



# AGENDA

**City of Lucas  
Planning and Zoning Commission  
February 11, 2016  
7:00 PM**

**City Hall - 665 Country Club Road – Lucas, Texas – 75002**

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, February 11, 2016 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

## Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

## Public Hearings

1. Consider approval of a request by Liberty Bank on behalf of Victoria Hamilton Parsons, Etal., to rezone a 50-acre tract of land from Agricultural District (AO) to Residential (R-1.5) for a parcel of land located on the south side of Forest Grove Road, approximately 1,300 feet west of the intersection of Orr Road and Forest Grove Road. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action
  
2. Consider the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action

3. Consider amending Section 14.03.801, Subsection E the Code of Ordinances Zoning Use Chart, Schedule of Uses to add a requirement for Retirement Home/Senior Independent Living Facility to require a specific use permit within the Commercial Business and Light Industrial districts and amend the use chart to require a specific use permit for nursing home in the Village Center, Commercial Business and Light Industrial districts. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action
  
4. Consider amending Section 14.03.354 of the City's Code of Ordinances by adding special district requirements for retirement homes/senior independent living facilities to the Commercial zoning district to include height and maximum number of units. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action
  
5. Consider amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Retirement Homes/Senior Independent Living Facilities. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action

### **Regular Agenda**

6. Consider approval of a request by Chris Rivas, on behalf of M. Christopher Custom Homes, Ltd., for site plan with a living screen for a proposed office/retail building and a restaurant with outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road. **(Development Services Director Joe Hilbourn)**
  
7. Consider approval of the minutes of the January 14, 2016 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

### **Executive Session**

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

8. Adjournment.

## Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before February 5, 2016.

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Stacy Henderson  
City Secretary

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall.*

*Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-727-8999 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



## City of Lucas Planning and Zoning Agenda Request February 11, 2016

**Requester:** Development Services Director Joe Hilbourn

### **Agenda Item:**

Consider approval of a request by Liberty Bank on behalf of Victoria Hamilton Parsons, Etal., to rezone a 50-acre tract of land from Agricultural District (AO) to Residential (R-1.5) for a parcel of land located on the south side of Forest Grove Road, approximately 1,300 feet west of the intersection of Orr Road and Forest Grove Road.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

### **Background Information:**

This property was annexed in January 2012. Prior to the City annexing the property, 1.5 acre lots were allowed on this parcel and the applicant is requesting to rezone the property to allow for 1.5 acre lots.

This request does not comply with the City's Comprehensive Plan that calls for R-2 zoning and the time permitted to challenge an annexation has expired.

### **Attachments/Supporting Documentation:**

- 1. Public Notice
- 2. Legal description and depiction
- 3. Location map

### **Budget/Financial Impact:**

NA

### **Recommendation:**

This request does not conform to the City's Comprehensive Plan. Staff's recommends to zone the parcel according to the City's Comprehensive Plan which calls for R-2 zoning.

### **Motion:**

I make a motion to approve/deny the request by Liberty Bank on behalf of Victoria Hamilton Parsons, Etal., to rezone a 50-acre tract of land from Agricultural District (AO) to Residential (R-1.5) for a parcel of land located on the south side of Forest Grove Road, approximately 1,300 feet west of the intersection of Orr Road and Forest Grove Road.



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the “City”), will conduct a Public Hearing on Thursday, February 11, 2016 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, March 3, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request by Victoria Hamilton Parsons for a change in zoning from AO to R-1.5 for a parcel of land located in Collin County, the City of Lucas Texas, more particularly described as follows:

BEING A 50 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE CALVIN BOLES SURVEY, ABSTRACT NO. 28, BEING THE SAME TRACT OF LAND AS DEEDED TO VICTORIA HAMILTON PARSONS AND RECORDED IN VOLUME 3279, PAGE 913 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest corner of a tract of

160 acres of land in the name of Jacob M. Kirkpatrick out of said survey;

THENCE North 1650 ft. with the East line of said Survey;

THENCE East 1320 ft. to the Northwest corner of 50 acres sold to W.S. Crem;

THENCE South 1650 ft. to a stake;

THENCE West 1320 ft. to the place of beginning, containing 50 acres of land.

More commonly known as: a parcel of land on the south side of Forest Grove Road, 1314 feet west of the intersection of Orr Road and Forest Grove Road.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us), or Fax 972-727-0091 and it will be presented at the hearing. If you have any questions about the above hearing you may contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).

**Exhibit A**  
**Owners Property**  
**Legal Description**

BEING A 50 ACRE TRACT OF LAND SITUATED IN COLLIN COUNTY, TEXAS IN THE CALVIN BOLES SURVEY, ABSTRACT NO. 28, BEING THE SAME TRACT OF LAND AS DEEDED TO VICTORIA HAMILTON PARSONS AND RECORDED IN VOLUME 3279, PAGE 913 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, (DRCCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest corner of a tract of 160 acres of land in the name of Jacob M. Kirkpatrick out of said survey;

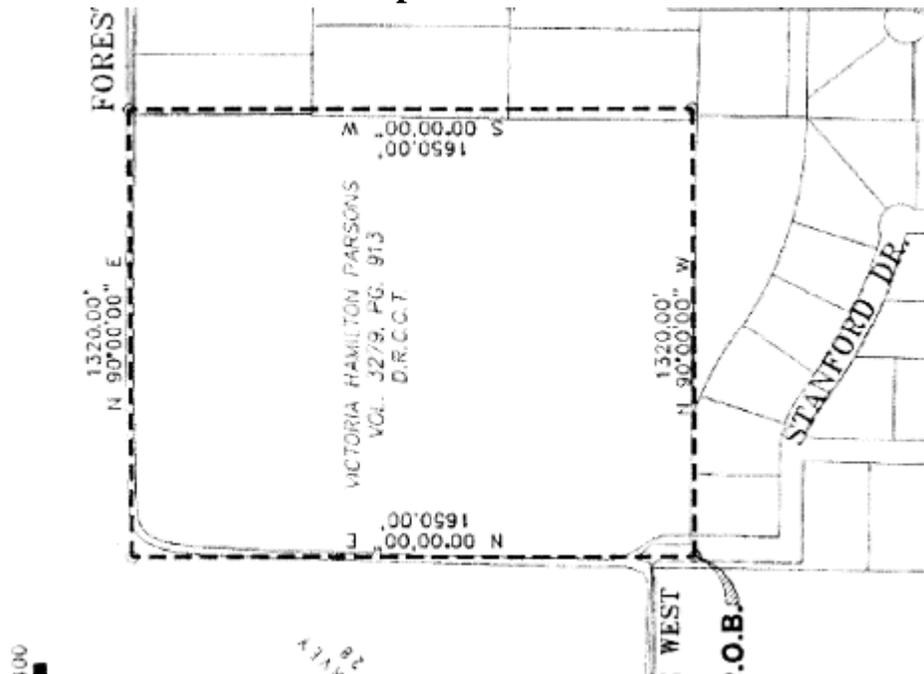
THENCE North 1650 ft. with the East line of said Survey;

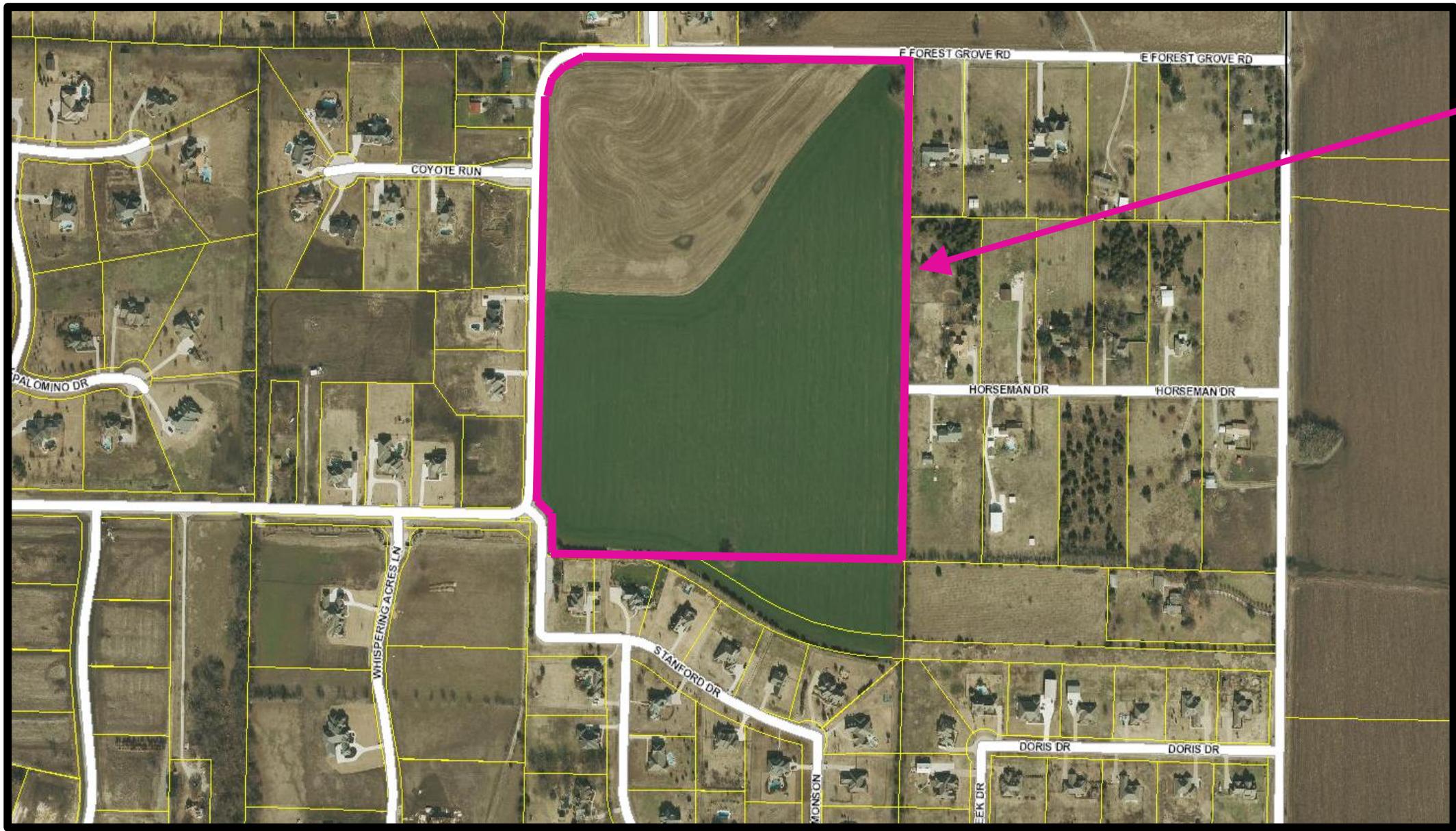
THENCE East 1320 ft. to the Northwest corner of 50 acres sold to W.S. Crem;

THENCE South 1650 ft. to a stake;

THENCE West 1320 ft. to the place of beginning, containing 50 acres of land.

**Exhibit B**  
**Owners Property**  
**Depiction**





**Parson  
Property**



# City of Lucas

## Planning and Zoning Agenda Request

### February 11, 2016

**Requester:** Development Services Director Joe Hilbourn

#### **Agenda Item:**

Consider the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

#### **Background Information:**

The property is zoned Commercial and does require a specific use permit. The site has an approved site plan and landscape plan and the property is platted with a current traffic impact analysis and flood study.

#### **Attachments/Supporting Documentation:**

- 1. Proposed site plan
- 2. Location map

#### **Budget/Financial Impact:**

NA

#### **Recommendation:**

NA

#### **Motion:**

I make a motion to approve/deny the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road.

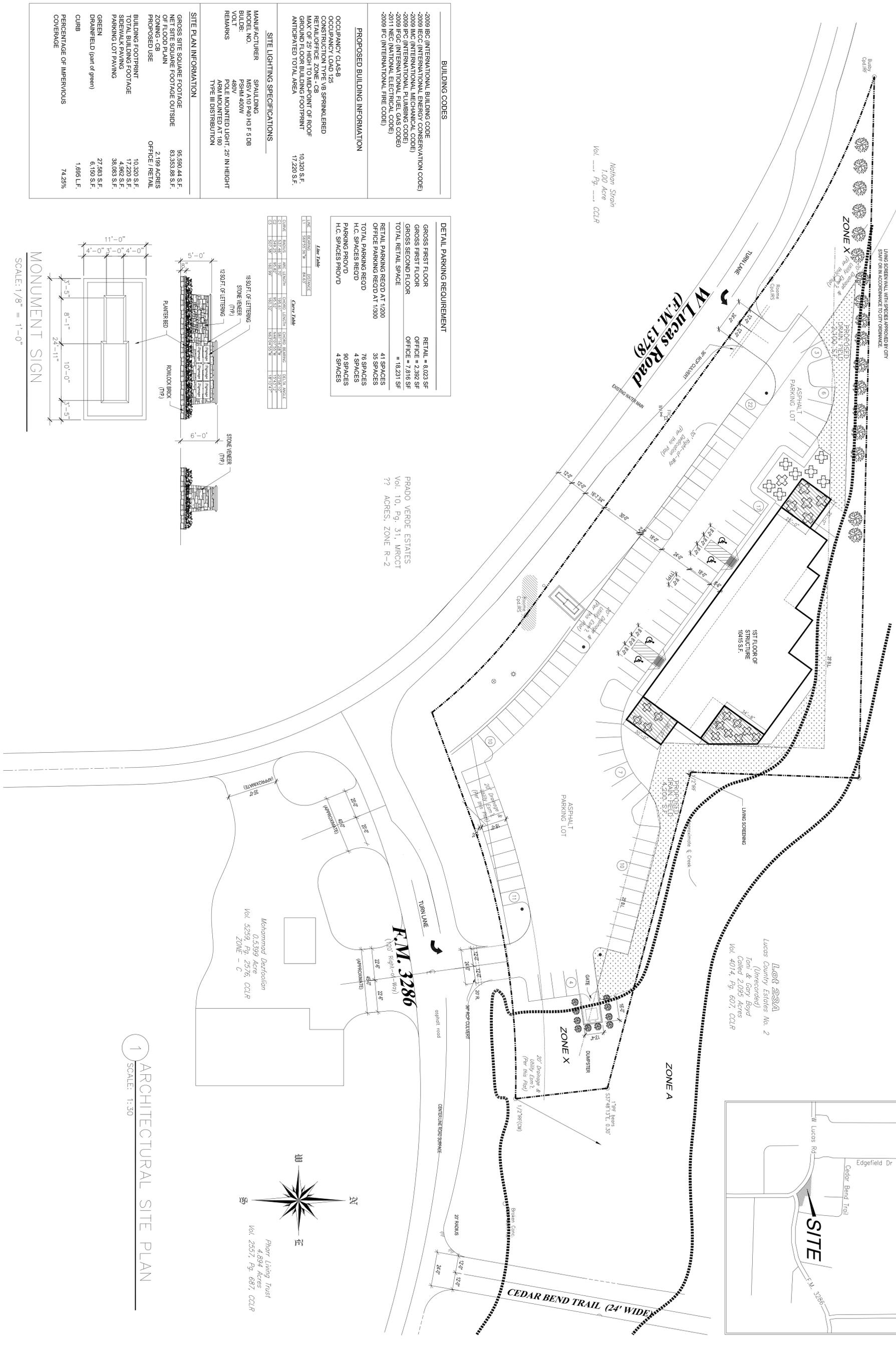
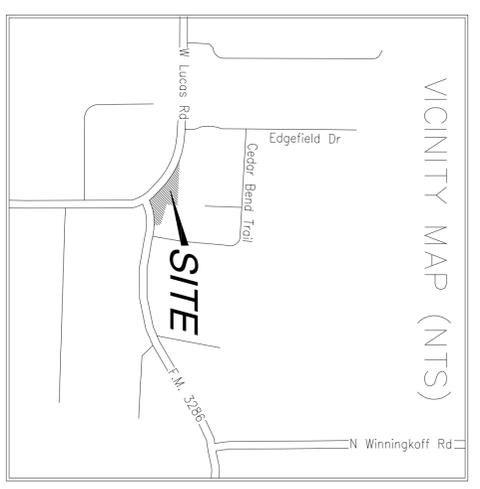
**Lot 229**  
 Lucas County Estates No. 2  
 (Unrecorded)  
 Howard & Nancy Karth  
 Called 2.176 Acres  
 Vol. 2387, Pg. 772, CCLR

**Lot 230A**  
 Lucas County Estates No. 2  
 (Unrecorded)  
 Andrew Sisson  
 Called 1.993 Acres  
 Vol. 4455, Pg. 1179, CCLR

**Lot 23A**  
 Lucas County Estates No. 2  
 (Unrecorded)  
 Tom & Gyn Boyd  
 Called 2.099 Acres  
 Vol. 4014, Pg. 601, CCLR

**Pratt Living Trust**  
 4.894 Acres  
 Vol. 2591, Pg. 687, CCLR

**Mohamad Dastgheib**  
 0.5399 Acre  
 Vol. 5759, Pg. 2576, CCLR  
 ZONE - C



BUILDING CODES	
-2009 IBC (INTERNATIONAL BUILDING CODE)	
-2009 IMC (INTERNATIONAL MECHANICAL CODE)	
-2009 IPC (INTERNATIONAL PLUMBING CODE)	
-2011 NEC (NATIONAL ELECTRICAL CODE)	
-2009 IFC (INTERNATIONAL FIRE CODE)	

PROPOSED BUILDING INFORMATION	
OCCUPANCY CLASS B	
CONSTRUCTION TYPE VB SPRINKLERED	
MAX. OF 25' HIGH TO HINGE POINT OF ROOF	
GROUND FLOOR BUILDING FOOTPRINT	10,320 S.F.
ANTICIPATED TOTAL AREA	17,220 S.F.

SITE LIGHTING SPECIFICATIONS	
MANUFACTURER	SPALDING
MODEL NO.	MSV A10 P40 H3 F 5 DB
BULB:	PSHM 400W
VOLT	480V
REMARKS	POLE MOUNTED LIGHT, 25' IN HEIGHT ARM MOUNTED AT 180 TYPE III DISTRIBUTION

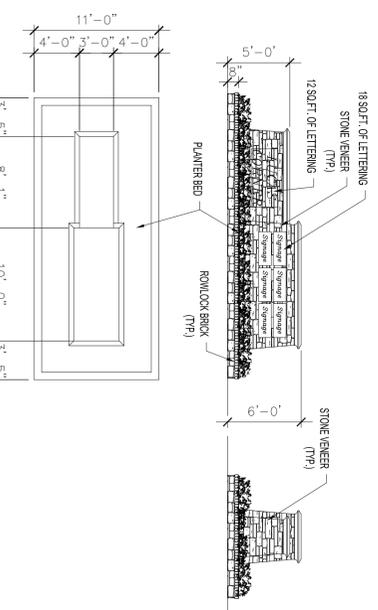
  

SITE PLAN INFORMATION	
GROSS SITE SQUARE FOOTAGE	95,890.44 S.F.
NET SITE SQUARE FOOTAGE	83,553.86 S.F.
NET SITE PLAIN	63,553.86 S.F.
ZONING - 09	2.199 ACRES
PROPOSED USE	OFFICE / RETAIL
BUILDING FOOTPRINT	10,320 S.F.
TOTAL BUILDING FOOTAGE	17,220 S.F.
SIDEWALK PAVING	4,962 S.F.
PARKING LOT PAVING	38,083 S.F.
GREEN	27,580 S.F.
DRYLANDFIELD (part of green)	6,150 S.F.
CURB	1,695 L.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	74.25%

DETAIL PARKING REQUIREMENT	
GROSS FIRST FLOOR	RETAIL = 8,023 SF
GROSS SECOND FLOOR	OFFICE = 2,392 SF
TOTAL RETAIL SPACE	= 18,231 SF
RETAIL PARKING REQ'D AT 1/200	41 SPACES
OFFICE PARKING REQ'D AT 1/300	35 SPACES
TOTAL PARKING REQ'D	76 SPACES
H.C. SPACES REQ'D	4 SPACES
PARKING PROVIDED	90 SPACES
H.C. SPACES PROVIDED	4 SPACES

**PRADO VERDE ESTATES**  
 Vol. 10, Pg. 31, MRCT  
 ?? ACRES, ZONE R-2

Lot 229		Lot 230A		Lot 23A	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 87° 23' 50" W	84.51'	1	S 87° 23' 50" W	84.51'
2	N 87° 23' 50" E	84.51'	2	N 87° 23' 50" E	84.51'
3	S 87° 23' 50" W	84.51'	3	S 87° 23' 50" W	84.51'
4	N 87° 23' 50" E	84.51'	4	N 87° 23' 50" E	84.51'



**MONUMENT SIGN**  
 SCALE: 1/8" = 1'-0"

**1 ARCHITECTURAL SITE PLAN**  
 SCALE: 1:30

LUCAS CORNER
ADDRESS LINE 1
ADDRESS LINE 2
LUCAS, TX

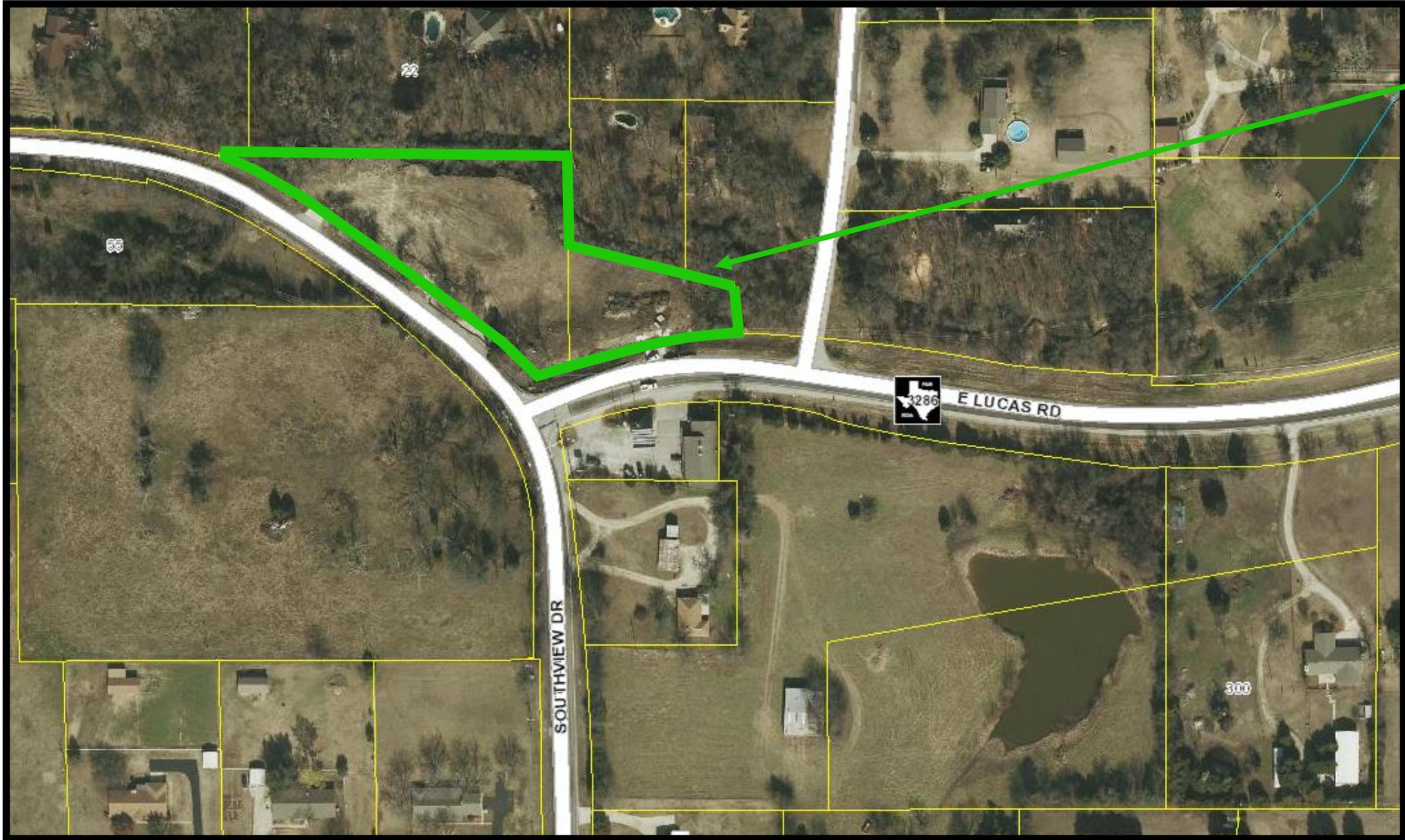
  

REVISION (ISSUED)	DATE
FOR SUBMITTAL	03-25-2014
FOR RESUBMITTAL	4-01-2013
FOR RESUBMITTAL	4-02-2013
FOR RESUBMITTAL	4-03-2013
FOR RESUBMITTAL	2-02-2016

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OF
4-03-2014

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, and/or omission, if found, is to be brought immediately to the attention of the builder before any construction, work, or purchases are made. All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agencies, rules and/or regulations and be adhered to before and during all construction.



Lucas  
Corners





**City of Lucas**  
**Planning and Zoning Agenda Request**  
**February 11, 2016**

**Requester:** Development Services Director Joe Hilbourn

**Agenda Item:**

Consider amending Section 14.03.801, Subsection E the Code of Ordinances Zoning Use Chart, Schedule of Uses to add a requirement for Retirement Home/Senior Independent Living Facility to require a specific use permit within the Commercial Business and Light Industrial districts and amend the use chart to require a specific use permit for nursing home in the Village Center, Commercial Business and Light Industrial districts.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

**Background Information:**

A specific use permit will be required for retirement homes/senior independent living facilities to be developed in the Village Center, Commercial Business and Light Industrial zoning districts. Nursing homes which are currently allowed by right in Commercial Business and Light Industrial zoning districts will now require a specific use permit. Nursing homes can currently be developed within the Village Center district with a specific use permit and staff is not proposing any changes to that requirement.

**Attachments/Supporting Documentation:**

- 1. Public Notice

**Budget/Financial Impact:**

N/A

**Recommendation:**

Approve as presented or provide feedback for changes.

**Motion:**

I make a motion to approve/deny amending Section 14.03.801, Subsection E the Code of Ordinances Zoning Use Chart, Schedule of Uses to add a requirement for Retirement Home/Senior Independent Living Facility to require a specific use permit within the Commercial Business and Light Industrial districts and amend the use chart to require a specific use permit for nursing home in the Village Center, Commercial Business and Light Industrial districts.



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a public hearing on Thursday, February 11, 2016 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, March 3, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

*A change to the city's zoning use chart that would require an SUP for retirement homes and nursing homes:*

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us), or Fax 972-727-0091 and it will be presented at the Hearing. If you have any questions about the above hearing you may contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).



**City of Lucas  
Planning and Zoning Agenda Request  
February 11, 2016**

**Requester:** Development Services Director Joe Hilbourn

**Agenda Item:**

Consider amending Section 14.03.354 of the City's Code of Ordinances by adding special district requirements for retirement homes/senior independent living facilities to the Commercial zoning district to include height and maximum number of units.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

**Background Information:**

The amendments proposed to Section 14.03.354 of the Code of Ordinances would limit retirement homes/senior independent living facilities to a maximum of one story in height and a maximum of 4 units per acre.

**Attachments/Supporting Documentation:**

1. Public Notice

**Budget/Financial Impact:**

N/A

**Recommendation:**

Approve as presented or give feedback for changes.

**Motion:**

I make a motion to approve/deny amending Section 14.03.354 of the City's Code of Ordinances by adding special district requirements for retirement homes/senior independent living facilities to the Commercial zoning district to include height and maximum number of units.



## NOTICE OF PUBLIC HEARINGS

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Requiring special conditions for retirement homes by adding:

*Sec. 14.03.354 Special district requirements*

*(P) Retirement homes shall have a maximum of one story*

*(Q) Retirement homes shall have a maximum of four units per acre*

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us), or Fax 972-727-0091 and it will be presented at the Hearing. If you have any questions about the above hearing you may contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)



## City of Lucas Planning and Zoning Agenda Request February 11, 2016

**Requester:** Development Services Director Joe Hilbourn

### **Agenda Item:**

Consider amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Retirement Homes/Senior Independent Living Facilities.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

### **Background Information:**

To better clarify the meaning of retirement home, a new definition is being proposed titled Senior Independent Living Facility. This definition will replace the term retirement home. We are proposing that there be a definition for nursing homes which will include assisted living centers, long term care facilities and a separate definition for senior independent living facilities. The definition reads as follows:

*Retirement Home/Senior Independent Living Facilities mean multi-family dwelling complex or similar living arrangement that is age restricted for senior citizens, but which is not an assisted-living center or long-term care facility.*

### **Attachments/Supporting Documentation:**

1. Public Notice

### **Budget/Financial Impact:**

N/A

### **Recommendation:**

Approve as presented or give feedback for changes.

### **Motion:**

I make a motion to approve/deny amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Retirement Homes/Senior Independent Living Facilities.



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a public hearing on Thursday, February 11, 2016 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, March 3, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

A definition for retirement homes: **Senior independent living** - *means multi-family dwelling complex or similar living arrangement that is age restricted for senior citizens, but which is not an assisted-living center or long-term care facility.*

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us), or Fax 972-727-0091 and it will be presented at the Hearing. If you have any questions about the above hearing you may contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)



# City of Lucas

## Planning and Zoning Agenda Request

### February 11, 2016

**Requester:** Development Services Director Joe Hilbourn

#### **Agenda Item:**

Consider approval of a request by Chris Rivas, on behalf of M. Christopher Custom Homes, Ltd., for site plan with a living screen for a proposed office/retail building and a restaurant with outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road.

#### **Background Information:**

This lot is currently zoned Commercial Business and has an approved site plan. The owners have asked for a specific use permit for outside dining, creating the need for a new site plan showing the new use. The Planning and Zoning Commission asked the applicant to bring their request back with a new site plan showing the living screen separating the Commercial Business District from the Residential district. The proposed building has 8,023 square feet of retail space and 10,208 of office space for a total of 18,231 square feet. The project is required to have 80 parking spaces, 94 parking spaces have been provided. The maximum impervious cover is 75 percent, 74.25 percent is shown.

#### **Attachments/Supporting Documentation:**

1. Site Plan
2. Living Screen Plan
3. Location map

#### **Budget/Financial Impact:**

NA

#### **Recommendation:**

If the Planning and Zoning Commission approves the specific use permit, the site plan should also be approved.

#### **Motion:**

I make a motion to approve/deny the request by Chris Rivas, on behalf of M. Christopher Custom Homes, Ltd., for site plan with a living screen for a proposed office/retail building and a restaurant with outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road.

# Proposed Site Plan

BUILDING CODES	
-2009 IBC (INTERNATIONAL BUILDING CODE)	
-2009 IMC (INTERNATIONAL MECHANICAL CODE)	
-2009 IPC (INTERNATIONAL PLUMBING CODE)	
-2011 NEC (NATIONAL ELECTRICAL CODE)	
-2009 IFC (INTERNATIONAL FIRE CODE)	

PROPOSED BUILDING INFORMATION	
OCCUPANCY CLASS	B
CONSTRUCTION TYPE	VB SPRINKLERED
MAX. OF 25' HIGH TO HINGE POINT OF ROOF	
GROUND FLOOR BUILDING FOOTPRINT	10,320 S.F.
ANTICIPATED TOTAL AREA	17,220 S.F.

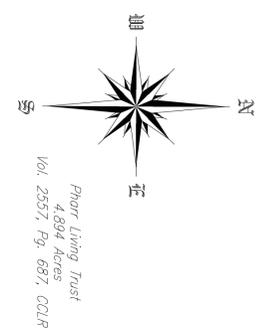
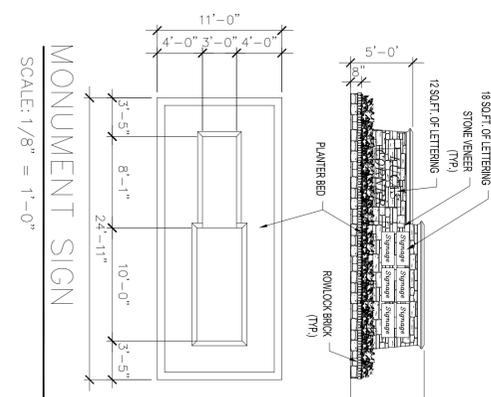
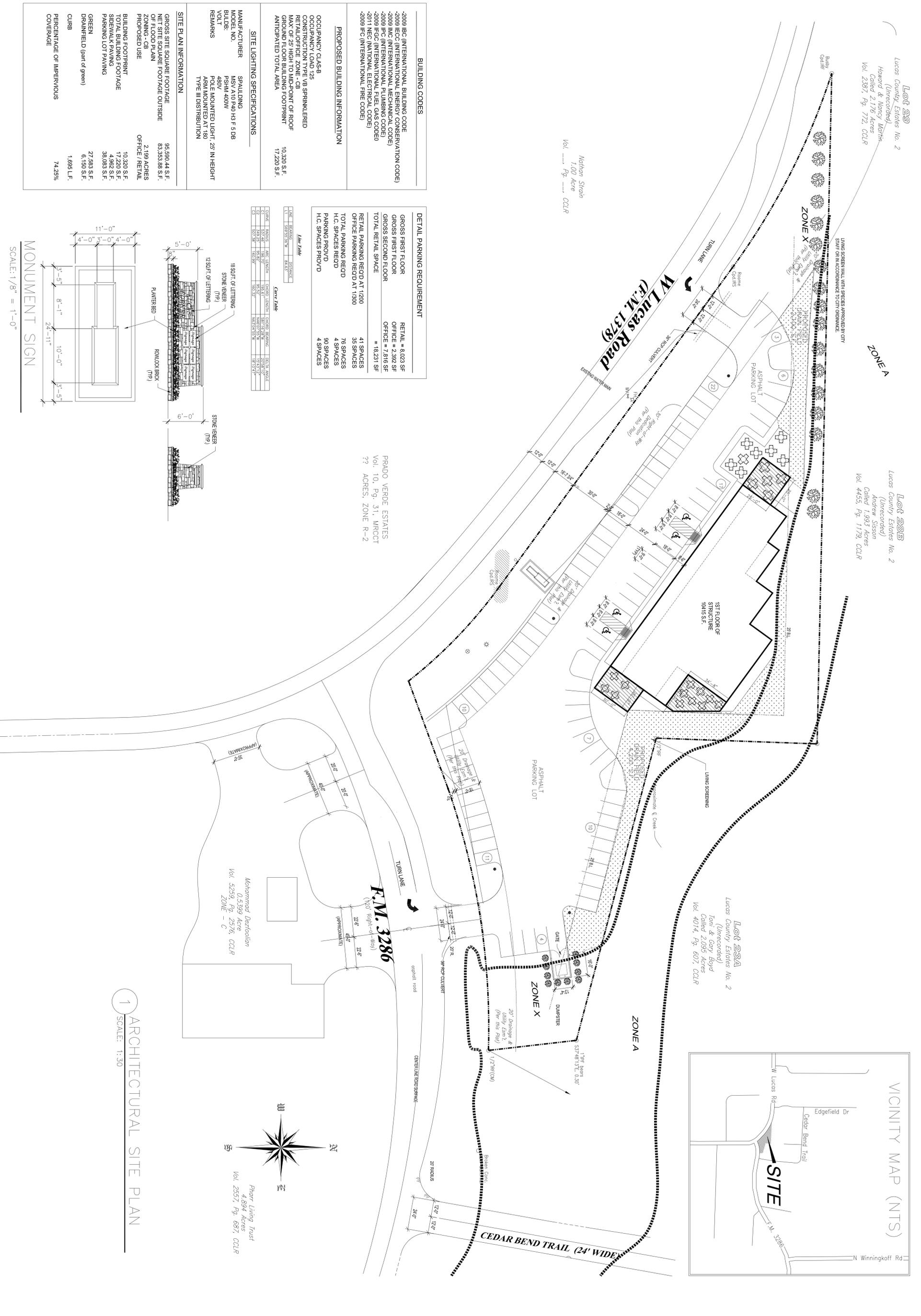
SITE LIGHTING SPECIFICATIONS	
MANUFACTURER	SPALDING
MODEL NO.	MSV A10 P40 H3 F 5 DB
BUILD:	PSHM 400W
VOLT:	480V
REMARKS	POLE MOUNTED LIGHT, 25' IN HEIGHT ARM MOUNTED AT 180 TYPE III DISTRIBUTION

SITE PLAN INFORMATION	
GROSS SITE SQUARE FOOTAGE	95,590.44 S.F.
NET SITE SQUARE FOOTAGE	83,553.86 S.F.
NET SITE PLAIN	63,553.86 S.F.
ZONING - 09	
PROPOSED USE	OFFICE / RETAIL
BUILDING FOOTPRINT	10,320 S.F.
TOTAL BUILDING FOOTAGE	17,220 S.F.
SIDEWALK PAVING	4,962 S.F.
PARKING LOT PAVING	38,083 S.F.
GREEN	27,580 S.F.
DRYANFIELD (part of green)	6,150 S.F.
CURB	1,695 L.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	74.25%

DETAIL PARKING REQUIREMENT	
GROSS FIRST FLOOR	RETAIL = 8,023 SF
GROSS SECOND FLOOR	OFFICE = 2,392 SF
TOTAL RETAIL SPACE	= 18,231 SF
RETAIL PARKING REQ. AT 1/200	41 SPACES
OFFICE PARKING REQ. AT 1/300	35 SPACES
TOTAL PARKING REQ.	76 SPACES
H.C. SPACES REQ.	4 SPACES
PARKING PROVIDED	90 SPACES
H.C. SPACES PROVIDED	4 SPACES

Lot Area Table	
LOT #	AREA (S.F.)
1	5,172.50
2	5,172.50
3	5,172.50
4	5,172.50
5	5,172.50
6	5,172.50
7	5,172.50
8	5,172.50
9	5,172.50
10	5,172.50
11	5,172.50
12	5,172.50
13	5,172.50
14	5,172.50
15	5,172.50
16	5,172.50
17	5,172.50
18	5,172.50
19	5,172.50
20	5,172.50
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22	5,172.50
23	5,172.50
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25	5,172.50
26	5,172.50
27	5,172.50
28	5,172.50
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30	5,172.50
31	5,172.50
32	5,172.50
33	5,172.50
34	5,172.50
35	5,172.50
36	5,172.50
37	5,172.50
38	5,172.50
39	5,172.50
40	5,172.50
41	5,172.50
42	5,172.50
43	5,172.50
44	5,172.50
45	5,172.50
46	5,172.50
47	5,172.50
48	5,172.50
49	5,172.50
50	5,172.50



1 ARCHITECTURAL SITE PLAN  
SCALE: 1"=30'

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, and/or omission, if found, is to be brought immediately to the attention of the builder before any construction, work, or purchases are made. All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agencies, rules and/or regulations and be adhered to before and during all construction.

LUCAS CORNER	ADDRESS LINE 1	ADDRESS LINE 2	LUCAS, TX
REVISION (ISSUED)	DATE	BY	DATE
FOR SUBMITTAL	03-25-2014		
FOR RESUBMITTAL	4-01-2013		
FOR RESUBMITTAL	4-02-2013		
FOR RESUBMITTAL	4-03-2013		
FOR RESUBMITTAL	2-02-2016		
COPYRIGHT 2014			
OF			
4-03-2014			



 PROPOSED DRAIN FIELD  
 OUTSIDE PATIO SEATING

**Landscape**

Quantity	Symbol	Description
<b>Trees</b>		
57		Cedar, Eastern Red
approx.		Existing trees
11		Oak, Southern Live
38		Wax Myrtle

**NOTE:**  
 -ALL trees are from City approved plant list.  
 -Some trees and plant materials may be subject to seasonal availability.

M.L. Johnson and Associates  
 PO Box 460897  
 Garland Texas 75046  
 972-442-7758  
 972-442-4353 Fax  
 www.mjlandscaping.com



**SHEET DESCRIPTION:**  
 Proposed Landscape Plan

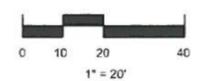
**PROJECT:**  
 M. Christopher Custom Homes  
 Lucas Corner Retail Center  
 W. Lucas Road (FM 1378) @ FM 3286  
 Collin County, Lucas, Texas, USA

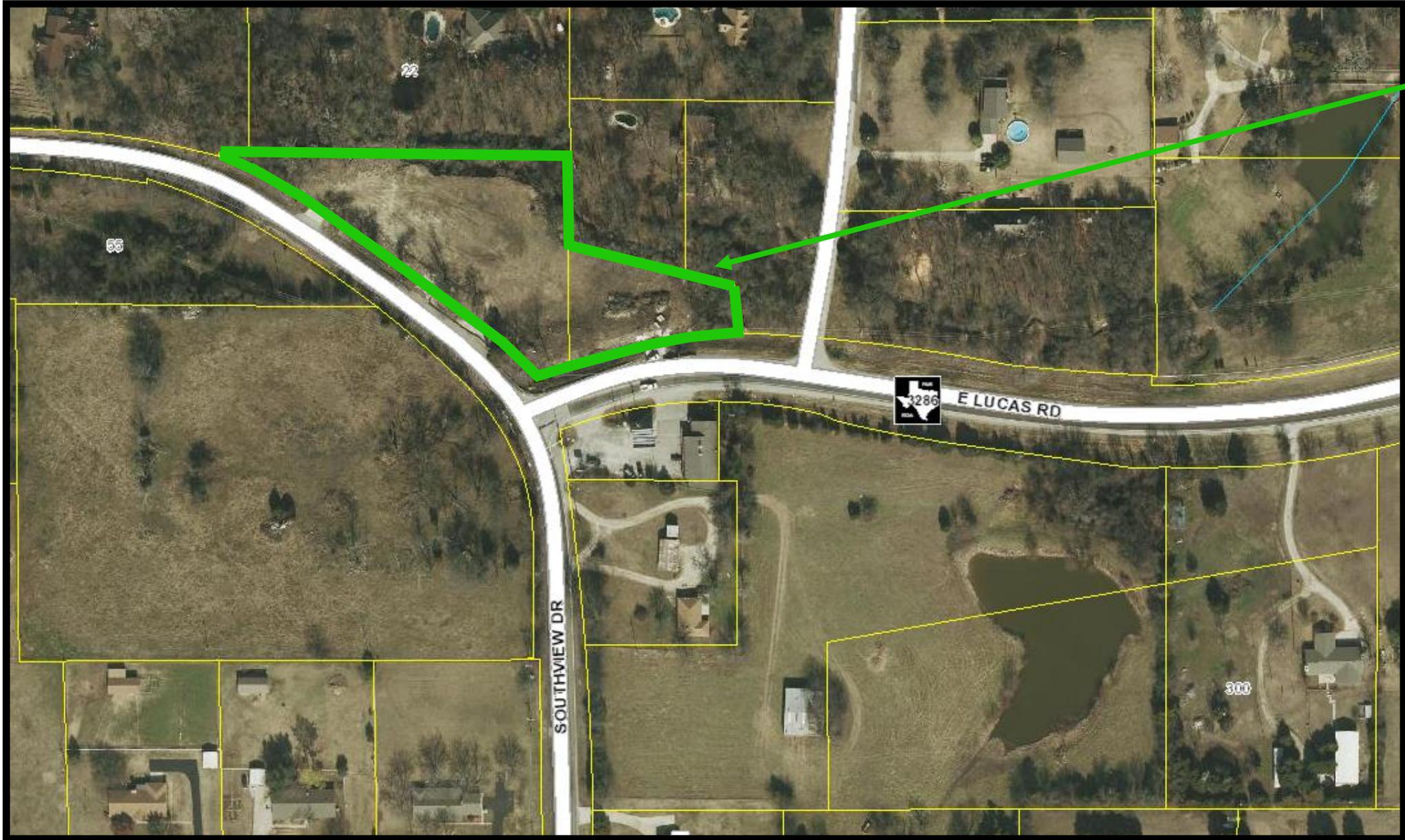
**REVISIONS:**  
 29 JAN 2016  
 30 JAN 2016  
 31 JAN 2016

**DATE:**  
 28 JAN 2016  
**JOB NUMBER:**  
 1378  
**DRAWN BY:**  
 John Fossum  
**CHECKED BY:**  
 Same

**SCALE:**  
 1" = 20'

**SHEET:**  
 1 of 1





Lucas  
Corners





# City of Lucas

## Planning and Zoning Agenda Request

### February 11, 2016

**Requester:** Development Services Director Joe Hilbourn

**Agenda Item:**

Consider approval of the minutes of the January 14, 2016 Planning and Zoning Commission meeting.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

1. Minutes of the January 14, 2016 Planning and Zoning Commission meeting.

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

I make a motion to approve the minutes of the January 14, 2016 Planning and Zoning Commission meeting.



City of Lucas  
Planning & Zoning Commission  
Regular Meeting  
January 14, 2016  
7:00 PM  
City Hall – 665 Country Club Road

## MINUTES

### Call to Order

Chairman Rusterholtz called the meeting to order at 7:00 p.m.

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Vice Chairman David Keer  
Commissioner Joe Williams  
Commissioner Andre Guillemaud  
Alternate Commissioner Scott Sperling  
Alternate Commissioner Kevin Wier

**Staff:**

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
City Secretary Stacy Henderson

**Commissioners Absent:**

Commissioner Brian Blythe

**City Council Liaison Present:**

Mayor Jim Olk

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and the Commission recited the Pledge of Allegiance.

Chairman Rusterholtz announced that Commissioner Sperling would sit as a voting member in place of Commissioner Blythe who was absent.

### Public Hearings

1. **Public Hearing: Consider the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of an outside dining with an approved site plan for the property located at the intersection of East and West Lucas Road, otherwise known as the Jas Lovelady Survey Abstract A0538, Tract 26, being 1.544 acres.**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action

Development Services Director Joe Hilbourn provided a brief overview of the project.

Chairman Rusterholtz expressed her concern relating to the restaurant location on one side of the building away from the proposed outside dining location.

James Rivas with M. Christopher Custom Homes stated they were reviewing several options for the outside dining location.

The Commission discussed the gravel paving that was referenced on the site plan as well as the residential homes that were located in close proximity to the building where noise from the outside dining could be a concern.

Commissioner Wier stated he would like to see an updated landscape plan and site plan that outlines all the details of the property and the proposed outside dining location.

Chairman Rusterholtz opened the public hearing at 7:19 p.m.

Andrew Sisson, 22 Cedar Bend Circle, spoke in opposition to the request stating he would like the neighborhood to be protected from the development and the potential noise associated with outside dining.

No one else wanting to speak, Chairman Rusterholtz closed the public hearing at 7:21 p.m.

***MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Sperling, to table the request to allow the applicant additional time to bring back a completed site plan and landscape plan that depicts the location of the proposed dining area. The motion passed unanimously by a 6 to 0 vote.*

## Regular Agenda

**2. Consider approval of the minutes of the December 10, 2015 Planning and Zoning Commission meeting.**

Chairman Rusterholtz noted that the minutes had been amended and updated copies of the minutes had been provided to the Commission.

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes of the December 10, 2015 Planning and Zoning Commission meeting as amended. The motion passed unanimously by a 6 to 0 vote.*

**3. Consider approval of the preliminary plat submitted by Randy Helmberger, on behalf of Pennington Partners, Ltd., to create a 39,823 square foot lot and leaving 19.243 acres unplatted for the property located in the W.M. Snider Survey, ABS 821, otherwise known as Lot 1 and 2, Block A of the Angel addition.**

Development Services Director Joe Hilbourn provided a brief overview of the preliminary plat.

**MOTION:** *A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend approval of the preliminary plat by Randy Helmberger, on behalf of Pennington Partners, Ltd., to create a 39,823 square foot lot and leaving 19.243 acres unplatted for the property located in the W.M. Snider Survey, ABS 821, otherwise known as Lot 1 and 2, Block A of the Angel addition. The motion passed unanimously by a 6 to 0 vote.*

- 4. Consider approval of a site plan request by Randy Helmberger, on behalf of Pennington Partners, Ltd., for a veterinary clinic, creating a 39,823 square foot lot, for a parcel of land located in the W.M. Snider Survey, Abstract 821 otherwise known as Lot 1 and 2, Block A of the Angel Addition.**

Development Services Director Joe Hilbourn provided a brief overview of the site plan request discussing parking, zoning and fencing. Mr. Hilbourn stated that there would be no outside runs and the applicant would have boarding on site as part of the veterinary clinic services. All dogs would be kept on a leash while they were being walked outside the facility.

**MOTION:** *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend approval of the site plan for a veterinary clinic, creating a 39,823 square foot lot, for a parcel of land located in the W.M. Snider Survey, Abstract 821 otherwise known as Lot 1 and 2, Block A of the Angel Addition. The motion passed unanimously by a 6 to 0 vote.*

- 5. Consider amending the minimum dwelling size of the floor area of any dwelling to be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches and that dwellings shall have a minimum ninety percent (90%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials.**

Development Services Director Joe Hilbourn provided a brief overview of the proposed amendment stating it was related to R-1 zoning only. He also noted that while it was advertised as a minimum of 90% exterior walls shall be of masonry construction, stucco, cultured stone or combination of those materials, the Commission had discussed at previous meetings an 85% minimum requirement.

The Commission discussed the requirements and noted that their preference remained at requiring an 85% minimum.

**MOTION:** *A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to recommend approval of amending the minimum dwelling size of the floor area of any dwelling to be eighteen hundred square feet (1,800 sq. ft.), exclusive of garages, breezeways, and porches and that dwellings shall have a minimum eight five (85%) of the exterior walls of masonry construction, stucco, cultured stone exterior or combination of these materials. The motion passed unanimously by a 6 to 0 vote.*

**6. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one (1) year with a term ending December 31, 2016.**

***MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to appoint Peggy Rusterholtz as Chairman for a period of one year with a term ending December 31, 2016. The motion passed unanimously by a 6 to 0 vote.*

***MOTION:** A motion was made by Commissioner Sperling, seconded by Commissioner Williams to appoint David Keer as Vice Chairman for a period of one year with a term ending December 31, 2016. The motion passed unanimously by a 6 to 0 vote.*

**7. Adjournment.**

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:49pm. The motion passed unanimously with a 6 to 0 vote.*

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Peggy Rusterholtz, Chairman

ATTEST:

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Stacy Henderson, City Secretary