UNPROTECTED			REMOVED
10787	6" HACKBERRY/19' DRIP LINE	UNPROTECTED			
10788	48" PECAN/55' DRIP LINE	PROTECTED	SPECIMEN	1.5 TREES	REMOVED
10789	12" HACKBERRY/20' DRIP LINE	UNPROTECTED			
10790	14" CEDAR ELM/18' DRIP LINE	PROTECTED			1.5 TREES
10791	12" HACKBERRY/20' DRIP LINE	UNPROTECTED			
10792	10" HACKBERRY/15' DRIP LINE	UNPROTECTED			
10793	24" PECAN/38' DRIP LINE	PROTECTED			1.5 TREES
10794	8" CHINABERRY/14' DRIP LINE	UNPROTECTED			
10795	12" CEDAR ELM/16' DRIP LINE	PROTECTED			1.5 TREES
10796	8" PECAN/12' DRIP LINE	PROTECTED			1 TREE

TREE TABLE					
NO.	TREE INFORMATION	PROTECTED	MITIGATION CLASS	MITIGATION RATIO	PRESERVATION CREDIT
10797	6" PECAN/10' DRIP LINE	PROTECTED			1 TREE
10798	14" PECAN/22' DRIP LINE	PROTECTED			1.5 TREES
10799	15" CEDAR ELM/20' DRIP LINE	PROTECTED			1.5 TREES
10800	12" CEDAR ELM/16' DRIP LINE	PROTECTED			1.5 TREES
10801	10" CEDAR ELM/12' DRIP LINE	PROTECTED			1.5 TREES
10802	10" CEDAR ELM/18' DRIP LINE	PROTECTED			1.5 TREES
10803	16" PECAN/38' DRIP LINE	PROTECTED			1.5 TREES
10804	12" CEDAR ELM/14' DRIP LINE	PROTECTED			1.5 TREES
10805	12" HACKBERRY/15' DRIP LINE	UNPROTECTED			
10806	16" PECAN/24' DRIP LINE	PROTECTED			1.5 TREES
10807	12" HACKBERRY/24' DRIP LINE	UNPROTECTED			
10808	6" HACKBERRY/15' DRIP LINE	UNPROTECTED			
10809	14" CEDAR ELM/18' DRIP LINE	PROTECTED			1.5 TREES
10810	10" CEDAR ELM/15' DRIP LINE	PROTECTED			1.5 TREES
10811	11" HACKBERRY/25' DRIP LINE	UNPROTECTED			
10812	14" HACKBERRY/30' DRIP LINE	UNPROTECTED			
10817	9" CEDAR ELM/20' DRIP LINE	UNPROTECTED			
10818	11" CEDAR ELM/20' DRIP LINE	PROTECTED			1.5 TREES
10819	36" PECAN/35' DRIP LINE	PROTECTED			2 TREES
10820	12" CEDAR ELM/15' DRIP LINE	PROTECTED			1.5 TREES
10821	6" HACKBERRY/15' DRIP LINE	UNPROTECTED			
10822	10" CEDAR ELM/20' DRIP LINE	PROTECTED			1.5 TREES
10823	12" CEDAR ELM/28' DRIP LINE	PROTECTED			1.5 TREES
10824	6" CEDAR ELM/12' DRIP LINE	PROTECTED			1 TREE
10825	14" HACKBERRY/25' DRIP LINE	UNPROTECTED			
10833	32" CEDAR ELM/40' DRIP LINE	PROTECTED			2 TREES
10834	6" PECAN/18' DRIP LINE	PROTECTED			1 TREE
10835	12" PECAN/18' DRIP LINE	PROTECTED			1.5 TREES
10839	10" PECAN/25' DRIP LINE	PROTECTED			1.5 TREES
10840	10" PECAN/20' DRIP LINE	PROTECTED			1.5 TREES
10841	12" PECAN/22' DRIP LINE	PROTECTED			1.5 TREES
10842	10" PECAN/30' DRIP LINE	PROTECTED			1.5 TREES
10843	10" PECAN/15' DRIP LINE	PROTECTED			1.5 TREES
10847	P10" PECAN/25' DRIP LINE	PROTECTED			1.5 TREES
10848	P16" PECAN/15' DRIP LINE	PROTECTED			1.5 TREES

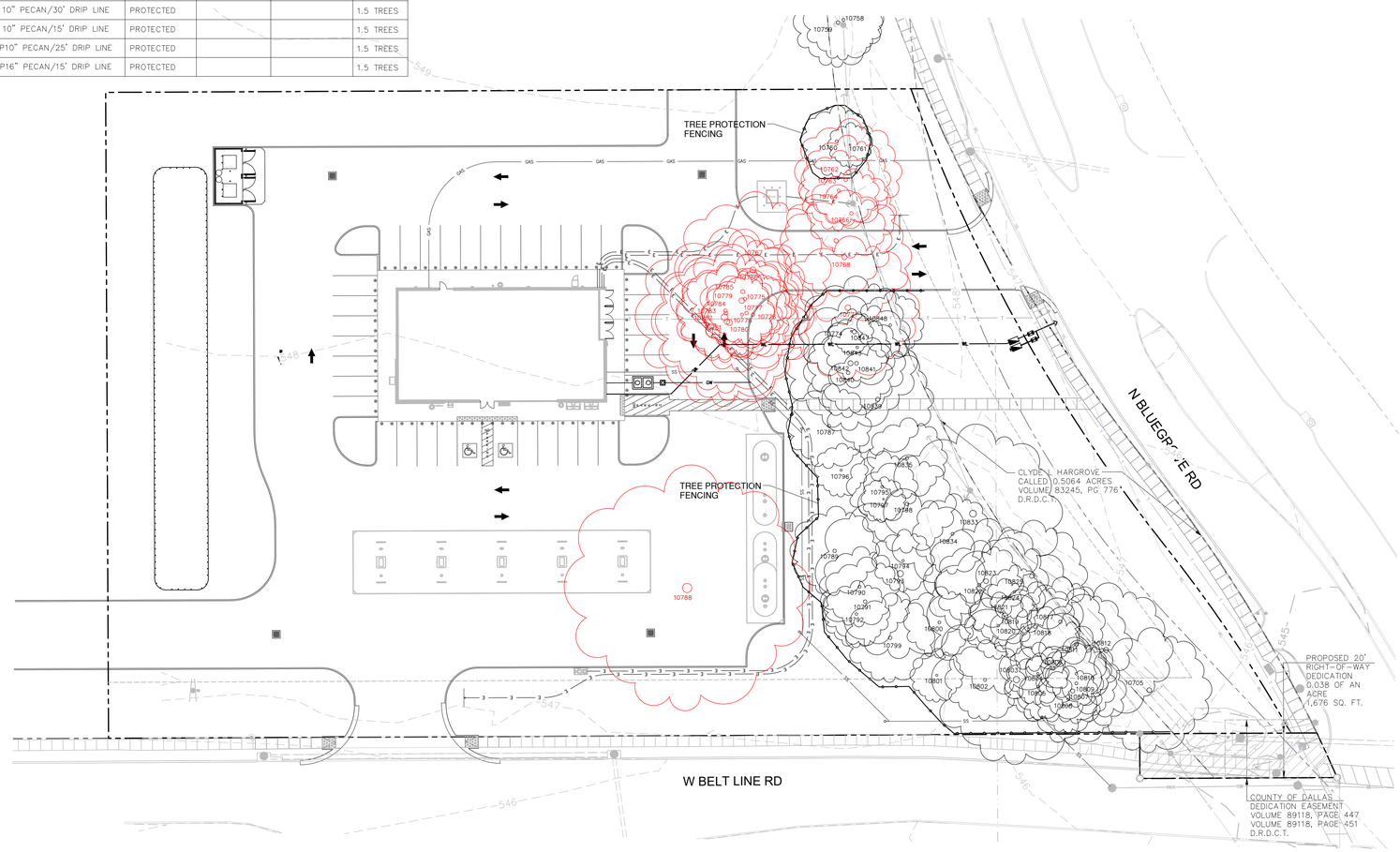
TOTAL MITIGATION REQUIRED = 158"
TOTAL TREE PRESERVATION CREDITS AVAILABLE = 48 TREES



B – FENCE DETAIL



A – TREE PROTECTION FENCE DETAIL
SCALE: NTS



Scale: 1" = 30' - 0"
0' 30' 60'

CMB
LANDSCAPE ARCHITECTURE
18135 FM 362
Navasota, TX 77868
832-428-1209
Commercial, Multi-Family, & Residential Landscape Architects

REGISTERED LANDSCAPE ARCHITECT
CHARLES M. BARNES
2247
STATE OF TEXAS
8-18-26

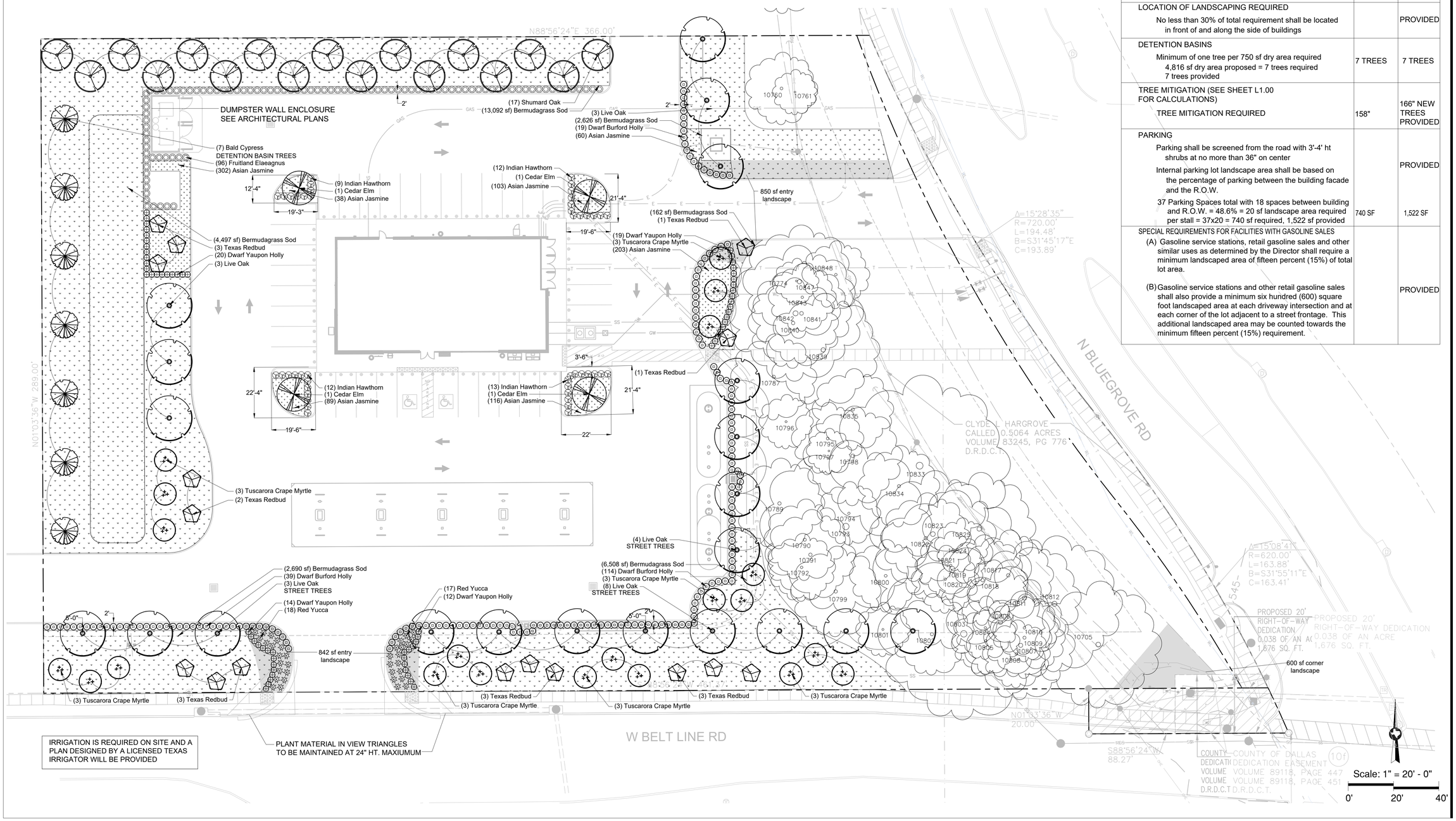
7-11 Lancaster
Belt Line Rd & N. Bluegrove Rd.
Lancaster, TX
Landscape Improvements

Job No.:	181-26-114
Scale:	1" = 30' - 0"
Date:	July 13, 2026
Revised:	

Tree Preservation Plan

L1.0

CITY OF LANCASTER, TX - tabulations	REQUIRED	PROVIDED
SITE LANDSCAPING Total property SF = 130,227 sf Landscape area required = 15% = 19,534 sf Landscape area provided = 70,604 sf Landscape area coverage = 54.22%	15% 19,534SF	54.22% 70,604 SF
STREET TREES Beltline Road = 541' /50 = 11 Trees 11 Trees provided N. Bluegrove Road = 358' /50 = 7 Trees 7 Trees provided	11 TREES 7 TREES	11 TREES 7 TREES
STREET YARD TREES Total Street Yard = 98,963sf 10 Trees + 1 Tree per 2,000 sf over 10,000 sf = 10 Trees + 45 Trees = 55 Trees required 55 Trees provided	55 TREES	62 TREES
SHRUBBERY REQUIRED 1 Shrub per 50ft of required landscape 19,534 / 50 = 391 Shrubs required	391 SHRUBS	414 SHRUBS
GROUND COVER REQUIRED 10% of landscape area to be groundcover 19,534 x 10% = 1,953 sf required	1,953 SF	1,965 SF
LOCATION OF LANDSCAPING REQUIRED No less than 30% of total requirement shall be located in front of and along the side of buildings		PROVIDED
DETENTION BASINS Minimum of one tree per 750 sf dry area required 4,816 sf dry area proposed = 7 trees required 7 trees provided	7 TREES	7 TREES
TREE MITIGATION (SEE SHEET L1.00 FOR CALCULATIONS) TREE MITIGATION REQUIRED	158"	166" NEW TREES PROVIDED
PARKING Parking shall be screened from the road with 3'-4' ht shrubs at no more than 36" on center Internal parking lot landscape area shall be based on the percentage of parking between the building facade and the R.O.W. 37 Parking Spaces total with 18 spaces between building and R.O.W. = 48.6% = 20 sf landscape area required per stall = 37x20 = 740 sf required, 1,522 sf provided	740 SF	PROVIDED 1,522 SF
SPECIAL REQUIREMENTS FOR FACILITIES WITH GASOLINE SALES (A) Gasoline service stations, retail gasoline sales and other similar uses as determined by the Director shall require a minimum landscaped area of fifteen percent (15%) of total lot area. (B) Gasoline service stations and other retail gasoline sales shall also provide a minimum six hundred (600) square foot landscaped area at each driveway intersection and at each corner of the lot adjacent to a street frontage. This additional landscaped area may be counted towards the minimum fifteen percent (15%) requirement.		PROVIDED



IRRIGATION IS REQUIRED ON SITE AND A PLAN DESIGNED BY A LICENSED TEXAS IRRIGATOR WILL BE PROVIDED

CMB
LANDSCAPE ARCHITECTURE

18135 FM 362
Navasota, TX 77868
832-428-1209

Commercial, Multi-Family, & Residential Landscape Architects

REGISTERED LANDSCAPE ARCHITECT
CHARLES M. BARNES
2247
STATE OF TEXAS
8-18-26

7-11 Lancaster
Belt Line Rd & N. Bluegrove Rd.
Lancaster, TX
Landscape Improvements

Job No.:	181-26-114
Scale:	1" = 20' - 0"
Date:	July 13, 2026
Revised:	Comments August 18, 2026

Landscape Plan

L1.1

GENERAL LANDSCAPE NOTES:

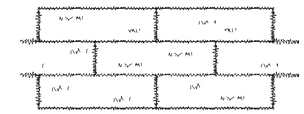
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE UNTIL FINAL ACCEPTANCE OF ALL WORK ON JOB SITE. CONTRACTOR SHALL MAINTAIN CONDITIONS OF LAWN, BEDS AND PLANT MATERIAL THROUGHOUT CONSTRUCTION UNTIL SUBSTANTIAL COMPLETION.
2. WORK SCHEDULING: CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH ANY LANDSCAPING OR IRRIGATION WORK.IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
5. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
7. CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUNDCOVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE. MATERIAL SHALL BE SHIPPED DIRECTLY FROM NURSERY AND NOT FROM CONTRACTOR'S HOLDING YARD AFTER AN EXTENDED PERIOD. THERE SHALL BE NO SUBSTITUTIONS WITHOUT WRITTEN CONSENT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SATISFACTORY EXPECTATIONS OF LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE DEVIATIONS, INCLUDING SPECIES SUBSTITUTION, NOT APPROVED ON THIS PLAN MUST BE APPROVED BY THE GOVERNING AGENCY THROUGH PLAN SUBMITTAL.
9. CONTRACTOR SHALL PERFORM OWN TAKE-OFFS PER SYMBOLS AND AREAS ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT UP DURING THE BIDDING PROCESS. CONTRACTOR WILL BE HELD RESPONSIBLE FOR QUANTITIES OF SYMBOLS AND AREAS ON PLANS.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT
TREES						
	16	Cercis canadensis texensis	Texas Redbud	1" Cal.	6' Min. Ht. at time of planting	15 - 25ft. ht.
	21	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	1" Cal.	6' Min. Ht. at time of planting	10 - 15ft. ht.
	17	Quercus shumardii	Shumard Oak	3" Cal.	12-14' Min. Ht. at time of planting	40 - fft. ht.
	21	Quercus virginiana	Live Oak	3" Cal.	12-14' Min. Ht. at time of planting	25 - 40ft. ht.
	7	Taxodium distichum	Bald Cypress	3" Cal.	12-14' Min. Ht. at time of planting	40 - 65ft. ht.
	4	Ulmus crassifolia	Cedar Elm	3" Cal.	12-14' Min. Ht. at time of planting	40 - 65ft. ht.
SHRUBS						
	96	Elaeagnus fruitlandii	Fruitland Elaeagnus	3 gal.	36" Ht. at time of planting	6 - 10ft. ht.
	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal.	36" Ht. at time of planting	3 - 1ft. ht.
	65	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	24" Ht. at time of planting	3 - 6ft. ht.
	46	Raphiolepis indica 'Clara'	Indian Hawthorn	3 gal.	36" Ht. at time of planting	
	35	Yucca parviflora	Red Yucca	3 gal.	24" Ht. at time of planting	3 - 6ft. ht.
GROUND COVERS						
	29,575 sf	Cynodon dactylon	Bermudagrass Sod	SOD		< 6in. ht.
	911	Trachelospermum asiaticum	Asian Jasmine	1 gal.	6"HT;6"SPRD	6 - 18in. ht.

43% ORNAMENTAL TREES

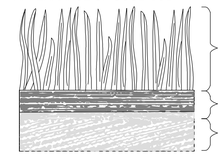
57% LARGE TREES



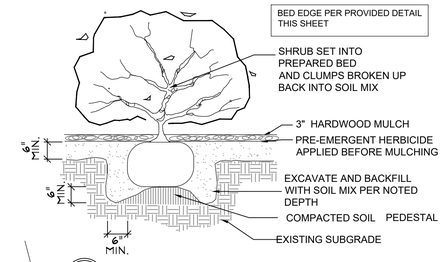
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

SOD SHALL BE ROLLED INTO A SMOOTH, LEVEL AND FINISHED APPEARANCE. NO CLUMPS

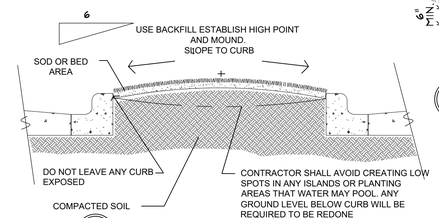
APPEARANCE OF GOOD SOD



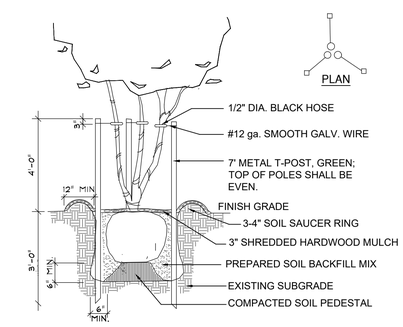
E – SOD PLANTING
SCALE: NTS



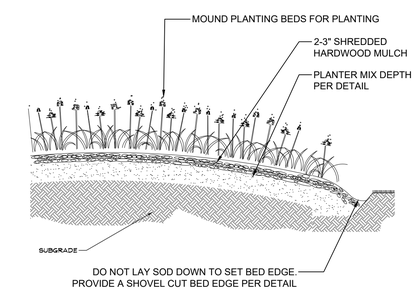
C – SHRUB PLANTING
SCALE: NTS

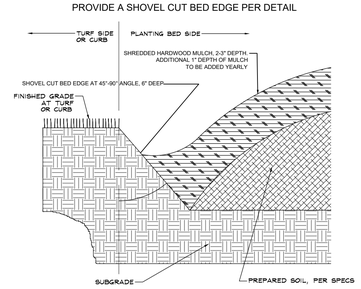


G – ISLAND PLANTING PREP
SCALE: NTS

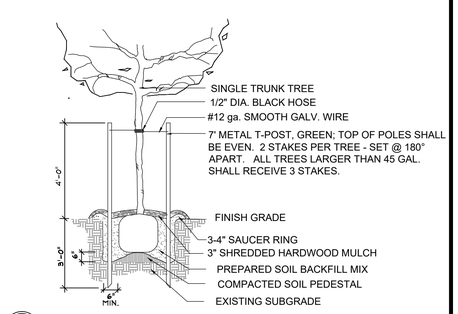


B – MULTI-STEM TREE PLANTING
SCALE: NTS





F – SHOVEL CUT BED EDGE
SCALE: NTS



A – TREE PLANTING
SCALE: NTS

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Landscape Details

L1.2

PLANTING

PART 1 GENERAL
1.01 RELATED DOCUMENTS
Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.
1.02 DESCRIPTION OF WORK
A. This Section specifies the requirements for providing planting materials and their installation as indicated and scheduled. For grass installation refer to sodding section
1.03 QUALITY ASSURANCE
A. Installer: Installation of planting work shall be performed by a single firm specializing in landscape and planting work. Contractor shall be licensed by the Texas Association of Nurserymen, shall possess an agricultural certificate, shall be a licensed pest applicator, and shall have not less than 5 years of experience in this type of work.
B. Quality Control
1. Trees, Shrubs, and Groundcovers:
a. Provide plants of quantity, size, genus, species and variety shown and scheduled for planting work and complying with recommendations and requirements of ANSI Z60.1 " American Standard for Nursery Stock." Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
b. Label each plant with securely attached waterproof tag bearing legible designation of botanical and common name.
2. Compliance: Ship planting materials with Certificates of Inspection as required by governing authorities. Comply with all applicable local, state, and federal requirements regarding materials, methods of work, and disposal of excess and waste materials.
3. Substitutions: Do not make substitutions unless approved in writing by Landscape Architect. If specified planting material is not obtainable, submit proof of non-availability to Landscape Architect together with proposal for use of equivalent material. Contractor shall submit proposal in bidding period or 3 weeks before installation as to not impact project completion or installation of other work.
4. Analysis and Standards: All packaged products shall be delivered in original manufacturer's sealed containers. For unpackaged materials, submit analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
5. Inspection: Notify Landscape Architect at least 2 weeks prior to installation, of location where materials that have been selected for planting may be inspected, either at place of growth or the site prior to planting. Plant material will be inspected for compliance with requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees for size and conditions of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Contractor shall remove rejected trees immediately from site and replace with specified materials. Plant material not installed in accordance with Contract will be rejected.
C. Reference standards Applicable to this section:
1. ANSI: American National Standards Institute
a. Z60.1: Nursery Stock
2. Association of Official Agriculture Chemists
3. FS: Federal Specifications and Standards
a. Q-P-166E: Peat, Moss; Peat, Humus; and Peat, Reed-Sedge
4. NBS: National Bureau of Standards
a. PS23: Perlite Product Standard
1.04 SUBMITTALS
A. Work Schedule: Contractor shall submit a work schedule for all planting work prior to purchase and installation of plant material.
B. Certification:
1. Submit for Landscape Architect's review and approval, manufacturer's or vendor's certified analysis of soil amendments. Submit other data substantiating that materials comply with specified and indicated requirements.
2. Fertilizer certification shall be submitted for Landscape Architect's review and approval as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages.
C. Maintenance Instructions: Submit typewritten instructions, including manufacturer's recommendations and instructions recommending procedures to be established by Owner for maintenance of planting work. Submit instructions prior to expiration of contractor's required maintenance period.
D. Submittals: Contractor shall submit in writing materials used on jobsite. Provide company name of product or nursery source.

1.05 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in fully labeled original containers showing weight, analysis and names of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
B. Plants:
1. Do not drop stock during delivery.
2. Materials shall not be pruned prior to installation unless otherwise approved by Landscape Architect in writing or to meet standards on plant list. Do not bend or bind-tie trees and shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
3. Deliver plants after preparation for planting has been completed and plant immediately. If planting is delayed more than 7 hours after delivery, set plants in shade, protect from weather and mechanical damage. Keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture, and water as needed.
4. Do not remove container grown stock from containers before time of planting and water immediately after delivery and prior to planting.
5. Plant material shall be shipped directly from source nursery. Material held in a stockyard prior to installation will be rejected.

1.06 JOB CONDITIONS
A. Work Scheduling: Proceed with and complete planting work in a timely manner, working within seasonal limitations for each kind of planting work required.
B. Planting time
1. Correlate planting with specified maintenance periods to provide maintenance from date of Substantial Completion.
2. Plan to frost-tender trees only after danger of frost is past or sufficiently before frost season to allow for establishment before first frost. Do not plant in frozen ground.
3. Plant trees, shrubs and groundcover after final grades are established and prior to planting of lawns, unless otherwise directed by Landscape Architect in writing. If planting occurs after lawn work, protect lawn areas and promptly repair damage to awns resulting from planting operations.
A. Utilities: Refer to engineering drawings and coordinate with Utility Contractor for location of utilities. Contractor shall be responsible for damage to existing utilities and structures.
B. Security: The Owner will not assume any responsibility for security of any materials, equipment, etc. during construction of the project until project acceptance.
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions beyond the scope of this contract, or obstructions, notify Landscape Architect of such conditions, immediately and before planting.
D. Pollution Control: Control dust caused by planting operations. Dampen surfaces as necessary. Comply with pollution control regulations of governing authorities.

1.07 SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE
A. Substantial Completion notice for planting work will be issued by Landscape Architect only for entire planting and landscape work.
B. Landscape contractor will be responsible for ongoing maintenance until final acceptance.
C. Substantial Completion notice will be issued only after Owner and Landscape Architect inspect and approve all required planted materials and grassed areas.
D. Final acceptance notice will be issued only after Owner and Landscape Architect inspect and approve all planting work as in accordance with the Contract Documents.

1.08 SPECIAL PROJECT WARRANTY
A. Contractor shall furnish written warranty of trees, shrubs and groundcover for 12 months after date of final acceptance, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner or abuse or damage by others.
B. Remove and replace shrubs and groundcover found to be dead or in unhealthy condition during warranty period. Replace shrubs and groundcover which are in doubtful condition at end of warranty period. However, if in the opinion of Owner, such doubtful material may survive, Contractor shall extend the warranty period for a full growing season. Owner will determine which items are in doubtful condition.
C. Another inspection will be conducted by Owner, at end of extended warranty period to determine acceptance or rejection.

PART 2 PRODUCTS
2.01 MATERIALS
A. Fertilizer
1. Granular fertilizer shall be a commercial fertilizer, uniform in composition, free flowing, and suitable for application with approved equipment. Fertilizer which has been exposed to high humidity and moisture, has become caked or otherwise damaged making it unsuitable for use, will not be acceptable. Application shall be Osmocote 13. 13. 13 + Iron by Sierra Chemical, 1-800-492-8255, 1001 Yosemite Dr. Milpitas, CA 95035, or approved equal. Broadcast rototill fertilizer at the rate of 3 lbs. Actual nitrogen per 1000 square feet into prepared planting soil.
A. Sharp Sand: Sand shall be thoroughly washed, coarse grade shape, construction or brick sand, free of clay balls, weeds, and grass. So-called cushion sand, blow sand, or creek silt is not acceptable for substitution where sharp sand is specified.
B. Herbicide
1. Pre-emergent herbicide shall be Eptam 5G or approved equal.
2. Contact herbicide shall be Roundup by Monsanto, or approved equal.
D. Bark Mulch for top dressing: Organic mulch free from deleterious materials and suitable for top dressing of trees, shrubs or plants. Mulch shall be composted, well rotted, shredded hardwood mulch, dark brown in color. Enriched Bark Mulch for bed prep shall be as above with additional organic of peat and/or manure.
E. Root Stimulator: Shall be Hi-Yield Root Stimulator 5-12-3, by Voluntary Purchasing Group, P. O. Box 460, Bonham, TX, 75418, (214) 583-5501, or approved equal. Spreader sticker as needed.
F. Fire Ant control: Durzban or 1% Diazanon Granular as manufactured by Green Light Projects Co., San Antonio, TX, 78217 or Logic by PBI Gordon, Kansas City, MO.
G. Insecticide: Lindane with Adjuvant distributed by Esco Distributors, 514 W. 25th, Street, Houston, TX, 77008, (713) 864-7771.
H. Planting Backfill Mix: Shall be 33% topsoil, 33% sharp sand, and 33% enriched bark mulch or approved commercially available planter's soil mix. Add fertilizer as per specifications. Contractor shall submit source or sample to Landscape Architect.
I. Topsoil
1. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension and other extraneous or toxic matter harmful to plant growth.
2. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 inches. Topsoil shall not be collected from sites that are infected with growth of, or the reproductive parts of noxious weeds, especially nut grass. Topsoil shall not be stripped, collected or deposited while wet. Topsoil shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.

2.02 PLANT MATERIALS
A. Shrubs and Groundcover: Provide specimen quality plant material as described in Construction Documents. Each individual species of plant material shall be obtained and provided from a single source.
PART 3 EXECUTION
3.01 PREPARATION
A. Grading
1. Strip existing vegetation and soil in areas to receive planting and grass to depth shown on drawings. Backfill with topsoil and planting backfill mix to depth shown on drawings. Prepare beds to ensure plant aterial is not planted in pondeing water and avoid "wet feet".
2. Perform grading within Contract limits, including adjacent transition areas, where required, to new elevations, levels, and contours indicated. Provide subgrade surfaces parallel to finished surface grades. Provide uniform levels and slopes.
3. Grade surface to ensure areas drain away from structures and to prevent ponding and pockets of surface drainage. Provide subgrade surfaces free from irregular surface changes. Provide subgrade surface free of exposed boulders or stones exceeding 4 inches in greatest dimension in paved areas; 2 inches lawn areas.
4. Provide adequate drainage of the working area at all times.
5. Fine grade topsoil eliminating rough and low areas to ensure positive drainage. Maintain levels, profiles, and contours of subgrades.
6. Remove stones, roots, weeds, and debris while raking topsoil. Rake surface clean of stones 1 inch or larger in any dimension and of all debris. Place planting backfill mix to depth specified on drawings.
7. All finished grades shall meet line and grade of pavement. Finished grades (top of soil prior to hydromulch) shall be maximum of 1 inch below walkway pavement surface. Grade all slopes from rear of landscape easement or center of medians to walkways and curbs at a minimum of 2 percent slope.
B. Plant Layout: Layout individual tree locations of trees to be machine moved by others and areas for multiple plantings as shown on drawings. In case of conflicts or non-contractual conditions, notify Landscape Architect before proceeding with the work.
A. Preparation of Planting Backfill Mix & Bed prep
1. Mix specified soil amendments and fertilizers with topsoil at rates indicated. Amendments shall be incorporated into soil as a part of the soil preparation process prior to fine grading and planting. Each amendment material shall be broadcast or spread evenly at the specified rate over the planting area and rototilled. Amendments shall be thoroughly incorporated into the topsoil until amendments are pulverized and have become a homogeneous layer of soil ready for planting. Incorporation and mixing shall be accomplished by mechanical means for planting beds, mix planting soil prior to backfilling.
2. Planting bed areas shall be outlined with a shovel cut edge per detail unless plans call for special border edging.

3.02 PLANTING
A. Excavation for Shrubs
1. Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage.
2. Make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus 3 allowance for setting of ball on a layer of compacted backfill.
3. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
B. Planting Large Shrubs and Trees
1. Set stock on layer of compacted planting soil mixture, plumb and in center of pit at same elevation as adjacent finished planting grades. Place fertilizer tablets evenly spaced in hole at specified rate. Place additional planter's mix around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Dish top of backfill to allow for mulching.
2. Prune, thin out, and shape shrubs in accordance with standard horticultural practice. Prune shrubs to retain natural character. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
C. Planting Shrubs, Groundcover and Seasonals
1. Excavate hole as necessary to accommodate root ball.
2. Place fertilizer in hole according to recommended rate. Backfill hole with planter's mix. Water after planting to remove voids and place additional prepared soil to cover root ball if necessary.
4. Broadcast pre-emergient herbicide before mulching at the applicable rate.
3. Mulch entire planting bed areas with 2-3 inches dark brown bark mulch spread consistently and evenly across root balls and entire planting bed areas.
3.03 CLEANUP AND PROTECTION
A. During planting work, keep pavements clean and work area in an orderly condition. Sweep site and remove trash at end of each workday as necessary.
B. Protect planting work and materials from damage due to planting operations, operations by other contractors and trades and trespassers. Maintain protection during installation periods. Treat, repair re replace damaged planting work as directed by Landscape Architect.
C. Stockpile, haul from site, and legally dispose of waste materials and debris. Accumulation will not be permitted. Maintain haul and disposal routes clear, clean and free of debris. On-site burning of combustible cleared materials will not be permitted.
D. Upon completion of work, clean areas within Contract limits; remove tools, supplies and equipment Wash down curbs and pavement areas. Scrub curbs and walks as necessary to insure a clean surface. Provide site clean and free of materials and suitable for use as intended.
3.04 MAINTENANCE
A. Contractor shall correctly maintain the planting work throughout the installation process and throughout the landscape maintenance period as specified.
3.05
A. While planting work is completed and at the completion of maintenance period, Owner will make an inspection to determine acceptability.
B. When inspected planting work does not comply with the Contract Document requirements, replace rejected work and continue specified maintenance until reinspected by Owner and found to be acceptable. Contractor shall remove rejected plants and mat4erials promptly from site.
END OF SECTION

SODDING

PART 1 GENERAL
1.01 RELATED DOCUMENTS
A. Drawings and General Provisions of Contract, including General and Supplementary Conditions and all applicable specification sections, apply to this section.
1.02 DESCRIPTION
A. Provide sodding as specified and as indicated.
1.03 SUBMITTALS
A. Sod Certification: Certification shall be submitted from the sod nursery as to the grass species, location of the field from which the sod has been stripped and the date of stripping. Certification shall accompany the delivery of the sod.
B. Fertilizer Certification: Certification shall be submitted from the fertilizer manufacturer as to the chemical analysis of the fertilizer, a listing of the elements contained therein and their percentages. Certification shall also indicate that the fertilizer is in accordance with the requirements of the Texas Fertilizer Law.
1.04 PRODUCT HANDLING
A. Sod Delivery: Sod shall be delivered on pallets with the root system protected from exposure to wind and sun. Stripping and delivery shall be timed so that sod will be placed within 48 fours of stripping.
B. Fertilizer Delivery: Fertilizer shall be delivered in the manufacturer's unopened containers, labeled to indicate the manufacturer's name and product identification. Containers shall be stored protected from ground contact and from the elements.
1.05 JOB CONDITIONS
A. Sod shall be placed during the period between the last freeze in the spring and 6 weeks prior to the average date for the first freeze in the fall according to the National Weather Service for the area in which the work is located.
1.06 GUARANTEE
A. A written guarantee shall be provided guaranteeing the sodded areas are in a healthy, vigorous, undamaged condition for a period of 90 days beginning on the date of final acceptance. Guarantee shall provide for filling, leveling, and repairing eroded areas, or resodding areas exhibiting lack of healthy growth.

PART 2 PRODUCTS
2.01 SOD
A. Sod shall be nursery grown as specified on plans and having a healthy, virile root system of dense, thickly matted roots throughout the soil of the sod for a minimum thickness of 1 inch. Sod shall be free of noxious weeds and undesirable native grasses. Soil attached to the sod shall be free of stones and debris.
B. Sod shall have been mowed within 7 days of being stripped. Sod shall be provided in rectangular pads of not less than 12 inches nor more than 24 inches. Dry sod will be rejected.

2.02 TOPSOIL
A. Provide topsoil which is fertile, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 in any dimension and other extraneous or toxic matter harmful to plant growth.
B. Obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth of not less than 4 . Topsoil shall not be collected from sites that are infected with growth of or the reproductive parts of noxious weeks, especially nut grass. Topsoil shall not be stripped, collected or deposited while wet. Topsoil shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil.
C. When topsoil is not required, native soil shall be scratched or raked before laying.
2.03 FERTILIZER
A. Fertilizer shall be granulated fertilizer with an analysis of 16-8-8 + iron, unless otherwise indicated. The figures in the analysis represent the percent of nitrogen, phospheric acid and potash nutrients respectively.
B. Fertilizer shall be uniform in composition and dry. Fertilizer shall be furnished in unopened containers, labeled to indicate the analysis of the contents. Caked or otherwise damaged material will be rejected.
PART 3 EXECUTION
3.01 INSPECTION
A. Surfaces indicated to be sodded shall be inspected to verify that all preceding work in the area has been completed. Sodding shall not start until all preceding work has been completed.
3.02 SODDING
A. Preparation
1. Strip existing vegetation and 1 inch of existing soil from all areas to receive sod not stripped and graded under previous work or contract.
2. After stripping, loosen soil to a depth of 1-1/2 inches prior to laying sod. Remove all stones, roots, vegetation, rubbish, debris and other foreign matter 1 in diameter or larger from the top 2 of soil. No foreign matter may be buried on site. Hand rake to achieve smooth grade.
3. Fertilizer shall be uniformly spread over the topsoil at the average rate of 400 lbs. per acre and shall be raked into the topsoil to a full 2-inch depth.
4. Immediately prior to placing sod, the fertilized topsoil substrate shall be lightly moistened.
B. Installation
1. All sod shall be carefully laid in parallel rows in a smooth manner, alternating all sod joints. Fit sod strips tightly together so that no joints are visible and tamp firmly. Cut pieces of sod to fill any voids left.
2. Water sod immediately after planting, slowly but thoroughly, to secure at least six (6) inches penetration into the soil below the sod. Do not allow the blades of grass to wilt. The sodded area shall be rolled to form a thoroughly even, solid mat. Any voids left in block sodding shall be filled with cut sod pieces and/or topsoil.
3. Follow the completion of the installation, the sod shall be watered in an amount and as often as necessary to maintain healthy growth of the grass.
4. Treat entire areas of sod for fire ants with Durzban as per manufacturer's instructions.
3.03 MAINTENANCE OF SODDED AREAS
A. Contractor shall correctly maintain the sodded areas throughout the installation.
Contractor shall be responsible for care and maintenance of entire project.
END OF SECTION

CONTRACTOR SHALL PROVIDE SUBMITTALS IN WRITING OR SAMPLES FOR THE FOLLOWING:
1. PICTURES AND/OR LIST NURSERY SOURCE WITH SIZES FOR PLANT MATERIAL
2. SOURCE AND DEPTH OF PLANTER'S MIX WITH ADDITIVES
3. SOURCE AND DEPTH OF HARDWOOD MULCH

CMB
LANDSCAPE ARCHITECTURE
18135 FM 362
Navasota, TX 77868
832-428-1209
Commercial, Multi-Family, & Residential Landscape Architects

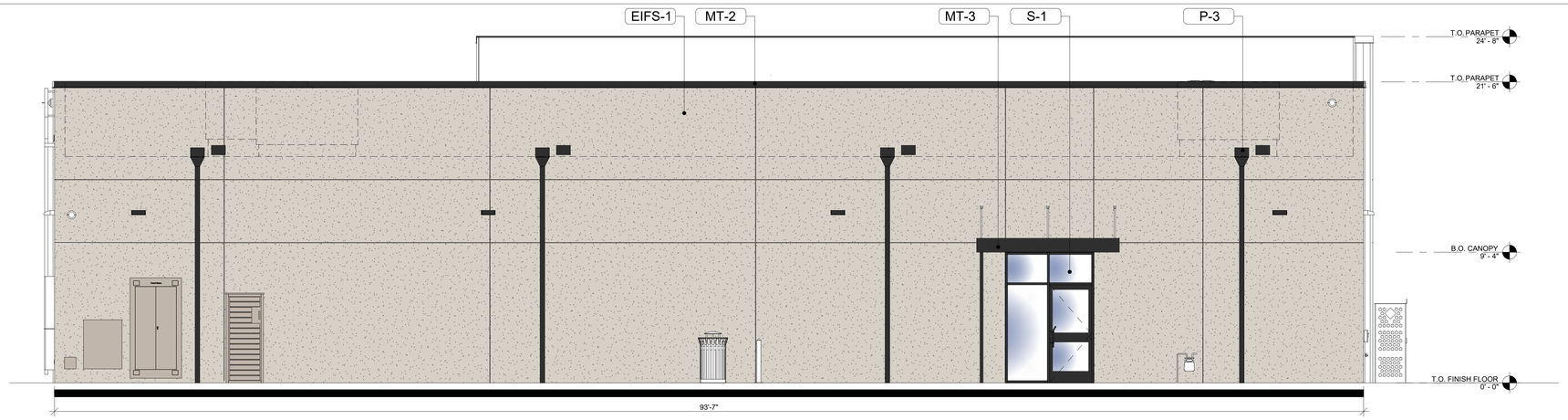
REGISTERED LANDSCAPE ARCHITECT
CHARLES M. BAKER
2247
STATE OF TEXAS
7-13-26

7-11 Lancaster
Belt Line Rd & N. Bluegrove Rd.
Lancaster, TX
Landscape Improvements

Job No.: 181-26-114
Scale:
Date: July 13, 2026
Revised:

Landscape Specifications

L1.3



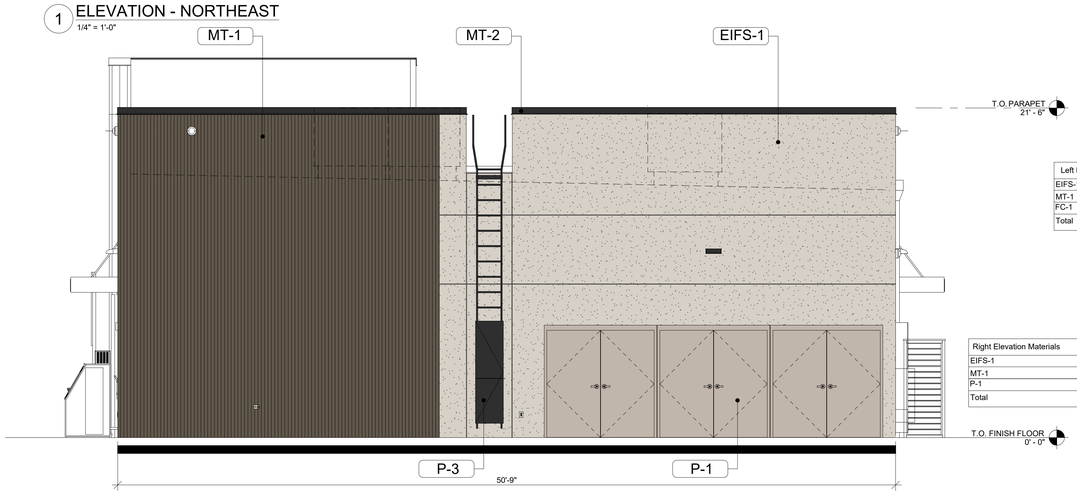
1 ELEVATION - NORTHEAST
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.

FINISH	MATERIAL	PATTERN
EIFS-1	DRYVIT EIFS - "104 DOVER SKY"	
FC-1	FIBER CEMENT PANEL NICHIHA VINTAGE WOOD - "CEDAR"	
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL - "BURNISHED SLATE"	
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE - "COAL BLACK"	
MT-3	MAPES PRE-FINISHED ALUMINUM CANOPY - "MATTE BLACK"	
S-1	KAWNEER ALUMINUM STOREFRONT FRAMING - "#29 BLACK"	
P-1	PAINT - SW 7062 - "VERSATILE GRAY"	
P-3	PAINT - SW 6258 - "TRICORN BLACK"	
CMU-1	8" BURNISHED CMU BLOCK - COMAL	
ACM	ALUMINUM COMPOSITE MATERIAL	

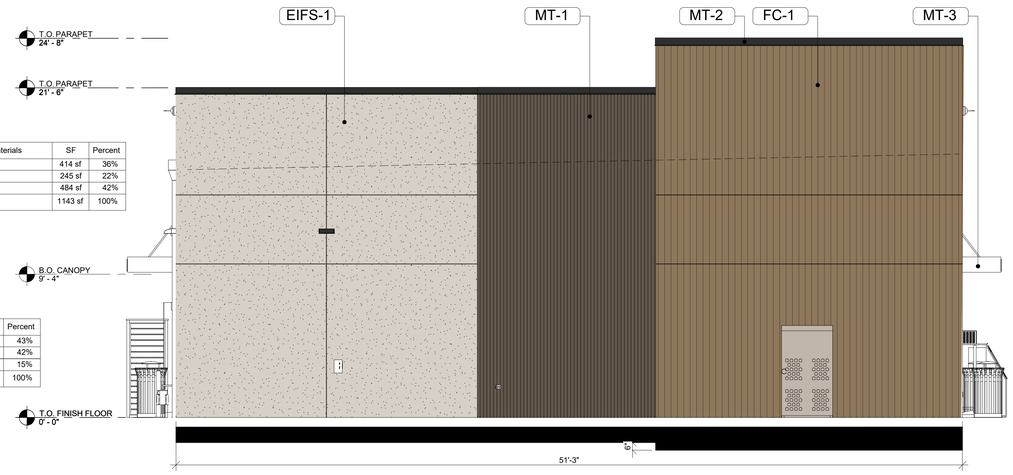
Rear Elevation Materials	SF	Percent
S-1 (GLAZING)	59 sf	3%
EIFS-1	1972 sf	97%
Total	2,031 sf	100%



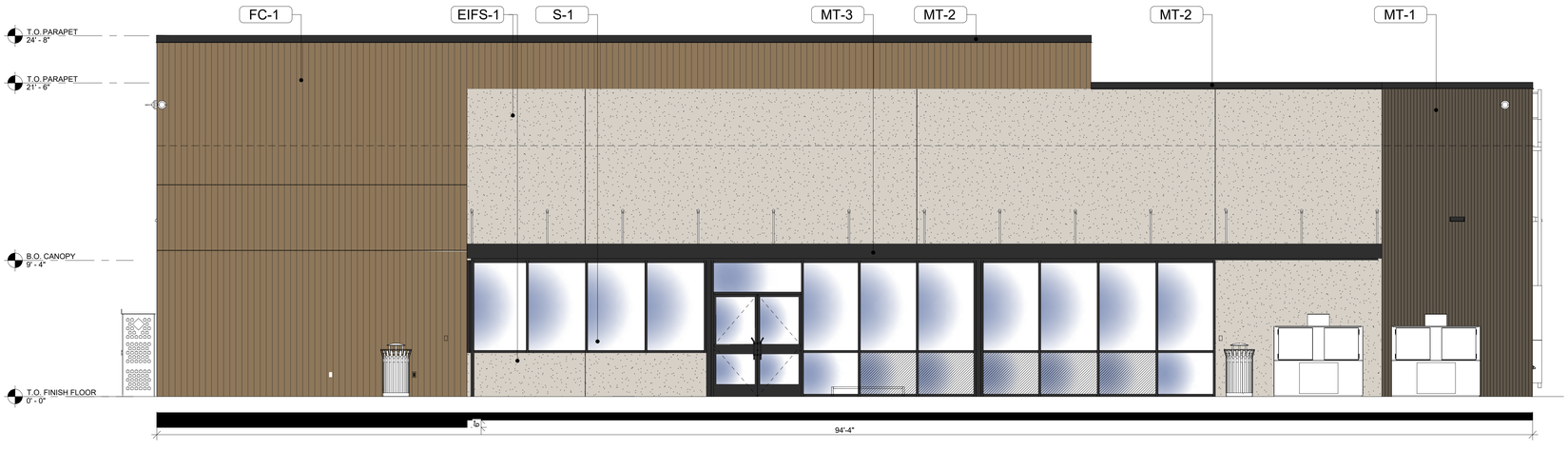
2 ELEVATION - SOUTHEAST
1/4" = 1'-0"

Left Elevation Materials	SF	Percent
EIFS-1	414 sf	36%
MT-1	245 sf	22%
FC-1	484 sf	42%
Total	1143 sf	100%

Right Elevation Materials	SF	Percent
EIFS-1	453 sf	43%
MT-1	443 sf	42%
P-1	162 sf	15%
Total	1058 sf	100%

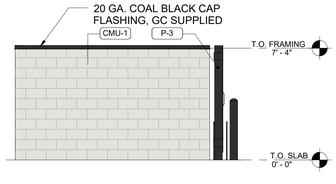


3 ELEVATION - NORTHWEST
1/4" = 1'-0"

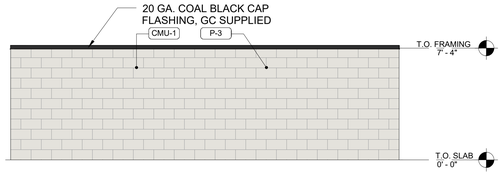


4 ELEVATION - SOUTHWEST
1/4" = 1'-0"

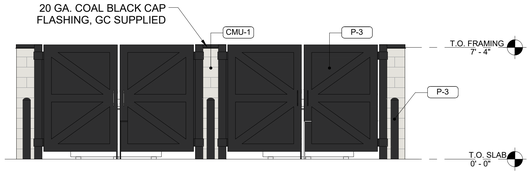
Front Elevation Materials	SF	Percent
S-1 (GLAZING)	437 sf	21%
EIFS-1	821 sf	39%
MT-1	218 sf	10%
FC-1	652 sf	30%
Total	2,128 sf	100%



5 SIDE DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"



6 BACK DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"



7 FRONT DUMPSTER ENCL. ELEVATION
3/16" = 1'-0"

Rev. #	Date	Description

Rev. #	Date	Description

PROTO: 93X50 GEN2 SIPS

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TX 75063

7-ELEVEN #47631
1501 W. BELT LINE RD.
LANCASTER, TX 75146
COLOR
EXTERIOR ELEVATIONS

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
1700 N. MAIN, SUITE 200, FORT WORTH, TX 76164
TEL: 214-243-3400 www.dimensiongroup.com

Job#:	260-278
Scale:	AS NOTED
Date:	08/11/2026
Drawn By:	
Checked By:	

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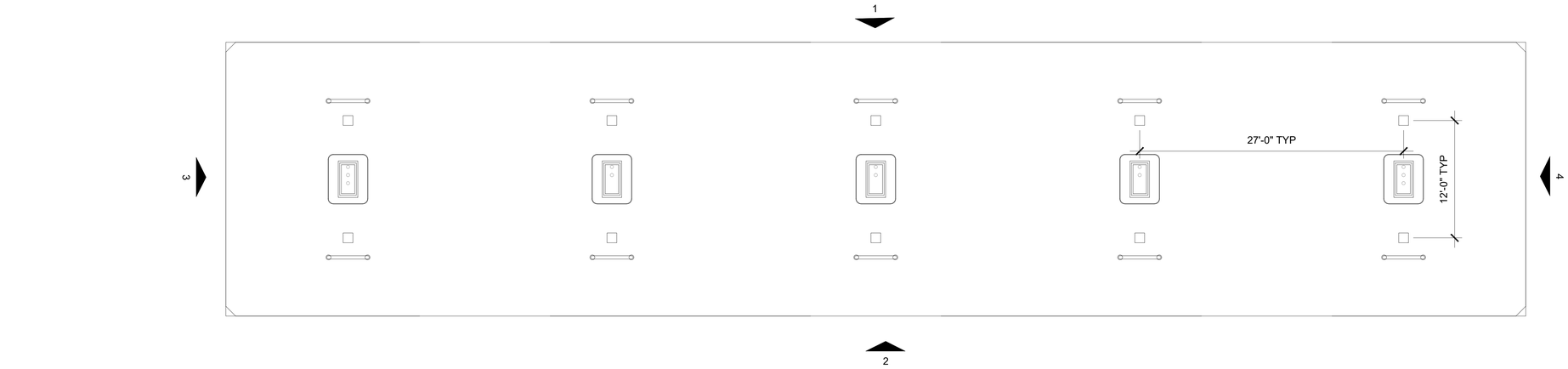
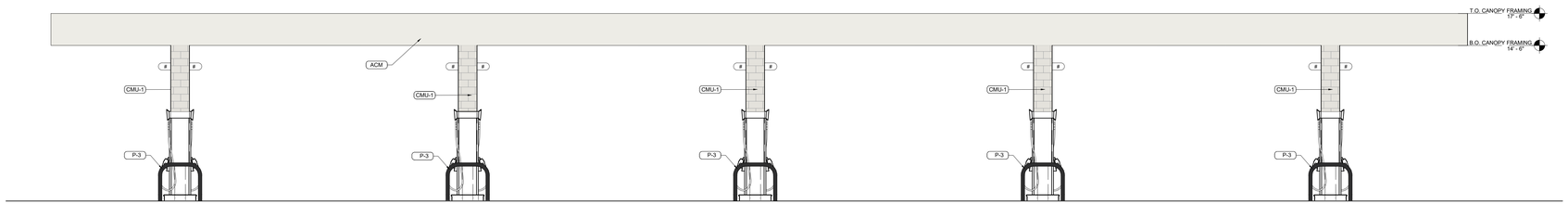
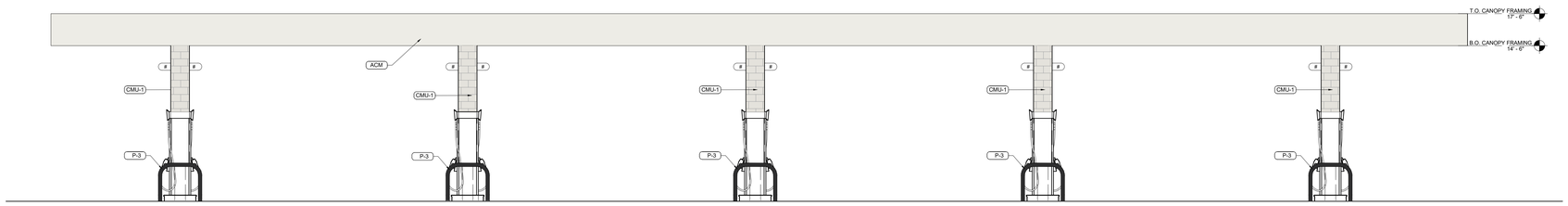
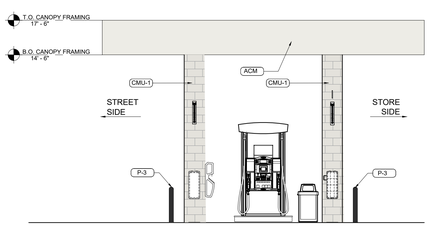




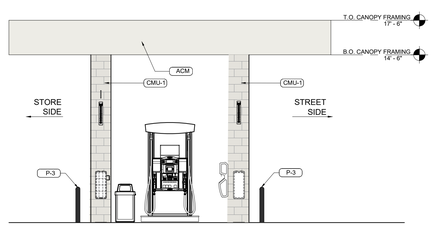
1 5-INLINE FUEL CANOPY ELEVATION
1/4" = 1'-0"



2 5 INLINE FUEL CANOPY ELEVATION
1/4" = 1'-0"



3 5 INLINE FUEL CANOPY ELEVATION
1/4" = 1'-0"



4 5 INLINE FUEL CANOPY ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

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Job#: 260-278
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CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission **12.**

Meeting Date: 10/06/2026

Policy Statement: This request supports the City Council 2026-2027 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

---

Agenda Caption:

M26-40 Conduct a public hearing and consider a request to amend the 2020 Master Thoroughfare Plan to increase the rights-of-way width along a segment of Sunrise Road between Belt Line Road and Van Road from a 100-foot Major Arterial Type B rights-of-way to a 105-foot right-of-way.

Background:

On October 11, 2021, the City Council approved Resolution No. 2021-10-88 in support of Dallas County's Sunrise Road Phase II Feasibility Study, approving "Alignment #2" as the preferred alignment for Sunrise Road. The proposed amendment to the 2020 Master Thoroughfare Plan (MTP) is necessary to facilitate the ongoing Major Capital Improvement Project (MCIP) led by Dallas County and funded, in part, through the federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant.

Operational Considerations:

In 2024, the City of Lancaster, in partnership with Dallas County, was awarded a $25 million federal RAISE Grant to fund the Dallas County Inland Port Multimodal Connectivity Project, a regional transportation initiative focused on Lancaster and Wilmer. The project widens Belt Line Road and Sunrise Road into four-lane divided facilities, adds sidewalks, shared-use paths, bridge improvements, intelligent traffic systems, and transit enhancements to improve freight movement, employee access, and safety throughout the Inland Port. Working alongside Dallas County's MCIP investments, the grant supports continued growth of one of the nation's fastest-growing logistics and data center corridors while improving regional mobility and economic competitiveness.

The Sunrise Road Feasibility Study completed by Dallas County in 2021 identified Sunrise Road as being a 120-foot right-of-way (ROW) and includes a 10-foot path and sidewalk to be installed in the ROW. Since the completion of that study, development has occurred along the Sunrise Road corridor between Belt Line Road and Van Road, with additional data center development anticipated. As development applications have progressed, Dallas County has evaluated the right-of-way dedications provided through the platting process. Based on these evaluations and to facilitate continued development while accommodating the ultimate roadway improvements, it was recommended that the planned right-of-way for Sunrise Road be amended from 120-feet to 105-feet.

On July 13, 2026, Council approved a Master Thoroughfare Plan amendment to increase Sunrise Road to 105-feet from Belt Line to Ferris Road. This item is before the Commission to clarify the alignment of Sunrise Road.

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 September 19, 2026, a notice for this public hearing appeared in the Rambler Newspaper. No responses of support or opposition have been received.

Options/Alternatives:

1. Planning and Zoning Commission may recommend approval of the proposed MTP amendment.
2. Planning and Zoning Commission may recommend approval of the proposed MTP amendment with changes, and state those changes.
3. Planning and Zoning Commission may recommend denial of the proposed MTP amendment.

Recommendation:

Staff recommends approval, as presented.

Attachments

Sunrise Road Feasibility Study

FEASIBILITY REPORT

Sunrise Road Phase II

Priority Group, Inc.

3939 East US Highway 80, Suite 143-P
Mesquite, Texas 75150

Phone (469) 853-9224 or (972) 896-7617
Email priority@priorityeng.com

Sunrise Road Phase II Feasibility Report

Introduction/Executive Summary

Priority Engineering Incorporated DBA Priority Group Incorporated is an Architectural and Engineering firm formulated on May 13, 2014 in Dallas Texas to provide high quality civil engineering and consultation services to public and private clients. Our service lines consist of civil design (i.e., PS&E), construction management (i.e., CEI), QA/QC and Pavement Condition Survey and Assessment. Priority Group is a corporation co-owned and operated by David T. Lott, P.E. and Paul E. Williams P. E. who have over 60 years of extensive experience in civil engineering, with an emphasis on roadway design and construction management. Our objective is to provide engineering from conception to project completion; supply innovative and technically sound solutions to our clients; deliver a superior product within prescribed time frames; furnish incomparable customer service; and develop and sustain relationships based on meeting the engineering needs of our clients.

The firm is comprised of 3 experienced licensed professional engineers specializing in civil engineering services and one environmental specialist and 2 construction inspectors. Our company's values are based on integrity, character, and trust; providing quality; strong commitment; and unquestionable ethics.

Priority Group was the designer and engineering firm of record for the Sunrise Road Phase I construction project. Paul Williams, P.E. will serve as the primary contact for this report and can be reached via telephone at (469) 853-9224; email at pwilliams@priorityeng.com; and mail to 3939 East US Highway 80, Suite 143-P, Mesquite, Texas 75150.

Project Background

Sunrise Road is currently a two-lane roadway facility that serves as a north/south transportation route for southern Dallas County cities of Lancaster, Wilmer, and Hutchins. It is located in the heart of the International Inland Port of Dallas (IIPOD), a vital economic growth pole, in the southern sector of Dallas County.

International Inland Port of Dallas

The Inland Port is 7,500 acres within five municipalities including portions of Dallas, Lancaster and Ferris, Wilmer, and Hutchins. It has no navigable water ways, but all roads do lead to watery ports at the end of the distribution line. Presently, the Inland Port of Dallas is a direct route to one of the ports in Houston Texas and ports in Long Beach and Los Angeles California. In Addition, the Plaquemine Port in the New Orleans area recently began working with the Inland Port of Dallas to provide better access to shipping lanes. This endeavor will involve utilizing the Panama Canal.

The port links large companies with distribution needs to the railroad, since the tracks run through the cities linked with the Inland Port. These include Union Pacific, Burlington Northern-Santa Fe and Kansas City Southern. Union Pacific has a terminal in the IIPOD area where containers arrive by rail and then further shipped by truck.

With the increasing growth and development in the IIPOD area, the City of Lancaster has an airport, which is at the tip of this area, that may experience more cargo and larger planes flying in and out as needed adding to the transportation capabilities in the area.

The entire area is accessible by three interstate highways: IH 35, IH 45, and IH 20 and houses area distribution centers such as FedEx, Amazon, Conn's, Home Depot, Loreal and others. The area will be accessible by the proposed Loop 9 from the south in the future. For this reason, Sunrise Road will be a vital northbound/southbound facility adding connectivity from Pleasant Run Road to Loop 9.

Lancaster Regional Airport

Lancaster Regional Airport, formerly Lancaster Airport, is located two miles south of Lancaster in Dallas County and west of Sunrise Road. The airport covers approximately 548 acres and its single runway 13/31 is 6502 feet long and 100 feet wide.

Future High-Speed Rail

The future Texas high-Speed rail will be the first truly high-speed rail project in Texas and the United States, connecting North Texas and Houston in less than 90 minutes. The segment of track traversing through the City of Lancaster will be located approximately a quarter mile west of the Lancaster Regional Airport.

Sunrise Road

Existing Sunrise Road is a two-lane undivided rural facility with side ditches. It is a disjointed roadway between Pleasant Run Road and Van Road; lacking order of coherence when traveled. The section between Pleasant Run Road and Beltline Road (Phase I) was redesigned in Fiscal Year 2018 to become a four-lane undivided urban facility with an enclosed subsurface storm sewer system and periodic two-way left turn bays. This section is under construction and is scheduled to be complete in the first quarter of Fiscal Year 2021. The section between Beltline Road and Van Road which will extend to the proposed Loop 9 (Phase II) is the focus of this study.

Purpose

A feasibility study is one planning tool that Federal, State and Local Governments use when a project is in the exceedingly early stages of development. It helps determine if the project should move on to more advanced phases of project development such as more in-depth environmental analysis, public involvement, schematic design, and right-of-way mapping.

The reason this type of study is done is to identify high-level or critical elements of engineering, impacts to stakeholders and the public and the economic feasibility of potential new roadways or improvements to existing roadways. Feasibility studies are not intended to result in detailed design, environmental analysis, or cost estimates.

The purpose of the Sunrise Road Feasibility Report is to identify a preferred corridor and roadway configuration to accommodate projected north/south travel demand and to provide a safe and accessible facility that supports that demand across the southern cities of Wilmer and Lancaster. The study analyzed potential roadway alternative alignments, including the existing

alignment and new alignments, for Sunrise Road from Beltline Road to the proposed Loop 9 facility that boarders the southern and northern city limits of Lancaster and Ferris, respectively. The study identifies three different alignments for the proposed facility and considers a No-Build (do nothing) scenario. The chosen alignment will possess a typical roadway structure of a four-lane divided urban facility with a 42' raised center median and an enclosed storm sewer system. The wide median will be used to accommodate a future third lane in each direction as well as left turn bays as traffic volumes dictate.

Methodology/Method of Analysis

In our evaluation of potential alternatives and alignments, the Priority Group study team considered projected regional traffic, existing and planned developments, stakeholder input and the impact on the economy and environment.

As part of the Feasibility Study, Priority Group identified a list of key factors used to evaluate the potential alignments. These key factors included the following:

Engineering analysis
Traffic analysis
Right-of-way requirements
Existing and planned residential and commercial developments
Existing and planned utilities
Cost and economic impact, other planning efforts
Land use and parkland
Water resources and flood plains
Social and community impacts
Stakeholder Input
City Future Thoroughfare Plan
Lancaster Regional Airport
Future High-Speed Rail

Each alignment was evaluated based on these key factors and on how well it meets the purpose and intent of the report. In each scenario, the Sunrise Road Phase I alignment north of Beltline Road and the existing Ferris Road alignment are held.

Overview of Alternatives

Following initial public outreach, stakeholder meetings and evaluation; Priority Group has identified three refined potential alternatives for improving northbound/southbound mobility on Sunrise Road through Dallas County. Each alternative has advantages and disadvantages (pros and cons) associated with the alignment scenario. The pros and cons are listed in the following matrix:

SUNRISE ROAD PHASE II (From Belt Line Rd. To Loop 9)						
ALIGNMENT COMPARISON MATRIX						
ALIGNMENT NO.	**ALIGNMENT COLOR**	**ALIGNMENT ATTRIBUTE**	**NUMBER OF HORIZONTAL CURVES**	**ROW IMPACT**	**COMMENT**	**RELATIVE RATING (1 = Best; 5 = Worst)**
1	Green	Existing Sunrise Rd. alignment north of Belt Line Rd. and existing Ferris Rd. alignment are held.	4	14 parcels and 3 easements affected	1.) Produces traditional 90 degree intersection at Belt Line Rd. 2.) Alignment is more compatible to truck traffic due to less horizontal curves. 3.) ROW impact on property owners is far greater, as takes occur in the middle of the properties, creating more damage.	3
2	Red	Existing Sunrise Rd. alignment north of Belt Line Rd. and existing Ferris Rd. alignment are held.	5	13 parcels and 4 easements affected	1.) Produces a traditional 90 degree intersection at Belt Line Rd. 2.) Alignment is compatible to truck traffic. 3.) Less ROW needed and less impact on property owners, due to utilization of existing Sunrise Rd. ROW.	1
3	Blue	Existing Sunrise Rd. alignment north of Belt Line Rd. and existing Ferris Rd. alignment are held.	5	13 parcels and 4 easements affected	1.) Produces a traditional 90 degree intersection at Belt Line Rd. 2.) Alignment is compatible to truck traffic. 3.) Requires slightly more ROW near Belt Line than does Alignment 2.	2

An exhibit illustrating these alternatives can be found in the appendix of this report.

Conclusion

In summary, Priority Group examined a “No-Build” scenario for the fast-growing Inland Port and found that the two-lane rural facility with open ditches would offer no benefits to development and provide limited safety for the increasing travel through the area. The disjointed configuration of the existing Sunrise Road would not facilitate the increased truck traffic; thus, impacting the movement of cargo and possibly slowing down economic growth in the area. For these reasons, we analyzed three alternatives with the proposed roadway typical section (Four-lane divided urban facility with a 42’ raised center median) that will tie into Sunrise Road Phase I at Beltline Road. Shifting the Sunrise Road Phase II alignment to the east to tie in with Phase I construction will produce a more orderly and coherent facility. All alignments offer additional design options that depend on the topography and surrounding development and do not conflict with any routes from the Lancaster Regional Airport nor the future High-Speed Rail alignment. The estimated construction cost for the Phase II roadway construction, including right-of-way and utilities, ranges from $20 to $21 million. See Table 1 for project cost breakdown.

TABLE 1 Project Cost Breakdown

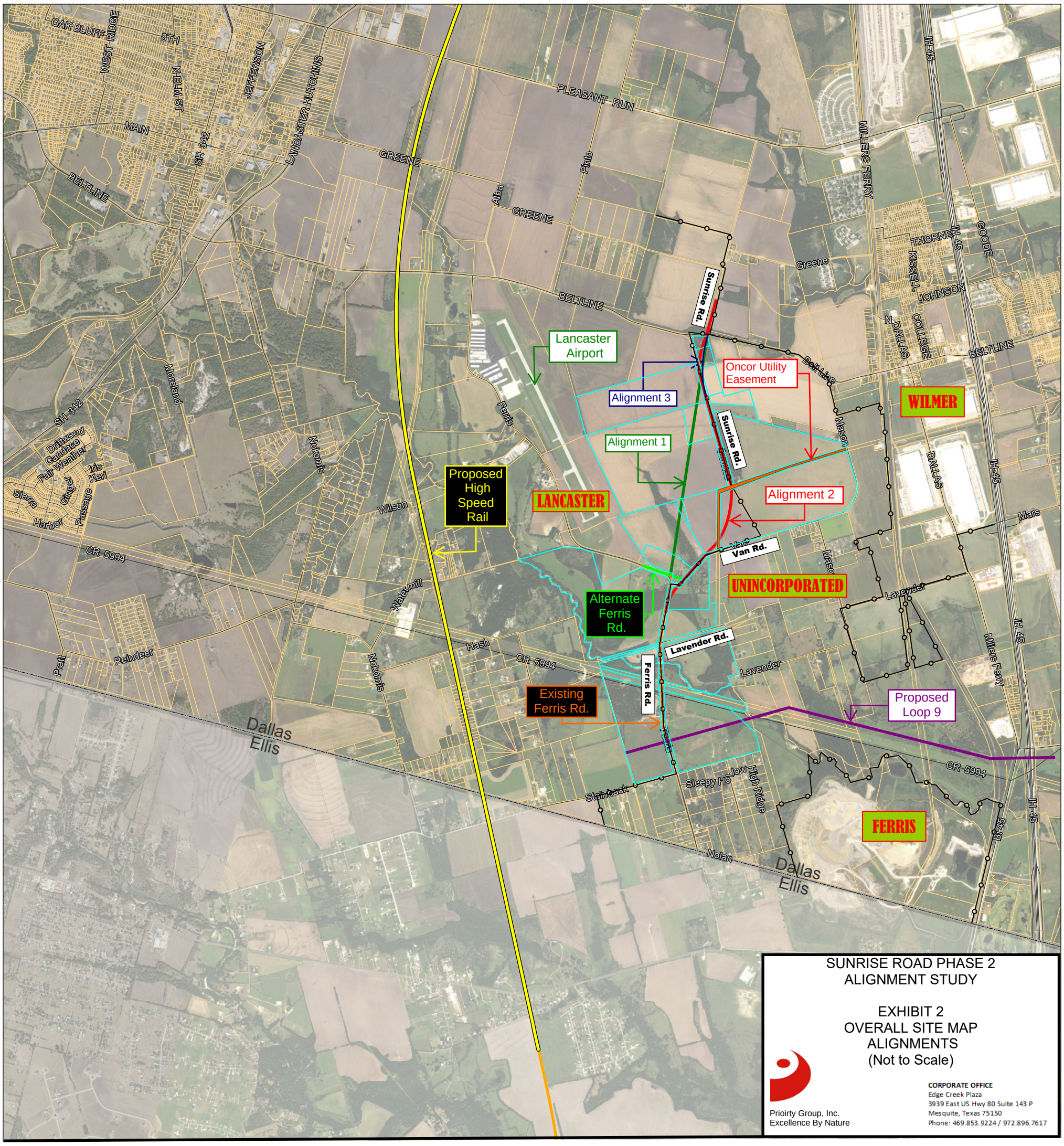
SUNRISE ROAD PHASE 2 (From Belt Line Rd. To Loop 9)						
PROJECTED ESTIMATED PROJECT COSTS						
ALIGNMENT NO.	ALIGNMENT COLOR	CONSTRUCTION	RIGHT-OF-WAY (ROW)	UTILITY	ENGINEERING	TOTAL
1	Green	$ 13,977,000	$ 2,755,700	$ 1,397,700	$ 2,497,700	**$ 20,628,100**
2	Red	$ 14,773,000	$ 1,839,900	$ 1,477,300	$ 2,577,300	**$ 20,667,500**
3	Blue	$ 14,773,000	$ 1,862,600	$ 1,477,300	$ 2,577,300	**$ 20,690,200**

Recommendation

After analyzing the three alternatives, all three alignments produce a traditional 90-degree intersection at Beltline Road, provide much needed compatibility for truck travel, provide an enhanced element of safety, and potentially promote economic growth. However, Priority Group recommends Alignment #2 based on its use of the existing Sunrise Road right-of-way south of Beltline which renders this scenario less intrusive with the need for right-of-way; thus, causing less impact to property owners.

Appendix

- Sunrise Road Overall Site Map
- Sunrise Road Phase II Sheet Index
- Sunrise Road Phase II Typical Sections
- Sunrise Road Phase II Plan/Profile Sheets

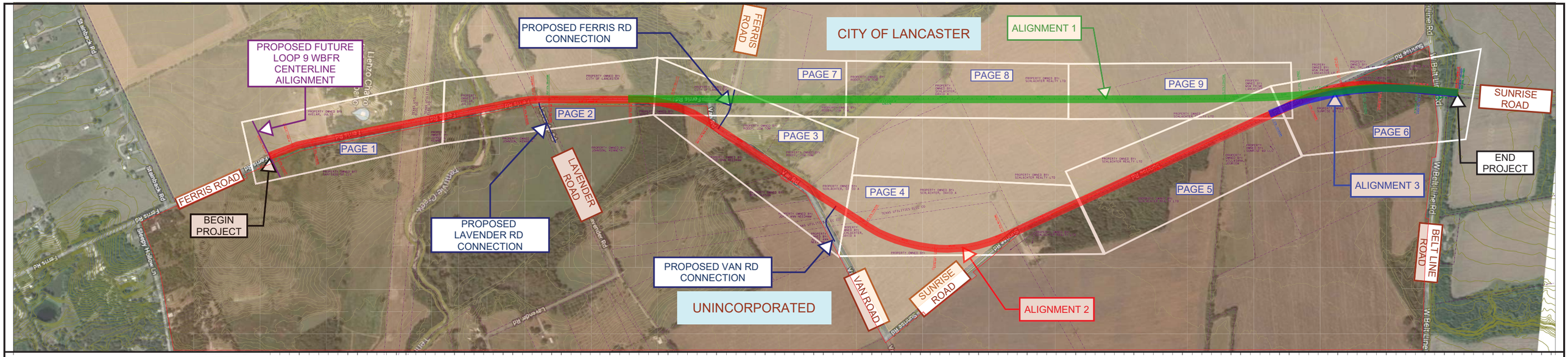


SUNRISE ROAD PHASE 2
ALIGNMENT STUDY

EXHIBIT 2
OVERALL SITE MAP
ALIGNMENTS
(Not to Scale)

Prioirty Group, Inc.
Excellence By Nature

CORPORATE OFFICE
Edge Creek Plaza
3939 East US Hwy 80 Suite 143 P
Mesquite, Texas 75150
Phone: 469.853.9224 / 972.896.7617



SUNRISE ROAD PHASE 2
ALIGNMENT STUDY

SHEET INDEX
(Not to Scale)

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Excellence by Nature

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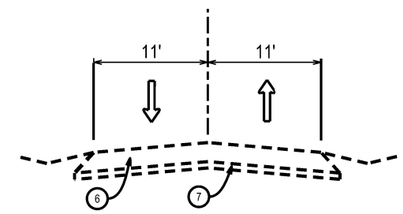
Edge Creek Plaza
3939 East US Hwy 80 Suite 143 P
Mesquite, Texas 75150
Phone: 469.853.9224 / 972.896.7617

LEGEND

1. 11" CONTINUOUS REINFORCED CONCRETE PAVEMENT (4,400 PSI WITH #4 BARS @ 24" C-C EACH WAY)
2. 8" LIME TREATED SUBGRADE (8% Lime)
3. BLOCK SODDING (BERMUDA GRASS) (Typ)
4. SEEDING (BONDED FIBER MATRIX) (Typ)
5. 6" MONOLITHIC CURB (Typ)
6. EXISTING HMAC
7. EXISTING FLEXBASE

* 6:1 (USUAL), 3:1 (MAX)

EXISTING SUNRISE RD., VAN RD., AND FERRIS RD.
CL

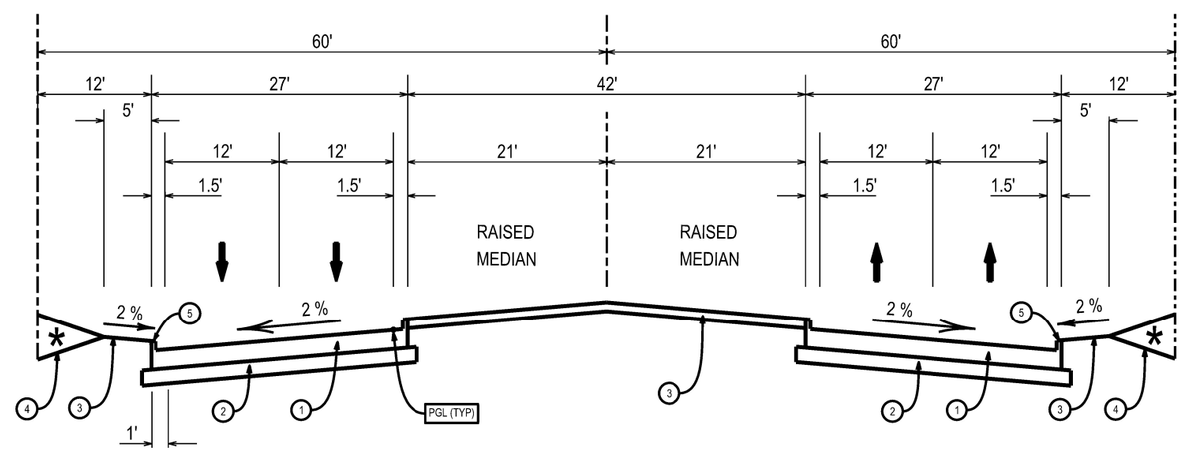


EXISTING SUNRISE RD., VAN RD., AND FERRIS RD.
TYPICAL SECTION

PROPOSED
ALIGNEMNT 1, 2, OR 3
CL

PROP. ROW

PROP. ROW



PROPOSED ALIGNMENT 1, 2, OR 3
TYPICAL SECTION

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY AND UNDER THE SUPERVISION OF:

PAUL E WILLIAMS, P.E.	73822	1-18-2021
REGISTRANT	P.E. #	DATE

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2			

PRIORITY GROUP, INC.
3939 E US HWY 80, STE 143P, MESQUITE, TX 75150 | FIRM # F-14194

COUNTY OF DALLAS, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPICAL SECTIONS

1 OF 1

SUNRISE ROAD PHASE 2 ALIGNMENT STUDY

MCIP 39001

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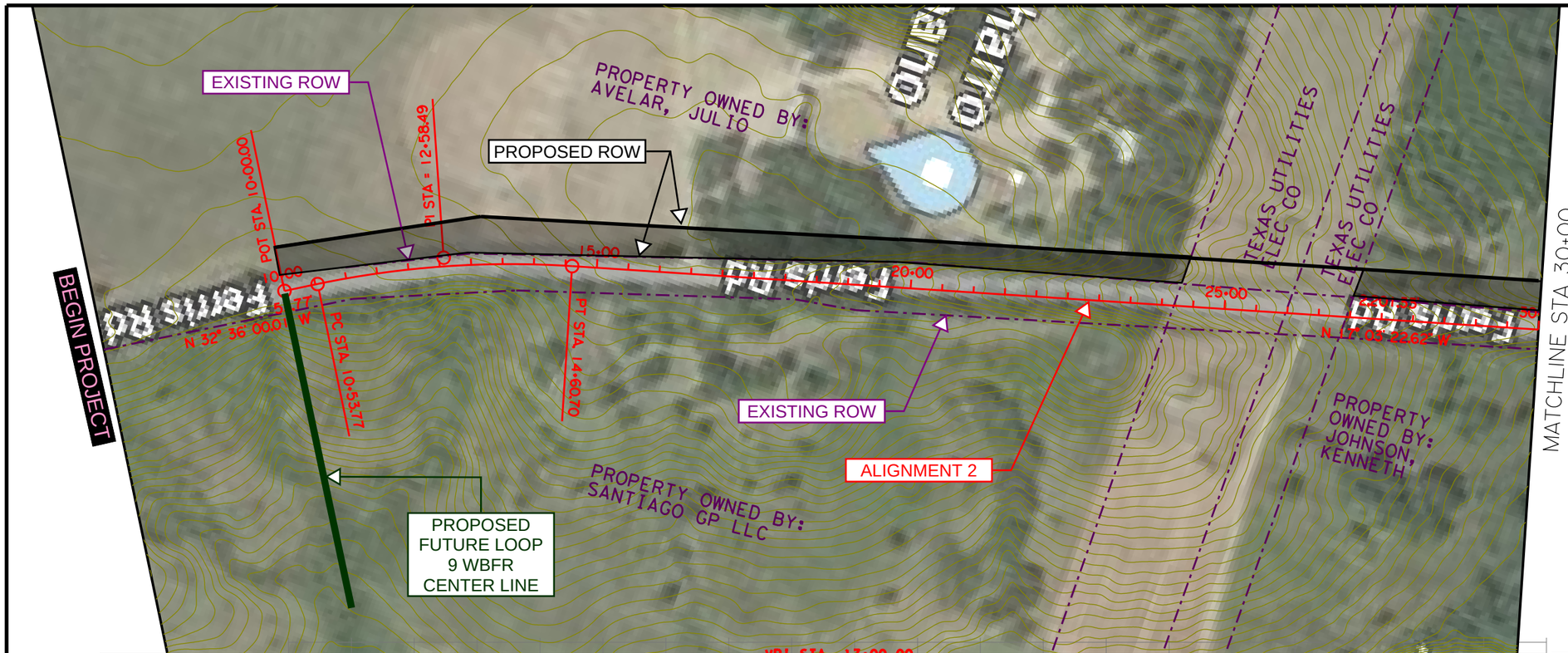

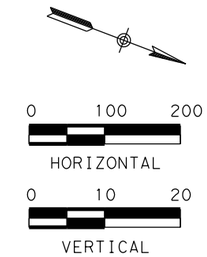

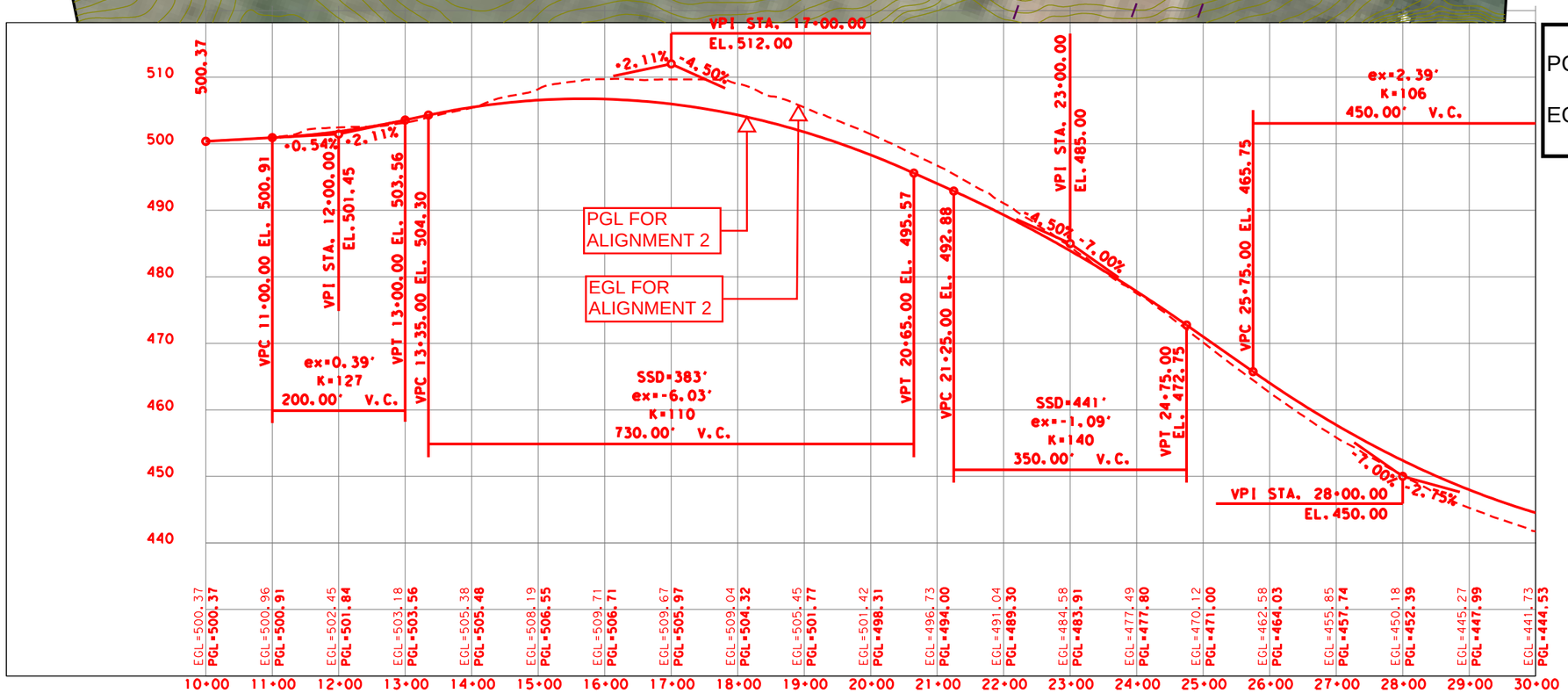

PGL = PROFILE GRADE LINE

EGL = EXISTING GROUND LINE @ PGL

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PRIORITY GROUP INC.

COUNTY OF DALLAS

PLAN AND PROFILE

SUNRISE ROAD SCHEMATIC

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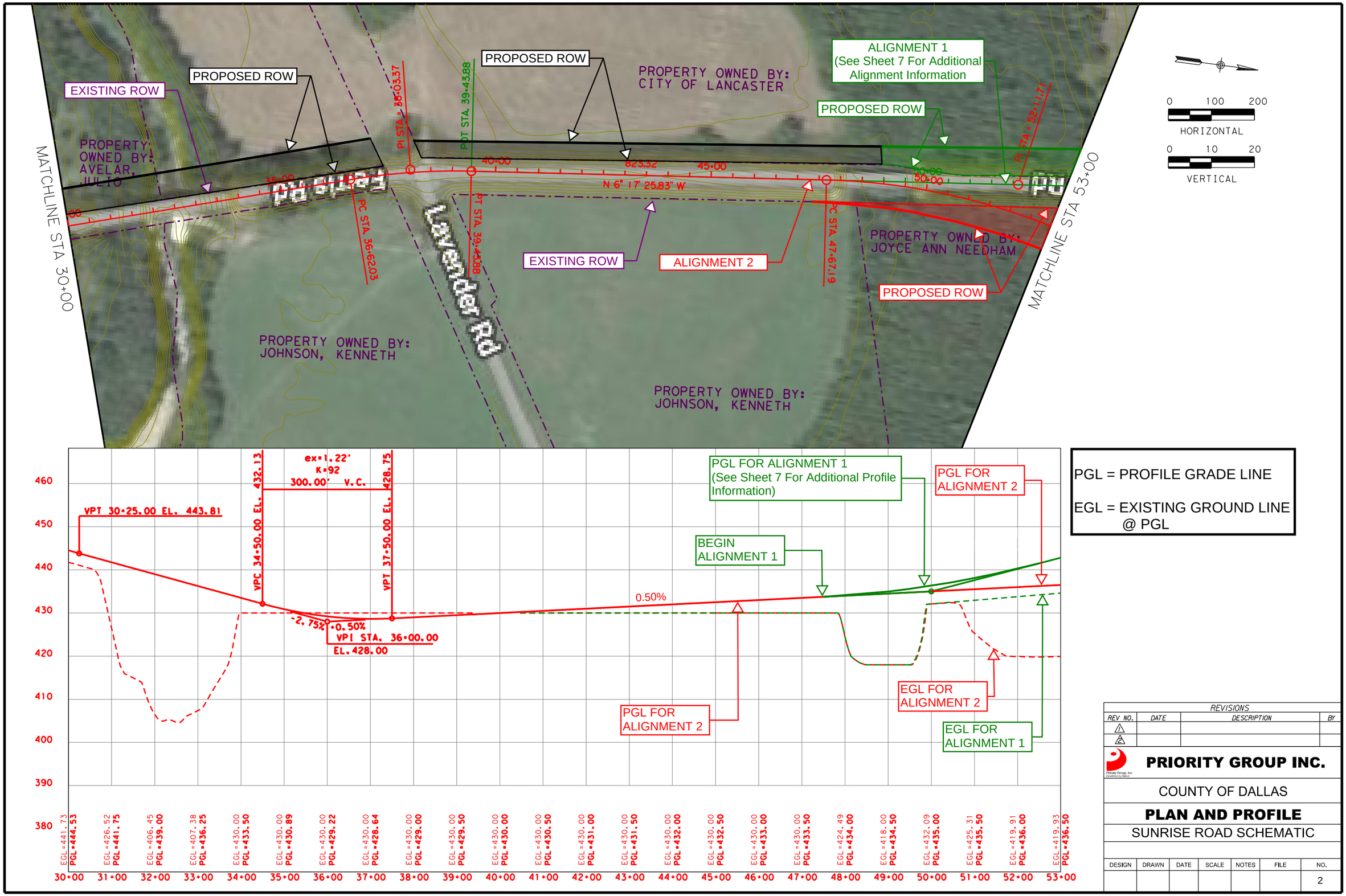

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COUNTY OF DALLAS

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SUNRISE ROAD SCHEMATIC

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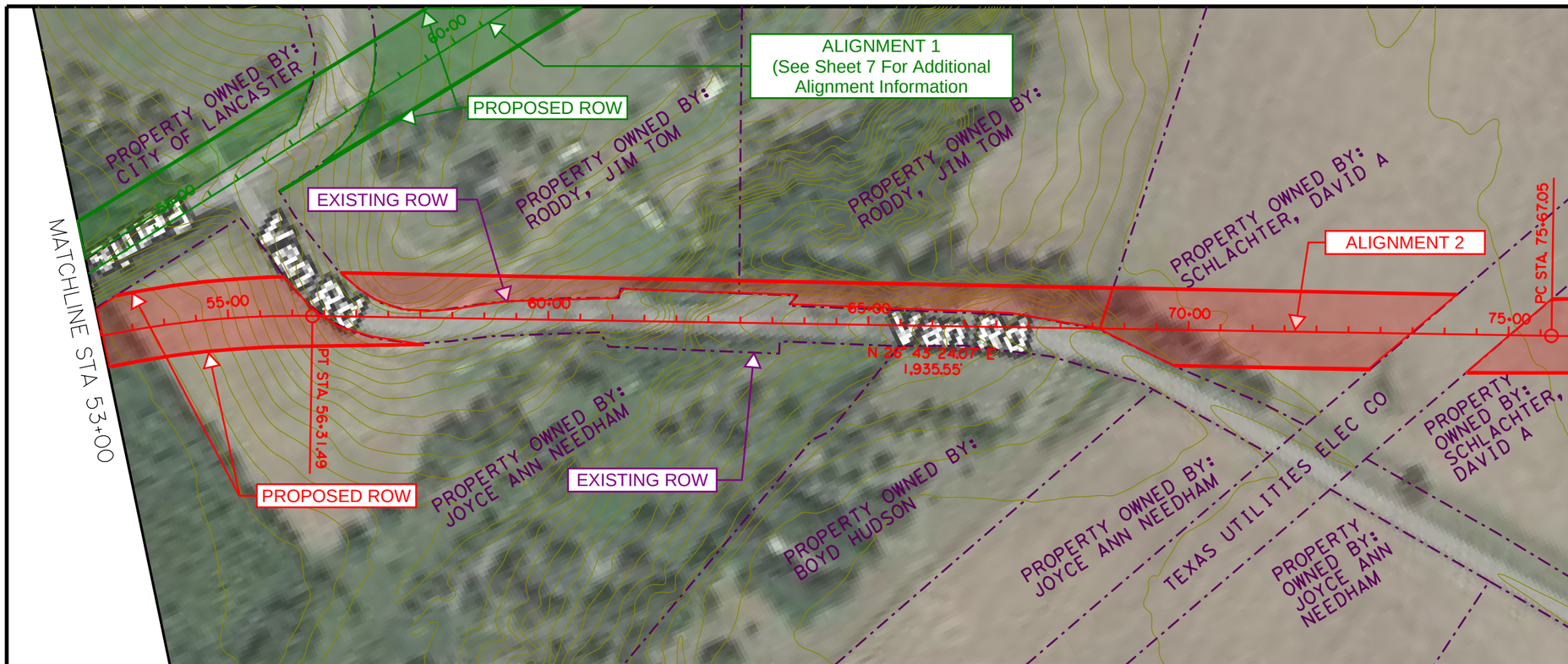

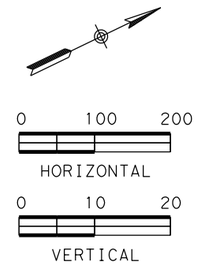

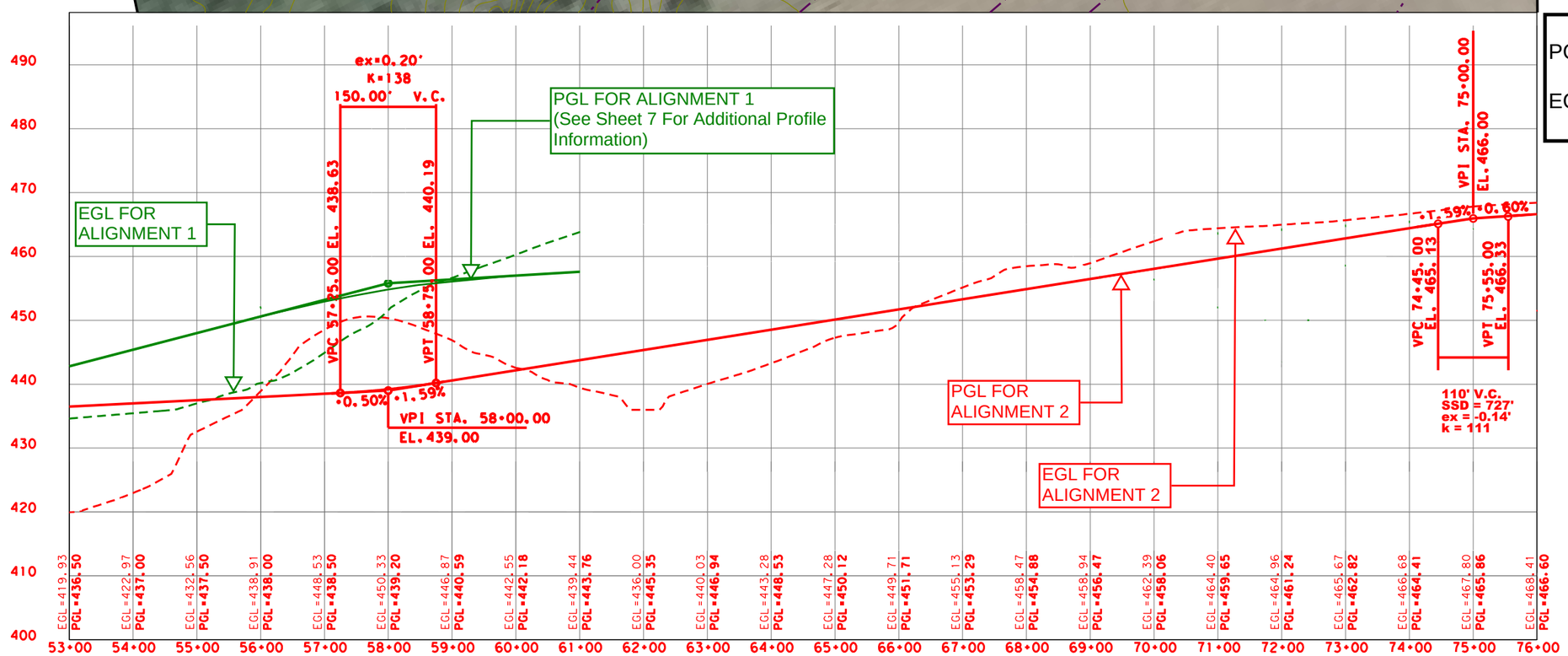

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COUNTY OF DALLAS

PLAN AND PROFILE

SUNRISE ROAD SCHEMATIC

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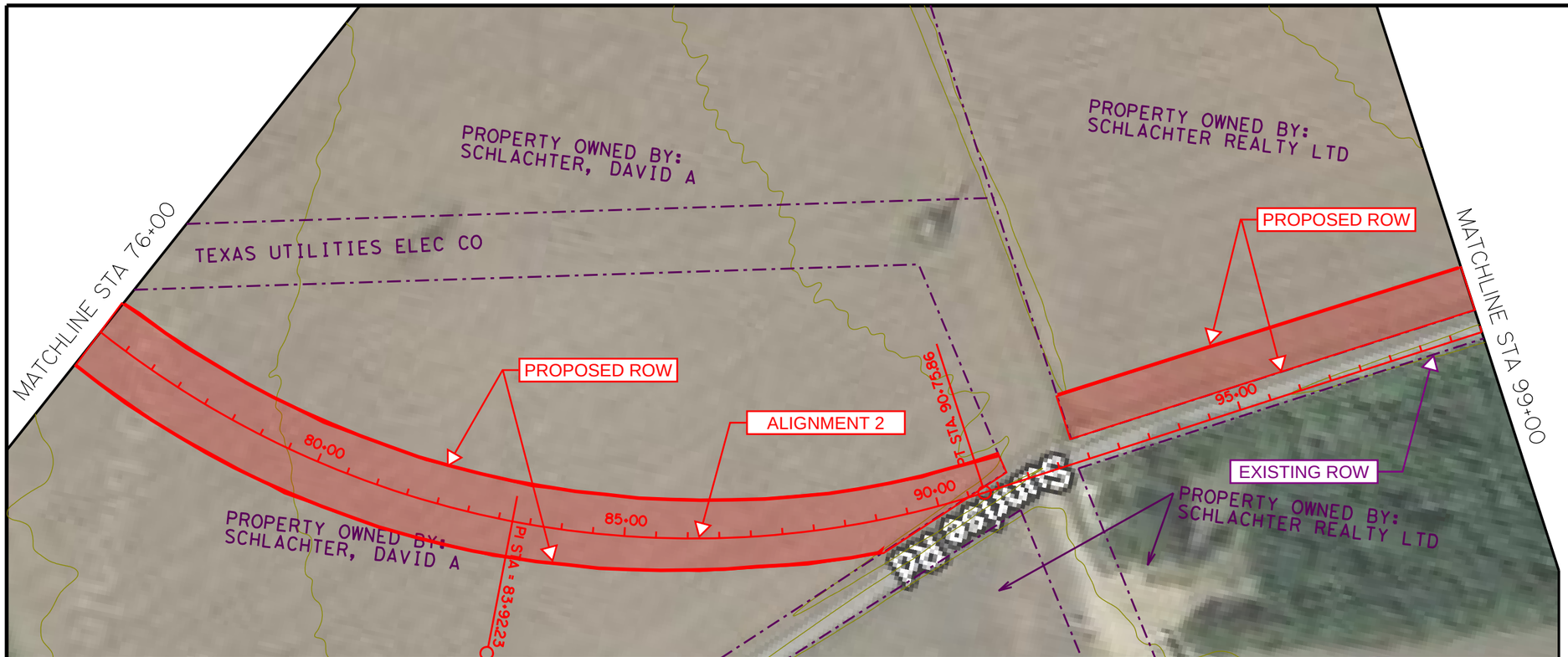

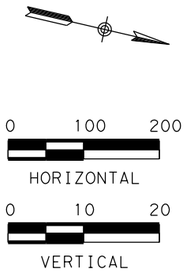

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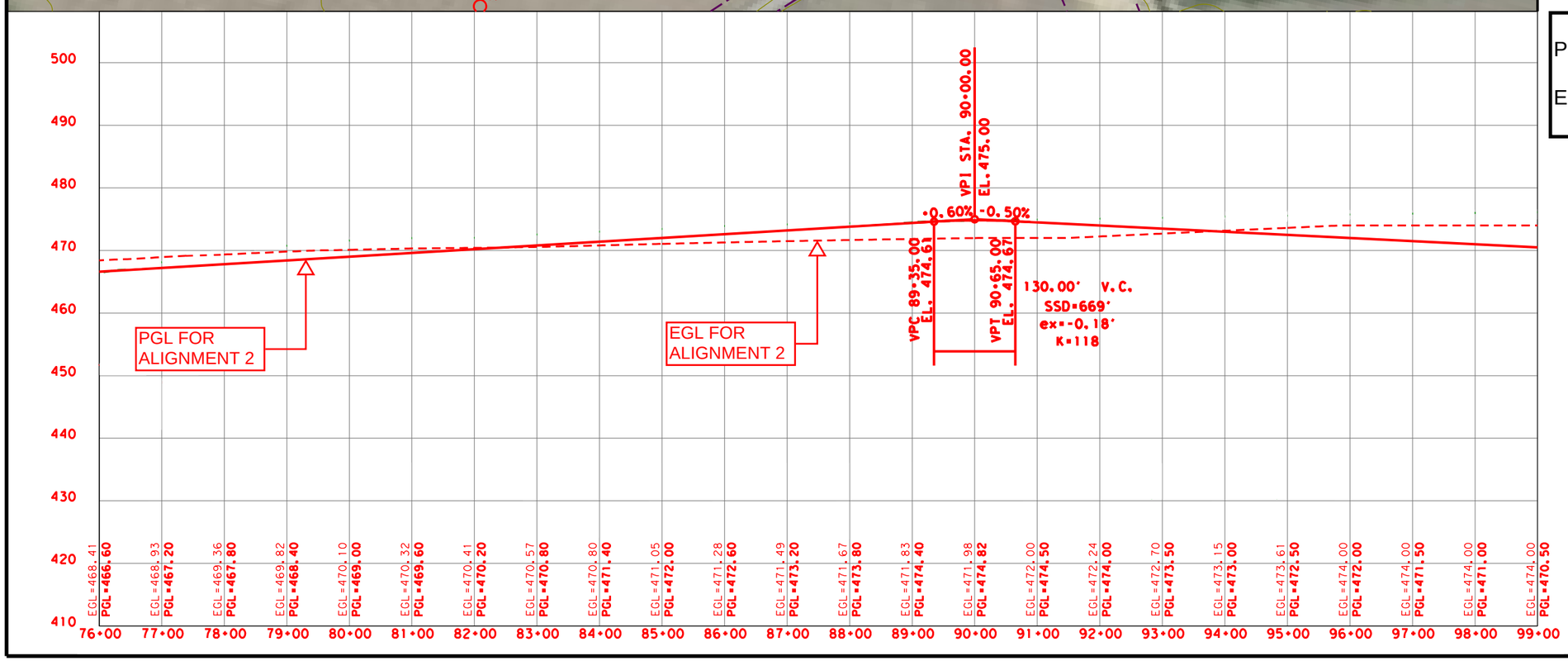

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COUNTY OF DALLAS

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SUNRISE ROAD SCHEMATIC

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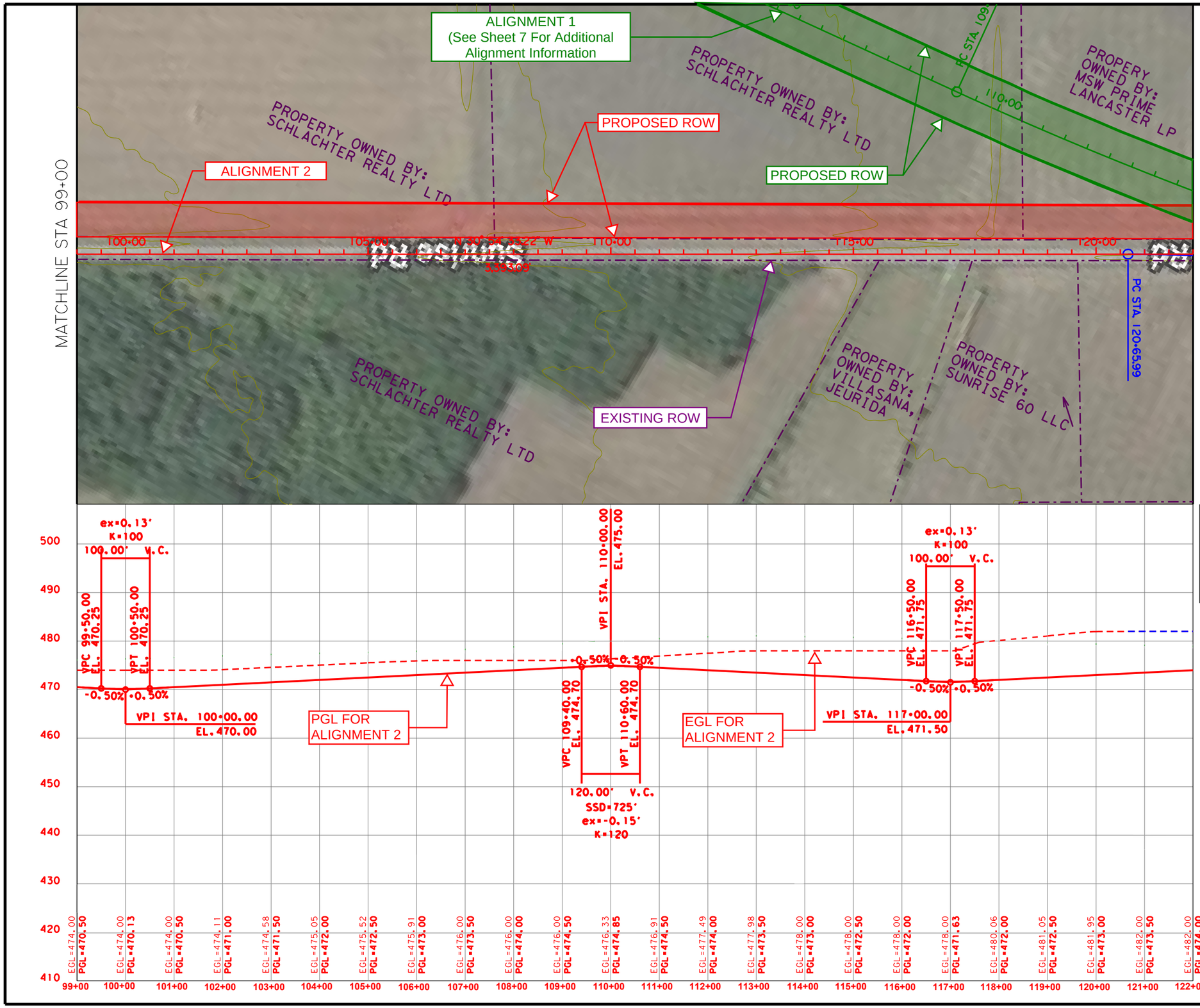

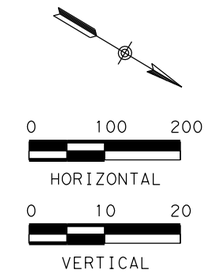

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PRIORITY GROUP INC.

COUNTY OF DALLAS

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SUNRISE ROAD SCHEMATIC

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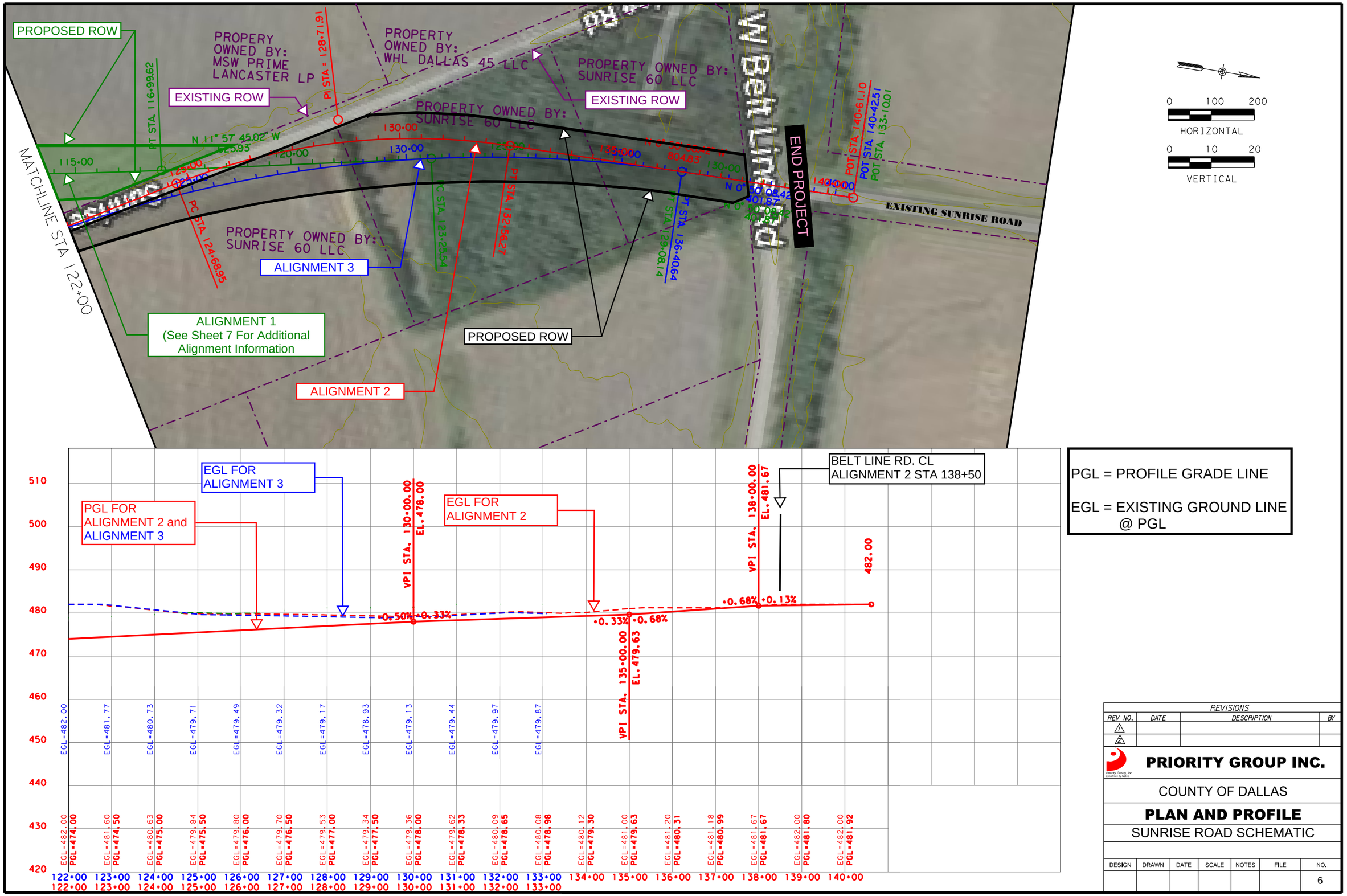

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PRIORITY GROUP INC.

COUNTY OF DALLAS

PLAN AND PROFILE

SUNRISE ROAD SCHEMATIC

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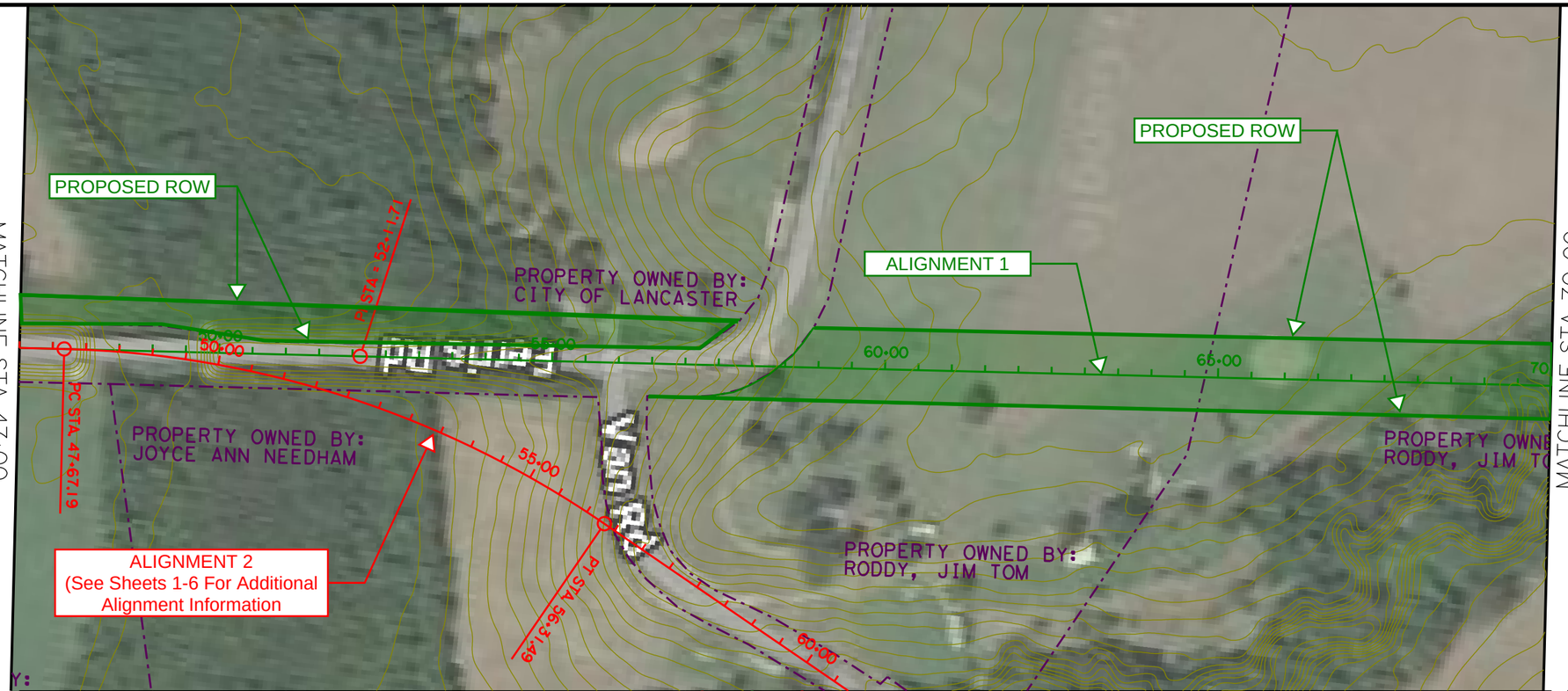

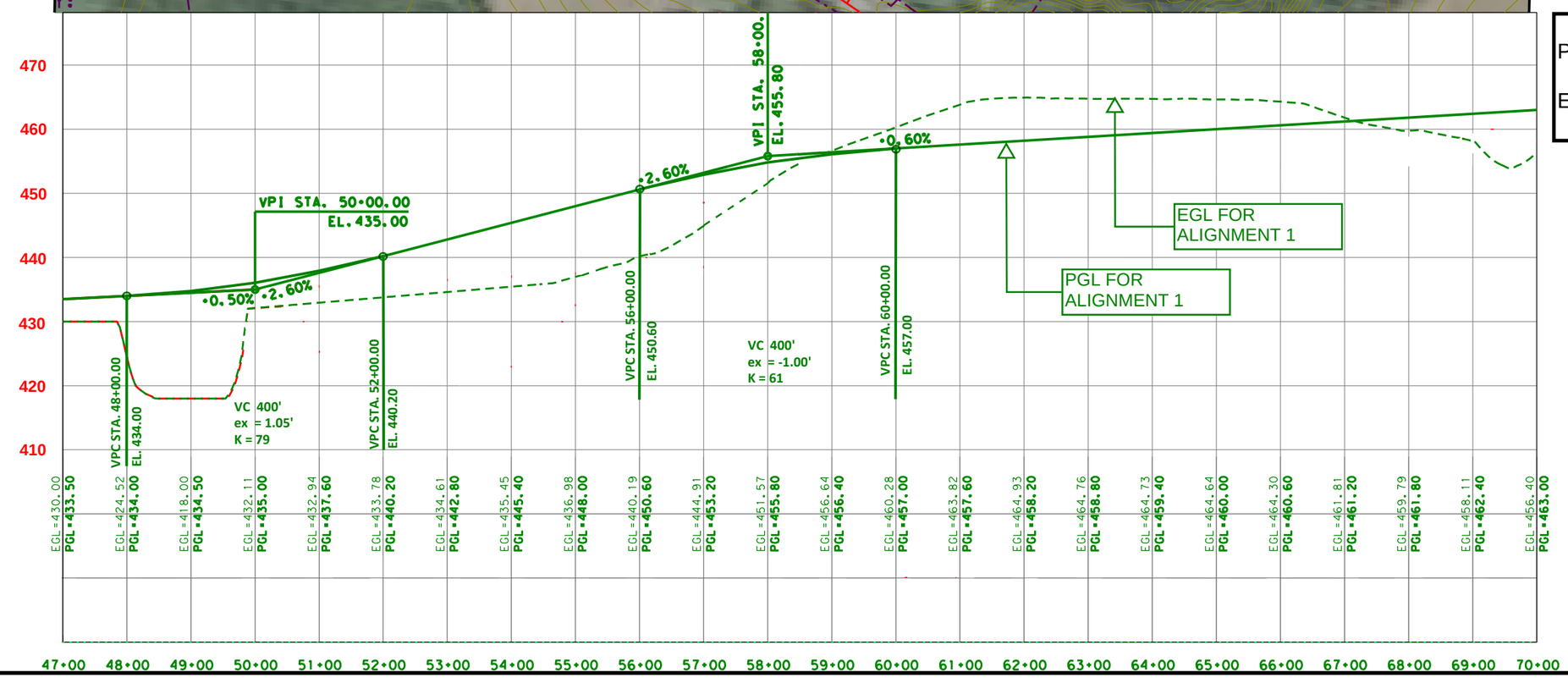

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REV NO.	DATE	DESCRIPTION	BY
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PRIORITY GROUP INC.

COUNTY OF DALLAS

PLAN AND PROFILE

SUNRISE ROAD SCHEMATIC

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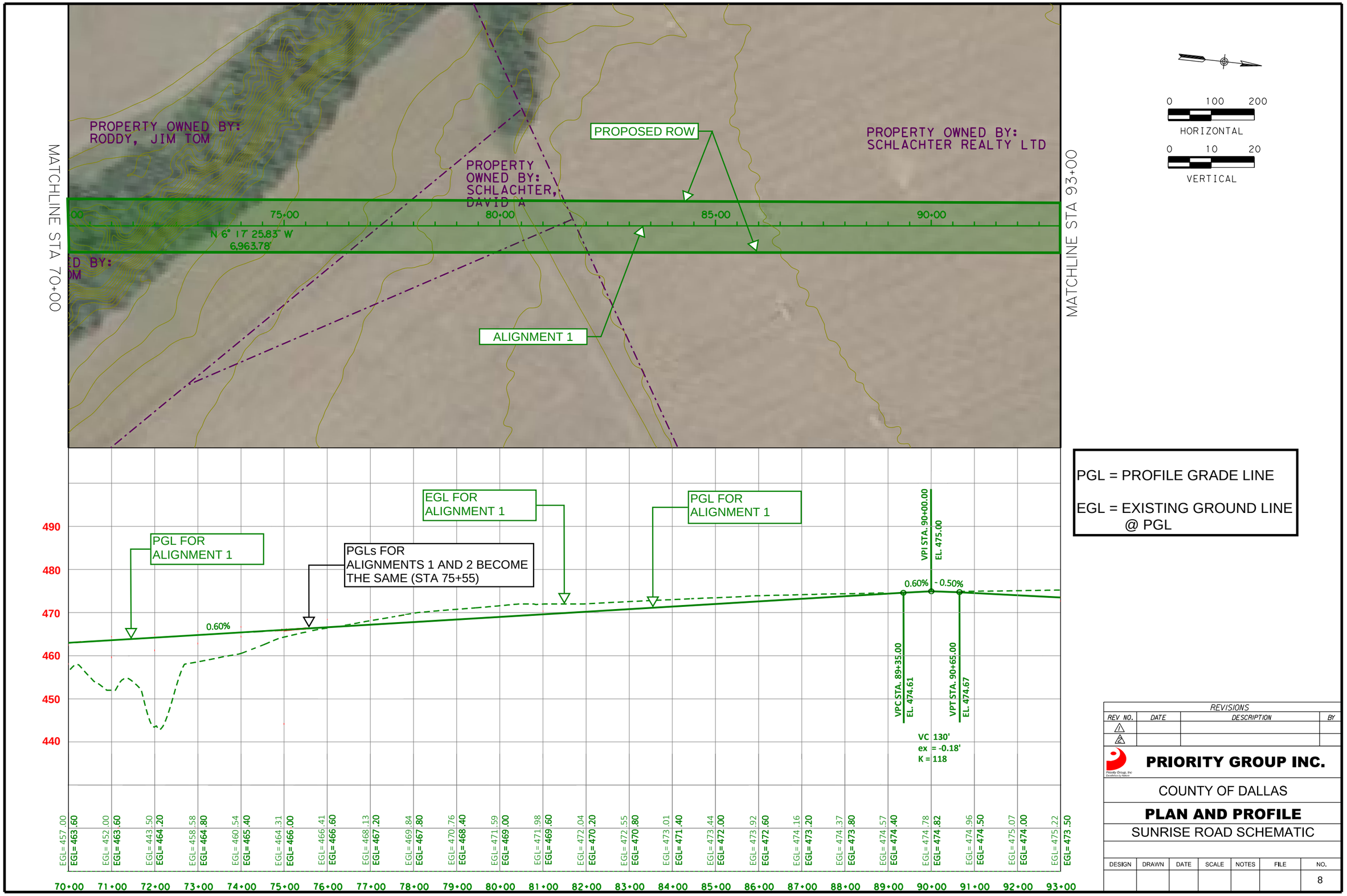

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COUNTY OF DALLAS

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SUNRISE ROAD SCHEMATIC

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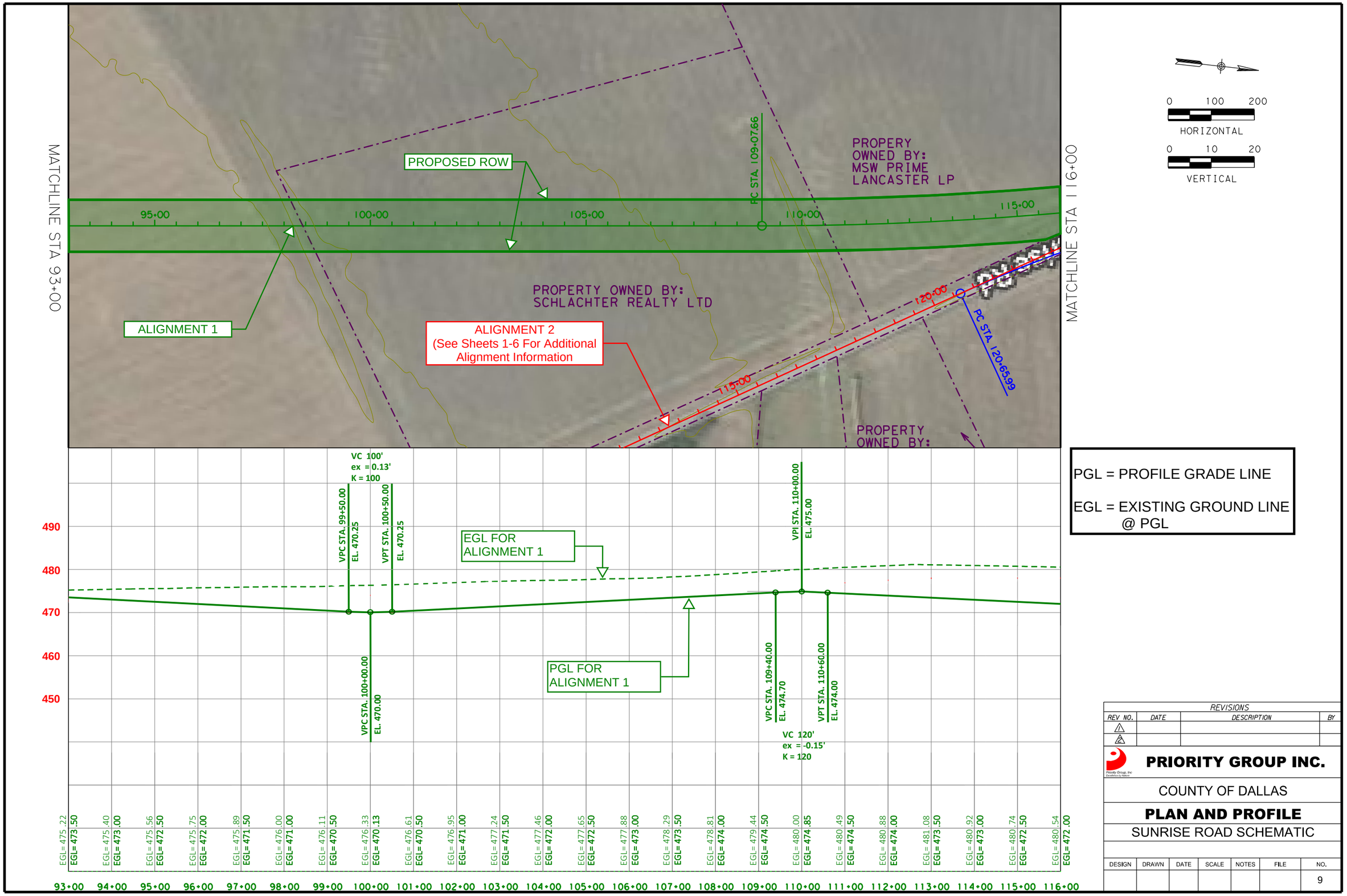

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PRIORITY GROUP INC.

COUNTY OF DALLAS

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SUNRISE ROAD SCHEMATIC

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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