



AGENDA

**City of Lucas
Planning and Zoning Commission
March 9, 2017
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, March 9, 2017 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 Hearing

1. Hold a public hearing and consider a request from Aziz Rasul with Lucas Self Storage to amend the existing specific use permit for a self-storage facility located at 575 Angel Parkway, by including an additional adjacent 2.963 acre parcel, adding additional buildings and adding caretaker living facilities. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action regarding proposed zoning change
2. Hold a public hearing and consider amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled "Schedule of Uses" by removing "self storage" as a permitted use within the Village Center (VC) zoning district. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action regarding proposed amendments to the Schedule of Uses

Regular Agenda

3. Consider approval of the minutes of the February 9, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
4. Consider a request from Steve Hines of JBI Partners, Inc on behalf of Kenneth Prater for final plat approval of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane, and part of the John Gray Survey, Abstract No. 349; George Gunnell Survey, Abstract No. 352; Ann S. Hurt Survey, Abstract No. 428; James Lovelady Survey; Abstract No. 538, and the Lewis P. Turner Survey; Abstract No. 901. (Development Services Director Joe Hilbourn)

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.

5. 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 5:00 pm, March 3, 2017.

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 972-912-1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

March 9, 2017

Item No. 01

Requester: Joseph Hilbourn Development Services Director

Agenda Item:

Hold a public hearing and consider a request from Aziz Rasul with Lucas Self Storage to amend the existing specific use permit for a self-storage facility located at 575 Angel Parkway, on a parcel of land containing 4.417 acres and expanding their facility by including an additional 2.963-acre parcel, adding additional buildings and caretaker living facilities.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action regarding proposed zoning change

Background Information:

The existing parcel is located behind Walmart and east of the KWIK Lube. The applicant would like to purchase the parcel of land located just north of the existing self-storage facility to expand their property and enlarge their self-storage facility with four additional buildings and care taker living facilities. The property is currently zoned Commercial Business.

Existing Buildings on Site:

- 1. Air conditioned self-storage - 38,000 square feet
- 2. Unconditioned self-storage - 56,888 square feet
- 3. Office space – 1,800 square feet
- 4. Total square footage - 96,688 square feet

Proposed Amendment Includes:

- 1. New Building F - 14,400 square feet
- 2. New Building G - 27,200 square feet
- 3. New Building H - 19,200 square feet
- 4. New Building I – 3,400 square feet

Attachments/Supporting Documentation:

- 1. Proposed site plan
- 2. Proposed elevations
- 3. Ordinance 2015-03-00426 – Existing specific use permit, site plan, elevation
- 4. Public hearing notice
- 5. Letter from property owner



Item No. 01

City of Lucas
Planning and Zoning Agenda Request
March 9, 2017

Budget/Financial Impact:

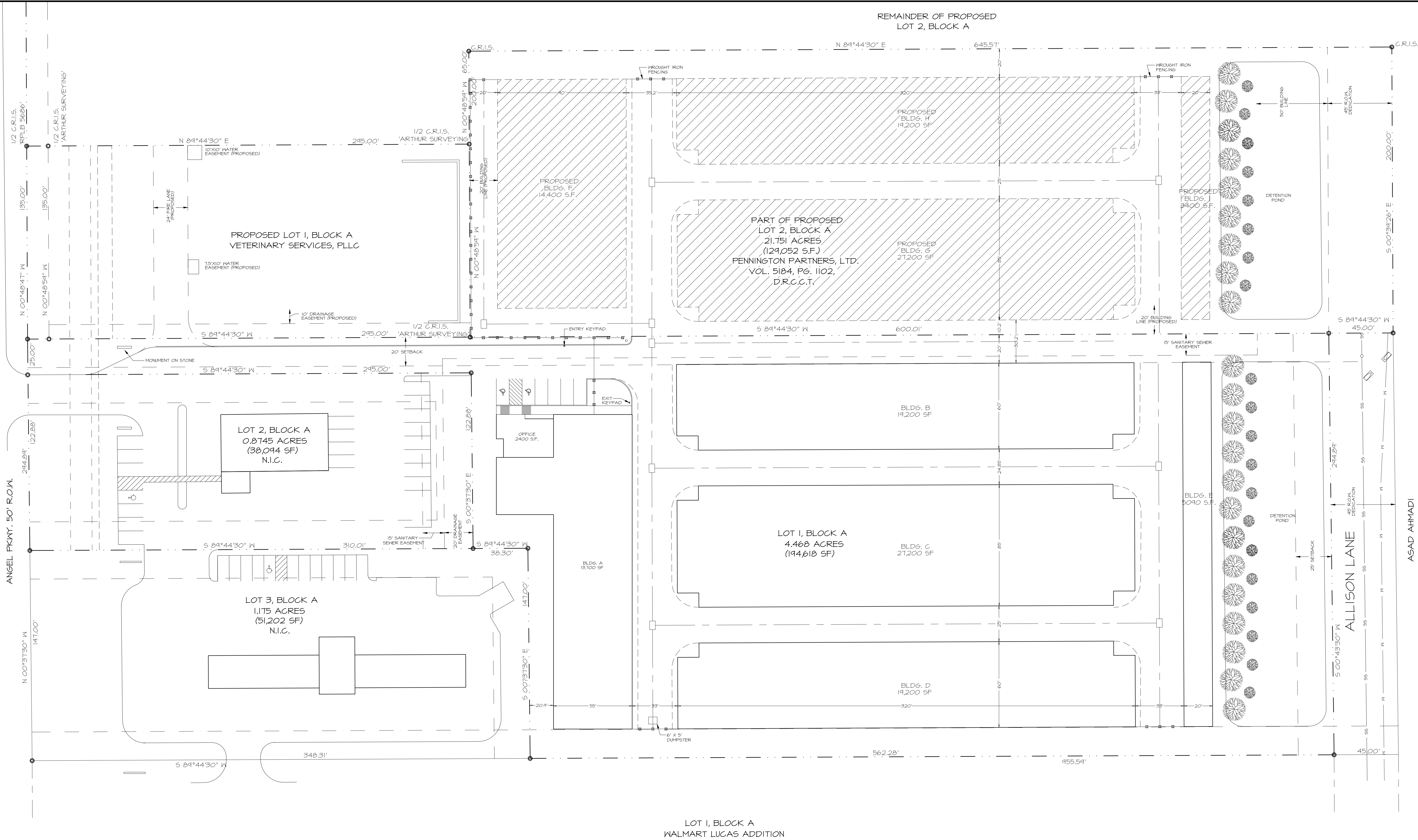
NA

Recommendation:

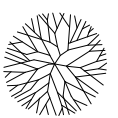

NA

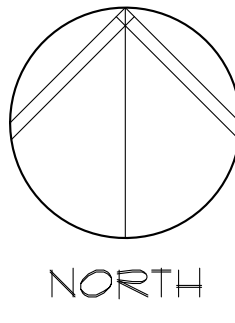
Motion:

I make a motion to recommend approving/denying the request from Aziz Rasul with Lucas Self Storage to amend the existing specific use permit for a self-storage facility located at 575 Angel Parkway, on a parcel of land containing 4.417 acres and expanding their facility by including an additional 2.963-acre parcel, adding additional buildings and caretaker living facilities.



LOT 1, BLOCK A
WALMART LUCAS ADDITION

-  3" CALIPER TREE
-  1" CALIPER TREE



SITE PLAN

SCALE: 1" = 30'-0"

Information depicted on this site plan is from a SITE SURVEY drawn by BEDFORD GROUP, INC. 301 N. Alamo Rd., Rockwall, TX 75087, dated 03/20/2013. Refer to original survey for all site information.

NEW COMMERCIAL CONSTRUCTION
FOR MARY FEAGIN
LOT 1, BLOCK A
ALLEN, TX 75002

SITE PLAN

01/08/17 - REVIEW

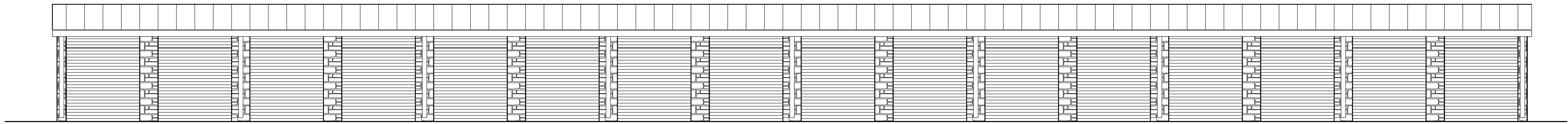
SHEET NO.:

A1.1

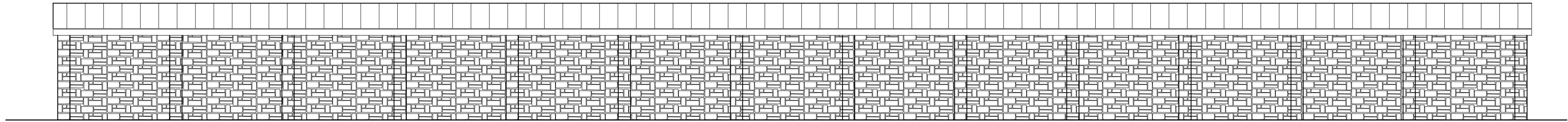
ASAD AHMADI

Sage Drafting and Design

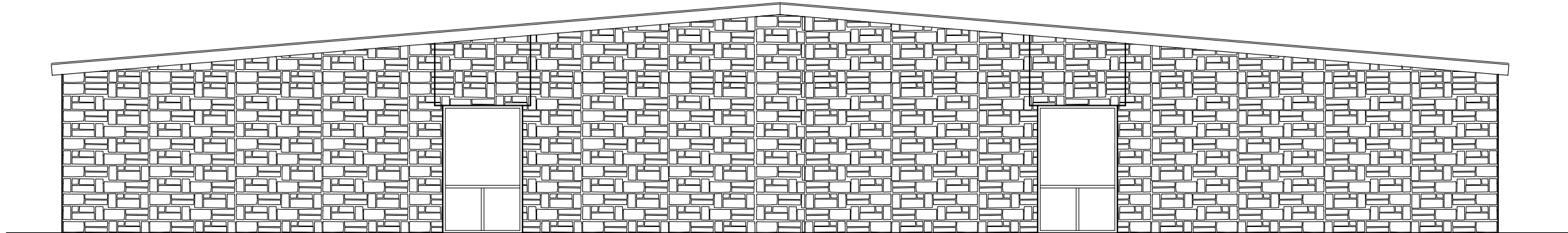
970.331.4901
P.O. Box 4127
Gypsum, Colorado 81637
sagedrafting@gmail.com



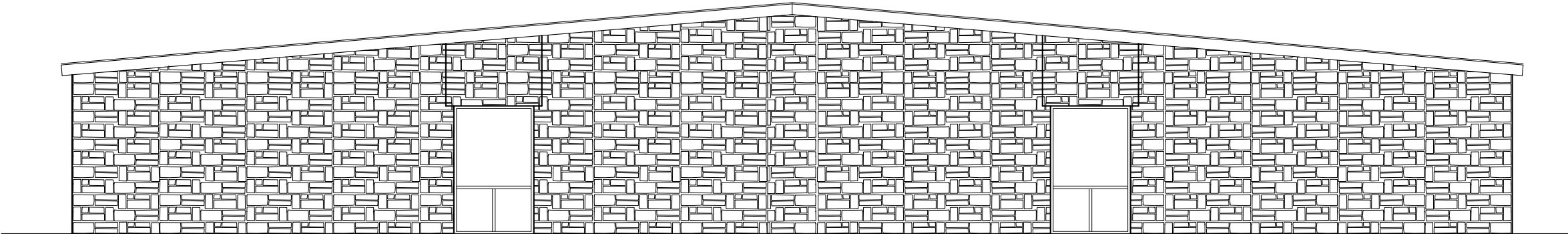
BLDG. F—EAST ELEVATION
SCALE: 1/8" = 1'-0"



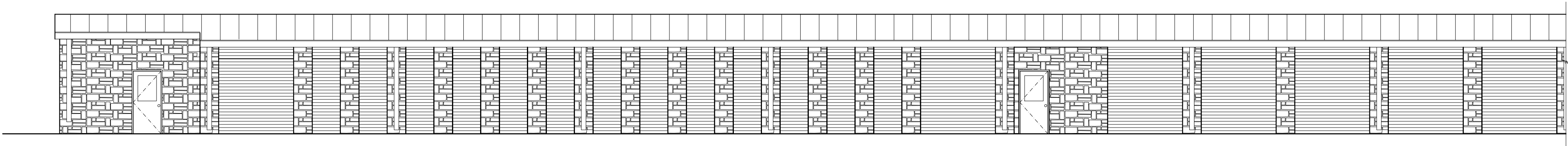
BLDG. F—WEST ELEVATION
SCALE: 1/8" = 1'-0"



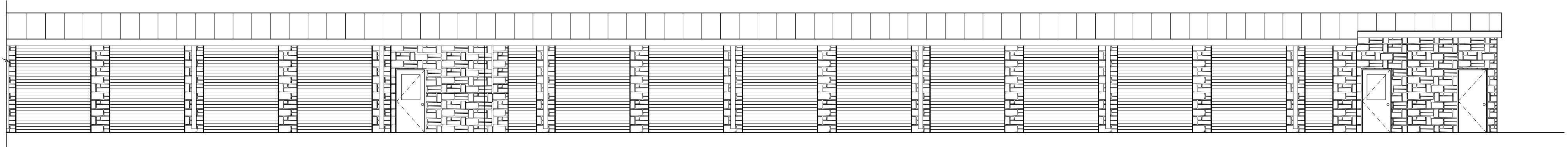
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SCALE: 1/8" = 1'-0"



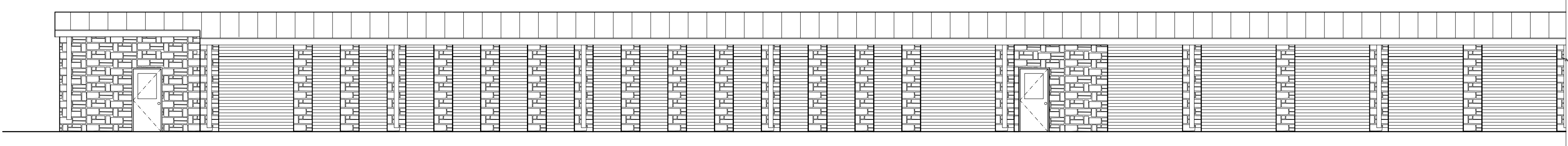
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SCALE: 1/8" = 1'-0"



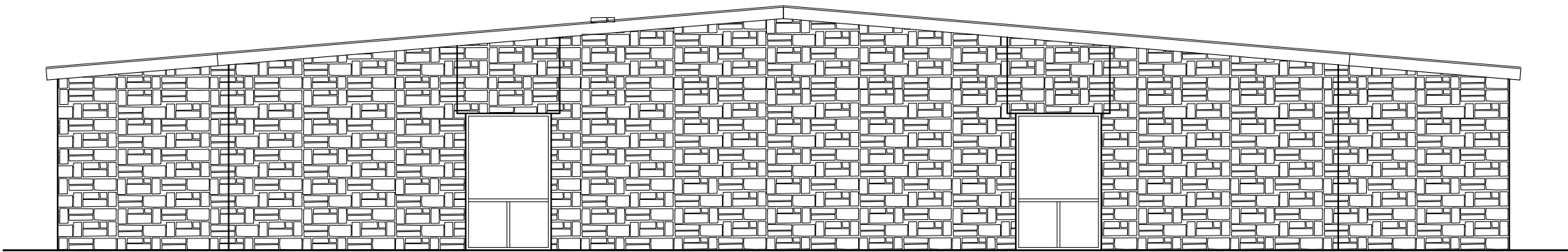
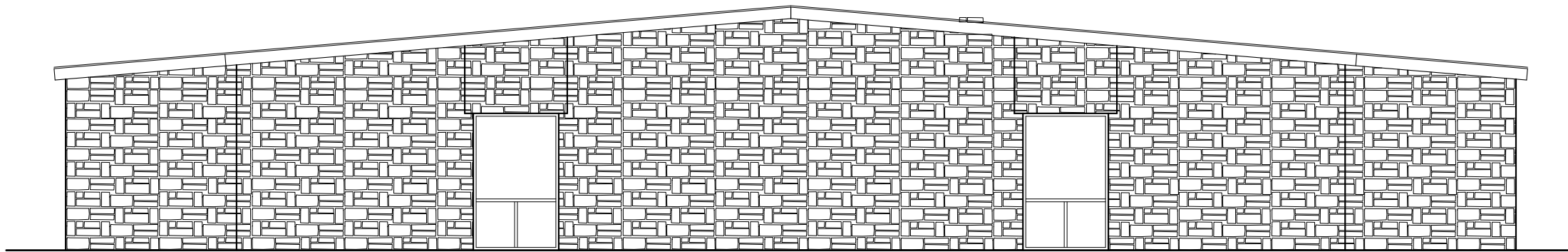
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SCALE: 1/8" = 1'-0"



BLDG. G—SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



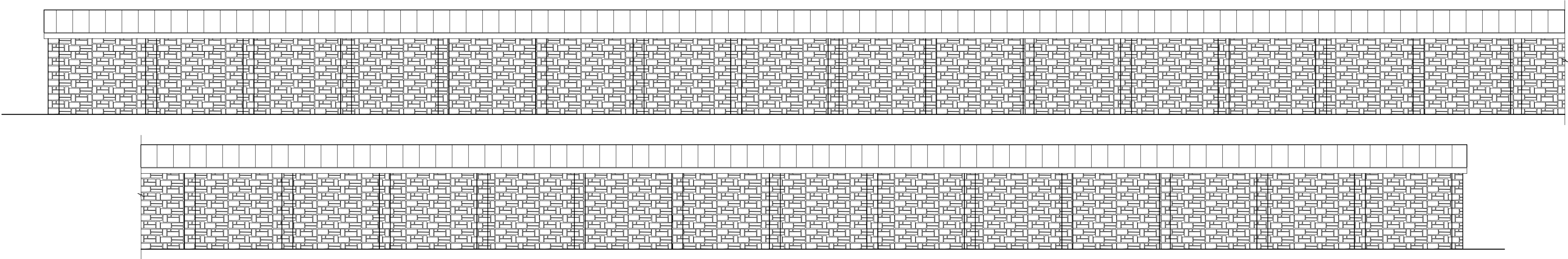
BLDG. G—WEST ELEVATION
SCALE: 1/8" = 1'-0"



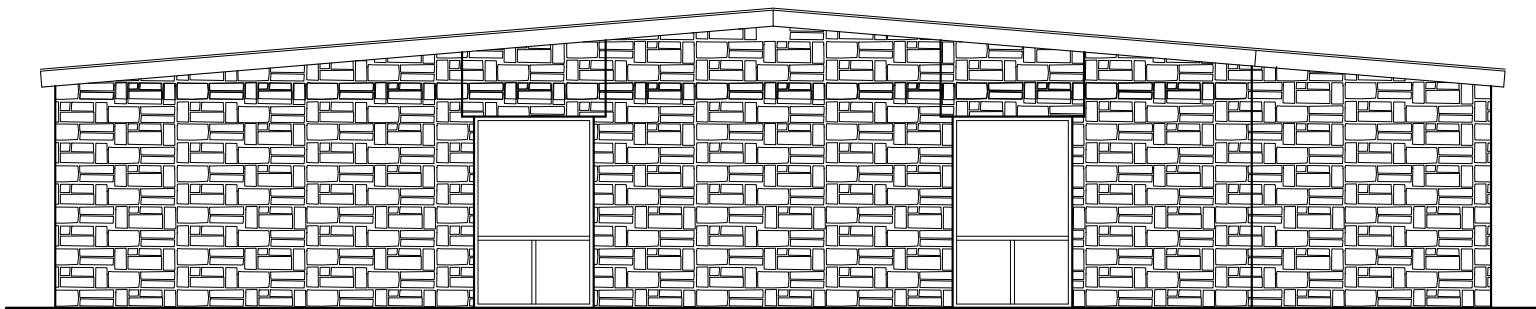
BLDG. G—WEST ELEVATION
SCALE: 1/8" = 1'-0"



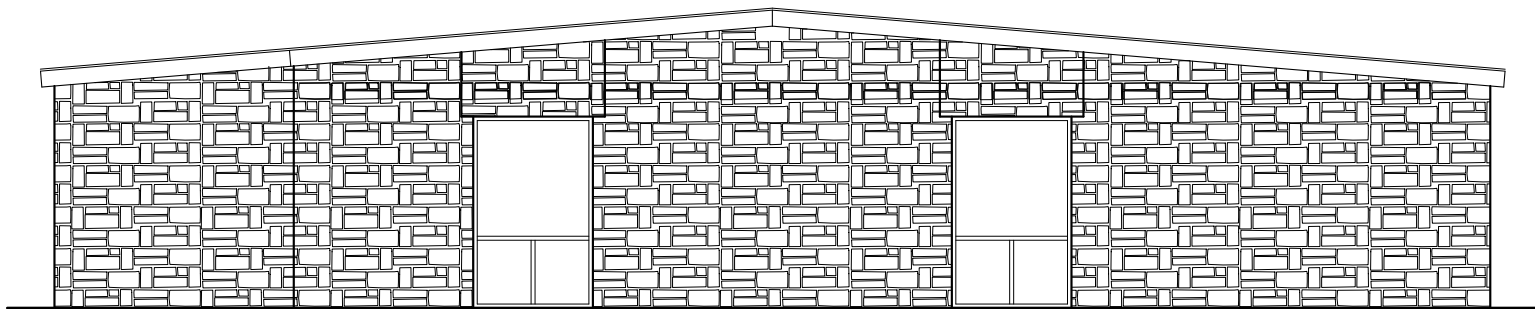
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SCALE: 1/8" = 1'-0"



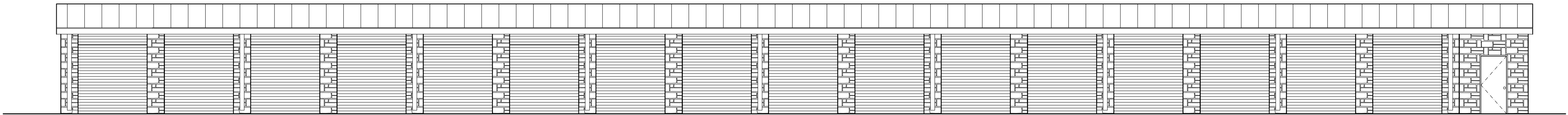
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SCALE: 1/8" = 1'-0"



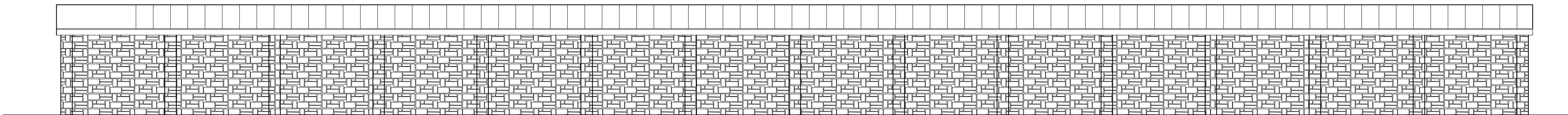
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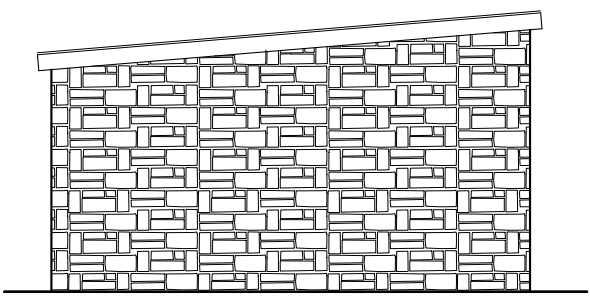
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SCALE: 1/8" = 1'-0"



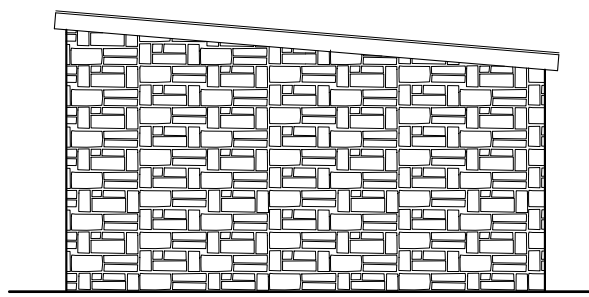
BLDG. I—WEST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. I—EAST ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. I—SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. I—NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ORDINANCE #2015-03-00426

[Special Use Permit for Self-Storage Facility SC Lucas Addition]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT WITH SPECIAL EXCEPTIONS TO ALLOW FOR A SELF-STORAGE FACILITY ON LAND ZONED COMMERCIAL BUSINESS ("CB") FOR A TRACT OF LAND IN THE CITY OF LUCAS, TEXAS, CONSISTING OF APPROXIMATELY 4.417 ACRES AND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, TRACT 32, LOT 1, OF THE SC LUCAS ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AND IDENTIFIED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF THE ELEVATIONS PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the ordinances of the City of Lucas, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as previously amended, should be amended.

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

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, by granting a Special Use Permit with special conditions to allow for a self-storage facility on land zoned Commercial Business ("CB"), for a tract of land consisting of approximately 4.417 acres and situated in the William Snider Survey, Abstract No. 821, Tract 32, Lot 1, of the SC Lucas Addition (the "Property"), and being more particularly described and identified in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 2. That the above-described Property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lucas as heretofore amended, and the regulations imposed within the Commercial Business District, subject to the following conditions and requirements:

- A. The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit "B" and made a part hereof for all purposes;
- B. The Property shall be developed in accordance with the Elevations Plan attached hereto as Exhibit "C" and made a part hereof for all purposes;
- C. The buildings shall consist of 100% Austin Stone on east and west elevations;
- D. All colors for all buildings shall be neutral tan and browns;
- E. The monument sign frame shall be in the shape of an L with Austin Stone to match existing signage frames on Angel Parkway;
- F. An eight foot (8') masonry screening wall shall be added on the west side of the detention pond with one three-inch (3") 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;
- G. The conduct of sales or other business activity other than storage shall be prohibited within any individual storage unit;
- H. No on-site residence for caretaker/manager shall be permitted;
- I. No storage of U-Haul type truck or trailer shall be permitted on site;
- J. No on-site storage of commercial or recreational vehicles outside the storage building;
- K. No outside storage shall be permitted on-site; and
- L. All fencing shall be wrought iron with masonry and stone posts; and, shall be 8 feet in height as shown on Exhibit "B".

Section 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Lucas governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

Section 4. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

Section 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

Section 6. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained

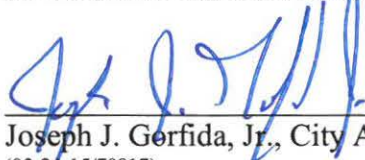
DULY PASSED AND APPROVED BY THE CITY COUNSEL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 2nd DAY OF April, 2015.

APPROVED:



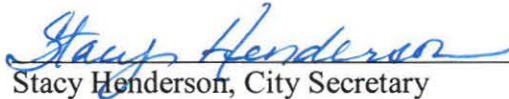
Rebecca Mark, Mayor

APPROVED AS TO FORM:



Joseph J. Gorfida, Jr., City Attorney
(03-24-15/70817)

ATTEST:



Stacy Henderson, City Secretary

Exhibit A

FIELD NOTE DESCRIPTION

LOT 1

BEING a 4.417 acre tract of land situated in the William Snider Survey, Abstract No. 821, Collin County, Texas and being all of a 6.467 acre tract of land according to the Deed recorded in Instrument Number 20070604000748030, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an "x" in concrete set for the northwest corner of said 6.476 acre tract of land and being located in the east line of F.M. 2551 (variable width);

THENCE departing the east line of said F.M. 2551, NORTH 89°44'30" EAST a distance of 955.09 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°43'30" EAST a distance of 294.89 feet to a 5/8 inch iron rod set for the southeast corner of said 6.467 acre tract of land and being the northeast corner of Lot 1, Block A of Walmart Lucas Addition recorded in Cabinet 2012, Page 457 of the Plat Records of Collin County Texas ;

THENCE along the south line of said 6.467 acre tract of land, SOUTH 89°44'30" WEST a distance of 607.28 feet to a 5/8 inch iron rod set for corner;

THENCE departing the south line of said 6.467 acre tract of land, NORTH 00°37'30" EAST a distance of 147.00 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°44'30" WEST a distance of 38.28 feet to a 5/8 inch iron rods set for corner;

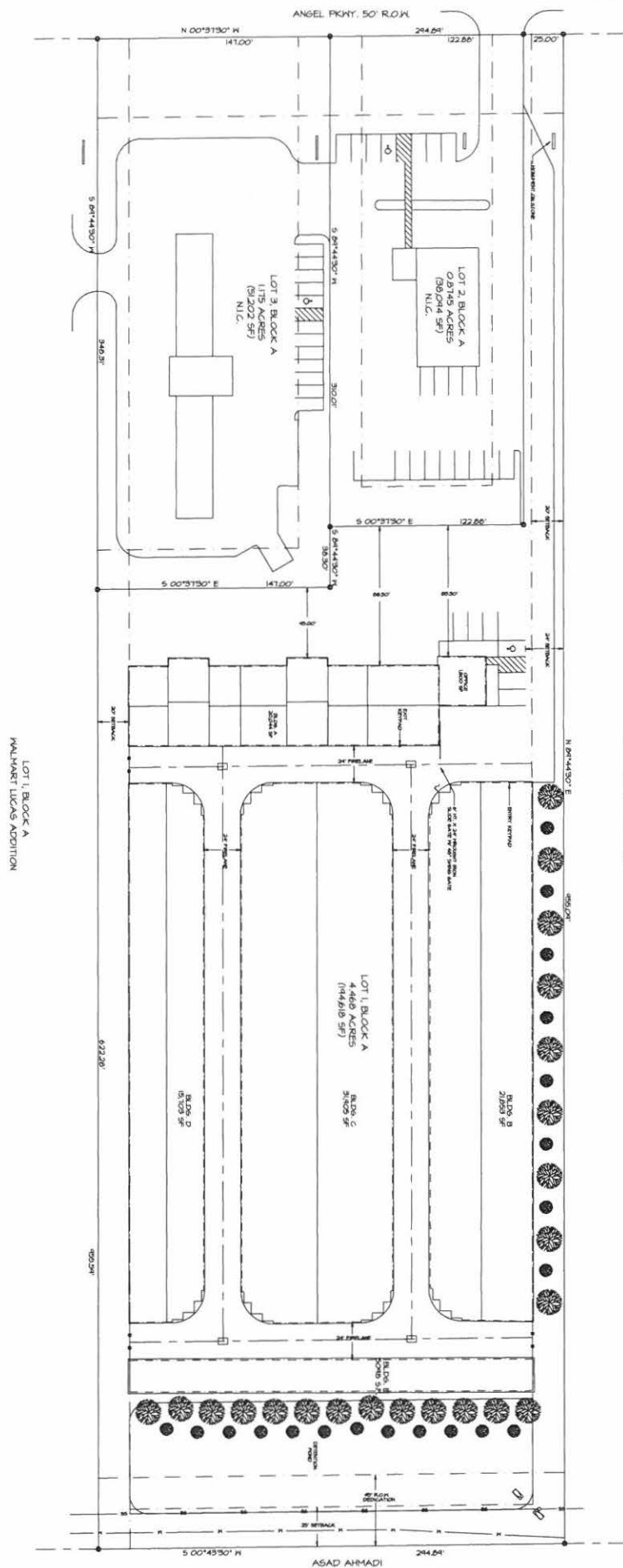
THENCE NORTH 00°37'30" EAST a distance of 122.88 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°44'30" WEST a distance of 310.03 feet to a 5/8 inch iron rods set in the east line of said F.M. 2551;

THENCE with the east line of said F.M. 2551, NORTH 00°37'30" WEST a distance of 25.00 feet to the POINT OF BEGINNING;

CONTAINING 4.417 acres or 192,411 square feet of land more or less.

Exhibit B



PENNINGTON PARTNERS LTD.

LOT 1, BLOCK A
WALMART LUCAS ADDITION

SITE PLAN

9CALE11 * 30'-0" Information depicted on this site plan is from a SITE SURVEY drawn by BEDFORD GROUP, INC. 301 N. Alamo Rd., Rockwall, TX 75087, dated 03/20/2013. Refer to original survey for all site information.

NEW COMMERCIAL CONSTRUCTION
FOR MARY FEAGIN
LOT 1, BLOCK A
ALLEN, TX 75002

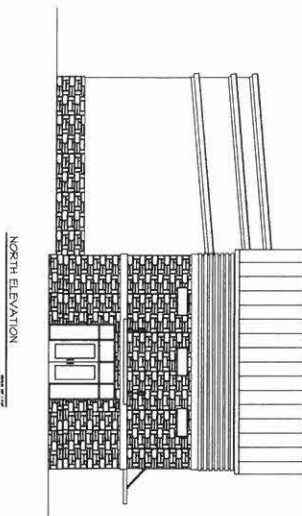
Sage Drafting and Design

SITE PLAN

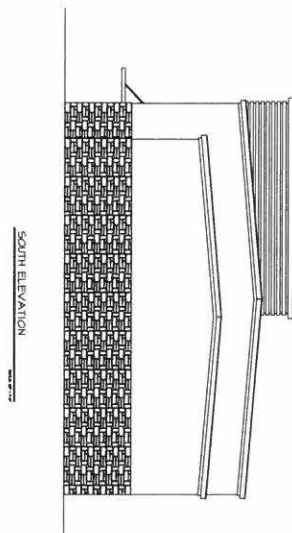
01/30/15 - REVIEW
01/31/15 - REVIEW
02/03/15 - REVIEW
02/05/15 - REVIEW
02/07/15 - REVIEW
02/10/15 - REVIEW
03/27/15 - REVIEW

A.1.1

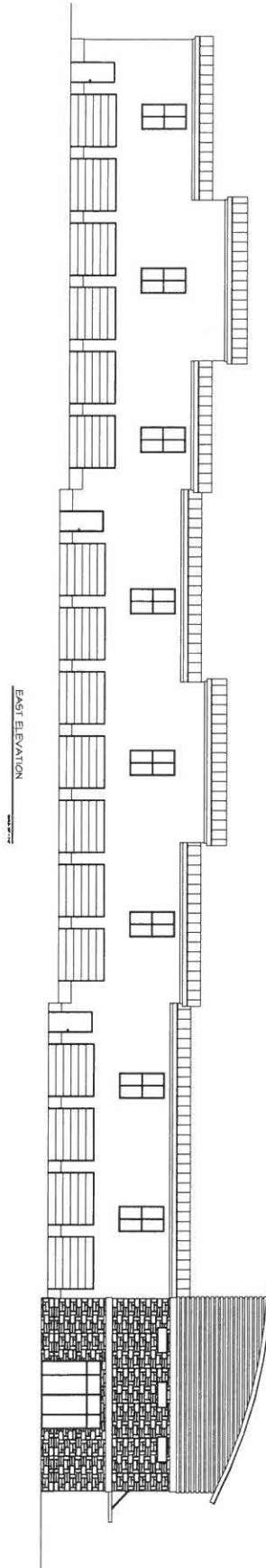
Exhibit C



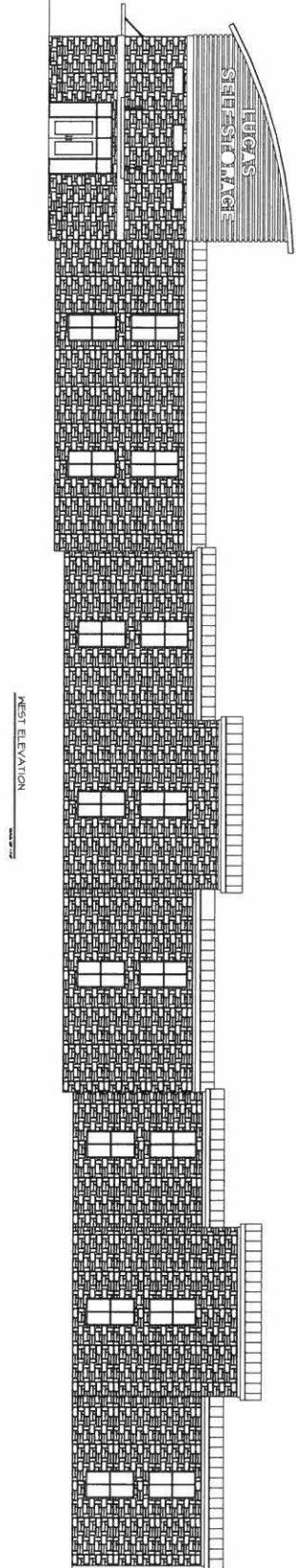
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

A3.1

Sheet No.

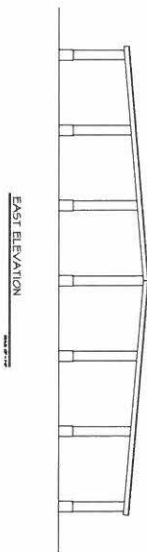
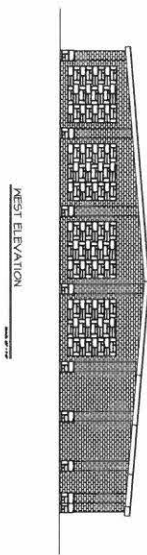
02/15/15 - REVIEW
02/20/15 - REVIEW
02/20/15 - REVIEW
02/20/15 - REVIEW
02/27/15 - REVIEW

BLDG. A
ELEVATIONS

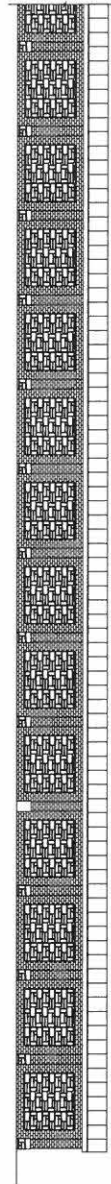
NEW COMMERCIAL CONSTRUCTION
FOR MARY FEAGIN
LOT 1, BLOCK A
ALLEN, TX 75002

Sage Drafting and Design
970.331.4901
P.O. Box 4127
Gypsum, Colorado 81637
sagedrafting@gmail.com

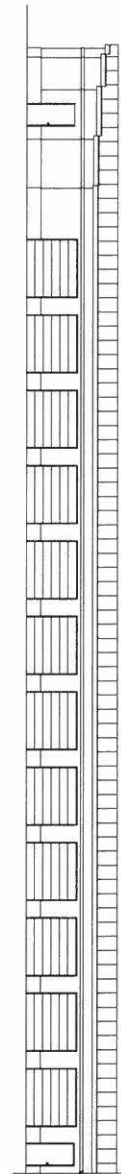
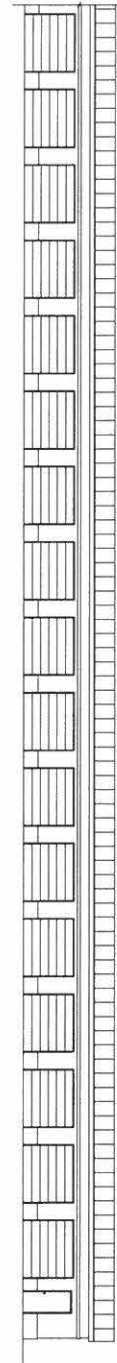
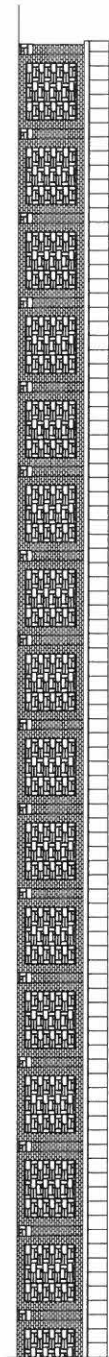
Exhibit C



NORTH ELEVATION
0' 10' 20'



SOUTH ELEVATION
0' 10' 20'



A3.2

SHEET NO.

02/04/05 - REVIEW
02/04/05 - REVIEW
09/27/05 - REVIEW

BLDG. B
ELEVATIONS

NEW COMMERCIAL CONSTRUCTION
FOR MARY FEAGIN
LOT 1, BLOCK A
ALLEN, TX 75002

Sage Drafting and Design
970.331.4901
P.O. Box 4127
Coppermine, Colorado 81637
sagedrafting@gmail.com



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, **March 9, 2017 at 7:00 p.m.** and City Council will conduct a second public hearing on **April 6, 2017 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request from Aziz Rasul, Lucas Storage for approval of an amendment to an existing Specific Use Permit (SUP) for the addition of self-storage facilities with care taker living facilities. The property to be considered is located in Collin County, Texas, and described as follows:

A parcel of land containing 2.963 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately. Located 1/4 mile south of the intersection of McGarity and Angel Parkway on the East side of Angel Parkway.

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, or fax 972-727-0091 and it will be presented at the hearing.

SHIPLEY DEVELOPMENT CORPORATION

3445 Shenandoah • Dallas, Texas 75205

03/01/2017

Joe Hilbourn
Development Services Director
665 Country Club Road
Lucas, TX 75002-7651

Re: Lucas Self Storage

Dear Joe:

Pennington Partners hereby authorizes the applicant for self-storage to request an SUP for the 2.963 acres in the Southwest corner of our 20.8 acres on Angel Parkway identified in the March 9, 2017 P&Z agenda.

Sincerely,



Pennington Partners

Shiple Development Corp, GP

William Wade Shipley, President



City of Lucas

Planning and Zoning Agenda Request

March 9, 2017

Item No. 02

Requester: Joseph Hilbourn Development Services Director

Agenda Item:

Hold a public hearing and consider amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled “Schedule of Uses” by removing self-storage as a permitted use within the Village Center (VC) zoning district.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action regarding proposed amendments to the Schedule of Uses

Background Information:

During a recent City Council meeting, staff was made aware of an issue with the current zoning use chart. This is a very good time to go over the use chart, identify any problems, and adopt a new zoning use chart after reviewing and making certain it still meets the City’s current and future needs moving forward.

Attachments/Supporting Documentation:

- 1. Zoning Use chart
- 2. Public hearing notice

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I recommend to approve/deny amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled Schedule of Uses by removing self-storage as a permitted use within the Village Center (VC) zoning district.

(e) Schedule of uses chart.

[illegible]

Hospital						S			X	
Clinic					S	X			X	
Library (public)	X	X	X	X	X	X		X	X	
Movie theater						X			X	
Municipal uses operated by the city	X	X	X	X	X	X	X	X	X	
Museum	X	S	S	S	X	X		X	X	
Nursing home					S	S			S	
Public park or playground	X	X	X	X	X	X	X	X	X	
Radio, TV antenna or tower					S	X			X	
Recreation area					S	X			X	
Religious or philanthropic institutions not listed					S	X			X	
Retirement home/senior independent living facility					S	S			S	
School (private)	S	S	S	S	S	X		S	X	
School (public)	X	X	X	X	X	X	X	X	X	
School, trade or commercial	S				S	S			X	
Trade days/periodic or seasonal open market	S					S			X	
Office and Professional										
General professional office					X	X			X	
Bank or credit union					X	X			X	
Medical/dental clinic					X	X			X	
Medical laboratory					S	S			X	
Medical minor emergency clinic					S	S			X	
Radio broadcasting without tower					S	X			X	
Real estate sales office (permanent)					X	X			X	
Retail and Related Uses										
Antique shop					X	X			X	
Art and craft supply store					X	X			X	
Bakery (retail)					X	X			X	

Barber shop or beauty salon					X	X			X	
Bicycle, lawnmower sales, repair enclosed					S	X			X	
Bookstore					X	X			X	
Building materials and hardware (inside)					X	X			X	
Camera store					X	X			X	
Ceramics store					X	X			X	
Clothing, apparel or shoe store (new)					X	X			X	
Coffee house					S	X			X	
Computer sales and repair (new and used)					X	X			X	
Convenience store with refueling station					S	S			X	
Convenience store without refueling station					X	X			X	
Dance studio or gymnastics					S	X			X	
Department store (retail)					S	S			S	
Donut shop					X	X			X	
Driving school					X	X			X	
Dry cleaning/laundry (no plant on site)					X	X			X	
Dry cleaning plant									X	
Fabric store					X	X			X	
Farmer's market	X				S	S			X	
Feed store					X	X			X	
Fish and tackle store					S	X			X	
Florist					X	X			X	
Funeral home					S	X			X	
Furniture store, home furnishings					X	X			X	
Gift shop (new merchandise)					X	X			X	
Grocery store					X	X			X	
Gunsmith					S	S			S	
Hobby or toy store					X	X			X	

Ice cream or frozen yogurt sales					X	X			X	
Kennels	S								S	
Key shop or locksmith					X	X			X	
Laundromat (self-service)								S		
Meat market (retail)					X	X			X	
Medical aids and equipment					X	X			X	
Musical instrument sales and repair					X	X			X	
Nursery (retail)	X				S	X			X	
Outside display of merchandise	S				S	S			S	
Optical store					X	X			X	
Paint store					S	S			X	
Pet shop					S	S			S	
Pharmacist or drug store (without drive thru)					X	X			X	
Pharmacist or drug store (with a drive thru)					S	S			S	
Printing shop					S	X			X	
Produce stand (including wood and seasonal items)	X				S	X			X	
Recycling collection center						X			X	
Refueling station					S	S			X	
Restaurant, cafe or cafeteria (excluding smoked on site)					X	X			X	
Restaurant drive in					S	S			X	
Restaurant (food smoked on site)					S	S			X	
Self-storage					X	S			S	
Sporting goods					X	X			X	
Tack and saddle shop	S	S			X	X			X	
Therapeutic message					S	S			S	
Used clothing store					S	S			S	
Veterinarian office (with outside pens)	S				S	S			X	
Veterinarian office (without outside pens)	X				X	X			X	

Wallpaper, flooring and carpet supply					S	X			X	
Automobile, Transportation, Utility, Communication and Related Uses										
Auto paint (in building)						S			S	
Automotive repair minor						S			S	
Automobile sales (new)						S			X	
Automobile sales (used)						S			X	
Boat sales (new or used)						S			X	
Communication towers						S			S	
Electrical substation	S	S	S	S	S	S	S	S	S	
Manufacturing (light industrial - enclosed only)									X	
Mobile home sales (new or used)									S	
Motorcycle repair/paint (enclosed)						S			X	
Recreation vehicle sales (new or used)									X	
Telephone exchange	S	S	S	S	S	S	S	S	S	
Truck sales (new)									X	
Truck sales (used)									X	
Truck rental, leasing									X	
Trailer rental/sales									X	
Tractor sales (new or used)									X	
Vehicle leasing or rental						S			X	
Vehicle wash						S			X	
Water utilities	X	X	X	X	X	X	X	X	X	
Other uses										
Forestry	X									
Mining	X									
RV, boat, motorized or non-motorized vehicles, (inside or outside storage)									S	
Temporary real estate sales office		X	X	X	X					

(Ordinance 2012-05-00715, sec. 4, adopted 5/17/12; Ordinance 2012-10-00737 adopted 10/4/12; Ordinance 2016-03-00832 adopted 3/3/16; Ordinance 2016-10-00845 adopted 10/20/16)



NOTICE OF PUBLIC HEARING

Notice is hereby given, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, March 9, 2017 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, April 6, 2017 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:

To amend the City of Lucas Code of Ordinances, Chapter 14 Zoning, by amending Article 14.03, Division 15 titled Schedule of Uses by removing the permitted use of self- storage within the Village Center (VC) District.

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, City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us, and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us



City of Lucas

Planning and Zoning Agenda Request

March 9, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the February 9, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the February 9, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the February 9, 2017 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
February 9, 2017
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

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

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Scott Sperling
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Commissioner Absent:

Commissioner Joe Williams

Staff Present:

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

City 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.

Chairman Rusterholtz announced that Alternate Member Tim Johnson would be seated as a voting member due to the absence of Commissioner Williams.

Public Hearing

- 1. Consider the request by Lucas Self Storage to amend their existing specific use permit for a self-storage facility located at 575 Angel Parkway, on a parcel of land containing 4.417 acres and expanding their facility by adding 2.963 acres for a total of 7.38 acres, and adding three additional buildings.**

Development Services Director Joe Hilbourn gave a brief presentation discussing details of the existing property and specific use permit in place consisting of 38,000 square feet of air conditioned self storage, 56,888 of non-air-conditioned self storage, and 1,800 square feet of office space. Mr. Hilbourn stated that the applicant was requesting to amend their existing specific use permit to add four additional buildings with an additional 64,200 square feet of storage, and add an apartment to the existing office space to allow for living quarters.

The Commission discussed the number and size of the units proposed, access for emergency vehicles, the location of the storage facility behind existing businesses, the need for additional self storage units

within the City, regulation regarding the number of people that can live in the proposed apartment unit, and the hours of operation.

Mr. Hilbourn noted that the apartment residence proposed would be approximately 900 square feet and the number of people living at the residence could not be regulated. Mr. Hilbourn also noted that the facility would be open 24 hours with security access.

City Attorney Julie Doshier stated that there was no mention of the residential component in the public notice and therefore, the residential portion of the request could not be acted upon. Ms. Doshier also stated that because the notice also referenced the addition of three buildings, and the applicant was requesting four buildings, only three buildings could be acted upon as part of the specific use permit request.

Chairman Rusterholtz opened the public hearing at 7:18 pm and called the following individuals forward that requested to speak.

Anita Ahmadi, 2540 McGarity Lane, came forward and stated that the culvert leading from the detention pond located behind the storage facility was creating drainage issues for the residential properties behind the storage facility. Ms. Ahmadi stated that when it rained, water drained to the residential neighborhood behind the facility. Pictures were presented to the Commission of a recent rain event, standing water, and drainage overflow that had occurred. Ms. Ahmadi also expressed concern related to increased traffic and a number of accidents that had occurred at McGarity and Angel Parkway.

Richard Senger, 405 Pennington, stated that he was opposed to the specific use permit request for additional storage buildings due to the drainage issues that were associated with the existing facility and the standing water that was present on site when it rained.

Gul Khan, 400 Pennington, did not wish to speak, but noted on his comment card submitted to the Commission that he was opposed to the request due to flooding in the residential neighborhood behind the facility.

There being no one else wishing to speak, Chairman Rusterholtz closed the public hearing at 7:25 pm.

Chairman Rusterholtz noted that due to the conflict with language in the notification, the specific use permit as requested by the applicant, could not be acted upon. The specific use permit request could only be acted upon as presented in the notice, which did not address the residential apartment living space and the four buildings proposed.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemand to deny the specific use permit without prejudice due to the conflict with language in the notification. The motion passed unanimously by a 5 to 0 vote.*

2. Consider approving the updated Comprehensive Plan for the City of Lucas including the Sewer Master Plan Map, Water System Map, Thoroughfare Plan Map, and Land Use Map.

A brief presentation was given by Development Services Director Joe Hilbourn stating all chapters of the Comprehensive Plan had been brought before the Planning and Zoning Commission and City

Council for review. Mr. Hilbourn noted that the remaining items that require consideration include the possible rezoning of the four residential lots facing Estates Parkway and whether to maintain E. Winningkoff Road as a through roadway or turn into a dead end prior to the connection with Snider Lane.

The Commission discussed the potential need for the Winningkoff neighborhood to have a secondary point of access, as well as access for emergency vehicles. The Commission also expressed concern with cut through traffic and ways to alleviate cut through traffic on Winningkoff.

Chairman Rusterholtz noted that she had reviewed the document and had grammatical changes to submit.

Chairman Rusterholtz opened the public hearing at 7:45 pm and called the following individuals forward that requested to speak.

Dallas Robertson, 2630 Estates Parkway, stated he along with the three other surrounding homeowners were in favor of changing the zoning to Village Center zoning. He believed it was the best use for that area.

Rebecca Mark, 2550 Estates Parkway, noted that her property was one of the four residential lots located on Estates Parkway next to the high school that faced commercial property across Estates Parkway. Ms. Mark stated that their properties were located on the outer edge of the city and would be a good transition for Village Center zoning that has tighter controls in place than commercial zoning. Ms. Mark stated that property values have been negatively affected due to the surrounding uses, and that Village Center zoning was a good compromise as a future land use for this area. Ms. Mark also noted that Village Center zoning requires a minimum of 3 acres to be developed and each of the four lots along Estates Parkway were just under three acres in size. This would require at least two of the four residential lots be developed to accommodate the zoning requirements.

Liza Dupuy, 2450 Estates Parkway, stated that she was one of the four homeowners on Estates Parkway that was also in agreement with changing the zoning to Village Center zoning as a future land use for their property. Ms. Dupuy stated that these properties would be better served as Village Center zoning that offer more opportunity for development than residential.

There being no one else wishing to speak, the public hearing was closed at 8:01 pm.

The Commission discussed the Village Center zoning and were in agreement that this zoning would be a good compromise for the area.

Commissioner Guillemaud and Commissioner Sperling expressed their concern with making Winningkoff Road a dead end and not providing secondary access before Snider Lane.

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Keer to recommend approval of the grammatical changes submitted by Chairman Rusterholtz during the meeting, approving the Land Use Map designating the four lots along Estates Parkway as Village Center zoning, the Thoroughfare Plan be amended to include intersection improvements rather than roundabouts, and that a cul-de-sac be created at the end of E. Winningkoff Road. The motion passed by a 3 to 2 vote with Commissioners Guillemaud and Sperling voting in opposition to the request due to their desire to have E. Winningkoff Road remain open allowing for pass-through traffic, and not creating a dead-end roadway.*

Regular Agenda

3. Consider approval of the minutes of the December 8, 2016 Planning and Zoning Commission meeting.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.*

4. Discuss the City's zoning use chart and verify that it meets the City's current needs and the vision of the Comprehensive Plan.

Development Services Director Joe Hilbourn stated that currently self-storage facilities were allowed by right in Village Center zoning districts. Mr. Hilbourn explained that he believed this was a clerical error made during a zoning use chart update conducted in 2012. Mr. Hilbourn stated that while considering the appropriate zoning districts for self-storage, he would like the Commission to review the entire zoning use chart for any changes needed.

Mr. Hilbourn stated that staff was recommending the following considerations:

- Remove self-storage facility as an allowed use in the Village Center zoning district
- Consider pet oasis/kennel/boarding as an allowable use and what amenities would be considered part of that use including: outside kennels, exercise areas, outside dog runs, open areas, ponds/pools

The Commission discussed the need to change the definition of kennels to accommodate items such as outdoor runs and exercise areas. The Commission also noted that athletic fields should be removed from Village Center zoning.

Mr. Hilbourn asked that the Commission review the zoning use chart and forward any comments that could be incorporated into the document. Mr. Hilbourn noted that he would bring this item forward to their March 9, 2017 meeting.

This was a discussion item only, no formal action was taken.

5. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one year with a term ending December 31, 2017.

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Alternate Commissioner Johnson to appoint Peggy Rusterholtz as Chairman and David Keer as Vice Chairman, both for a one year period with a term ending December 31, 2017. The motion passed unanimously by a 5 to 0 vote.*

6. Adjournment.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to adjourn the meeting at 8:26 pm. The motion passed unanimously by a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



City of Lucas Planning and Zoning Agenda Request March 9, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider a request by Steve Hines of JBI Partners, Inc on behalf of Kenneth Prater for final plat approval of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane, and part of the John Gray Survey, Abstract No. 349; George Gunnell Survey, Abstract No. 352; Ann S. Hurt Survey, Abstract No. 428; James Lovelady Survey; Abstract No. 538, and the Lewis P. Turner Survey; Abstract No. 901.

Background Information:

This property is currently zoned R-1 and has an approved Development Agreement. The development consisting of 44 lots with the smallest being 1.006 acres and the largest lot being 3.443 acres. The average lot size is 1.67 acres. The final plat conforms to the approved preliminary plat and the approve concept plan.

Attachments/Supporting Documentation:

1. Final plat
2. Location map
3. Concept Plan

Budget/Financial Impact:

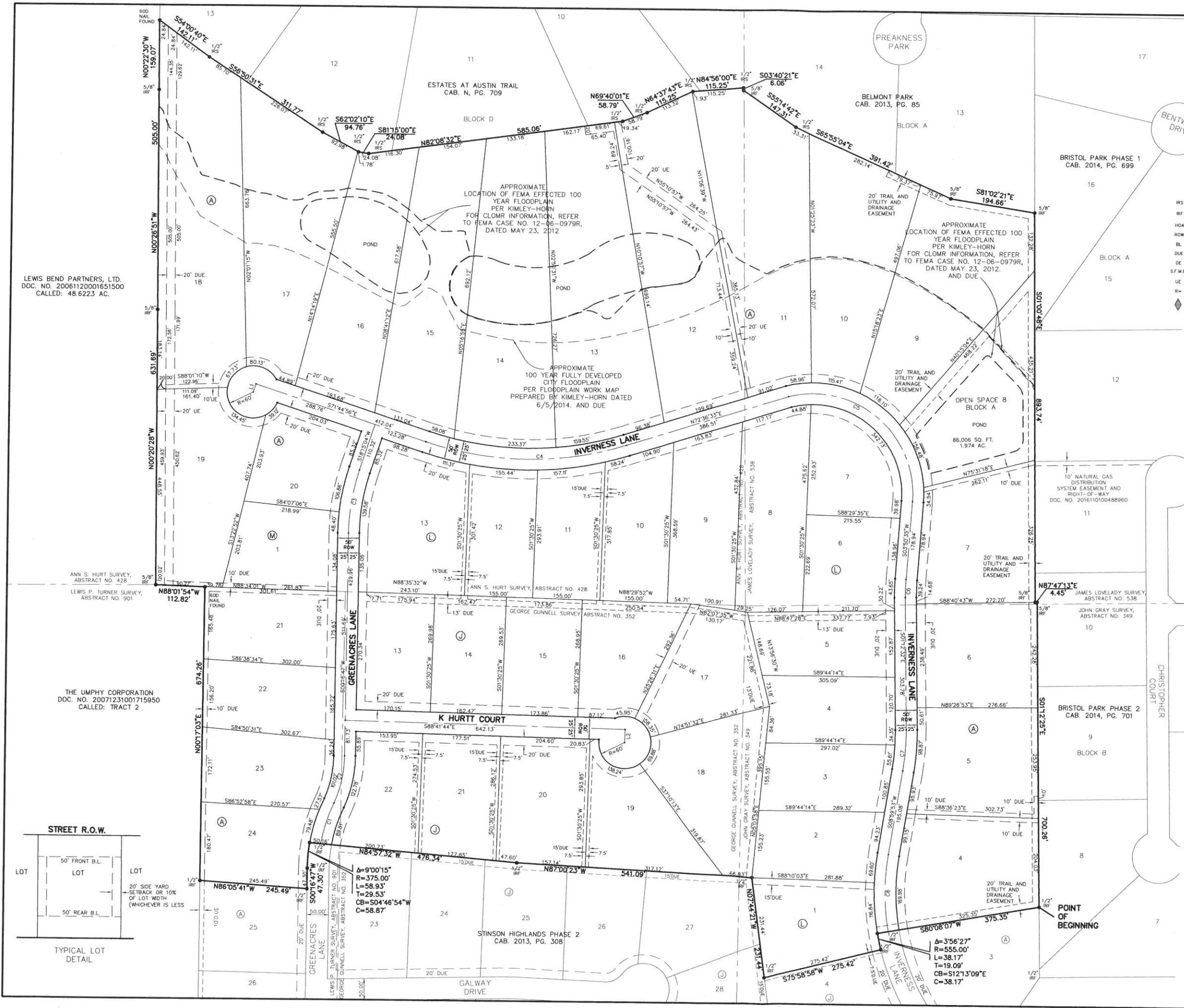
N/A

Recommendation:

Approve as presented or give feedback for changes.

Motion:

I make a motion to recommend approval/denial of the request by Steve Hines of JBI Partners, Inc on behalf of Kenneth Prater for final plat approval of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane.



- LEGEND**
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - HOA HOMEOWNER'S ASSOCIATION
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - DUE DRAINAGE & UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - S.F.M.E. SCREENING FENCE MAINTENANCE EASEMENT
 - UE UTILITY EASEMENT
 - R= RADIUS
 - ◆ STREET NAME CHANGE

LINE TABLE

LINE	BEARING	LENGTH
L1	N18°15'04"E	19.32'
L2	S01°18'16"W	30.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BEARING	CHORD
C1	98.45'	350.00'	16°08'58"	49.55'	S17°38'44"W	98.12'
C2	111.68'	271.70'	23°33'04"	56.64'	N12°05'39"E	110.90'
C3	147.42'	470.00'	17°58'17"	74.32'	S09°15'55"W	146.82'
C4	466.55'	750.00'	35°38'31"	241.10'	S89°34'12"E	459.06'
C5	435.53'	230.00'	108°29'44"	319.46'	N50°24'16"W	373.31'
C6	41.44'	470.00'	5°03'08"	20.73'	S01°19'02"W	41.43'
C7	94.42'	530.00'	10°12'25"	47.33'	N03°53'40"E	94.29'
C8	178.21'	530.00'	19°15'54"	89.95'	S00°38'04"E	177.37'

- NOTES:**
- 1.) BENCHMARKS
A.) BM # 7655
SQUARE CUT ON TOP OF HEADWALL AT NORTHWEST CORNER OF STINSON ROAD AND JENNA WAY. ELEVATION=574.13'
B.) BM # 7656
SQUARE CUT ON TOP OF HEADWALL ON WEST SIDE OF STINSON ROAD AND 4,600 FEET NORTH OF JENNA WAY. ELEVATION=569.39'
 - 2.) NO 100 YEAR FLOOD PLAIN EXISTS ON THE SUBJECT PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48085C0405J, DATED JUNE 02, 2009.
 - 3.) ALL ONE-HALF INCH IRON RODS SET HAVE A YELLOW CAP WITH A "JBI" STAMP UNLESS NOTED OTHERWISE.
 - 4.) PONDS ON LOTS 8, 12-17, BLOCK A ARE TO BE MAINTAINED BY THE HOA. THIS INCLUDED RIPRAP, SILTING AND ALL ELEMENTS NEEDED TO OPERATE PONDS. PONDS MAY NOT BE ALTERED WITHOUT WRITTEN APPROVAL BY THE CITY OF LUCAS. THE HOA SHALL MAINTAIN ALL DRAINAGE WITHIN AN EASEMENT OR RIGHT-OF-WAY.
 - 5.) THE HOA IS RESPONSIBLE FOR MAINTAINS OF ALL EASEMENTS.

NOTICE:
SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT
STINSON HIGHLANDS, PHASE 3
78.943 ACRES OUT OF THE JOHN GRAY SURVEY, ABSTRACT NO. 349; GEORGE GUNNELL SURVEY, ABSTRACT NO. 352; ANN S. HURT SURVEY, ABSTRACT NO. 428; JAMES LOVELADY SURVEY, ABSTRACT NO. 538; LEWIS P. TURNER SURVEY, ABSTRACT NO. 901; CITY OF LUCAS, COLLIN COUNTY, TEXAS

BLOCK A, LOTS 4-24, BLOCK J, LOTS 13-22, BLOCK L, 1-13, AND BLOCK M, LOT 1

MENTONE PARTNERS, LLC,
4323 Gloster Road
Dallas, Texas 75220
OWNER
(214) 435-6251

JBI PARTNERS, INC.
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
TBPE NO. F-438 TBPLS NO. 10076000
SURVEYOR/ENGINEER
(972)248-7676

Plotted by: mvaadson Plot Date: 2/28/2017 6:45 AM
Drawing: H:\Projects\HOE140\dwg\PHASE 3\XHOE140PT-PHASE 3.dwg Saved By: mvaadson Save Time: 2/17/2017 12:42 PM

OWNER'S CERTIFICATION

STATE OF TEXAS~

COUNTY OF COLLIN~

WHEREAS, MENTONE PARTNERS, LLC, is the owner of that parcel of land located in the City of Lucas, Collin County, Texas, being a part of the John Gray Survey, Abstract Number 349, being a part of the George Gunnell Survey, Abstract No. 352, being a part of the Ann S. Hurl Survey, Abstract No. 428, being a part of the James Lovelady Survey, Abstract No. 538, being a part of the Lewis P. Turner Survey, Abstract No. 901, and being all of a called 78.944 acre tract of land described in a Special Warranty Deed to Mentone Partners, LLC, as recorded in Document Number 20151028001365820, of the Deed Records of Collin County, Texas, (D.R.C.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southeast corner of said 78.944 acre tract of land, said point being the northeast corner of Stinson Highlands, Phase 2, an addition to the City of Lucas as recorded in Volume 2013, Page 308, Plat Records of Collin County, Texas (P.R.C.C.T.), and said point also being in the west line of Bristol Park, Phase 2, an addition to the City of Lucas as recorded in Volume 2014, Page 701, (P.R.C.C.T.);

THENCE along the north line of said Stinson Highlands, Phase 2 as follows:
South 80 degrees 08 minutes 07 seconds West, 375.35 feet to a one-half inch iron rod found for corner;
Southeasterly, 38.17 feet along a curve to the left which has a central angle of 03 degrees 56 minutes 27 seconds, a radius of 555.00 feet, a tangent of 19.09 feet, and whose chord bears South 12 degrees 13 minutes 09 seconds East, 38.17 feet to a one-half inch iron rod found for corner;
South 75 degrees 58 minutes 58 seconds West, 275.42 feet to a one-half inch iron rod found for corner;
North 07 degrees 44 minutes 21 seconds West, 231.44 feet to a one-half inch iron rod found for corner;
North 87 degrees 00 minutes 23 seconds West, 541.09 feet to a one-half inch iron rod found for corner;
North 84 degrees 57 minutes 32 seconds West, 476.34 feet to a one-half inch iron rod found for corner;
Southwesterly, 58.93 feet along a curve to the left which has a central angle of 09 degrees 00 minutes 15 seconds, a radius of 375.00 feet, a tangent of 29.53 feet, and whose chord bears South 04 degrees 46 minutes 54 seconds West, 58.87 feet to a one-half inch iron rod found for corner;
South 00 degrees 16 minutes 47 seconds West, 47.30 feet to a one-half inch iron rod found for corner;
North 86 degrees 05 minutes 41 seconds West, 245.49 feet to a one-half inch iron rod found at the southwest corner of said 78.944 acre tract of land, said point being the northwest corner of said Stinson Highlands, Phase 2, said point also being in the east line of that called Tract 2 as described in deed to The Umphy Corporation as recorded in Document No. 20071231001715950, (D.R.C.C.T.);

THENCE along the west line of said 78.944 acre tract of land as follows:
North 00 degrees 17 minutes 03 seconds East, 674.26 feet to a 60d nail found at the northeast corner of said Tract 2;
North 88 degrees 01 minutes 54 seconds West, 112.82 feet along the north line of said Tract 2 to a five-eighths inch iron rod found at the southeast corner of that called 48.6223 acre tract of land described in deed to Lewis Bend Partners, Ltd. as recorded in Document No. 20061120001651500, (D.R.C.C.T.);
North 00 degrees 20 minutes 28 seconds West, 631.69 feet to a five-eighths inch iron rod found for corner;
North 00 degrees 26 minutes 51 seconds West, 505.00 feet to a five-eighths inch iron rod found for corner;
North 00 degrees 22 minutes 30 seconds West, 159.07 feet to a 60d nail found at the northwest corner of said 78.944 acre tract of land, said point being in the south line of the Estates at Austin Trail, an addition to the City of Lucas as recorded in Cabinet N, Page 709, (P.R.C.C.T.);

THENCE along the north line of said 78.944 acre tract of land along the south line of said Estates at Austin Trail as follows:
South 54 degrees 00 minutes 40 seconds East, 142.11 feet to a one-half inch iron rod found for corner;
South 58 degrees 50 minutes 31 seconds East, 311.77 feet to a one-half inch iron rod found for corner;
South 62 degrees 02 minutes 10 seconds East, 94.76 feet to a one-half inch iron rod found for corner;
South 81 degrees 15 minutes 00 seconds East, 24.08 feet to a one-half inch iron rod found for corner;
North 82 degrees 08 minutes 32 seconds East, 585.06 feet to a one-half inch iron rod found for corner;
North 69 degrees 40 minutes 01 seconds East, 58.79 feet to a one-half inch iron rod found for corner;
North 64 degrees 37 minutes 43 seconds East, 115.25 feet to a one-half inch iron rod found for corner;
North 84 degrees 56 minutes 00 seconds East, 115.25 feet to a one-half inch iron rod found at the southeast corner of said Estates at Austin Trail, said point being in the west line of Belmont Park, an addition to the City of Lucas as recorded in Volume 2013, Page 85, (P.R.C.C.T.);
South 03 degrees 40 minutes 21 seconds East, 6.06 feet to a five-eighths inch iron rod found at the southwest corner of said Belmont Park;

THENCE along the north line of said 78.944acre tract of land along the south line of said Belmont Park as follows:
South 55 degrees 14 minutes 42 seconds East, 147.31 feet to a one-half inch iron rod found for corner;
South 65 degrees 55 minutes 04 seconds East, 391.42 feet to a five-eighths inch iron rod found for corner;
South 81 degrees 02 minutes 21 seconds East, 194.66 feet to a five-eighths inch iron rod found at the northeast corner of said 78.944 acre tract of land, said point being in the west line of Bristol Park, Phase 1, an addition to the City of Lucas as recorded in Volume 2014, Page 699, (P.R.C.C.T.);

THENCE South 01 degrees 00 minutes 48 seconds East along the east line of said 78.944 acre tract of land, at 270.52 feet passing a five-eighths inch iron rod found at the southwest corner of said Bristol Park, Phase 1 and at the northwest corner of said Bristol Park, Phase 2, in all a total distance of 893.74 feet to a five eighths inch iron rod found for corner in the west line of said Bristol Park, Phase 2;

THENCE along the east line of said 78.944 acre tract of land and along the west line of said Bristol Park, Phase 2 as follows:
North 87 degrees 47 minutes 13 seconds East, 4.45 feet to a five-eighths inch iron rod found for corner;
South 01 degrees 12 minutes 25 seconds East, 700.26 feet to the POINT OF BEGINNING and containing 3,438,793 square feet or 78.944 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF LUCAS§

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That MENTONE PARTNERS, LLC, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as STINSON HIGHLANDS, PHASE 3, an addition to the City of Lucas, and do hereby dedicate to the City of Lucas for its use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, MENTONE PARTNERS, LLC, are the sole owners of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, MENTONE PARTNERS, LLC, agree to the following:
*Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association;
*The homeowners' association shall have the authority to collect membership fees;
*As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
*The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.
*The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance of common areas.
*The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.
*The homeowners' association is to maintain rights-of-way including Drainage and Utility easements to the edge of pavement.
*The homeowners' association is to maintain street lights.
*The homeowners' association is to maintain entry features and screening fences.
*Wrought iron fences will be allowed to be constructed within drainage easements.
*The HOA is responsible for maintaining all drainage and utility easements including detention and retention ponds within the sub-division in case of HOA failure, the property owner will maintain all drainage and utility easements on their property including detention and retention ponds. Any alteration to a drainage easement, detention/retention pond, or utility easement requires prior approval from the City of Lucas.

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

, an Authorized Agent for MENTONE PARTNERS, LLC,

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

ON-SITE SEWAGE FACILITY NOTE:

All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock and gravel throughout the subdivision may further limit the type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots and may interfere with tank placement.

Lots 8A is a common area/open space lot that will not be used for residential construction and/or OSSF. Any common area construction on Lot 8A including OSSF must be designed and permitted separately and according to the usage of the property. 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/rivers/ponds, etc. (Per State regulations).

Due to the presence of a creek/drainage area on portions of lots 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, no surface improvements, impervious cover, outbuildings, swimming pools, etc. on lots 1, 2 or 3 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services. NOTE: Maximum dwelling size/number of bedrooms might be limited on these lots.

A portion of lots 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 is located within the 100-year flood plain:
Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 2' above base flood elevation.

A certificate of elevation establishing base flood elevation and proving that the finished floor will be at least 2' above base flood elevation must accompany any permit application for a OSSF with electrical/mechanical components that is proposed to be located within the curvilinear line of the 100-year flood plain.

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.
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Steven E. Hines, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

FOR REVIEW PURPOSE ONLY NOT TO BE FILED

Steven E. Hines, R.P.L.S. No. 5380

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven E. Hines, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____day of _____, 2017.

Notary Public in and for the State of Texas

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS,
ON THE _____ DAY OF _____, 2017.
ATTEST:

Chairperson, Planning and Zoning Commission

City Secretary

"Approved for Preparation of Final Plat"

Director of Planning and Community Development Date

Director of Public Works Date

BLOCK/LOT	SQUARE FEET	ACRES
A-4	75,490	1.733
A-5	70,885	1.627
A-6	66,491	1.526
A-7	77,992	1.788
A-8 OS	86,006	1.974
A-9	118,125	2.711
A-10	100,714	2.312
A-11	134,837	3.095
A-12	135,273	3.105
A-13	149,050	3.421
A-14	130,036	2.985
A-15	110,396	2.534
A-16	95,572	2.194
A-17	119,436	2.741
A-18	150,003	3.443
A-19	89,041	2.044
A-20	46,164	1.059
A-21	51,432	1.180
A-22	48,541	1.114
A-23	48,934	1.123
A-24	45,766	1.050
J-13	46,744	1.073
J-14	43,831	1.006
J-15	46,812	1.074
J-16	51,140	1.174
J-17	58,988	1.354
J-18	70,929	1.628
J-19	53,703	1.232
J-20	59,465	1.365
J-21	49,760	1.142
J-22	45,294	1.039
L-1	52,686	1.209
L-2	45,082	1.034
L-3	45,623	1.047
L-4	45,735	1.049
L-5	47,805	1.097
L-6	46,102	1.058
L-7	45,993	1.055
L-8	71,151	1.633
L-9	61,804	1.418
L-10	53,063	1.218
L-11	46,995	1.078
L-12	43,735	1.049
L-13	77,753	1.784
M-1	45,827	1.052

LOT TABLE

BLOCK	RESIDENTIAL LOTS	OPEN SPACE LOTS	DETENTION POND LOTS
A	20	1	
J	10		
L	13		
M	1		

FINAL PLAT

STINSON HIGHLANDS, PHASE 3

78.943 ACRES OUT OF THE JOHN GRAY SURVEY, ABSTRACT NO. 349; GEORGE GUNNELL SURVEY, ABSTRACT NO. 352; ANN S. HURT SURVEY, ABSTRACT NO. 428; JAMES LOVELADY SURVEY, ABSTRACT NO. 538 LEWIS P. TURNER SURVEY, ABSTRACT NO. 901; CITY OF LUCAS, COLLIN COUNTY, TEXAS

BLOCK A, LOTS 4-24, BLOCK J, LOTS 13-22, BLOCK L, 1-13, AND BLOCK M, LOT 1

ZONED R1

MENTONE PARTNERS, LLC,

4323 Gloster Road
Dallas, Texas 75220

OWNER

(214) 435-6251

JB I PARTNERS, INC.

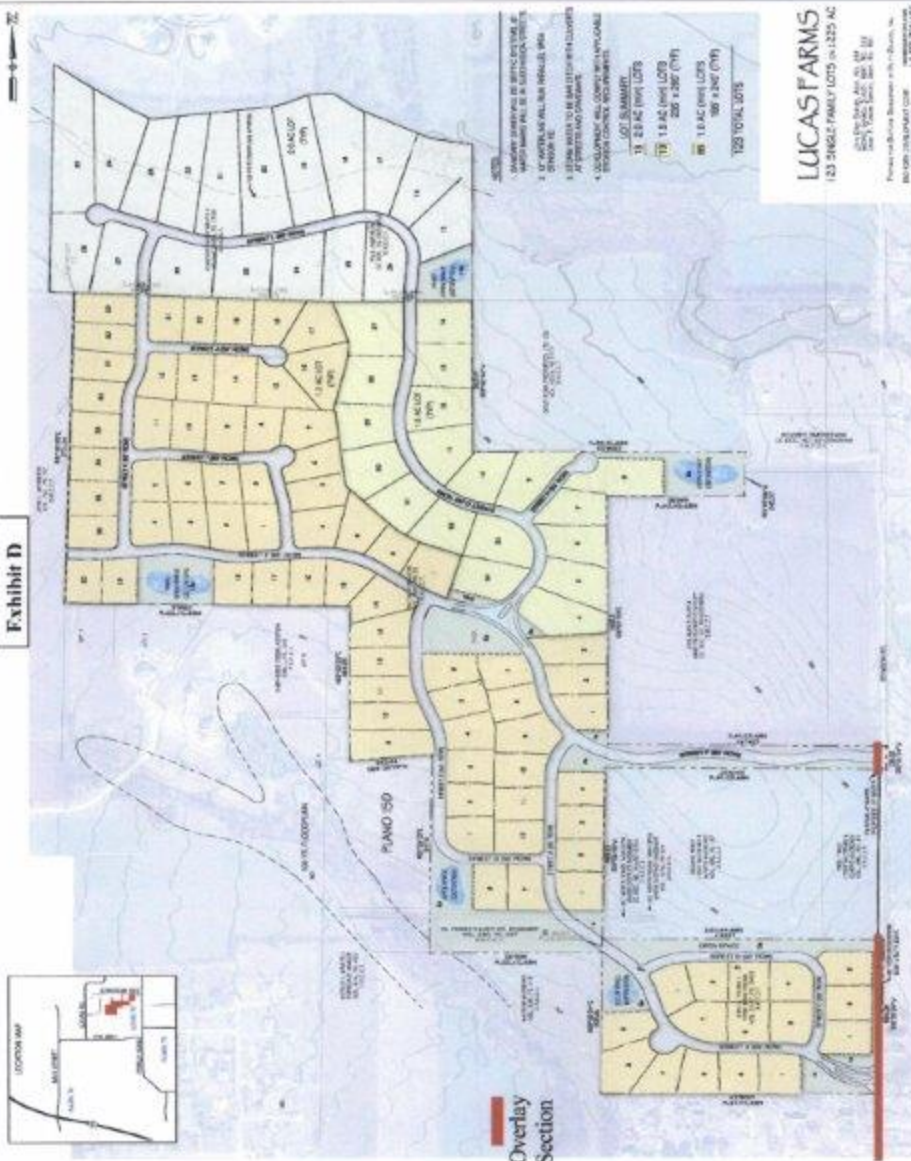
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001

SURVEYOR/ENGINEER

(972)248-7676

Stinson Highlands Phase 3





LUCAS FARMS
23 SINGLE-FAMILY LOTS on 1.225 AC.

For more information, please contact us at 1-800-451-1234.