

TABLED

ORD 2025-05-27

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE 2020 MASTER THOROUGHFARE PLAN BY RE-CLASSIFYING THE PORTION OF GREEN ROAD BETWEEN NORTH LANCASTER HUTCHINS ROAD AND CORNELL ROAD FROM A 4-LANE MINOR ARTERIAL TYPE B, TO A 3-LANE MAJOR URBAN COLLECTOR (M25-19); AMENDING THE COMPREHENSIVE PLAN TO INCORPORATE THE AMENDED MASTER THOROUGHFARE PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2025-05-27

AN ORDINANCE OF THE CITY OF LANCASTER, TEXAS, AMENDING THE 2020 MASTER THOROUGHFARE PLAN BY RE-CLASSIFYING THE PORTION OF GREEN ROAD BETWEEN NORTH LANCASTER HUTCHINS ROAD AND CORNELL ROAD FROM A 4-LANE MINOR ARTERIAL TYPE B, TO A 3-LANE MAJOR URBAN COLLECTOR (M25-19); AMENDING THE COMPREHENSIVE PLAN TO INCORPORATE THE AMENDED MASTER THOROUGHFARE PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council, having received the amended plan, and conducted a public hearing on May 12, 2025, and at Planning and Zoning Commission on May 6, 2025, to receive public comments to amend the Master Thoroughfare Plan by re-classifying Green Road between Lancaster Hutchins Road and Cornell Road from a 4-lane Major Arterial, Type B, to a 3-lane Major Urban Collector; and

WHEREAS, the City Council has determined that the adoption of the amended Plan, attached hereto is in the best interest of the City and its citizens.

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

SECTION 1. That the City of Lancaster Master Thoroughfare Plan as heretofore adopted be, and the same hereby is, amended as attached in Exhibit "1" and such amended Plan shall be made a part of the City Comprehensive Plan.

SECTION 2. That all ordinances, and any provisions of said ordinances, of the City of Lancaster, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. That should any word, phrase, paragraph, or section of this Ordinance or of the Code of Ordinances, as amended hereby, be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. This Ordinance shall take effect immediately from and after the date of passage and is provided by law.

DULY PASSED and approved by the City Council of the City of Lancaster, Texas, on this the 12th day of May, 2025.

ATTEST:

APPROVED:

Sorangel O. Arenas, City Secretary

Clyde C. Hairston, Mayor

APPROVED AS TO FORM:

David T. Ritter, City Attorney

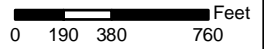
City of Lancaster Greene Rd Minor Arterial Lanport Overlay



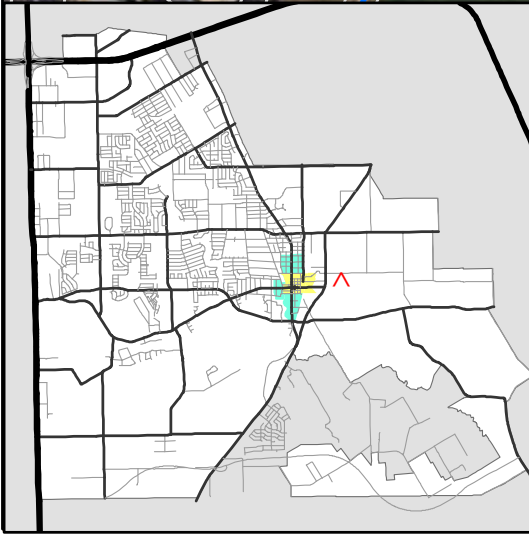
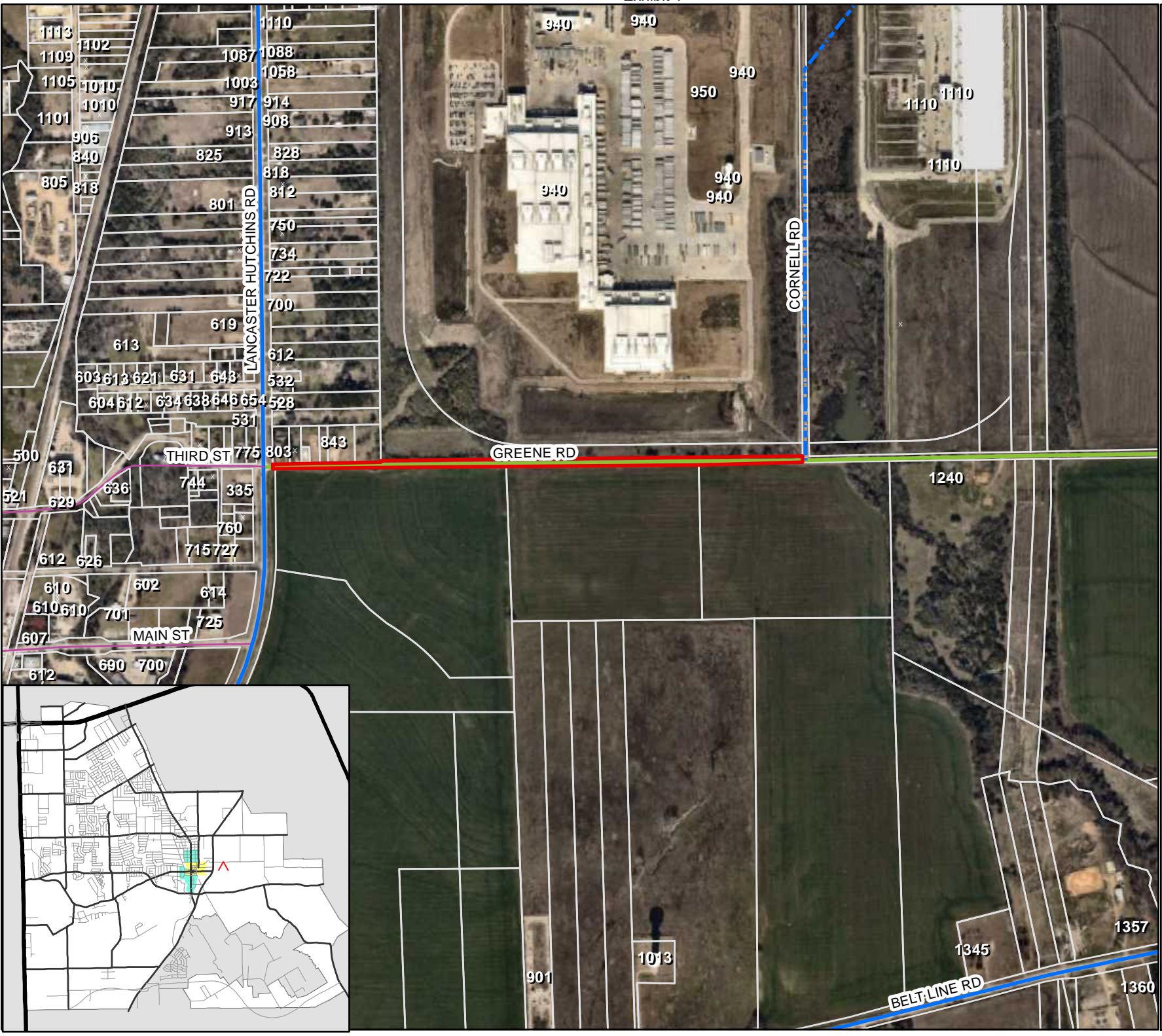
DISCLAIMER / LIMITATION OF LIABILITY
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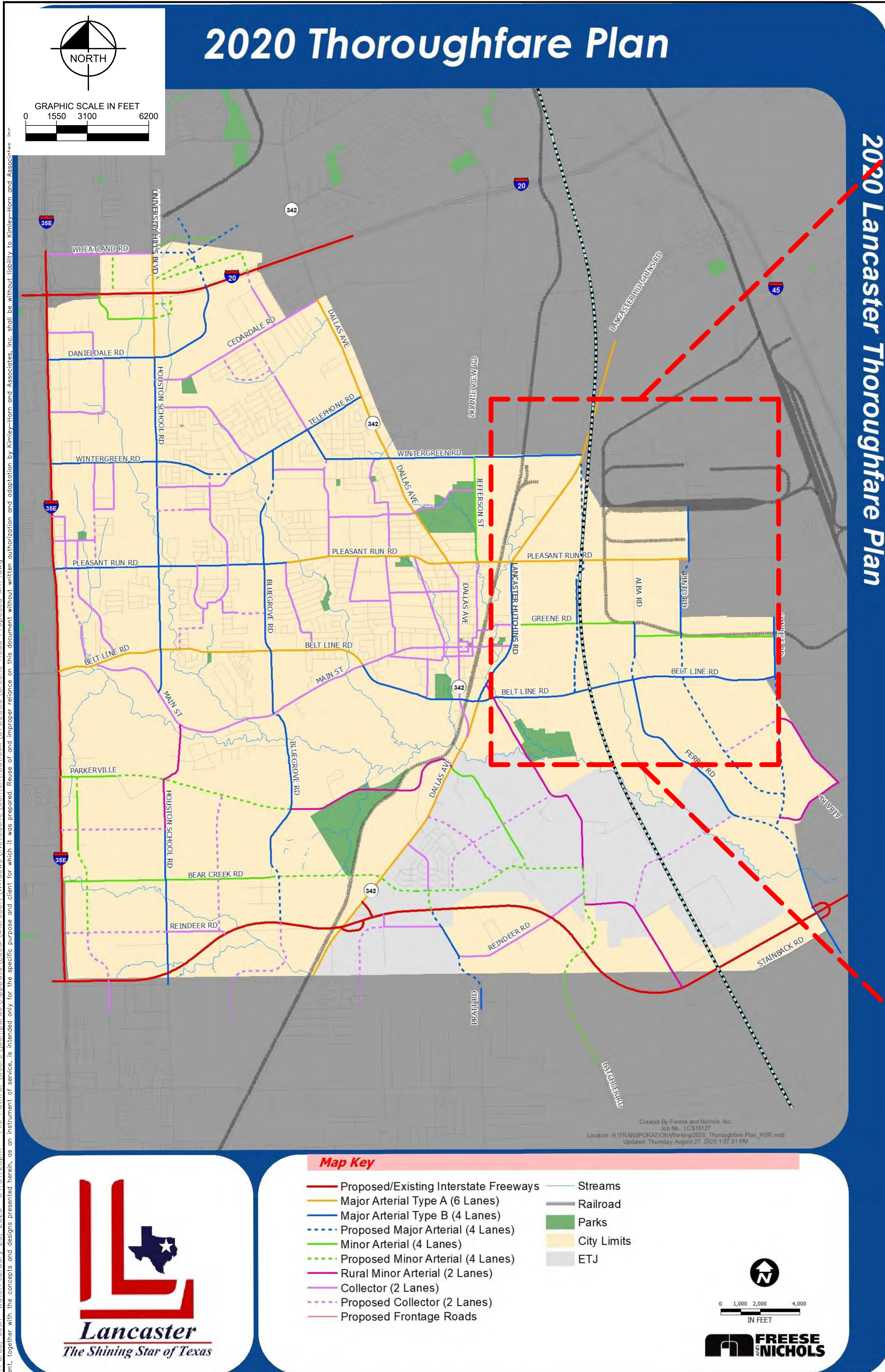


yes/no	Greene At Lancaster Hutchins MTP Classification
Red outline	COLLECTOR
Orange line	EXISTING INTERSTATE/FREEWAY
Blue line	MAJOR ARTERIAL TYPE A
Yellow line	MAJOR ARTERIAL TYPE B
Green line	MINOR ARTERIAL
Purple line	PROPOSED COLLECTOR
Pink line	PROPOSED HIGHWAY
Light blue line	PROPOSED MAJOR ARTERIAL
Light green line	PROPOSED MINOR ARTERIAL
Light purple line	RURAL MINOR ARTERIAL
White outline	Parcels

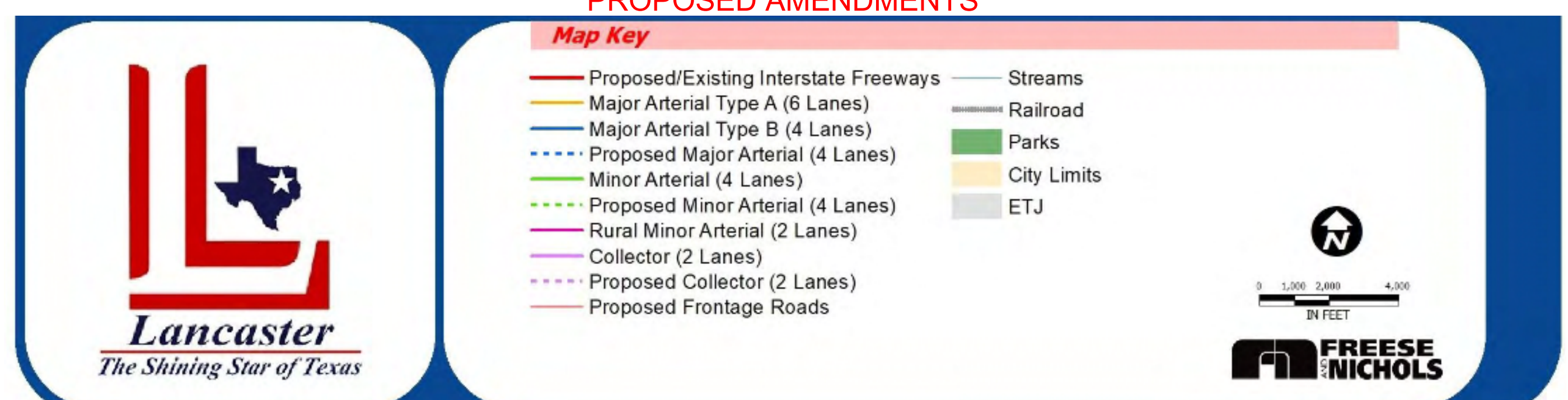
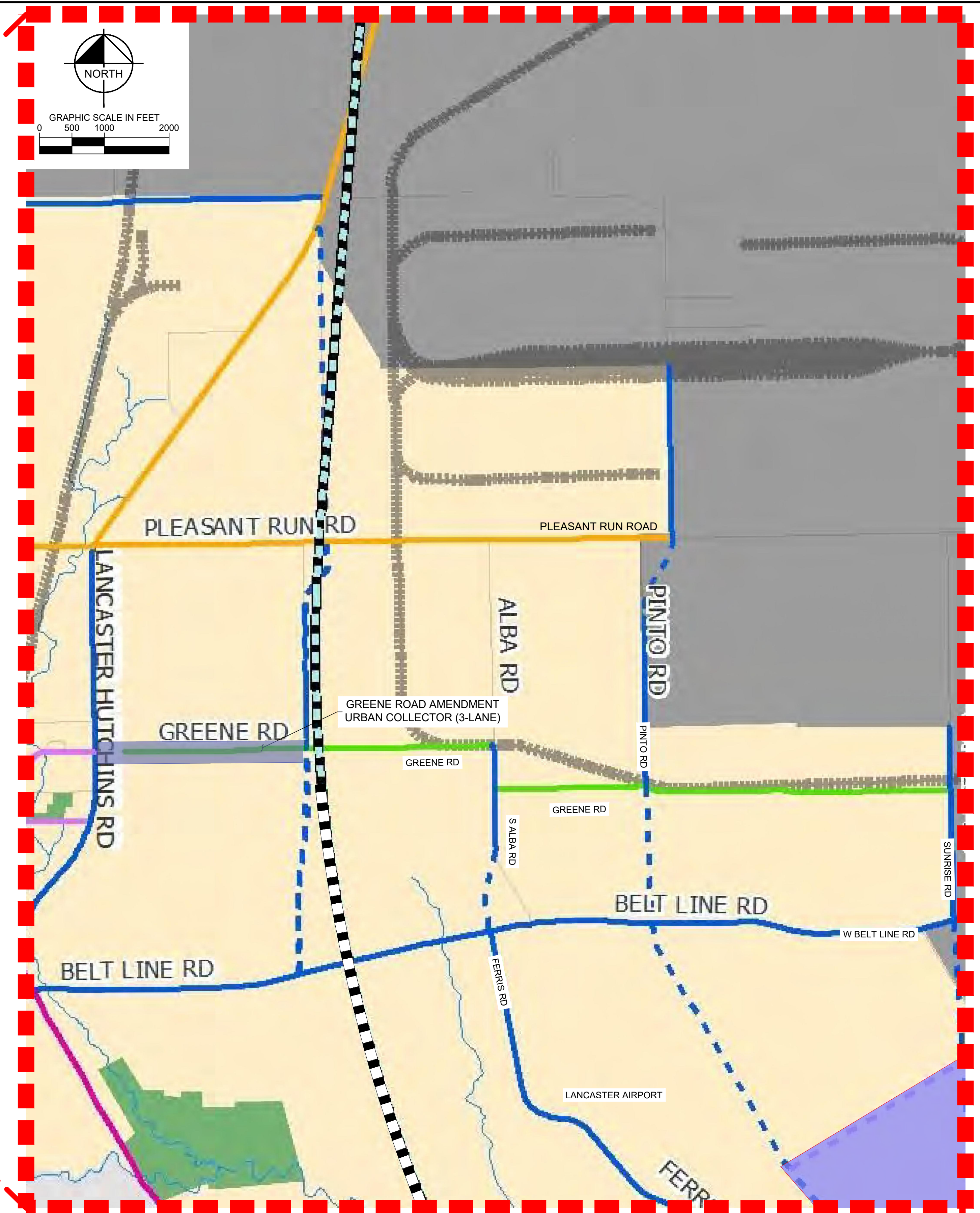


Date: 4/14/2025





2020 Lancaster Thoroughfare Plan



No.	REVISIONS	DATE	BY

Kimley»Horn

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Austin, Texas 78746
PHONE: 512-848-2277
WWW.KIMLEY-HORN.COM
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TPE Firm No. 928

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer: ANDREW E. GRAHAM
P.E. No. 139295 Date: 11/18/2024

KHA PROJECT	063225418
DATE	FEB 2025
SCALE	AS SHOWN
DESIGNED BY	ABG
DRAWN BY	ABG
CHECKED BY	ABG

**EXHIBIT A
PROPOSED MASTER
THOROUGHFARE PLAN
AMENDMENT**

**CP LANCASTER
SCHOOL
CITY OF LANCASTER
DALLAS COUNTY, TEXAS**

2020 MASTER THOROUGHFARE PLAN UPDATE - FIGURE 37

Plotted By: Pardo, Josh Date: February 25, 2025 04:51:23pm File Path: C:\Users\josh.pardo\AppData\Local\Microsoft\Windows\NetCache\Content\Outlook\7\JZ\U80\Greene Road Proposed MTP.dwg This document, together with the concepts and designs presented herein, is 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 adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



March 5, 2025

Ms. Vicki Coleman
Development Services Director
City of Lancaster
211 North Henry Street
Lancaster, Texas 75146

**Re: *Master Thoroughfare Plan Amendment Request
Greene Road from Lancaster-Hutchins to Cornell
Letter of Intent and Request Summary
Lancaster, Texas***

Dear Ms. Coleman:

Thank you, City Staff, for your efforts and input thus far to advance the CP Brothers Site development in Lancaster. Please receive this submitted Master Thoroughfare Plan (MTP) Amendment Request for Greene Road.

The intent of our request to amend the Master Thoroughfare Plan is as follows:

We request to reclassify Greene Road from Lancaster Hutchins Road to Cornell Road. According to the 2020 Lancaster Thoroughfare Plan, Greene Road is classified as a Minor Arterial (4 lane) from Lancaster-Hutchins to Cornell Road. However, west of Cornell Road, Greene Road is aligned adjacent to residential properties before connecting to Lancaster Hutchins Road and the surrounding development, on the south side of the Greene Road right-of-way, is zoned for Data Center use. With the introduction of Oncor's proposed infrastructure improvements in East Lancaster, the anticipated use of this surrounding area has changed from Logistics/Distribution Centers to Data Centers. Data Centers generate an average daily trip rate of .926 trips per 1000 SF of Gross Floor Area (GFA). By comparison, a Warehouse use per the ITE 11th Edition suggests an average daily trip rate of 1.71 trips per 1000 SF of GFA. Therefore, Data Centers will generate 46% less trips than a similar sized Warehouse use. This will significantly reduce future traffic demands in the area and further supports the reclassification of Greene Road.

The Master Thoroughfare Plan (MTP; adopted September 2020; Freese and Nichols) be amended as shown on accompanying Exhibit A and listed below:

- *Reclassification of Greene Road from a Minor Arterial (4 lane, 100-foot right-of-way) to Major Urban Collector (3 lane, 60-foot right-of-way)*
- *Reclassification of the following roadway segments from the MTP:*
 - *Greene Road from Lancaster-Hutchins Road to Cornell Road*



The supporting package consists of the following:

- Completed Planning Application noted "Other: MTP Amendment"; accompanying representative contact attachment
- Review Fee – Amount to be confirmed; anticipated as \$100 as "Miscellaneous"
- Exhibit A: Proposed Master Thoroughfare Plan Amendment Exhibit
- Exhibit B: CP Brothers Site Illustrative Site Exhibit

Please contact me with questions at (737) 787-7268. We appreciate your guidance to date and look forward to working with City Staff through this process.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Andrew B. Graham".

Andrew B. Graham, P.E.
Project Manager
Kimley-Horn and Associates, inc.

CC: Nyliah Acosta, Assistant Director of Development Services; Planning Manager (via email)
Tim Keith, Cawley Partners
JT Samford, Cawley Partners
Dan Grand, Kimley-Horn

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MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MAY 6, 2025

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on May 6, 2025, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair
Sharonda Betts, Vice-Chair
Lawrence Prothro
Spencer Hervey
Sonya Roston
Paula Young, Alternate

Commissioners Absent:

None

City Staff Present:

Carey Neal, Deputy Assistant City Manager
Vicki D. Coleman, Director of Development Services
Nyliah Acosta, Assistant Director of Development Services
Gregory Carrell, Assistant to the City Manager
Kim Haynie, Senior Planner

Call to Order

Chair Walker called the meeting to order at 7:00 p.m. on May 6, 2025.

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 two 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 April 1, 2025.**
2. **PS25-24 Consider a Preliminary Plat to create Lot 6A, Block C, out of the Lancaster Gardens Addition, being 0.3661 of an acre out of the Smith Elkins Survey, Abstract No. 430, addressed as 4285 Elkins Road, City of Lancaster, Dallas County, Texas.**

3. **PS25-25 Consider a Preliminary Plat to create Lot 1, Block 1, out of the Rodriguez Residential Addition, being 2.508 acres out of the Charles H Bernard Survey, Abstract No. 128, addressed as 2205 South Houston School Rd, City of Lancaster, Dallas County, Texas.**
4. **PS25-26 Consider a Preliminary Plat to create Lot 1, Block 1, out of the Errisuriz Addition, being 0.20 of an acre out of the Samuel Keller Survey, Abstract No. 720, addressed as 707 East Third Street, City of Lancaster, Dallas County, Texas.**
5. **PS25-18 Consider a Preliminary Plat to create Lot 1R, Block 3, out of The Original Map of The City of Lancaster Addition, being 0.1578 acres addressed as 250 East First Street, City of Lancaster, Dallas County, Texas.**
6. **PS25-27 Consider a Final Plat to create Lot 6A, Block C, out of the Lancaster Gardens Addition, being 0.3661 of an acre out of the Smith Elkins Survey, Abstract No. 430, addressed as 4285 Elkins Road, City of Lancaster, Dallas County, Texas.**

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

PUBLIC HEARING:

9. **M25-17 Conduct a public hearing and consider a request to change the Future Land Use Map of the Comprehensive Plan from Private Open Space to Logistic and Distribution, on the property being 32.211 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing for item 9 and 10.

Assistant Director, Nyliah Acosta, gave a joint presentation on item 9 and 10.

Tim Keith, applicant, 16400 N. Dallas Parkway, Dallas, Texas, 75074, spoke in favor of item 9 and 10.

Andy Graham, 5301 Southwest Parkway, Austin, Texas, 78735, spoke in favor of item 9 and 10.

Pastor Regina Barnes, Macedonia Baptist Church, 843 Greene Road, Lancaster, Texas, 75146, spoke in opposition of item 9 and 10.

Jo Ann Carr, 818 N. Lancaster Hutchins Road, Lancaster, Texas 75146, did not speak, but was in opposition of item 9 and 10.

Toni Jarvis, 715 E. Second Street, Lancaster, Texas 75146, did not speak, but was in opposition of item 9 and 10.

Mariam Bell Barnett, 803 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Tom Barnett, 803 E. Third Street, Lancaster, Texas, 75146, spoke in opposition of item 9 and 10.

Ronda Allen, 750 N. Lancaster Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Carol Harvey, 812 Lancaster Hutchins, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Cynthia Finley, 751 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Jessie R. Allen, 734 Lancaster, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9.

Lakeisha Jones, 733 Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Earl Allen, 734 Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Alysia Tubbs, 815 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Pamela Beck, 815 E. Third Street, Lancaster, Texas, 75146, did not speak, but was in opposition of item 9 and 10.

Barbara Weatherspoon, 733 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, spoke in opposition of item 9 and 10.

Alvin Harvey, 812 N. Lancaster Hutchins Road, Lancaster, Texas, 75146, spoke in opposition of item 9 and 10.

The Commission had extensive discussion regarding the request.

Chair Walker closed the Public Hearing

MOTION: Chair Walker made a motion to deny item 9, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Commissioner Prothro abstained, Commissioner Young, (alternate) participated in the vote due to the abstention)

10. **Z25-11 Conduct a public hearing and consider a request to change the zoning from Agricultural Open (AO) and Single Family (SF-6) to Planned Development (PD) for a Data Center and limited LanPort Overlay, Business Park Subdistrict uses on the property being 32.211 acres, out of the Thomas M. Ellis Survey, Abstract No. 432, addressed as 300 North Lancaster Hutchins Road, City of Lancaster, Dallas County, Texas.**

Letha Barnett, 832 Katy Street, Lancaster, Texas, 75146, did not speak, but was in opposition of item 10.

Ronnie Barnett, 711 Fox Glen Road, Lancaster, Texas, 75146, spoke in opposition of item 10.

John Hargrove, 867 Ovilla Road, Red Oak, Texas, 75154, spoke in opposition of item 10.

Angela Barnett, 777 E. Third Street, Lancaster, Texas, 75146, spoke in opposition of item 10.

LaTrice Smith, 734 Lancaster Hutchins Road, Lancaster, Texas, 75146, did not speak, but was in opposition of item 10.

MOTION: Chair Walker made a motion to deny item 10, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Commissioner Prothro abstained Commissioner Young, (alternate) participated in the vote due to the abstention)

7. **M25-19 Conduct a public hearing and consider a request to change the Master Thoroughfare Plan on a portion of Greene Road between Lancaster Hutchins Road and Cornell Road from a 100-foot, 4-lane, Minor Arterial to a 60-foot, 3-lane, Major Urban Collector.**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave a presentation.

Tim Keith, applicant, 16400 N. Dallas Parkway, Dallas, Texas 75248, spoke in favor of item 7.

Andy Graham, 5301 Southwest Parkway, Austin, Texas, 78735, spoke in favor of item 7.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

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

8. **Z24-4 Conduct a public hearing and consider a request to amend a Planned Development (PD) for Commercial Highway (CH) uses and a Car Wash on property known as a 5.43 acre tract of land out of the Muttick 2 addition addressed as 405 Hana Lane, City of Lancaster, Dallas County, Texas.**

Chair Walker opened the public hearing.

Assistant Director, Nyliah Acosta, gave a presentation.

Greg Guekin, architect, Box 53, Forney, Texas, 75126 spoke in favor of item 8.

The Commission had discussion regarding the request.

Chair Walker closed the public hearing.

MOTION: Commissioner Hervey made a motion to approve item 8, with the condition that the elevations of the Marriott by Courtyard include additional enhancements such as varied rooflines, wall offsets, upgraded façade materials, statement lighting, and a more prominent and inviting main entry, seconded by Vice-Chair Betts. The vote was cast 5 for, 0 against.

ACTION:

11. **HLPC-6 Discuss and consider approval of a Certificate of Appropriateness to repair portions of damaged or missing wood on the entire exterior to include: wood siding, window sills, trim, porch wood columns, roof eaves and the front porch; replace damaged shingles; paint the entire exterior to include the wood siding, window sills, trim, beams, roof eaves, and porch wood columns to match the existing paint; stain the porch; replace and stain missing portions of the 6-foot fence; repair the 6-foot wood gate on the north side of the property; replace missing fence posts; repair or replace damaged wood on the exterior of both accessory structures and stain the structures, on the property addressed as 402 East Main Street, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Prothro made a motion to approve item 11, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against.

12. **HLPC24-9 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new 3-story, mixed-use building comprising of a restaurant, a microbrewery, a day spa, boutique hotel, and a rooftop lounge, on the property addressed as 150 Historic Town Square, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Commissioner Hervey made a motion to approve item 12, seconded by Vice-Chair. The vote was cast 5 for, 0 against.

13. **HLPC25-9 Discuss and consider approval of a Certificate of Appropriateness (COA) to construct a new single-family home on the property addressed as 114 S. Ellis Street, City of Lancaster, Dallas County, Texas.**

Senior Planner, Kim Haynie, gave a presentation.

MOTION: Vice-Chair Betts made a motion to approve item 13, seconded by Chair Walker. The vote was cast 5 for, 0 against.

ADJOURNMENT:

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

The meeting was adjourned at 8:56 P.M.

ATTEST:

APPROVED

Vicki Coleman, Director of Development Services

Taryn Walker, Chair