



AGENDA

**City of Lucas
Planning and Zoning Commission
April 9, 2015
7:00 PM**

City Hall - 665 Country Club Road – Lucas, Texas – 75002-7651

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, April 9, 2015 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 the request by BDM Developers for a zoning change with an underlying zoning of R-2 and AO to R-2 for a parcel of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records more commonly known as the Enloe Property. [Development Services Director Joe Hilbourn]

Regular Agenda

2. Consider approval of the minutes of the March 12, 2015 Planning and Zoning Commission meeting.
3. Consider an application submitted by Todd Winters with Engineering Concepts on behalf of Barry Ranch for preliminary plat approval. For a parcel of land being 18.401 acres of land situated in the James Grayum Survey, ABS number 354, city of Lucas, Collin County, Texas. [Development Services Director Joe Hilbourn]
4. Adjournment.

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.

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 on or before 5:00 p.m. on Thursday, April 2, 2015.


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 at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

April 9, 2015

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by BDM Developers for a zoning change with an underlying zoning of R-2 and AO to R-2 for a parcel of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records more commonly known as the Enloe Property.

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

Background Information:

This parcel is most commonly known as the Enloe parcel and was formerly a gravel quarry and more recently a dump site for excess fill dirt. This property was previously brought forward for a planned development.

Attachments/Supporting Documentation:

1. Depiction
2. Legal description
3. Public notice
4. Application
5. Zoning Checklist
6. Proposed layout

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to Approve/Deny an application for a zoning change request, with an underlying zoning of R-2 and AO to R-2 for a parcel of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records. More commonly known as the Enloe Property

Metes and Bounds Description – Cross Creek Acres

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod found in the north right-of-way line of Blondy Jhune Road marking the most southerly southwest corner of Lot 3R, the most southerly southwest corner of said premises, and the southeast corner of Lot 4 of said addition;

THENCE with a west line of Lot 3R, a west line of said premises, and the east line of said Lot 4, North 01°18'26" East, 216.63 feet to a Roome capped iron rod found marking an interior ell-corner of Lot 3R, an interior ell-corner of said premises, and the most easterly northeast corner of said Lot 4;

THENCE with a south line of Lot 3R, a south line of said premises, and a north line of said Lot 4, North 88°30'35" West, 280.38 feet to a Roome capped iron rod found marking a southwest corner of Lot 3R, a southwest corner of said premises, and an interior ell-corner of said Lot 4;

THENCE with a west line of Lot 3R, a west line of said premises, and an east line of said Lot 4, North 02°27'53" East, 276.47 feet to a Roome capped iron rod found marking an interior ell-corner of Lot 3R, an interior ell-corner of said premises, and the most northerly northeast corner of said Lot 4;

THENCE with a south line of Lot 3R, a south line of said premises, and the north line of said Lot 4, North 88°27'27" West, passing a 5/8-inch iron rod found at 274.01 feet marking the northwest corner of said Lot 4, and the northeast corner of Cross Creek Addition, an addition to the City of Lucas as recorded in Volume J, Page 328 of the Collin County Map Records, and continuing along the north line of said Cross Creek Addition for a total distance of 846.02 feet to a 1/2-inch iron rod found marking the most westerly southwest corner of Lot 3R, the most westerly southwest corner of said premises, the northwest corner of said Cross Creek Addition, the northeast corner of a called 2.00 acre tract as recorded in Volume 1331, Page 73 of the Collin County Land Records, and being the southeast corner of Forest Creek Estates, an addition to the City of Lucas as recorded in Volume N, Page 433 of the Collin County Map Records;

THENCE with the west line of Lot 3R, the west line of said premises, and the east line of said Forest Creek Estates, North 01°29'23" East, 510.79 feet to a Boundary Solutions capped iron rod found marking the northwest corner of said premises;

THENCE with the north line of said premises, South 85°42'13" East, passing at 899.97 feet a 1/2" iron rod found marking the southwest corner of Lot 1A of said Rock Creek Farms, and continuing with the south line of Lot 1A a total distance of 1209.97 feet to a Boundary Solutions capped iron rod found marking the northeast corner of said premises, a northeast corner of Lot 3R, and an interior corner of said Lot 1A;

THENCE with the east line of said premises, and a common line between Lot 3R and Lot 1A as follows: South 14°22'30" East, 229.14 feet to a Boundary Solutions capped iron rod found for corner; South 30°23'45" East, 577.34 feet to a Boundary Solutions capped iron rod found marking the most easterly southeast corner of said premises, said Lot 3R, being in the northerly right-of-way line of Blondy Jhune Road and the northerly line of a called 0.267 acre tract to the City of Lucas as recorded in Volume 5585, Page 588 of the Collin County Land Records;

THENCE with the northerly right-of-way line of Blondy Jhune Road, the southerly line of said premises and the southerly line of said Lot 3R as follows: South 54°20'28" West, 52.33 feet to a point for corner; South 32°00'17" West, 116.71 feet to a point for corner; and South 75°16'23" West, 367.38 feet to the point of beginning and containing 19.836 acres of land.



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, **April 09, 2015** at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, **May 7, 2015** at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider An application for a zoning change from AO and R-2 to R-2 Further described as follows:

On a parcel of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records with said premises being more particularly described as follows: BEGINNING at a Roome capped iron rod found in the north right-of-way line of Blondy Jhune Road marking the most southerly southwest corner of Lot 3R, the most southerly southwest corner of said premises, and the southeast corner of Lot 4 of said addition; THENCE with a west line of Lot 3R, a west line of said premises, and the east line of said Lot 4, North 01°18'26" East, 216.63 feet to a Roome capped iron rod found marking an interior ell-corner of Lot 3R, an interior ellcorner of said premises, and the most easterly northeast corner of said Lot 4; THENCE with a south line of Lot 3R, a south line of said premises, and a north line of said Lot 4, North 88°30'35" West, 280.38 feet to a Roome capped iron rod found marking a southwest corner of Lot 3R, a southwest corner of said premises, and an interior ell-corner of said Lot 4; THENCE with a west line of Lot 3R, a west line of said premises, and an east line of said Lot 4, North 02°27'53" East, 276.47 feet to a Roome capped iron rod found marking an interior ell-corner of Lot 3R, an interior ellcorner of said premises, and the most northerly northeast corner of said Lot 4; THENCE with a south line of Lot 3R, a south line of said premises, and the north line of said Lot 4, North 88°27'27" West, passing a 5/8-inch iron rod found at 274.01 feet marking the northwest corner of said Lot 4, and the northeast corner of Cross Creek Addition, an

addition to the City of Lucas as recorded in Volume J, Page 328 of the Collin County Map Records, and continuing along the north line of said Cross Creek Addition for a total distance of 846.02 feet to a 1/2-inch iron rod found marking the most westerly southwest corner of Lot 3R, the most westerly southwest corner of said premises, the northwest corner of said Cross Creek Addition, the northeast corner of a called 2.00 acre tract as recorded in Volume 1331, Page 73 of the Collin County Land Records, and being the southeast corner of Forest Creek Estates, an addition to the City of Lucas as recorded in Volume N, Page 433 of the Collin County Map Records; THENCE with the west line of Lot 3R, the west line of said premises, and the east line of said Forest Creek Estates, North 01°29'23" East, 510.79 feet to a Boundary Solutions capped iron rod found marking the northwest corner of said premises; THENCE with the north line of said premises, South 85°42'13" East, passing at 899.97 feet a 1/2" iron rod found marking the southwest corner of Lot 1A of said Rock Creek Farms, and continuing with the south line of Lot 1A a total distance of 1209.97 feet to a Boundary Solutions capped iron rod found marking the northeast corner of said premises, a northeast corner of Lot 3R, and an interior corner of said Lot 1A; THENCE with the east line of said premises, and a common line between Lot 3R and Lot 1A as follows: South 14°22'30" East, 229.14 feet to a Boundary Solutions capped iron rod found for corner; South 30°23'45" East, 577.34 feet to a Boundary Solutions capped iron rod found marking the most easterly southeast corner of said premises, said Lot 3R, being in the northerly right-of-way line of Blondy Jhune Road and the northerly line of a called 0.267 acre tract to the City of Lucas as recorded in Volume 5585, Page 588 of the Collin County Land Records; THENCE with the northerly right-of-way line of Blondy Jhune Road, the southerly line of said premises and the southerly line of said Lot 3R as follows: South 54°20'28" West, 52.33 feet to a point for corner; South 32°00'17" West, 116.71 feet to a point for corner; and South 75°16'23" West, 367.38 feet to the point of beginning and containing 19.836 acres of land. Acres in the City of Lucas, Collin County, Texas, Collin County, Texas. Recommend underlying zoning of said tracts to be Residential 2 acre (R2). Otherwise known as the Enloe Property.

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 jfaircloth@lucastexas.us, or Fax 972-727-0091 and it will be presented at the Hearing.

Stacy Henderson, TRMC

March 20, 2015

MLA Project #09506

Mr. Joe Hilbourn
City of Lucas, Development Services Director
665 Country Club
Lucas, TX 75002

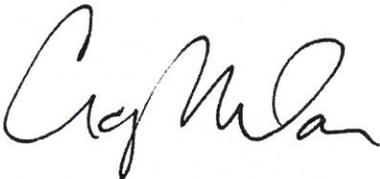
RE: CROSS CREEK ACRES - ZONING CHANGE APPLICATION

Mr. Hilbourn,
BDM Developers Blondy Jhune Road Phase 1, LLC is the owner of a 19.836 acre tract of land located in the City of Lucas on the north side of Blondy Jhune Road. The property is currently zoned R2 and AO with industrial land use as shown on the City's existing zoning and land use maps. The owner is requesting a change in zoning for the property to straight R2 zoning to create a single-family residential subdivision. Please find enclosed the following documents as required by the City for the proposed zoning change application:

- Application Form
- Zoning Exhibit and Zoning Exhibit Checklist
- Metes and Bounds Description
- Survey of the Property
- Mailing Labels (property owners within 500' of subject property)
- CD with PDF of all documents listed above.

Please contact me at your earliest convenience if you have any questions or need additional information. Thanks for your consideration and we look forward to working with the City on this project.

Sincerely,



Craig Malan, PE
Director of Land Development Service
MLA Consulting, LLC



ZONING APPLICATION

City of Lucas, Texas

Office Use Only:

Date Received

Received by

Name of Subdivision or Project: Cross Creek Acres

Application Type

	Application Fee
<input type="checkbox"/> Initial Zoning (Newly annexed or Agricultural property) Per Classification	\$350.00
<input checked="" type="checkbox"/> Rezoning (Property currently zoned) Per Classification	\$350.00
<input type="checkbox"/> Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	\$150.00

Physical Location of Property: North Side of Blondy Jhune Rd, Approx. 1,300' West of Winningkoff Road
[Address and General Location - approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
19.836 Ac. in the John Cahill Survey, Abstract No. 146 and John Kirby, Abstract No. 506

[Survey/Abstract No. and Tracts, or platted Subdivision Name with Lots/Block]
Collin County Appraisal District Short Account Number: 2711894

Acreage: 19.836 Existing Zoning: R2/AO Requested Zoning: R2
[Attach a detailed description of requested zoning]

OWNER'S NAME: Brett McClellan, BDM Developers Blondy Jhune Phase 1 Phone Number: 214-608-8563

Applicant/Contact Person: Brett McClellan Title: President

Company Name: BDM Developers Blondy Jhune Phase 1

Street/Mailing Address: 3511 Haynie Avenue City: Dallas State: TX Zip: 75205

Phone: (____) 214-608-8563 Fax: (____) _____ Email Address: bmccllellan@houseloan.com

ENGINEER / REPRESENTATIVE'S NAME: Craig Malan, PE, MLA Consulting, LLC

Contact Person: Craig Malan, PE Title: Director of Land Development Services

Company Name: MLA Consulting, LLC

Street/Mailing Address: 101 W. Renner Road, Suite 140 City: Richardson State: TX Zip: 75082

Phone: (____) 214-952-0233 Fax: (____) 214-242-2422 Email Address: craig@mlaconsultingllc.com

ZONING APPLICATION. Cont.



Name of Subdivision or Project: Cross Creek Acres cont.

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. [Drawings will not be returned to applicant.]

SUBMISSIONS. Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED, WITH NO AMBIGUITY.

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS ()
COUNTY OF COLLIN ()

BEFORE ME, a Notary Public, on this day personally appeared Jason Cross the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Jason Cross

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 20 day of March, 2015.

Terra L. Shepard



Notary Public in and for the State of Texas:

Official Use Only:	Action Taken		
Planning & Zoning:	_____	Date:	_____
City Council:	_____	Date:	_____
Applicant Withdrew: Yes or No	Applicant Made a Written Withdrawal: Yes or No	Date:	_____



Zoning Exhibit Checklist

Minimum Requirements

Project Name CROSS CREEK ACRES
Preparer MLA CONSULTING, LLC

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Department of Planning and Community Development. Indicate that all information is included on the submitted plans by initialing the box next to the required information. **Initialing the box certifies to the City that you have completely and accurately addressed the issue.** Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

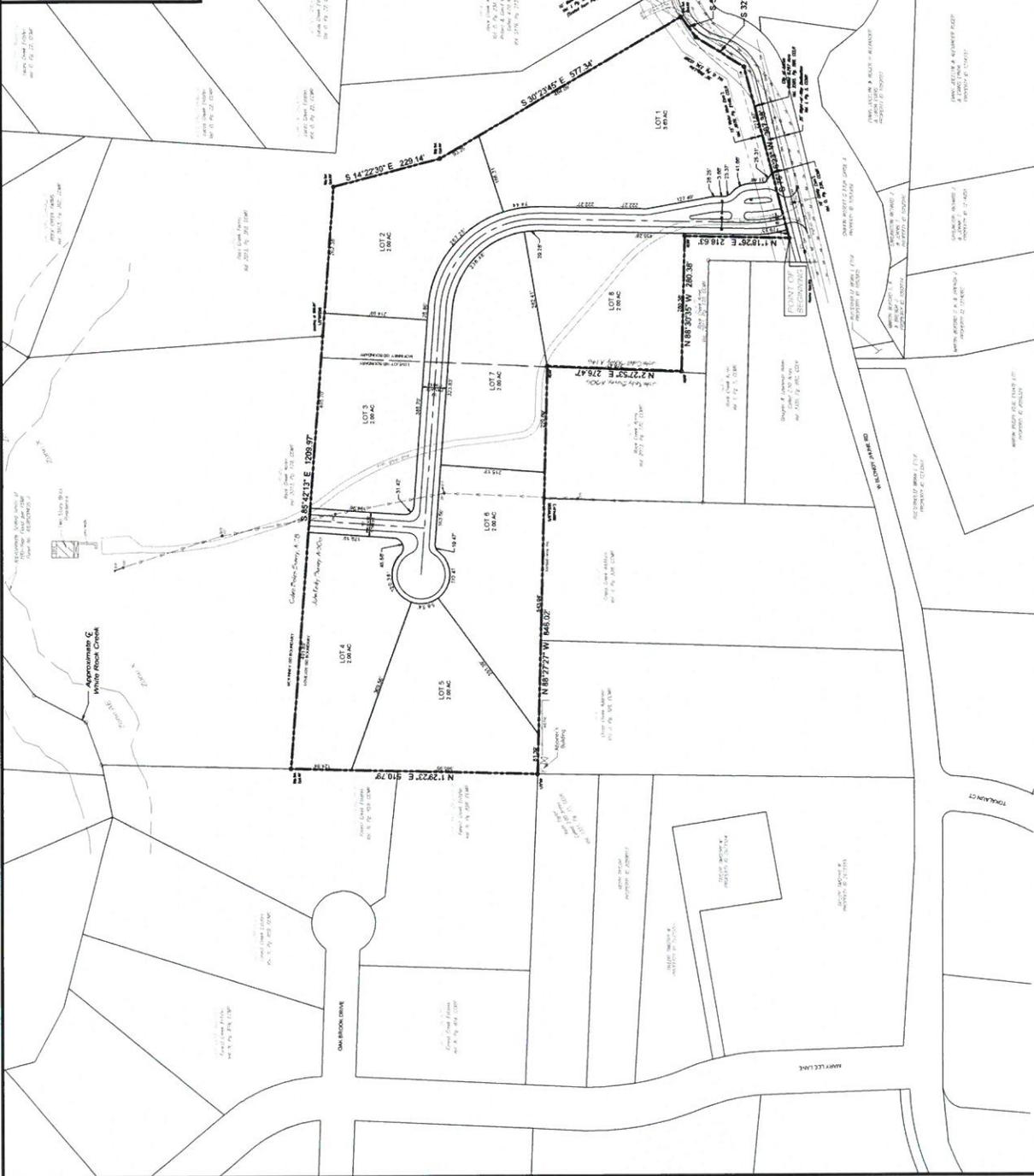
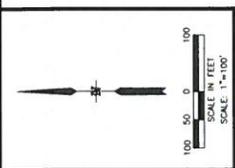
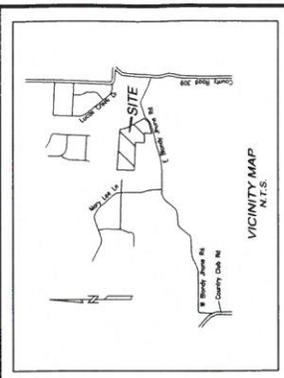
- CL* Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- CL* Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.
- CL* Statement of purpose and intent of the zoning or rezoning that includes:
- o Land Use(s) proposed
 - o Existing and proposed zoning
 - o Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - o Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - o Impact on land use(s) adjacent to the rezoning request.
 - o Conformance to the Comprehensive Plan.
 - o Other information as required by City staff, Planning & Zoning Commission, and/or City Council
 - o If a residential use, the density of the proposal and density of adjacent residential use(s).
- CL* Adjacent zoning and existing land use/s within 500 feet is indicated.

- As* Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.
- As* A note is included that states that development of the site will be in accordance with City of Lucas development standards
- as* Provide an electronic file (pdf.) of Legal Description/Metes & Bounds Description with labeling at top of document.
- As* Labels of an appropriate size for mailing, with current property owner/s name and address, of any property located within 500 feet of all property lines of subject property.

N/A

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and Planned Development / Zoning District Requests or Amendments

- Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing/s and distance/s.
- A title block in the lower right corner that includes large, boldly printed "ZONING CONCEPT PLAN - EXHIBIT B", owner and engineer's, architect's, and/or surveyor's names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info. if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City.
- A note shall be affixed to the Zoning Concept Plan as follows:
- "This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (For Planned Development Requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Director of Planning, will require an amendment to the Concept Plan and, as necessary, the development regulations."
- Location/vicinity map showing the location of the proposed zoning request/change with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- Written and bar graph scale, and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- Abstract lines, survey lines, corporate boundaries are correctly shown and clearly labeled.
- Statement of purpose and intent of the rezoning that includes:
 - o Land Use(s) proposed
 - o Existing and proposed zoning and land use
 - o Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - o Impact of the use(s) on water and wastewater utilities (provide general statement with regard to availability).
 - o Impact on land use(s) adjacent to the rezoning request.
 - o Conformance to the Comprehensive Plan.
 - o Other information as required by Planning staff, Planning & Zoning Commission, and/or City Council
- Adjacent existing land use/s within 500 feet is indicated.
- Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- Concept Plan includes the following:
 - o Land use/s proposed (building footprint/s are to be graphically shown).
 - o Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - o Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - o If a structure is proposed, or proposed to remain, a minimum and maximum square footage (If no definitive/specific user/s are identified at this time) is indicated for the structure(s).



- STATEMENT OF PURPOSE AND INTENT NOTES:
1. THE PROPERTY CURRENTLY ZONED R2 AND AGRICULTURAL. THE EXISTING LAND USE IS SINGLE-FAMILY RESIDENTIAL.
 2. THE PROPOSED ZONING FOR THE PROPERTY IS R2. THE PROPOSED LAND USE IS SINGLE-FAMILY RESIDENTIAL.
 3. THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACTS ON THE TRANSPORTATION SYSTEM DUE TO THE ANTICIPATED LOW DENSITY.
 4. THE PROPOSED DEVELOPMENT WILL NOT REQUIRE ANY NEW OR IMPROVED WATER OR SEWERAGE FACILITIES IN ACCORDANCE WITH CITY, COUNTY AND STATE REGULATIONS.
 5. THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT IMPACT ON THE EXISTING WATER SYSTEM DUE TO THE ANTICIPATED LOW DENSITY.
 6. THE PROPOSED DEVELOPMENT WILL NOT REQUIRE ANY NEW OR IMPROVED WATER OR SEWERAGE FACILITIES IN ACCORDANCE WITH CITY, COUNTY AND STATE REGULATIONS.
 7. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
 8. THE MAXIMUM DENSITY OF THE PROPOSED DEVELOPMENT IS 1 UNIT PER 2 ACRES.
 9. THE MAXIMUM DENSITY OF THE PROPOSED DEVELOPMENT IS 1 UNIT PER 2 ACRES.
 10. THE MAXIMUM DENSITY OF THE PROPOSED DEVELOPMENT IS 1 UNIT PER 2 ACRES.
 11. THE MAXIMUM DENSITY OF THE PROPOSED DEVELOPMENT IS 1 UNIT PER 2 ACRES.
 12. THE MAXIMUM DENSITY OF THE PROPOSED DEVELOPMENT IS 1 UNIT PER 2 ACRES.
 13. THE MAXIMUM DENSITY OF THE PROPOSED DEVELOPMENT IS 1 UNIT PER 2 ACRES.

ZONING EXHIBIT
CROSS CREEK ACRES
 BEING ALL OF 19.638-ACRES
 AND BEING PART OF THE
 JOHN CAHILL SURVEY, ABSTRACT NO. 146,
 JOHN KERBY SURVEY, ABSTRACT NO. 506,
 (VOL. 2014, PG. 9 N.R.C.T.),
 CITY OF LUCAS, COLLIN COUNTY, TEXAS
 PREPARED: MARCH 20, 2015

ROOME LAND SURVEYING, INC.
 SURVEYS
 2000 AVENUE G, SUITE B10
 PLANO, TEXAS 75074
 PHONE: 972.420.2833
 WWW.ROOMLSURVYING.COM

BDM DEVELOPERS
 BLOODY HUNNE PHASE 1, LLC
 3511 HAYNE AVENUE
 DALLAS, TEXAS 75285
 PHONE: 214.858.8553

MIA CONSULTING
 ENGINEERS
 10110 BERNER ROAD, SUITE 140
 FORT WORTH, TEXAS 76135
 PHONE: 817.336.1111
 CONTACT: MIA@MIACONSULTING.COM



City of Lucas

Planning and Zoning Agenda Request

April 9, 2015

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider approval of the minutes of the March 12, 2015 Planning and Zoning Commission meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. Minutes of the March 12, 2015 Planning and Zoning Commission meeting.

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to Approve/Deny the minutes of March 12, 2015.



Planning & Zoning Commission
Regular Meeting
March 12, 2015 - 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

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

Present:

Chairman, Peggy Rusterholtz
Vice Chairman, David Keer
Commissioner, Andre Guillemaud
Alternate Commissioner, Scott Sperling

Absent:

Commissioner, Joe Williams
Commissioner, Brian Blythe
Alternate Commissioner, Kevin Wier

Staff:

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

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

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

Chairman Rusterholtz announced that with the absence of several Commissioners, Alternate Commissioner Sperling would be a voting member this evening.

Public Hearing

AGENDA ITEM NO. 1

Consider the approval of an application for a specific use permit for a self-storage facility on a parcel of land containing 4.417 acres situated in the William Snider survey, Abstract number 821, tract 32, and lot 1 of the SC Lucas Addition.

A presentation was made by Development Services Director Joe Hilbourn discussing the specific use permit requirements and square footage of the building consisting of air conditioned self-storage space totaling 38,000 square feet; non air-conditioned space totaling 56,888 square feet; office space totaling 1,800 square feet and total square footage of the development totaling 96,688 square feet.

Mr. Hilbourn also discussed staff recommendation outlining the following items:

- 100% Austin Stone on east and west elevations
- 50% Austin Stone on north and south elevations
- All colors shall be neutral tan and browns
- The height of Building B be shortened to allow for a hammer head on the site plan
- Monument sign frame in the shape of an L with Austin Stone to match existing signage frames on Angel Parkway
- Tie elevations with above comments to the specific use permit including wall signage
- Tie the site Concept Plan to the specific use permit with allowance for code requirements during the Site Plan and Landscape Plan approval process.
- Eight foot masonry screening wall on the west side of the detention pond with one large tree every twenty feet, and a small tree between each large tree staggered in two rows on the east side of the masonry screening wall (connect to Wal-Mart screen wall).

Commissioner Guillemaud asked if any outside storage or truck rental was proposed with this development.

Mr. Hilbourn stated that no outside storage or truck rental was proposed and is prohibited by ordinance.

The Commission discussed at length proposed lighting around the development, placement of unit doors, landscaping and fence/masonry design elements.

Chairman Rusterholtz opened the public hearing asking if anyone wanted to speak regarding this agenda item.

Ms. Mary Feagin, 575 Country Club, Fairview, spoke in favor of the request and stated she would work with the City on any design elements for the development.

Chairman Rusterholtz closed the public hearing at 7:17pm.

Chairman Rusterholtz stated that Commissioner Wier could not be in attendance this evening but had several comments relating to this agenda item. Commissioner Wier's comments were read into the record:

- 100% stone or brick for all building facades that face public right-of-way or residential property;
- No open or outdoor storage allowed;
- The conduct of sales, or other business activity other than storage shall be prohibited within any individual storage unit;
- A maximum of one (1) large load moving van may be located on site for the use of tenants;
- All doors shall be a neutral color;
- A single residential unit for a caretaker/manager shall be permitted;
- Where the site abuts a residential district, there shall be a minimum of a 20-foot wide, irrigated landscape buffer between the property line and the exterior walls or screening

walls of the facility. A minimum of one (1) three inch (3") caliper shade tree, planted 30 feet on center, and two (2) ornamental trees planted at 15 feet on center is required;

- Open space and landscaped area should be generally located at the exterior of the building clusters - all interior landscaping areas would be used for staging, loading;
- With exception of signage areas along the building face, all buildings shall be a neutral color;
- No truck or trailer rental.

The Commission discussed that the facility or individual units should not be used for garage sales or market sales of any kind. The Commission also discussed masonry requirements and access to the property.

Ms. Feagin stated that the development will have security alarms and surveillance cameras, but no guard or caretaker will live on site.

The Commission discussed landscaping on the east side of the building creating a buffer near the residential area.

Chairman Rusterholtz announced that the Commission would be going into Executive Session at 7:43pm to seek legal advice from the City Attorney.

The Commission reconvened into the public hearing at 7:55pm.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to recommend approval of the specific use permit for a self-storage facility on a parcel of land containing 4.417 acres situated in the William Snider survey, Abstract number 821, tract 32, and Lot 1 of the SC Lucas Addition with the following conditions. The motion passed unanimously by a 4-0 vote.

1. 100% Austin Stone on east and west elevations;
2. 50% Austin Stone on north and south elevations;
3. All colors shall be neutral tan and browns;
4. The height of Building B be shortened to allow for a hammer head on the site plan
5. Monument sign frame in the shape of an L with Austin Stone to match existing signage frames on Angel Parkway;
6. Tie elevations with above comments to the specific use permit including wall signage;
7. Tie the site Concept Plan to the specific use permit with allowance for code requirements during the Site Plan and Landscape Plan approval process;
8. Add eight foot masonry screening wall on the west side of the detention pond with one 3 inch large caliper tree every twenty feet, and a small tree between each large tree staggered in two rows on the east side of the masonry screening wall;
9. The conduct of sales or other business activity other than storage shall be prohibited within any individual storage unit.
10. No on-site residence for caretaker/manager shall be permitted;
11. No storage of U-Haul type truck or trailer shall be permitted on site;
12. No outside storage shall be permitted on site;
13. All fencing be wrought iron with masonry and stone posts and be 8 feet in height.

AGENDA ITEM NO. 2

Consider an application for a specific use permit for a self-storage facility on a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway.

A presentation was made by Development Services Director Joe Hilbourn discussing signage, elevations and the retail space proposed in front of the development. Mr. Hilbourn discussed the square footage of the development consisting of air conditioned self-storage space totaling 86,000 square feet; non air-conditioned space totaling 55,389 square feet; and square footage of the entire development totaling 141,389 square feet.

Mr. Hilbourn also discussed staff's recommendation including the following:

- 100% Austin Stone on the east and west elevations;
- 50% Austin Stone on the north and south elevations;
- Change orange band, and garage doors to a more neutral color of brown or tan. Band on west elevation and north and south elevations around signage can remain;
- Attach the monument sign and wall signage to the specific use permit;
- Construct monument sign in similar design to existing signs, with iron ornament on top of monument sign;
- Attach landscape plan and site plan to the specific use permit.
- Require connections between buildings to be masonry with a gate for fire access;
- Add one small tree from the approved tree list between each large tree on the east elevation.
- Sod open area east of main building currently showing decomposed granite;
- Consider requiring Commercial retail spaces on the west side.

Commissioner Sperling stated he was concerned that the elevations do not reflect a retail center.

The Commission discussed the elevations of the development and proposed parking as well as the signage and elevations.

Chairman Rusterholtz opened the public hearing and asked if anyone wanted to speak regarding this agenda item.

Mr. William Cothrum with Master Plan Consultants, representing Public Storage stated he was in favor of the request and gave a presentation. He discussed the security they would have on-site, elevations and the approximate area of residents the development would be serving. He also stated that additional trees have been added to create more of a buffer around the site. Mr. Cothrum stated that they would not have moving trucks on site nor outside storage.

Mr. Maxwell Fisher, with Master Plan consultants, representing Public Storage spoke in favor of the request and also discussed signage, band color and the need for the band to remain as part of the Public Storage brand and that the facility would also have a caretaker quarters available on site for security purposes.

Chairman Rusterholtz closed the public hearing at 8:34pm.

Chairman Rusterholtz read into the record the comments from Commissioner Wier related specifically for this agenda item:

- More perimeter trees/landscaping along north face of development;
- The interior open space labeled as decomposed granite should not be allowed;
- Masonry fence and opaque gate at main entrance in lieu of wrought iron;
- Additional landscaping/buffering along east property line – across from residential.

Vice Chairman Keer stated that he did not consider this development as the best use for the property as it was located directly on Angel Parkway that is a main entrance to the City.

Commissioner Guillemaud concurred and believed a retail development would be a better use for this site.

Chairman Rusterholtz expressed her concern relating to the frontage of the property being developed in such a way and the need for Public Storage to keep its branding on all the buildings.

MOTION: A motion was made Vice Chairman Keer, seconded by Commissioner Guillemaud to recommend denial of the self-storage facility on a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of Tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway. The motion was denied unanimously by a 4-0 vote.

AGENDA ITEM NO. 3

Consider an application for a Planned Development, with an underlying zoning of R-2 for a parcel of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as recorded in Volume 2013, Page 170 of the Collin County Map Records. More commonly known as the Enloe Property.

Chairman Rusterholtz announced that the applicant has withdrawn their request and this item will not be moving forward.

Regular Agenda

AGENDA ITEM NO. 4

Consider approval of the minutes from the January 8, 2015 Planning and Zoning Commission meeting.

MOTION: A motion was made by Chairman Rusterholtz and seconded by Commissioner Guillemaud to approve the minutes of January 8, 2015 as submitted. The motion passed unanimously by a 4-0 vote.

AGENDA ITEM NO. 5

Consider approval of the minutes from the February 12, 2015 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Guillemaud and seconded by Vice Chairman Keer to approve the minutes of February 12, 2015 as submitted. The motion passed unanimously by a 4-0 vote.

AGENDA ITEM NO. 6

Consider an application for site plan approval for a self-storage facility on a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway.

Development Services Director Joe Hilbourn stated that this item could not be heard since Agenda Item No. 2, the specific use permit, was denied.

AGENDA ITEM NO. 7

Discuss and consider an application for landscape plan approval for a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway.

Development Services Director Joe Hilbourn stated that this item could not be heard since Agenda Item No. 2, the specific use permit, was denied.

AGENDA ITEM NO. 8

Consider approval of a final plat for Enchanted Creek phase 1B. Situated partially in the I. & G. N. RY. CO. Survey abstract number 1060 and partially in the John McKinney Survey abstract number 596 City of Lucas. Collin County Texas being 54.875 acres more commonly known as the Hunt Property.

Development Services Director Joe Hilbourn stated that this item had been withdrawn because public improvements are not complete.

AGENDA ITEM NO. 9

Adjournment.

MOTION: A motion was made by Commissioner Sperling and seconded by Commissioner Guillemaud to adjourn the meeting at 8:48pm. The motion passed unanimously with a 4-0 vote.

Peggy Rusterholtz
Chairman

ATTEST:

Stacy Henderson
City Secretary



City of Lucas

Planning and Zoning Agenda Request

April 9, 2015

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider an application submitted by Todd Winters with Engineering Concepts on behalf of Barry Ranch for preliminary plat approval. For a parcel of land being 18.401 acres of land situated in the James Grayum Survey, ABS number 354, city of Lucas, Collin County, Texas.

Background Information:

This parcel is south of private Road 5252 on Country Club Road.

1. Property currently zoned R-2
2. 8 lots
3. Single entrance cul-de-sac over 600' long
 - a. Split entrance
 - b. Looped water main

Attachments/Supporting Documentation:

1. Preliminary Plat
2. Preliminary Water Main Plan

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to Approve/Deny an application submitted by Todd Winters with Engineering Concepts on behalf of Barry Ranch for preliminary plat approval for a parcel of land being 18.401 acres of land situated in the James Grayum Survey, ABS number 354, City of Lucas, Collin County, Texas.



VICINITY MAP
N.T.S.



LEGEND	
S.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
B.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
I.P.F.	IRON PIPE FOUND
R.F.	REAR FENCE FOUND
C.O.	CONTROL CURBMENT
C.O.P.	COULN COUNTY MAP RECORDS

NOTES:

- By approval of zoning, the general description herein does not constitute a guarantee of any kind, and the developer shall be responsible for all boundary corners, lot corners, points of curvature, points of tangency, and all other data shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan.
- Survey being based on Texas State Plane Coordinate System, Projection: State Plane NAD83, Texas North Central Zone 1022, Lambert Conformal Conic, (1022N-107).
- Setbacks shall be maintained by installing property including drainage and utility easements to the edge of pavement.
- Only wrought iron fences permitted within drainage easements.
- A 1/2-inch top red, with white cap stamped "GALV" will be set at all boundary corners, lot corners, points of curvature, points of tangency, and all other data shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan.
- Setting a portion of any lot within this subdivision by means and to be shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan. The developer shall be responsible for the accuracy of all data shown on this plan.
- Benchmark: An "X" cut in south end of a concrete sidewalk on the west side of Simpson Road at Muddy Creek, Elev. 508.52'

North-Texas Mechanical, Inc., Dallas, TEXAS, is the contractor for the construction of the permanent structures such as foundations, walls, floors, roofs, and other structures. North-Texas Mechanical, Inc., Dallas, TEXAS, is the contractor for the construction of the permanent structures such as foundations, walls, floors, roofs, and other structures. North-Texas Mechanical, Inc., Dallas, TEXAS, is the contractor for the construction of the permanent structures such as foundations, walls, floors, roofs, and other structures.

EXISTING ZONING: R2.0
 PROPOSED ZONING: R2.0
 DENSITY: 1 LOT PER 2,000 ACRES GROSS
 MIN. LOT SIZE: 2,136 ACRES
 MAX. LOT SIZE: 0.669 ACRES

PRELIMINARY WATER PLAN
 FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT
 BARRY RANCH

LOTS 1-8, BLOCK A
 8 RESIDENTIAL LOTS
 BEING 18.401 ACRES
 BEING PART OF TRACT 100
 CITY OF LUCAS OLAN COUNTY, TEXAS

OWNER / DEVELOPER
N. CHRISTOPHER AND COMPANY
 100 W. WACO STREET, SUITE 200
 WACO, TEXAS 76798
 (817) 874-2777
 (817) 874-1076

LAND SURVEYOR
CLAS LAMB SURVEYING
 2114 FM 1543
 WACO, TEXAS 76798
 OFFICE (817) 498-2004
 FAX (817) 498-2025
 TYPERS: Pam No. 1019370