



AGENDA

**City of Lucas
Planning and Zoning Commission
November 12, 2015
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, November 12, 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

Regular Agenda

1. Consider approval of the minutes of the October 8, 2015 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre tract of land, otherwise known as the Kenneth R. Lewis Tract adjacent to the Kenneth R. Lewis Park located on FM 1378. (Development Services Director Joe Hilbourn)
3. Consider the request by Dahlia Arr, LLC for site plan approval of a self-storage facility located at 731 Angel Parkway, otherwise known as the SC Lucas plat, Lot 1, Block A, being a 4.104 acre parcel of land. (Development Services Director Joe Hilbourn)
4. Consider the request by Dahlia Arr, LLC for landscape plan approval for a self-storage facility located at 731 Angel Parkway, otherwise known as the SC Lucas plat, Lot 1, Block A, being a 4.104 acre parcel of land. (Development Services Director Joe Hilbourn)
5. Discuss and consider if the day and time of the Planning and Zoning Commission meetings should be changed. (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.

6. 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 on or before November 6, 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

November 12, 2015

Requester: City Secretary Stacy Henderson

Agenda Item:

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

Background Information:

N/A

Attachments/Supporting Documentation:

1. Minutes of the October 8, 2015 Planning and Zoning Commission meeting.

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to approve/modify the minutes of October 8, 2015.



City of Lucas
Planning & Zoning Commission
Regular Meeting
October 8, 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.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Brian Blythe

Commissioner Joe Williams (*arrived at 7:16*)
Alternate Commissioner Scott Sperling
Alternate Commissioner Kevin Wier

Staff:

Development Services Director Joe Hilbourn
Special Projects Coordinator Cathey Bonczar

Council Liaison Absent:

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.

Regular Agenda

- 1. Consider approval of the minutes of the September 10, 2015 Planning and Zoning Commission meeting.**

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to approve the minutes of the September 10, 2015 Planning and Zoning Commission meeting. The motion passed unanimously by a 5-0 vote.*

- 2. Consider amendments to Chapter 10 of the Code of Ordinances Subdivision Regulations related to Definitions; Land Use; Advisory Committee; Filing Fees; Vacating Plats; Park Sites; Road Types; Sidewalks; Master Fee Schedule; and adding requirements pertaining to OSSF and HOA responsibilities.**

Development Services Director Joe Hilbourn presented the updated changes within Chapter 10 and the Commissioners were in agreement with the updates.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to approve the amendments to Chapter 10 of the Code of Ordinances Subdivision Regulations related to Definitions; Land Use; Advisory Committee; Filing Fees; Vacating Plats; Park Sites; Road Types; Sidewalks; Master Fee Schedule; and adding requirements pertaining to OSSF and HOA responsibilities. The motion passed unanimously by a 5-0 vote.*

3. Adjournment.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:17pm. The motion passed unanimously with a 5 to 0 vote.*

Peggy Rusterholtz
Chairman

ATTEST:

Stacy Henderson
City Secretary



City of Lucas

Planning and Zoning Agenda Request

November 12, 2015

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre tract of land, otherwise known as the Kenneth R Lewis Tract adjacent to the Kenneth R. Lewis Park located on FM 1378.

Background Information:

The final plat contains 35 lots zoned R-1.5 with the smallest lot exceeding the minimum lot size requirement. Lot frontage for R-1.5 zoning is a minimum 160 feet excluding cul-de-sacs, where cul-de-sacs are 40 feet, all lots meet or exceed this requirement. There will be two points of access, one on the North side of the subdivision and the other on the southeast side of the subdivision. The water main will be looped from South View Drive with a 12" water main to the 8" loop feeding Brookhaven Ranch Estates and the subdivision will have retention ponds for excess run-off.

This plat complies with the City's regulations and the approved preliminary plat.

Attachments/Supporting Documentation:

1. Final Plat

Budget/Financial Impact:

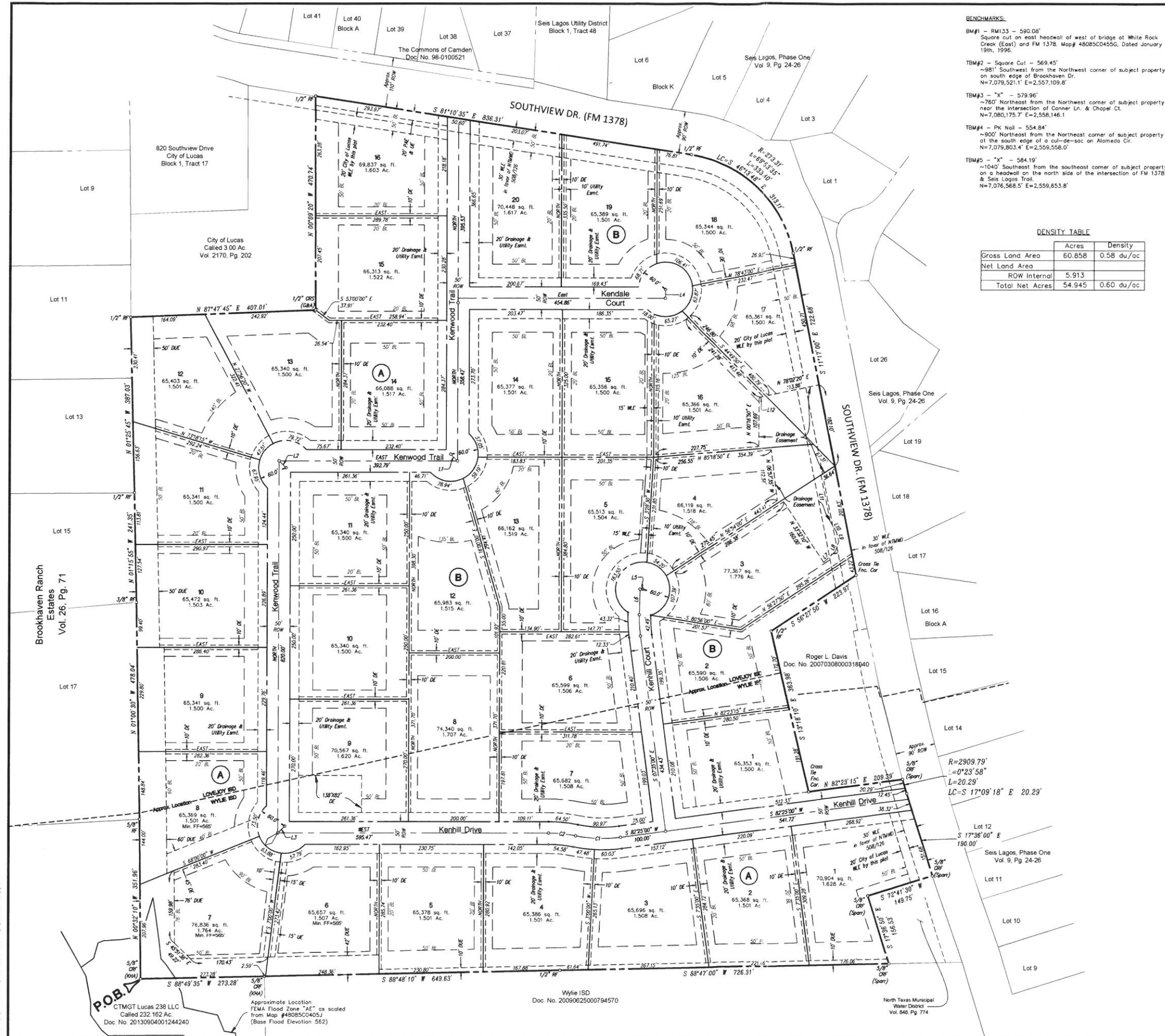
N/A

Recommendation:

Approve as presented.

Motion:

I make a motion to recommend approval/denial of the request by Steve Lennart for final plat approval of Lewis Park Estates, a parcel of land located in the James Anderson Survey, Abstract Number 17 being a 60.858 acre tract of land.



LEGEND

- P.O.B. = POINT OF BEGINNING
- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- CRF = CAPPED REBAR FOUND
- G&A = G&A CONSULTANTS, L.L.C.
- PRCCT = PLAT RECORDS, COLLIN COUNTY, TEXAS
- RPRCCT = REAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- DUE = DRAINAGE & UTILITY EASEMENT
- NTMWD = NORTH TEXAS MUNICIPAL WATER DISTRICT
- OP = OVERHEAD POWER
- DC = DENOTES STREET NAME CHANGE



BENCHMARKS:

BM#1 - RM133 - 590.08'
Square cut on east headwall of west of bridge at White Rock Creek (East) and FM 1378. Map# 48085C0455G, Dated January 19th, 1996.

TBM#2 - Square Cut - 569.45'
~981' Southwest from the Northwest corner of subject property on south edge of Brookhaven Dr.
N=7,079,521.1' E=2,557,109.8'

TBM#3 - "X" - 579.96'
~760' Northeast from the Northwest corner of subject property near the intersection of Conner Ln. & Chapel Ct.
N=7,080,175.7' E=2,558,146.1'

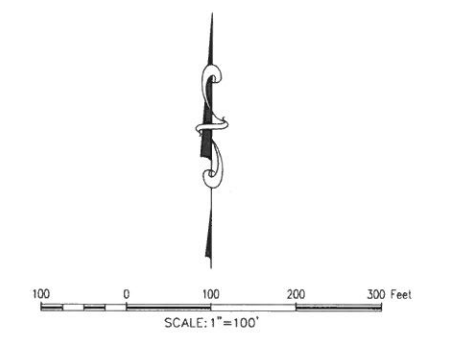
TBM#4 - PK Nail - 554.84'
~900' Northeast from the Northeast corner of subject property at the south edge of a cul-de-sac on Alameda Cir.
N=7,079,803.4' E=2,559,558.0'

TBM#5 - "X" - 584.19'
~1040' Southeast from the southeast corner of subject property on a headwall on the north side of the intersection of FM 1378 & Seis Lagos Trail.
N=7,076,568.5' E=2,559,653.8'

DENSITY TABLE

	Acres	Density
Gross Land Area	60.858	0.58 du/ac
Net Land Area		
ROW Internal	5.913	
Total Net Acres	54.945	0.60 du/ac

- NOTES:**
- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - No flood zone area analysis has been performed on the subject property by G&A Consultants.
 - According to Community/Panel No. 48085C0405J, effective May 6, 2009, of the FLOOD INSURANCE RATE MAP for Collin County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance flood plain, with base flood elevations established). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
 - This flood statement shall not create liability on the part of the surveyor.
 - Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, an all or part of those lots.
 - No access to F.M. 1378 from any part of a lot shall be allowed.
 - Easement in favor of North Texas Municipal Water District, recorded in Volume 508, Page 126 is not for public use.
 - Drainage easements shall be maintained by the HOA.



THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR PLANNING PURPOSES ONLY AND SHALL NOT BE USED OR FILED FOR PUBLIC RECORD.

LEWIS PARK ESTATES
Lots 1-20, Block A
Lots 1-20, Block B
60.858 Acres
Zone R-H15

in the
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
CITY OF LUCAS
COLLIN COUNTY, TEXAS

G&A SITE PLANNING CIVIL ENGINEERING PLATTING CONSULTANTS, L.L.C.
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
610 Byron Nelson Blvd, Ste 114 • Rowlett, TX 75082 • P: 972.831.9712 • F: 972.831.9715

1/2

DRAWN BY: DATE: 09/03/14 SCALE: 1"=100' JOB. No. 14026

OWNER
CADD Lewis Park LLC
c/o Lanart Development Company, LLC
520 Central Parkway E
Suite 104
Pleuro, TX 75074
Contact Steve Lanart
(972) 422-9880

The 1:1000 scale drawing was prepared by G&A Consultants, L.L.C. on 09/03/14. The 1:1000 scale drawing was prepared by G&A Consultants, L.L.C. on 09/03/14. The 1:1000 scale drawing was prepared by G&A Consultants, L.L.C. on 09/03/14.

STATE OF TEXAS : WHEREAS WE, CADG LEWIS PARK LLC, are the owners of property situated in the City of Lucas described as follows:
 COUNTY OF COLLIN : WHEREAS WE, CADG LEWIS PARK LLC, are the owners of property situated in the City of Lucas, Collin County, Texas and part of those certain tracts of land described as Tracts I and II, in deed to Guardian Mortgage Company, Inc., as recorded in Document Number 20140131000092420 of the Deed Records of Collin County, Texas, and being all of that certain called 24.45 acre tract of land described in deed to Lewis-McWhirter, LLC, recorded in Document Number 2005-160899 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" capped rebar found (Kimley Horn and Associates) at the southwest corner of said Tract I, and being an inner eile corner of that certain called 232.162 acre tract of land described in deed to CTMG Lucas 238, LLC, recorded in Document Number 20130904002144240 of the Deed Records of Collin County, Texas;

THENCE N 00°32'10" W, 351.96 feet with the west line of said Tract I, and the east line of said 232.162 acre tract, to a 5/8" rebar found at the northeast corner thereof, and being the southeast corner of Brookhaven Ranch Estates, an addition to the City of Lucas, according to the plat thereof, recorded in Volume 26, Page 71 of the Plat Records of Collin County, Texas;

THENCE N 01°00'30" W, 478.04 feet with the west line of said Tract I, and the east line of said Brookhaven Ranch Estates to a 3/8" rebar found at the northwest corner of said Tract I, and being the southwest corner of said Tract 2;

THENCE N 01°15'55" W, 241.35 feet with the west line of said Tract 2, and the east line of said Brookhaven Ranch Estates, to a 1/2" rebar found, THENCE N 01°25'45" W, 387.03 feet with the west line of said Tract 2, and the east line of said Brookhaven Ranch Estates, to a 1/2" rebar found at the westerly northeast corner of said Tract 2, and being the southwest corner of that certain called 3.00 acre tract of land described in deed to the City of Lucas, recorded in Volume 2170, Page 202 of the Deed Records of Collin County, Texas;

THENCE N 87°47'45" E, 407.01 feet, with the north line of said Tract 2, and the south line of said 3.00 acre tract, to the southeast corner thereof;

THENCE N 00°09'20" W, 470.74 feet, with the north line of said Tract 2, and the east line of said 3.00 acre tract, to a 1/2" rebar found at the most northerly northwest corner of said Tract 2, the northeast corner of said 3.00 acre tract, and being on the south line of F.M. Highway 1378;

THENCE S 81°10'35" E, with the north line of said Tract 2, and the south line of said F.M. Highway 1378, passing at 581.11 feet a 1/2" rebar found at the northeast corner of said Tract 2, and being the northwest corner of said 24.45 acre tract, continuing with the north line thereof, 836.31 feet to a 1/2" rebar found;

THENCE Southeasterly with east line of said 24.45 acre tract, and the west line of said F.M. Highway 1378, with the arc of a curve to the right, having a radius of 273.31 feet, a central angle of 69°53'35", an arc length of 333.40 feet, and whose chord bears S 46°13'48" E, 313.11 feet;

THENCE S 11°17'10" E, 722.68 feet, with the east line of said 24.45 acre tract, and the west line of F.M. Highway 1378, to the northeast corner of that certain tract of land described in deed to Roger L. Davis, recorded in Document Number 20070308000318040 of the Deed Records of Collin County, Texas;

THENCE S 56°27'50" W, 223.97 feet with the east line of said 24.45 acre tract, and the north line of said Davis tract, to the northwest corner thereof;

THENCE S 13°18'10" E, 363.98 feet with the east line of said 24.45 acre tract, and the west line of said Davis tract, to the southwest corner thereof;

THENCE N 82°23'15" E, 209.39 feet with the east line of said 24.45 acre tract, and the south line of said Davis tract, to the southeast corner thereof, being on the west line of F.M. Highway 1378;

THENCE Southeasterly with the east line of said 24.45 acre tract, and the west line of said F.M. Highway 1378, with the arc of a non-tangent curve to the left, having a radius of 2909.79 feet, a central angle of 00°38'41", an arc length of 32.74 feet, and whose chord bears S 17°17'56" E, 32.74 feet;

THENCE S 17°36'00" E, 190.00 feet with the east line of said 24.45 acre tract, and the west line of said F.M. Highway 1378, to the northeast corner of that certain tract of land described in deed to North Texas Municipal Water District, recorded in Volume 848, Page 774 of the Deed Records of Collin County, Texas;

THENCE S 72°41'30" W, 149.75 feet with the east line of said 24.45 acre tract, and the north line of said North Texas Municipal Water District tract, to the northwest corner thereof;

THENCE S 17°36'50" E, 156.53 feet with the east line of said 24.45 acre tract, and the west line of said North Texas Municipal Water District tract, to a 5/8" capped rebar found (Spar Surveys) at the southwest corner thereof, and being the southeast corner of said 24.45 acre tract, and being on the north line of that certain called 60.000 acre tract of land described in deed to Wylie Independent School District, recorded in Document Number 20090625000794570 of the Deed Records of Collin County, Texas;

THENCE S 88°47'00" W, 726.31 feet with the south line of said 24.45 acre tract, and the north line of said 60.000 acre tract, to a 1/2" rebar found at the southwest corner of said 24.45 acre tract, and being the southeast corner of said Tract I;

THENCE S 88°48'10" W, 649.63 feet, with the south line of said Tract I, and the north line of said 60.000 acre tract, to a 5/8" capped rebar found (Kimley Horn and Associates) at the northwest corner thereof, and being the easterly northeast corner of said 232.162 acre tract;

THENCE S 88°49'35" W, 273.28 feet with the south line of said Tract I, and a north line of said 232.162 acre tract, to the POINT OF BEGINNING and containing approximately 60.858 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG LEWIS PARK LLC, acting herein by and through its duly authorized representatives, do hereby adopt this preliminary plat designating the hereinabove described tract as LEWIS PARK ESTATES, an addition to the City of Lucas, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-ways as shown hereon, and does hereby dedicate the utility easements shown on the plat to the City of Lucas.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

WITNESS MY HAND this _____ day of _____, 2015.

CADG Lewis park, LLC,
 a Texas limited liability company

By: CADG Holdings, LLC,
 a Texas limited liability company
 It's Sole Member

By: MMM Ventures, LLC,
 a Texas limited liability company
 It's Manager

By: 2M Ventures, LLC,
 a Delaware limited liability company
 It's Manager

By: _____
 Name: Mehrdad Mooyedi
 Its: Manager

STATE OF TEXAS : This instrument was acknowledged before me on the _____ day of _____, 2015, by Mehrdad Mooyedi, Manager of 2M Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Lewis Park, LLC, a Texas limited liability company on behalf of said company.

Notary Public State of Texas
 My commission expires the _____ day of _____, _____

MORTGAGE HOLDER CERTIFICATION

THAT I, _____ hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as LEWIS PARK ESTATES, an addition to the City of Lucas, Texas, do hereby dedicate to the public use forever the streets, alleys, and right-of-ways as shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time of procuring the permission of anyone.

WITNESS OUR HAND this _____ day of _____, 2015.

Authorized Representative _____ Title _____

OWNER'S CERTIFICATE AND DEDICATION

ON-SITE SEWAGE FACILITY (OSSF) Notes:

- All lots must utilize alternative type on-site sewage facilities.
- Must maintain state-mandated setback of all on-site sewage facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (per state regulations).
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

Health Department Certification

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
 Collin County Development Services

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas

Chairman, Planning and Zoning Commission Date _____

ATTEST: _____ Date _____

Signature _____ Date _____

Name & Title _____

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works _____ Date _____

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

Director of Planning and Community Development _____ Date _____

LEGEND

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- ◇ = OVERHEAD POWER
- ◇ = DENOTES STREET NAME CHANGE



LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	70,904	1.628
2	BLOCK A	65,368	1.501
3	BLOCK A	65,696	1.508
4	BLOCK A	65,386	1.501
5	BLOCK A	65,378	1.501
6	BLOCK A	65,657	1.507
7	BLOCK A	76,836	1.764
8	BLOCK A	65,369	1.501
9	BLOCK A	65,341	1.500
10	BLOCK A	65,472	1.503
11	BLOCK A	65,341	1.500
12	BLOCK A	65,403	1.501
13	BLOCK A	65,340	1.500
14	BLOCK A	66,088	1.517
15	BLOCK A	66,313	1.522
16	BLOCK A	69,837	1.603

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK B	65,353	1.500
2	BLOCK B	65,590	1.506
3	BLOCK B	77,367	1.776
4	BLOCK B	66,119	1.518
5	BLOCK B	65,513	1.504
6	BLOCK B	65,599	1.506
7	BLOCK B	65,682	1.508
8	BLOCK B	74,340	1.707
9	BLOCK B	70,567	1.620
10	BLOCK B	65,340	1.500
11	BLOCK B	65,340	1.500
12	BLOCK B	65,983	1.515
13	BLOCK B	66,162	1.519
14	BLOCK B	65,377	1.501
15	BLOCK B	65,356	1.500
16	BLOCK B	65,366	1.501
17	BLOCK B	65,361	1.500
18	BLOCK B	65,344	1.500
19	BLOCK B	65,389	1.501
20	BLOCK B	70,448	1.617

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	300.00'	185°16"	99.24'	S 88°16'22" E, 98.79'
C2	300.00'	112°16"	58.54'	N 84°18'52" W, 58.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°00'00" W	21.21'
L2	S 45°00'00" E	21.21'
L3	N 45°00'00" E	21.21'
L4	N 00°00'00" E	19.69'
L5	N 88°37'30" W	5.81'
L6	N 01°29'30" E	56.34'
L7	N 46°14'55" E	35.73'
L8	N 18°03'20" E	23.69'
L9	N 15°06'30" W	20.92'
L10	N 30°12'35" W	27.28'
L11	N 11°31'30" W	103.64'
L12	N 78°02'20" E	8.68'

SURVEYOR'S STATEMENT
 I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey made by me or under my supervision and that survey made in accordance with the laws and rules of the State of Texas.

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mark Paine, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014.

Notary Public
 State of Texas
 My commission expires the _____ day of _____, _____

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

LEWIS PARK ESTATES
 Lots 1-20, Block A
 Lots 1-20, Block B
 60.858 Acres
 Zone R-15

in the
JAMES ANDERSON SURVEY, ABSTRACT NO. 17
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS

SA CONSULTANTS, LLC
 LAND SURVEYING CIVIL ENGINEERING PLATTING
 LANDSCAPE ARCHITECTURE

111 Hildebrand Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
 610 Byron Nelson Blvd. Ste 114 • Rowlett, TX 75082 • P: 862.831.9712 • F: 817.895.4043

TYPE Firm No. 1798
 TBLS Firm No. 10047700

DRAWN BY: _____ DATE: 8/16/14 SCALE: 1"=100' JOB. No. **14026**

OWNER
 CADG Lewis Park LLC
 c/o Lewis Development Company, LLC
 520 Central Parkway E
 Suite 104
 Plano, TX 75074
 Contact: Steve Lanart
 (972) 422-9880



City of Lucas Planning and Zoning Request November 12, 2015

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Dahlia Arr, LLC for site plan approval of a self-storage facility located at 731 Angel Parkway, otherwise known as the SC Lucas plat, Lot 1, Block A, being a 4.104 acre parcel of land.

Background Information:

A specific use permit has been approved for this use. The property is currently zoned Commercial with a lot size of 4.104 acres. The total square footage of the self-storage facility is 83,190 square feet with 13,700 square feet of air conditioned space and 69,490 square feet of warehouse space. The site plan complies with all aspects of the approved Specific Use Permit.

Attachments/Supporting Documentation:

1. Site Plan

Budget/Financial Impact:

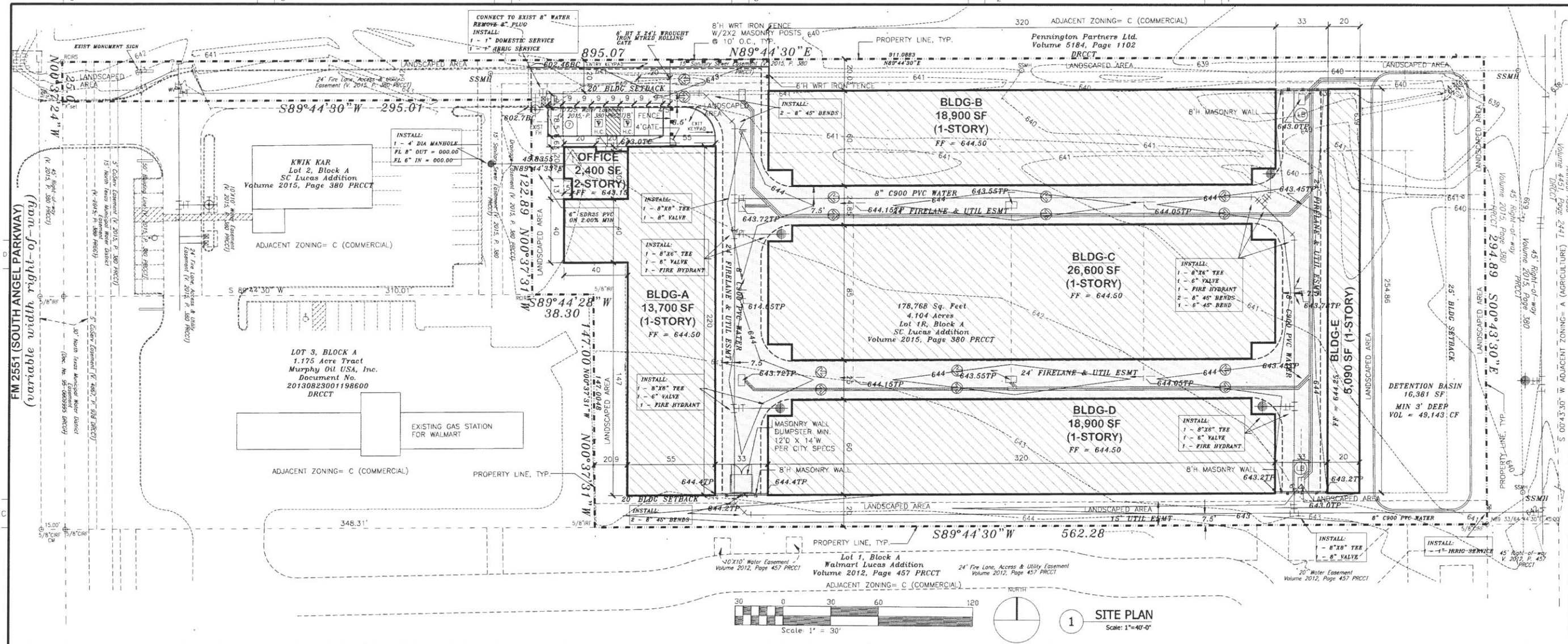
Revenues from impact fees, building permit fees, and site inspection fees.

Recommendation:

Approve as presented.

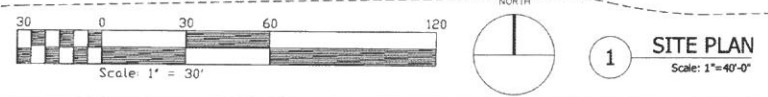
Motion:

I make a motion to recommend approval/denial of the request for site plan approval by Dahlia Arr, LLC for a self-storage facility located at 731 Angel Parkway.



SULLIVAN Architecture Planning / Interiors
 4436 BALLINGER DR PLANO, TX 75093
 (972) 612-7067 PHONE
 (972) 612-9543 FAX
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Architect's Seal:
 No. Date Revision
 10-30-15 CITY NOTES
 NOTICE:
 THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY REPRODUCTION OF THESE DRAWINGS WILL BE SUBJECT TO LEGAL ACTION BEING TAKEN BY THE ARCHITECT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THE OFFICE MUST BE NOTICED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN. ALL DETAILS MUST BE SUBMITTED TO THIS OFFICE AND TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

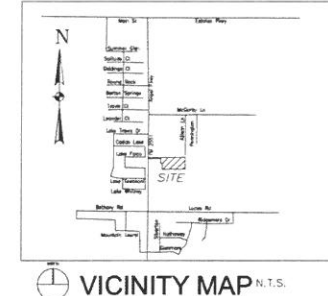


GRAPHIC LEGEND:

- 24' FIRELANE, ACCESS & UTILITY EASEMENT
- NEW "FIRE DEPT. CONNECTION" ON BLDG WALL SHALL BE "STORZ" MDL# 6625 W/ 30 DEGREE DOWNWARD ANGLE (4"XPT X 5" STORZ) W/ LOCKING CAP BY "KINOK" OR EQ. SHALL NOT ENCRDACH INTO FIRELANE. SEE CIVIL DWGS.
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EXISTING LIGHT POLE
- NEW PAINTED HANDICAP EMBLEM & PRKG SPACE
- EXISTING GRADE CONTOURS
- NEW DRAIN GRATE, SEE CIVIL
- NEW 8"Dx48"H STL BOLLARD, FILLED W/ CONC, PAINTED "OSHA" YELLOW
- NEW HANDICAP PRKG SIGN PER CITY STANDS AT 36" ABOVE AND SET INTO CONC. FILLED 8"D X 48"H STEEL BOLLARD, PAINTED "OSHA" YELLOW.
- PARKING STALL COUNT
- PAINTED TRAFFIC ARROW ON CONC. SEE DTL 06/A1.02
- NEW LOADING BAY MIN. 10' X 20'

SITE DATA SUMMARY TABLE

ITEM	VALUE
4.1 ACRES IN THE LOT 1R, BLOCK A SC LUCAS ADDITION VOL# 2015, Page 380 PR CCT	4.1 ACRES
GENERAL SITE DATA	
1) ZONING (FROM ZONING MAP)	C
2) LAND USE (FROM ZONING ORDINANCE)	SELF STORAGE USE BY RIGHT
3) LOT AREA (SQUARE FT AND ACRES)	178,566 SF 4.10 ACRES
4) BUILDING FOOTPRINT AREA (SQ FT)	84,390
5) TOTAL BUILDING AREA (SQ FT)	85,590
6) BUILDING HEIGHT (# STORIES)	1-Story Bldgs/ 2-OP-Apt
7) BUILDING HEIGHT (FT DISTANCE TO TALLEST ELEMENT)	35
8) LOT COVERAGES % TOTAL BLDG AREA / LOT AREA =	47.92%
9) FLOOR AREA RATIO (FAR) TOTAL BLDG AREA / LOT AREA =	0.48
PARKING	
1) PARKING RATIO (FROM ZONING ORDINANCE)	7
2) REQUIRED PARKING SPACES	7
3) PROVIDED PARKING SPACES	7
4) ACCESSIBLE PARKING REQUIRED	2
5) ACCESSIBLE PARKING PROVIDED	2
6) COMPACT CAR PARKING PROVIDED	0
LANDSCAPE AREA (INCLUDING TURF AREAS)	
1) LANDSCAPE EDGE AREA PROVIDED (SQ FT)	49,944
2) REQUIRED INTERIOR LANDSCAPE AREA (Parking Lot Landscaping) (SQ FT)	0
3) ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SQ FT)	0
4) OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS (SQ FT)	0
TOTAL LANDSCAPE AREA (SQ FT)	49,944
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
1) PERMEABLE PAVEMENT (SQ FT)	0
2) OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS (SQ FT)	0
TOTAL PERMEABLE AREA (SQ FT)	0
IMPERVIOUS AREA	
1) BUILDING FOOTPRINT AREA	84,390
2) AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQ FT)	44,267
3) OTHER IMPERVIOUS AREAS (SQ FT)	0
TOTAL IMPERVIOUS AREAS (SQ FT)	128,657
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SQ FT) = NOTE: SUM MUST EQUAL LOT AREA	178,596
TOTAL IMPERVIOUS AREA:	128,652
LESS BMP IMPERVIOUS AREA CREDIT:	0
BILLABLE IMPERVIOUS AREA:	128,652



SP AREA CALCS

BLDG	AREA
BLDG-A	13700
BLDG-B	18900
BLDG-C	26600
BLDG-D	18900
BLDG-E	5090
OFFICE-1ST FLR	1200
OFFICE-2ND FLR	1200
GROSS AREA=	85590
PRKG REQD=	7
PRKG PRVD=	7
LDG BAYS RQD=	0
LDG BAYS PRVD=	2

CITY APPROVAL STAMP:

PROJECT: 4.1 ACRES at 731 Angel Parkway City of Lucas/ Collin County, TX

SHT NAME: Planned Development / Site Plan

OWNER: CYRUS MANAGEMENT, LLC
 P.O. Box 1328
 Frisco, TX 75034
 Tel: 469-396-8263
 Contact: Conrad Feagin

SULLIVAN ARCHITECTURE
 Contact: Steve Sullivan, NCARB
 4436 BALLINGER DR. / PLANO, TX 75093
 TEL. (972) 612-7067, FAX. (972) 612-9543

DRAWN BY: SS
CHECKED BY: SS

JOB: 1532

LUCAS SELF STORAGE 731 ANGEL PARKWAY LUCAS, TX

CONSULTANT: 10-23-15

ISSUED FOR REVIEW ONLY NOT CONSTN.

Job No. 1532 Issue Date: ---
 Drawn By: S.S. Scale: ---
 Checked By: S.S. Project Mgr. S.S.
 Sheet Title: **SITE PLAN**
 Sheet No. **SP**



City of Lucas

Planning and Zoning Agenda Request

November 12, 2015

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Dahlia Arr, LLC for landscape plan approval for a self-storage facility located at 731 Angel Parkway, otherwise known as the SC Lucas Plat, Lot 1, Block A, being a 4.104 acre parcel of land.

Background Information:

A specific use permit has been approved for this property. The site is currently zoned Commercial and the lot size is 4.104 acres in size. The landscape plan complies with all aspects of the approved specific use permit and the site proposes an eight foot masonry screening wall.

Attachments/Supporting Documentation:

1. Landscape Plan

Budget/Financial Impact:

Revenues projected include property taxes, impact fees, building permit fees, and site inspection fees.

Recommendation:

Approve as presented.

Motion:

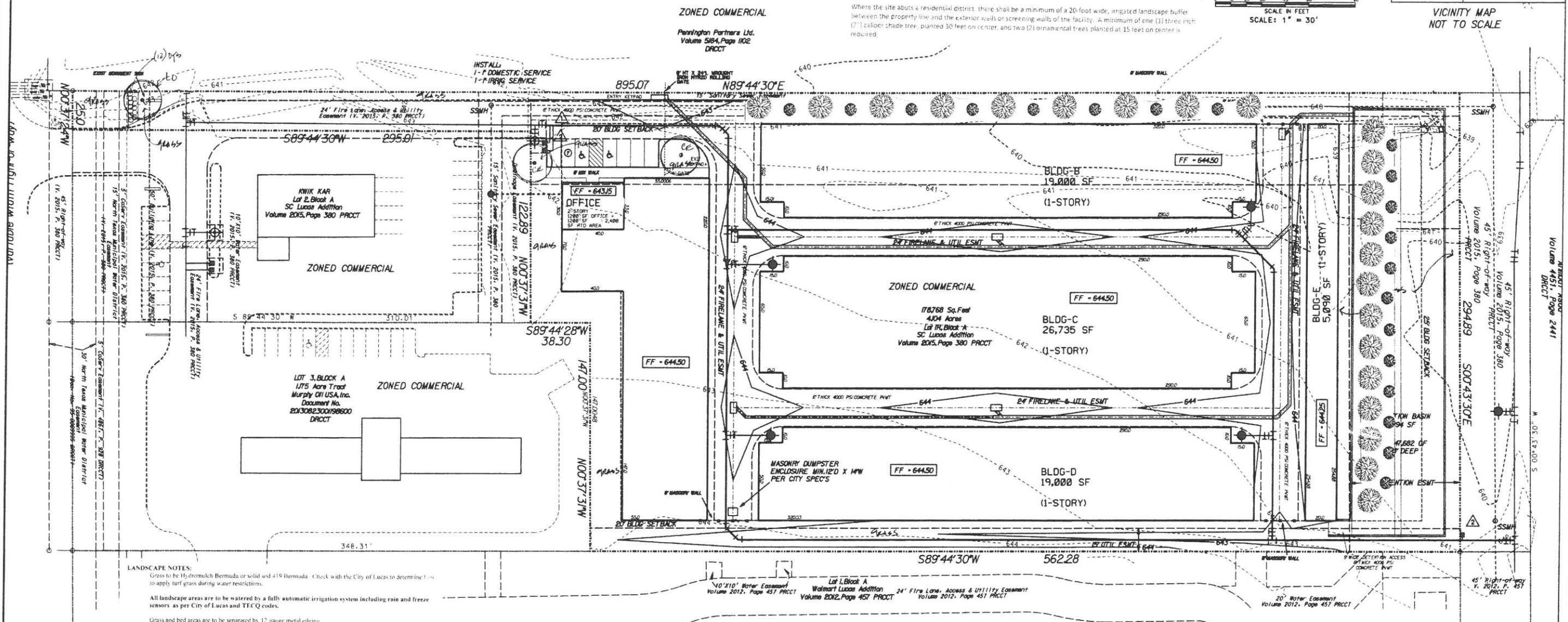
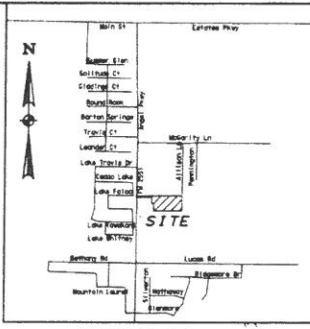
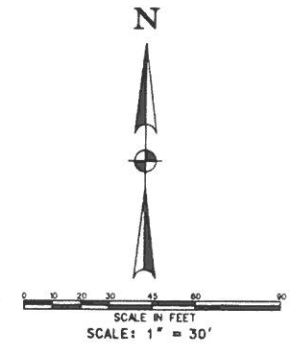
I make a motion to recommend approval/denial of the request by Dahlia Arr, LLC for landscape plan approval for a self-storage facility located at 731 Angel Parkway.

LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE

WATER METER SCHEDULE

TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	1"	1 - PROPOSED	1 - 6"
IRRIGATION	1"	2 - PROPOSED	NA



LANDSCAPE NOTES:

- Grass to be Hydro-mulch Bermuda or solid seed 419 Bermuda. Check with the City of Lucas to determine time to apply turf grass during water restrictions.
- All landscape areas are to be watered by a fully automatic irrigation system including rain and freeze sensors as per City of Lucas and TECQ codes.
- Grass and bed areas are to be separated by 12 gauge metal edging.
- Contractor to verify plant material quantities and notify owner of any conflicts.
- Bed preparation shall consist of incorporating one 4 cubic foot bale of sphagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.
- All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum).
- Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.
- Contractor shall be responsible for locating all utilities and obtaining permits as required by City of Lucas.

LANDSCAPING REQUIREMENTS:

Site: 178770 sq. ft. X 15% = 26816 sq. ft.	26,816 sq. ft.
Provided: (25%)	45,787 sq. ft.
Landscape Edge: (1 shade Tree & 8 shrubs per 20 linear feet of street frontage)	
FM 255 I: 25	
Trees Required:	1
Trees Provided:	1
Shrubs Required:	12
Shrubs Provided:	12
Parking Lot Screening: N/A	
Interior Parking Lot: 7 spaces (Less than 4000 sq. ft.)	
Trees Required (1 tree per 10 spaces) (7 spaces @ 7)	1
Trees Provided:	2
Parking Lot of Perimeter: N/A	

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT*	QUANTITY
DTS	Dwarf Texas Sage (Leucophyllum Frutescens Compacta)	5 gal	30'	20'	12
LO	Live Oak (Quercus virginiana)	4" cal	A/I	12'	1
CE	Cedar Elm (Ulmus crassifolia)	4" cal	A/I	12'	2

* Height at time of planting



DEVELOPER/APPLICANT:
CYRUS MANAGEMENT
5725 BUENA VISTA DRIVE
FRISCO, TEXAS 75034
MR. CONRAD FEAGIN
(469) 396-8263

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELMBERGER, P.E.
(972) 442-7459

LANDSCAPE PLAN

LOT 1R BLOCK A SC LUCAS ADDITION

CYRUS MANAGEMENT

CITY OF LUCAS, TEXAS

SHARP LANDSCAPES
1129 HUNTINGTON DR.
RICHARDSON, TEXAS 75080 (972.978.6172)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	OCT 2015	1"=30'	LAND	1028	L1



City of Lucas

Planning and Zoning Agenda Request

November 12, 2015

Requester: City Secretary Stacy Henderson

Agenda Item:

Discuss and consider if the day and time of the Planning and Zoning Commission meetings should be changed.

Background Information:

Annually, as a convenience to our Boards/Commissions, in November of each year after appointments/reappointments, staff will be reviewing the meeting day and time of the Planning and Zoning Commission to ensure the day and time scheduled is adequate for all members.

Attachments/Supporting Documentation:

N/A

Budget/Financial Impact:

N/A

Recommendation:

N/A

Motion:

N/A