



# AGENDA

**City of Lucas  
Planning and Zoning Commission  
June 8, 2017**

**6:35 PM**

**(or immediately following the Capital Improvement Advisory Committee Meeting)  
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, June 8, 2017 at 6:35 pm (or immediately following the Capital Improvement Advisory Committee Meeting at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

## Call to Order

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

## Public Hearings

1. Public Hearing to consider the request of Ryan and Tamie Sharp, property owners of 2250 E. Hendrix Avenue for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct public hearing
  - C. Take action regarding the proposed specific use permit request
2. Public Hearing to consider the request by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a request to rezone approximately 73.35 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located on the north and south sides of Blondy Jhune and Country Club Roads, being part of the Peter Lucas Survey A-537; J.W. Kerby Survey A-506; James Grayum Survey A-506; Tracts 1, 2 and 3. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct public hearing
  - C. Take action regarding proposed zoning change

3. Public hearing to consider a request by JBI Partners, Inc on behalf of Kenneth Prater to rezone Stinson Highlands Phase 3 from AO to R-1 consisting of 47.392 acres of 78.943 acres, and being 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)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct public hearing
  - C. Take action regarding proposed zoning request
  
4. Public hearing to consider a request by JBI Partners, Inc on behalf of Kenneth Prater to rezone Stinson Highlands Phase 3 from R1.5 to R-2 consisting of 31.556 acres of 78.943 acres and being 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)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct public hearing
  - C. Take action regarding proposed zoning request
  
5. Public hearing to consider amendments to the City’s zoning use chart regarding the uses permitted by right, permitted by Specific Use Permit and prohibited within the City’s zoning districts. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct public hearing
  - C. Take action regarding proposed updates to the Zoning Use Chart

### **Regular Agenda**

6. Consider approval of the minutes of the May 11, 2017 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

### **Executive Session**

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

An Executive Session is not scheduled for this meeting.

7. Adjournment.

## Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 pm, June 2, 2017.

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Stacy Henderson  
City Secretary

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### June 8, 2017

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item:**

Public Hearing to consider the request of Ryan and Tamie Sharp, property owners of 2250 E. Hendrix Avenue for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

#### **Background Information:**

This lot is currently zoned R-2, and has a building permit to construct an accessory building with habitable space that meets the City's requirements. The owners would like to amend the approved building plans to allow a kitchen in the accessory building under construction.

Section 14.04.304 (a) of the City's Code of Ordinances requires that an addition of a kitchen/food preparation area requires a specific use permit in R-2 or AO zoning districts that contain a single-family home and states the following:

Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

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

1. Public Notice
2. Application, site plan, elevations, and floor plan.

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

NA

#### **Recommendation:**

Staff recommends approving the request as presented.



Item No. 01

**City of Lucas**  
**Planning and Zoning Agenda Request**  
**June 8, 2017**

**Motion:**

I make a motion to approve/deny the request for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space for the property located at 2250 E. Hendrix Avenue.



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, June 8, 2017 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, July 6, 2017 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

*The property owners Ryan and Tamie Sharp at 2250 E Hendrix Ave Block B, Lot 10 of Creekside Estates Lucas Texas 75002 has submitted an Application for an SUP to permit a Kitchen and Food preparation area in an accessory building with habitable space required by code section Sec. 14.04.304 General accessory buildings and structures regulations*

*i) In R-2 or AO zoning districts that contain a single-family home:*

*a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.*

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto: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](mailto:jhilbourn@lucastexas.us).



# ZONING APPLICATION

City of Lucas, Texas

<b>Office Use Only:</b>
_____
<b>Date Received</b>
_____
<b>Received by</b>
_____

**Name of Subdivision or Project:** \_\_\_\_\_

	Application Fee
___ Initial Zoning (Newly annexed or Agricultural property) Per Classification	\$450.00
___ Rezoning (Property currently zoned) Per Classification	\$450.00
<input checked="" type="checkbox"/> Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	\$450.00

**Physical Location of Property:** 2250 E. Hendrix Ave Lucas TX 75002

[Address and General Location -- approximate distance to nearest existing street corner]

**Brief Legal Description of Property (must also attach accurate metes and bounds description):**

Creekside Estates (CLU), Block D Lot 10

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

**Collin County Appraisal District Short Account Number:** 2714320

**Acreage:** 1.57    **Existing Zoning:** \_\_\_\_\_    **Requested Zoning:** Guest House (over/cooktop)  
[Attach a detailed description of requested zoning]

**OWNER'S NAME:** Ryan & Jamie Sharp    **Phone Number:** \_\_\_\_\_

**Applicant/Contact Person:** Ryan Sharp    **Title:** owner

**Company Name:** \_\_\_\_\_

**Street/Mailing Address:** 2250 E. Hendrix    **City:** Lucas    **State:** TX    **Zip:** 75002

**Phone:** \_\_\_\_\_    **Email Address:** \_\_\_\_\_

**ENGINEER / REPRESENTATIVE'S NAME:** Kirk Williams

**Contact Person:** \_\_\_\_\_    **Title:** \_\_\_\_\_

**Company Name:** Paul Taylor Homes

**Street/Mailing Address:** \_\_\_\_\_    **City:** \_\_\_\_\_    **State:** \_\_\_\_\_    **Zip:** \_\_\_\_\_

**Phone:** (214) 800-3299    **Fac:** ( )    **Email Address:** \_\_\_\_\_

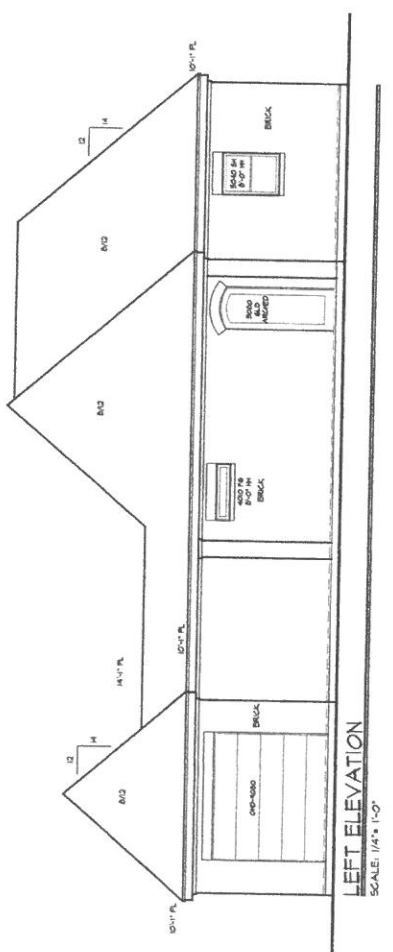
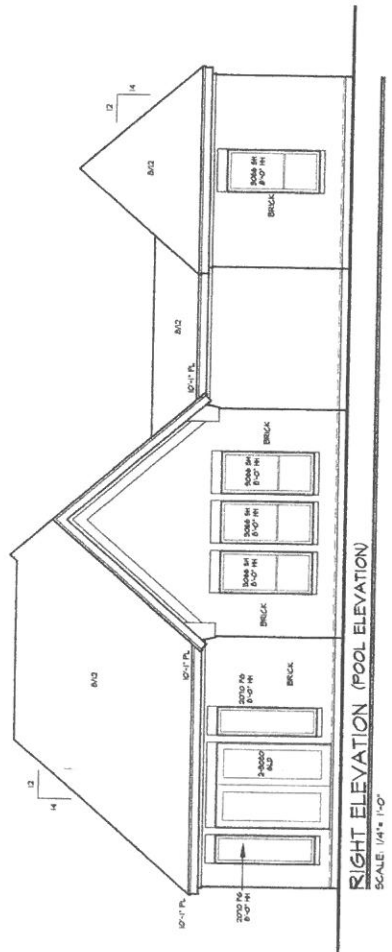
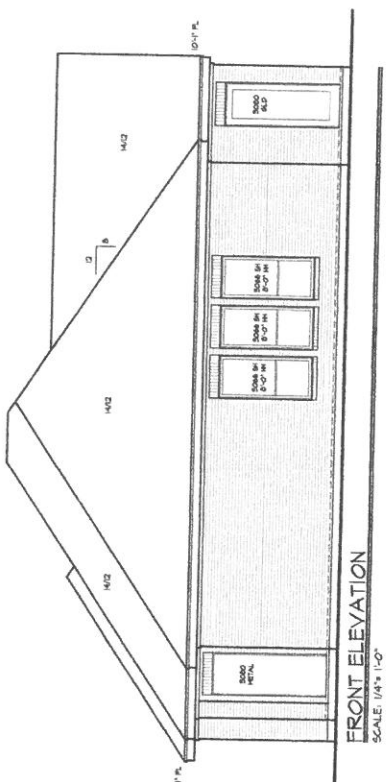
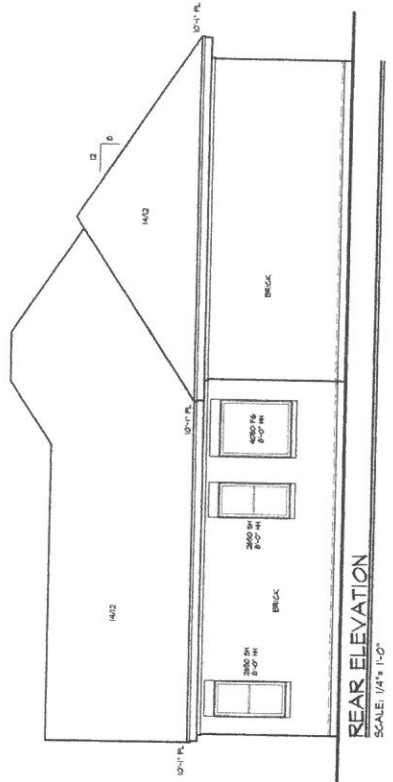






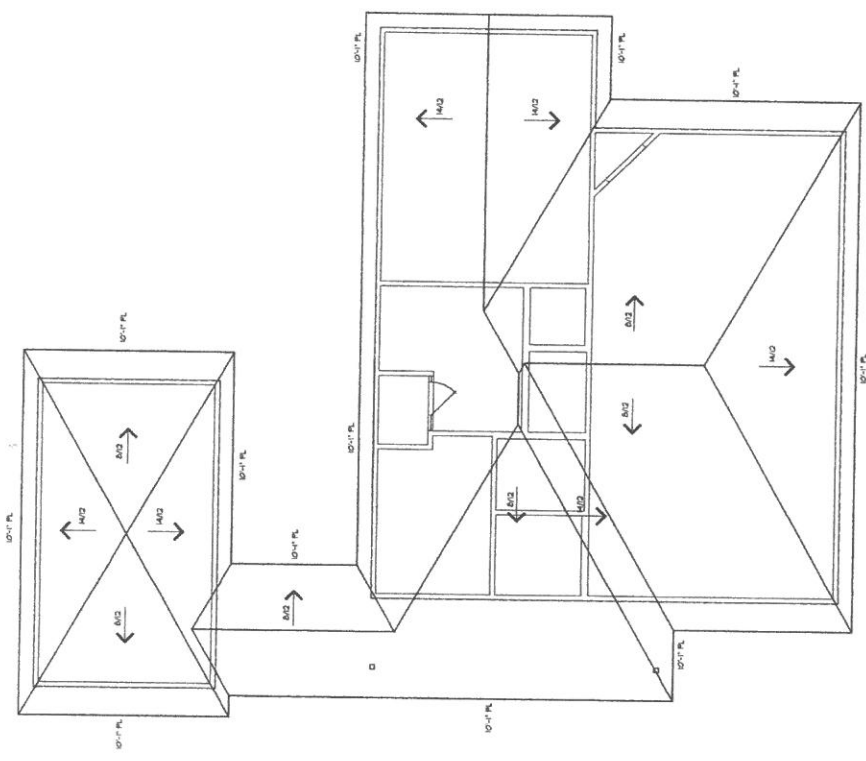
REVIEW SET: NOT FOR CONSTRUCTION

09/20/16



REVIEW SET: NOT FOR CONSTRUCTION

09/02/16



**ROOF PLAN**

SCALE 1/4" = 1'-0"

- NOTE: INDICATE DIRECTION OF ROOF PITCH.
- 1) ARROWS INDICATE DIRECTION OF ROOF PITCH.
  - 2) EXTENDING OVERLAP OF 1/2" TO OUTSIDE FACE OF FRAME UNLESS NOTED.
  - 3) EXTENDING OVERLAP OF 1/2" PITCH IS NECESSARY TO ALIGN FASCIA WITH ROOFS





# City of Lucas

## Planning and Zoning Agenda Request

### June 8, 2017

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item:**

Public Hearing to consider the request by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a request to rezone approximately 73.35 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located on the north and south sides of Blondy Jhune and Country Club Roads, being part of the Peter Lucas Survey A-537; J.W. Kerby Survey A-506; James Grayum Survey A-506; Tracts 1, 2 and 3.

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

#### **Background Information:**

This property consists of 73.35 +/- acres of land and is currently vacant. This property is currently zoned A-O and the applicant is requesting a Planned Development district be created for this parcel. Several deviations are being requested from the current R-2 requirements related to lot area, lot width, and signage that are outlined below:

#### **Code of Ordinances Section 14.03.113 - Area Regulations**

##### *Current Zoning Requirements:*

##### Size of lot.

- (1) Lot area. No building shall be constructed on any lot of less than two (2) acres (87,120 square feet).
- (2) Lot width. The width of the lot shall be not less than two hundred feet (200') at the front street property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a cul-de-sac shall be not less than forty feet (40') at the property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a curve exceeding thirty degrees shall be not less than one hundred feet (100') at the property line, nor shall its average width be less than two hundred feet (200').

##### *Deviations being requested:*

- (1) Lot area. No building shall be constructed on any lot of less than one and one-half (1-1/2) acres (65,340 square feet).
- (2) Lot width. The width of the lot shall be not less than one hundred sixty feet (160') at the front street property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on a cul-de-sac shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than



# City of Lucas

## Planning and Zoning Agenda Request

### June 8, 2017

one hundred seventy-five feet (175'). The minimum width of a lot on curve exceeding thirty degrees shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175').

#### **Code of Ordinances Section Sec. 3.16.009 - Signs allowed in specific zoning districts**

##### *Current Zoning Requirements:*

- (i) Signage identifying a given subdivision or manufactured home park may be erected at one (1) entrance only. One (1) permanent identification sign may be erected on each side of said entrance not to exceed five feet (5') in height.

##### *Deviation being requested:*

- (1) Signage identifying a given subdivision may be erected at each entrance. One (1) permanent identification sign may be erected on each side of said entrance.

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

1. Legal Description
2. Concept Plan and Lot Detail
3. Public Notice
4. Location Map
5. District requirements
6. Application

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

NA

#### **Recommendation:**

Staff recommends denying the request as it appears to be an attempt to circumvent the City's zoning requirements and the states spot zoning prohibition.

#### **Motion:**

I make a motion to approve/deny the request by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a request to rezone approximately 73.35 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located on the north and south sides of Blondy Jhune and Country Club Roads, being part of the Peter Lucas Survey A-537; J.W. Kerby Survey A-506; James Grayum Survey A-506; Tracts 1, 2 and 3.

EXHIBIT "A"  
LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the Peter Lucas Survey, Abstract No. 537, part of the J. W. Kerby Survey, Abstract No. 506 and the James Grayum Survey, Abstract No. 354, being all of a Tract One: 18.381 acre tract (westerly) as in an Executor's Deed filed under County Clerk No. 20150226000210130 and 20161216001707590, all of a Tract Two: 18.381 acre tract (easterly) as filed under County Clerk No. 20150226000210120 and 20161216001707600, all of a Tract Three: 34.921 acre tract as filed under County Clerk No. 20150226000210110 and 20161216001707610 of the Real Property Records, Collin County, Texas with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set for corner in the east right-of-way line of F.M. Road 1378 (Country Club), said corner marking the northwest corner of said 18.381 acre tract (westerly), the most westerly southwest corner of Lot 24, Block A of the revised plat of White Rock Creek Estates as recorded in Volume F, Page 510 of the Collin County Map Records, and being on the south bank of Reid Branch;

THENCE with the south bank of Reid Branch, the north line of said 18.381 acre tract (westerly), and the south line of said Revised White Rock Creek Estates as follows: North 70°23'44" East, 64.48 feet to a point for corner; North 53°35'59" East, 89.39 feet to a point for corner; North 14°00'09" East, 23.19 feet to a point for corner; North 25°19'28" East, 81.61 feet to a point for corner; North 42°38'56" East, 24.44 feet to a point for corner; North 77°10'07" East, 236.79 feet to a point for corner; North 39°03'47" East, 36.83 feet to a point for corner; North 09°10'02" East, 158.98 feet to a point for corner; North 31°48'26" West, 69.35 feet to a point for corner; North 04°06'39" West, 40.98 feet to a point for corner; North 29°58'15" East, 20.66 feet to a point for corner; South 87°29'30" East, 27.20 feet to a point for corner; South 73°17'50" East, 82.66 feet to a point for corner; South 80°42'37" East, 143.95 feet to a point for corner; North 71°28'04" East, 84.74 feet to a point for corner and North 00°43'59" West, 6.93 feet to a point in the middle of Reid Branch;

THENCE with the middle of Reid Branch and continuing with the north line of said 18.381 acre tract (westerly), and the south line of said Revised White Rock Creek Estates as follows: North 75°06'33" East, 58.38 feet to a point for corner; South 83°30'17" East, passing at 149.52 feet a common corner between said 18.381 acre tract, and continuing with the north line of said (easterly) 18.381 acre tract a total distance of 325.72 feet to a point for corner; North 63°20'27" East, 151.60 feet to a point for corner; South 76°01'57" East, 137.97 feet to a point for corner; South 89°02'25" East, 77.20 feet to a point for corner; South 62°28'14" East, passing at 77.20 feet the southeast corner of said Revised White Rock Creek Estates and the southwest corner of Forest Creek Estates as recorded in Volume M, Page 44 of the Collin County Map Records, and continuing with the south line of said Forest Creek Estates, and the north line of said (easterly) 18.381 acre tract, a total distance of 163.76 feet to a point for corner; North 80°30'13" East, 111.75 feet to a point for corner; South 45°35'41" East, 66.36 feet to a point marking the

northeast corner of said (easterly 18.381 acre tract) and the northwest corner of a 4.785 acre tract as recorded under County Clerk No. 201309270013552230 of the Real Property Records, Collin County, Texas;

THENCE departing said creek, South 00°21'44" East with the east line of said (easterly) 18.381 acre tract, and the west line of said 4.785 acre tract, passing at 51.38 feet a 1/2" reference iron found on line at the top of the south bank, and continuing for a total distance of 943.88 feet to a point for corner in the middle of BlondyJhune marking the southeast corner of said (easterly) 18.381 acre tract, the southwest corner of said 4.785 acre tract, being in the north line of the aforementioned Tract Three: 34.921 acre tract, from which a 1/2" iron rod found for reference in the fence line on the south side of said road bears South 00°21'44" East, 14.96 feet;

THENCE with the middle of Blondy Jhune Road, the north line of said Tract Three: 34.921 acre tract, and the south line of said 4.785 acre tract, North 89°42'16" East, leaving said roadway at 297 feet and continuing for a total distance of 435.64 feet to a Roome capped iron rod set marking the most northerly northeast corner of said 34.921 acre tract, and the northwest corner of a 0.35 acre tract as recorded under County Clerk No.20131002001380180 of the Real Property Records, Collin County, Texas;

THENCE with an east line of said 34.921 acre tract and the west line of said 0.35 acre tract, South 01016'44" East, 70.50 feet to a Roome capped iron rod set marking an ell corner of said 34.921 acre tract and the southwest corner of said 0.35 acre tract;

THENCE with a north line of said 34.921 acre tract, and the south line of said 0.35 acre tract, South 89°48'44" East, 207.17 feet to a point marking the southeast corner of said 0.35 acre tract and being in the middle of an unnamed creek;

THENCE with the upstream meanders of said unnamed creek, the southerly line of said 34.921 acre tract, the northerly line of Tara Phase Two as recorded in Volume N, Page 946, the northerly line of the Replat of Lots 27 and 28, Block 1 of Willow Creek Addition as recorded in Volume 1, Page 319, and the northerly line of an unrecorded Willow Creek Acres as recorded in Volume 333A, Page 3981 of the Collin County Map Records as follows: South 29°43'42" West, 62.16 feet to a point for corner; South 59°29'56" West, 79.87 feet to a point for corner; South 76°12'52" West, 106.89 feet to a point for corner; South 19°28'19" West, 90.78 feet to a point for corner; South 130°22'02" East, 196.83 feet to a point for corner; South 20°40'03" West, 152.80 feet to a point for corner; South 60°55'10" West, 123.81 feet to a point for corner; South 89°16'41" West, 40.57 feet to a point for corner; North 06°59'37" East, 122.48 feet to a point for corner; North 38°53'24" West, 69.31 feet to a point for corner;

North 89°39'50" West, 77.41 feet to a point for corner; South 72°53'26" West, 65.39 feet to a point for corner; South 33°04'32" West, 54.69 feet to a point for corner; South 48°26'32" West, 114.31 feet to a point for corner; South 12°36'07" West, 52.36 feet to a point for corner; South 22°58'11" West, 102.29 feet to a point for corner; South 39°49'00" West, 98.35 feet to a point for corner; South 60°46'48" West, 56.44 feet to a point for corner; South 110°32'25" West, 68.03 feet to a point for corner; South 07°00'12" East, 85.19 feet to a point for corner; South 41°13'50"

West, 135.00 feet to a point for corner; South 57°23'12" West, 69.71 feet to a point for corner; South 07°05'42" West, 98.64 feet to a point for corner; South 08°21'52" West, 113.48 feet to a point for corner; South 55°10'13" West, 39.88 feet to a point for corner; South 42°37'02" West, 64.35 feet to a point for corner; North 85°44'45" West, 122.22 feet to a point for corner; South 78°23'27" West, 76.25 feet to a point for corner;

South 39°48'15" West, 88.08 feet to a point for corner; South 45°09'00" West, 40.26 feet to a point for corner; North 55°20'38" West, 8.33 feet to a point for corner; North 66°33'54" West, 93.86 feet to a point for corner; South 55°04'11" West, 93.84 feet to a point for corner; South 53°27'15" West, 42.06 feet to a point for corner in the curving east right-of-way line of the aforementioned F.M. Road 1378 (Country Club) and marking the southwest corner of said 34.921 acre tract;

THENCE with the east right-of-way line of F.M. Road 1378 (Country Club), and the west line of said 34.921 acre tract as follows: northwesterly along said curve to the right having a central angle of 02032'58", with a radius of 1864.86 feet, for an arc distance of 82.98 feet (chord = North 02004'13" West, 82.98 feet) to a point marking the end of said curve; North 00047'44" West, 850.21 feet to a concrete right-of-way monument found marking the beginning of a curve to the left; northwesterly along said curve to the left having a central angle of 27045'47", with a radius of 522.54 feet, for an arc distance of 253.20 feet (chord = North 14°40'38" West, 250.73 feet) to a Roome capped iron rod set marking the most southerly corner of a 0.596 acre tract as recorded in Volume 5008, Page 215 and County Clerk No. 2001-0119023, of the Real Property Records, Collin County, Texas, said corner being on the west side of Blondy Jhune Road;

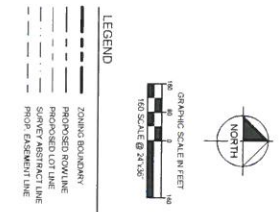
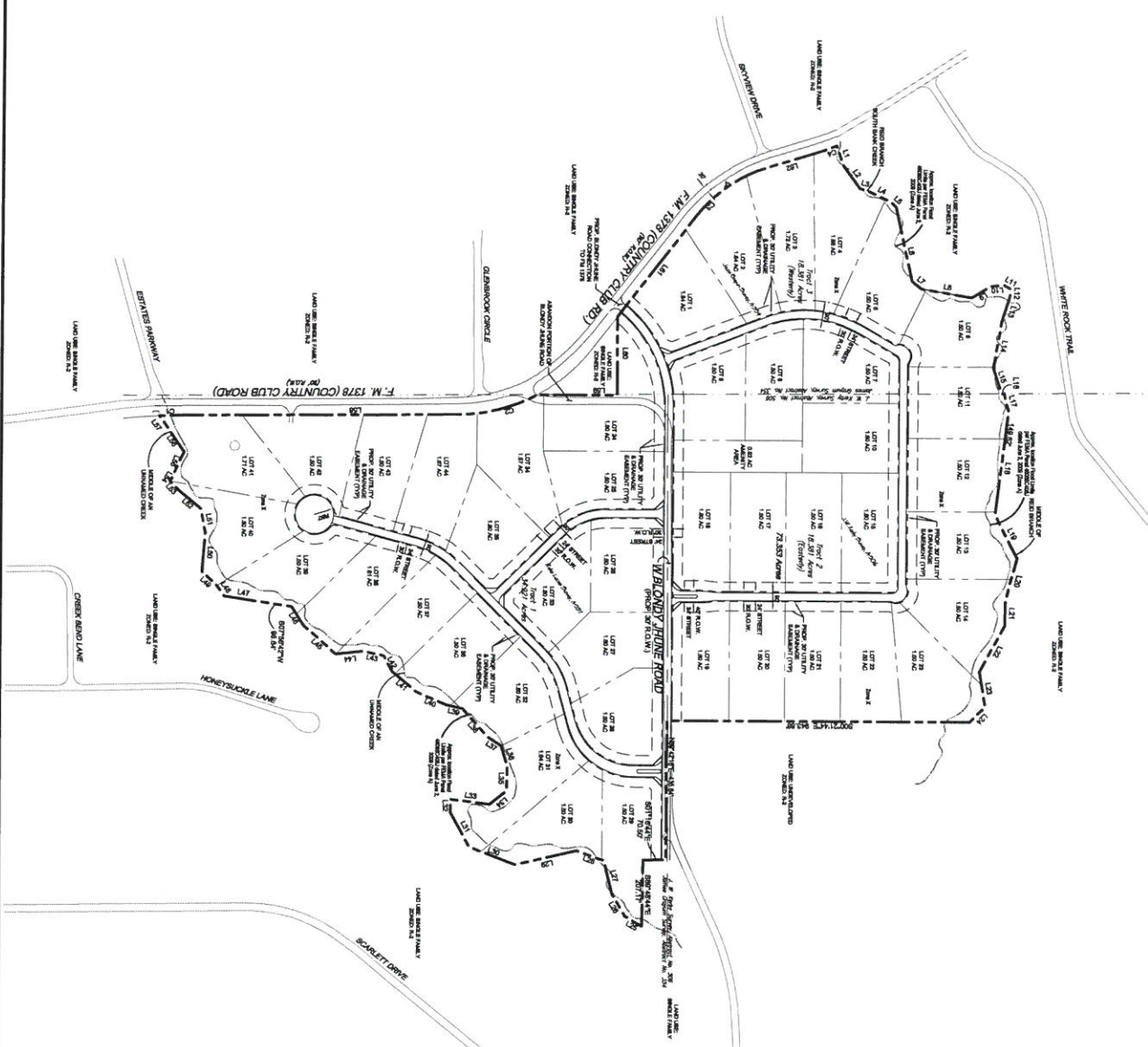
THENCE with the east line of said 0.596 acre tract, the west line of said 34/921 acre tract, and the west side of Blondy Jhune Road, North 00022'44" West, 248.11 feet to a Roome capped iron rod set marking the northeast corner of said 0.596 acre tract, and an ell corner of said 34.921 acre tract;

THENCE with the north line of said 0.596 acre tract, and a south line of said 34.921 acre tract, South 89°24'47" West, passing at 244.75 feet a wooden right-of-way marker, and continuing for a total distance of 246.19 feet to a Roome capped iron rod set in the east right-of-way line of F.M. 1378 (Country Club) marking the northwest corner of said 0.596 acre tract, and a southwest corner of said 34.921 acre tract;

THENCE with the east right-of-way line of F.M. 1378 (Country Club) and the west line of said 34.921 acre tract as follows: North 52°55'44" West, 398.20 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northwesterly along said curve having a central angle of 35°38'00", with a radius of 432.46 feet, for an arc distance of 268.96 feet (chord = North 35°06'44" West, 264.64 feet) to a Roome capped iron rod set marking the end of said curve; North 17°17'44" West, 154.12 feet to a Roome capped iron rod set marking the beginning of a curve to the left, from which a wooden right-of-way monument bears North 27053'41" West, 2.48 feet; northwesterly along said curve to the left having a central angle of 04°22'15", with a radius of 999.93 feet, for an arc distance of 76.28 feet (chord = North 19028'53" West, 76.26 feet) to the place of beginning and containing 73.353 acres of land.



LOT	ACRES	ZONING
11	0.02	RES-1
12	0.02	RES-1
13	0.02	RES-1
14	0.02	RES-1
15	0.02	RES-1
16	0.02	RES-1
17	0.02	RES-1
18	0.02	RES-1
19	0.02	RES-1
20	0.02	RES-1
21	0.02	RES-1
22	0.02	RES-1
23	0.02	RES-1
24	0.02	RES-1
25	0.02	RES-1
26	0.02	RES-1
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28	0.02	RES-1
29	0.02	RES-1
30	0.02	RES-1
31	0.02	RES-1
32	0.02	RES-1
33	0.02	RES-1
34	0.02	RES-1
35	0.02	RES-1
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37	0.02	RES-1
38	0.02	RES-1
39	0.02	RES-1
40	0.02	RES-1
41	0.02	RES-1
42	0.02	RES-1
43	0.02	RES-1
44	0.02	RES-1
45	0.02	RES-1
46	0.02	RES-1
47	0.02	RES-1
48	0.02	RES-1
49	0.02	RES-1
50	0.02	RES-1
51	0.02	RES-1
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71	0.02	RES-1
72	0.02	RES-1
73	0.02	RES-1
74	0.02	RES-1
75	0.02	RES-1
76	0.02	RES-1
77	0.02	RES-1
78	0.02	RES-1
79	0.02	RES-1
80	0.02	RES-1
81	0.02	RES-1
82	0.02	RES-1
83	0.02	RES-1
84	0.02	RES-1
85	0.02	RES-1
86	0.02	RES-1
87	0.02	RES-1
88	0.02	RES-1
89	0.02	RES-1
90	0.02	RES-1
91	0.02	RES-1
92	0.02	RES-1
93	0.02	RES-1
94	0.02	RES-1
95	0.02	RES-1
96	0.02	RES-1
97	0.02	RES-1
98	0.02	RES-1
99	0.02	RES-1
100	0.02	RES-1



**STATEMENT OF PURPOSE & INTENT**

The purpose of this plan is to request the zoning commission to rezone the property from its current zoning to a more appropriate zoning for the proposed development. The rezoning is necessary to allow the proposed development to be consistent with the surrounding area and to provide for the best use of the property.

**NOTE**

This concept plan is for illustrative purposes only. It is not intended to be a final plan. The zoning commission is requested to consider the proposed development in light of the surrounding area and to provide for the best use of the property. The rezoning is necessary to allow the proposed development to be consistent with the surrounding area and to provide for the best use of the property.

**ZONING CONCEPT PLAN - EXHIBIT B**  
**OF**  
**HENDRICK FARM**  
**73.35 ACRES**

OWNER:  
 STEVEN W. HENDRICK TRUST  
 7011 LINDEN STREET  
 HOUSTON, TEXAS 77030  
 CONTACT: STEVEN HENDRICK

DATE: MAY 2, 2017

DESIGNER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1000 WEST 17TH STREET  
 HOUSTON, TEXAS 77019  
 CONTACT: RANDY HIGHT

ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1000 WEST 17TH STREET  
 HOUSTON, TEXAS 77019  
 CONTACT: RANDY HIGHT



## 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, June 8, 2017 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, July 6, 2017 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to a Planned Development with a base zoning of R-2 on a parcel of land described as follows:

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the Peter Lucas Survey, Abstract No. 537, part of the J. W. Kerby Survey, Abstract No. 506 and the James Grayum Survey, Abstract No. 354, being all of a Tract One: 18.381 acre tract (westerly) as in an Executor's Deed filed under County Clerk No. 20150226000210130 and 20161216001707590, all of a Tract Two: 18.381 acre tract (easterly) as filed under County Clerk No. 20150226000210120 and 20161216001707600, all of a Tract Three: 34.921 acre tract as filed under County Clerk No. 20150226000210110 and 20161216001707610 of the Real Property Records, Collin County, Texas with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set for corner in the east right-of-way line of F.M. Road 1378 (Country Club), said corner marking the northwest corner of said 18.381 acre tract (westerly), the most westerly southwest corner of Lot 24, Block A of the revised plat of White Rock Creek Estates as recorded in Volume F, Page 510 of the Collin County Map Records, and being on the south bank of Reid Branch;

THENCE with the south bank of Reid Branch, the north line of said 18.381 acre tract (westerly), and the south line of said Revised White Rock Creek Estates as follows: North 70°23'44" East, 64.48 feet to a point for corner; North 53°35'59" East, 89.39 feet to a point for corner; North 14°00'09" East, 23.19 feet to a point for corner; North 25°19'28" East, 81.61 feet to a point for corner; North 42°38'56" East, 24.44 feet to a point for corner; North 77°10'07" East, 236.79 feet to a point for corner; North 39°03'47" East, 36.83 feet to a point for corner; North 09°10'02" East, 158.98 feet to a point for corner; North 31°48'26" West, 69.35 feet to a point for corner; North 04°06'39" West, 40.98 feet to a point for corner; North 29°58'15" East, 20.66 feet to a point for corner; South 87°29'30" East, 27.20 feet to a point for corner; South 73°17'50" East, 82.66 feet to a point for corner; South 80°42'37" East, 143.95 feet to a point for corner; North 71°28'04" East, 84.74 feet to a point for corner and North 00°43'59" West, 6.93 feet to a point in the middle of Reid Branch;

THENCE with the middle of Reid Branch and continuing with the north line of said 18.381 acre tract (westerly), and the south line of said Revised White Rock Creek Estates as follows: North 75°06'33" East, 58.38 feet to a point for corner; South 83°30'17" East, passing at 149.52 feet a common corner between said 18.381 acre tract, and continuing with the north line of said (easterly) 18.381 acre tract a total distance of 325.72 feet to a point for corner; North 63°20'27" East, 151.60 feet to a point for corner; South 76°01'57" East, 137.97 feet to a point for corner; South 89°22'25" East, 77.20 feet to a point for corner; South 62°28'14" East, passing at 77.20 feet the southeast corner of said Revised White Rock Creek Estates and the southwest corner of Forest Creek Estates as recorded in Volume M, Page 44 of the Collin County Map Records, and continuing with the south line of said Forest Creek Estates, and the north line of said (easterly) 18.381 acre tract, a total distance of 163.76 feet to a point for corner; North 80°30'13" East, 111.75 feet to a point for corner; South 45°35'41" East, 66.36 feet to a point marking the northeast corner of said (easterly) 18.381 acre tract) and the northwest corner of a 4.785 acre tract as recorded under County Clerk No. 201309270013552230 of the Real Property Records, Collin County, Texas;

THENCE departing said creek, South 00°21'44" East with the east line of said (easterly) 18.381 acre tract, and the west line of said 4.785 acre tract, passing at 51.38 feet a 1/2" reference iron found on line at the top of the south bank, and continuing for a total distance of 943.88 feet to a point for corner in the middle of BlondyJhune marking the southeast corner of said (easterly) 18.381 acre tract, the southwest corner of said 4.785 acre tract, being in the north line of the aforementioned Tract Three: 34.921 acre tract, from which a 1/2" iron rod found for reference in the fence line on the south side of said road bears South 00°21'44" East, 14.96 feet;

THENCE with the middle of Blondy Jhune Road, the north line of said Tract Three: 34.921 acre tract, and the south line of said 4.785 acre tract, North 89°42'16" East, leaving said roadway at 297 feet and continuing for a total distance of 435.64 feet to a Roome capped iron rod set marking the most northerly northeast corner of said 34.921 acre tract, and the northwest corner of a 0.35 acre tract as recorded under County Clerk No.20131002001380180 of the Real Property Records, Collin County, Texas;

THENCE with an east line of said 34.921 acre tract and the west line of said 0.35 acre tract, South 01°16'44" East, 70.50 feet to a Roome capped iron rod set marking an ell corner of said 34.921 acre tract and the southwest corner of said 0.35 acre tract;

THENCE with a north line of said 34.921 acre tract, and the south line of said 0.35 acre tract, South 89°48'44" East, 207.17 feet to a point marking the southeast corner of said 0.35 acre tract and being in the middle of an unnamed creek;

THENCE with the upstream meanders of said unnamed creek, the southerly line of said 34.921 acre tract, the northerly line of Tara Phase Two as recorded in Volume N, Page 946, the northerly line of the Replat of Lots 27 and 28, Block 1 of Willow Creek Addition

as recorded in Volume 1, Page 319, and the northerly line of an unrecorded Willow Creek Acres as recorded in Volume 333A, Page 3981 of the Collin County Map Records as follows: South 29°43'42" West, 62.16 feet to a point for corner; South 59°29'56" West, 79.87 feet to a point for corner; South 76°12'52" West, 106.89 feet to a point for corner; South 19°28'19" West, 90.78 feet to a point for corner; South 130°22'02" East, 196.83 feet to a point for corner; South 20°40'03" West, 152.80 feet to a point for corner; South 60°55'10" West, 123.81 feet to a point for corner; South 89°16'41" West, 40.57 feet to a point for corner; North 06°59'37" East, 122.48 feet to a point for corner; North 38°53'24" West, 69.31 feet to a point for corner;

North 89°39'50" West, 77.41 feet to a point for corner; South 72°53'26" West, 65.39 feet to a point for corner; South 33°04'32" West, 54.69 feet to a point for corner; South 48°26'32" West, 114.31 feet to a point for corner; South 12°36'07" West, 52.36 feet to a point for corner; South 22°58'11" West, 102.29 feet to a point for corner; South 39°49'00" West, 98.35 feet to a point for corner; South 60°46'48" West, 56.44 feet to a point for corner; South 110°32'25" West, 68.03 feet to a point for corner; South 07°00'12" East, 85.19 feet to a point for corner; South 41°13'50" West, 135.00 feet to a point for corner; South 57°02'31" West, 69.71 feet to a point for corner; South 07°05'42" West, 98.64 feet to a point for corner; South 08°21'52" West, 113.48 feet to a point for corner; South 55°10'13" West, 39.88 feet to a point for corner; South 42°37'02" West, 64.35 feet to a point for corner; North 85°44'45" West, 122.22 feet to a point for corner; South 78°23'27" West, 76.25 feet to a point for corner;

South 39°04'15" West, 88.08 feet to a point for corner; South 45°09'00" West, 40.26 feet to a point for corner; North 55°20'38" West, 8.33 feet to a point for corner; North 66°33'54" West, 93.86 feet to a point for corner; South 55°04'11" West, 93.84 feet to a point for corner; South 53°27'15" West, 42.06 feet to a point for corner in the curving east right-of-way line of the aforementioned F.M. Road 1378 (Country Club) and marking the southwest corner of said 34.921 acre tract;

THENCE with the east right-of-way line of F.M. Road 1378 (Country Club), and the west line of said 34.921 acre tract as follows: northwesterly along said curve to the right having a central angle of 02°32'58", with a radius of 1864.86 feet, for an arc distance of 82.98 feet (chord = North 02°04'13" West, 82.98 feet) to a point marking the end of said curve; North 00°47'44" West, 850.21 feet to a concrete right-of-way monument found marking the beginning of a curve to the left; northwesterly along said curve to the left having a central angle of 27°45'47", with a radius of 522.54 feet, for an arc distance of 253.20 feet (chord = North 14°40'38" West, 250.73 feet) to a Roome capped iron rod set marking the most southerly corner of a 0.596 acre tract as recorded in Volume 5008, Page 215 and County Clerk No. 2001-0119023, of the Real Property Records, Collin County, Texas, said corner being on the west side of Blondy Jhune Road;

THENCE with the east line of said 0.596 acre tract, the west line of said 34/921 acre tract, and the west side of Blondy Jhune Road, North 00°22'44" West, 248.11 feet to

a Roome capped iron rod set marking the northeast corner of said 0.596 acre tract, and an ell corner of said 34.921 acre tract;

THENCE with the north line of said 0.596 acre tract, and a south line of said 34.921 acre tract, South 89°24'47" West, passing at 244.75 feet a wooden right-of-way marker, and continuing for a total distance of 246.19 feet to a Roome capped iron rod set in the east right-of-way line of F.M. 1378 (Country Club) marking the northwest corner of said 0.596 acre tract, and a southwest corner of said 34.921 acre tract;

THENCE with the east right-of-way line of F.M. 1378 (Country Club) and the west line of said 34.921 acre tract as follows: North 52°55'44" West, 398.20 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northwesterly along said curve having a central angle of 35°38'00", with a radius of 432.46 feet, for an arc distance of 268.96 feet (chord = North 35°06'44" West, 264.64 feet) to a Roome capped iron rod set marking the end of said curve; North 17°17'44" West, 154.12 feet to a Roome capped iron rod set marking the beginning of a curve to the left, from which a wooden right-of-way monument bears North 27053'41" West, 2.48 feet; northwesterly along said curve to the left having a central angle of 04°22'15", with a radius of 999.93 feet, for an arc distance of 76.28 feet (chord = North 19028'53" West, 76.26 feet to the place of beginning and containing 73.353 acres of land.

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



# Hendrick Farm Location

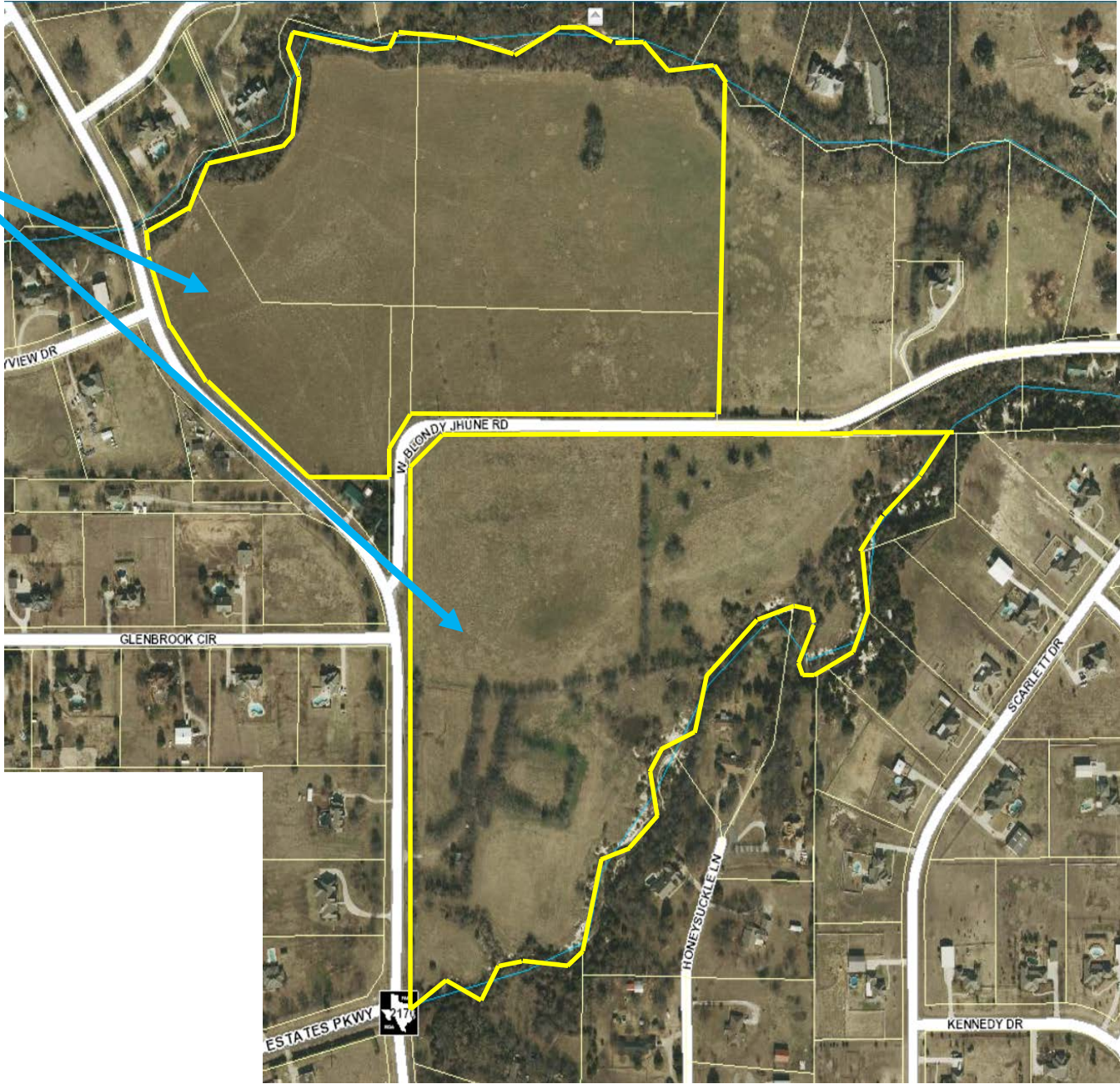


Exhibit "C"  
Hendrick Farm PD Development Regulations

PD Development Requirements

Sec. 14.03.111 Use regulations

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in section 14.03.801, schedule of uses, and article 14.02 division 4, specific use permits.

- (1) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (2) A special exception shall be required when the total combined square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (3) Entry Signage for Residential subdivisions
  - (I) Signage identifying a given subdivision may be erected at each entrance.
  - (II) One permanent identification sign may be erected on each side of said entrance.

Sec. 14.03.112 Height regulations

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height. (1995 Code, sec. 9-36)

Sec. 14.03.113 Area regulations

(a) Size of yards.

- (1) Front yard. There shall be a front yard having a depth of not less than fifty feet (50'). Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. No required parking shall be allowed within the required front yard.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. A side yard adjacent to a side street shall not be less than twenty-five feet (25'). No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
- (3) Rear yard. There shall be a rear yard having a depth of not less than fifty feet (50').

(1995 Code, sec. 9-37)

(b) Size of lot.

- (1) Lot area. No building shall be constructed on any lot of less than one and one-half (1-1/2) acres (65,340 square feet).
- (2) Lot width. The width of the lot shall be not less than one hundred sixty feet (160') at the front street property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on a cul-de-sac shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on curve exceeding thirty degrees shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175').
- (3) Lot depth. The average depth of the lot shall not be less than one hundred eighty feet (180').
- (4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

(c) Minimum dwelling size. The minimum floor area of any dwelling shall be two thousand square feet (2,000 sq. ft.), exclusive of garages, breezeways, and porches. Dwellings shall have a minimum seventy-five percent (75%) of the exterior walls of masonry construction or the heartwood of a natural decay resistance wood, cementitious siding, stucco, cultured stone exterior or combination of these materials. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.

(d) Lot coverage. In no case shall more than thirty percent (30%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.

(e) Roof pitch. Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).

(f) Exterior walls and foundation. The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.

(g) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.





# ZONING APPLICATION

City of Lucas, Texas

<b>Office Use Only:</b>
<b>Date Received</b>
<b>Received by</b>

Name of Subdivision or Project: \_\_\_\_\_

**Application Type**

	<b>Application Fee</b>
<input checked="" type="checkbox"/> Initial Zoning (Newly annexed or Agricultural property) Per Classification	\$450.00
<input type="checkbox"/> Rezoning (Property currently zoned) Per Classification	\$450.00
<input type="checkbox"/> Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	\$450.00

**Physical Location of Property:** 1320 Country Club Road (73 Acres @ Country Club & W. Blondy Jhune)  
*[Address and General Location -- approximate distance to nearest existing street corner]*

**Brief Legal Description of Property (must also attach accurate metes and bounds description):**  
Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3  
*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

**Collin County Appraisal District Short Account Number:** 1212690, 1549809, 1213653, 1550878, 2121356

**Acreage:** 73.35 AC    **Existing Zoning:** AO    **Requested Zoning:** R-2  
[Attach a detailed description of requested zoning]

**OWNER'S NAME:** Steven W. Hendrick Trust    Phone Number: 952-737-8663

Applicant/Contact Person: Rutledge Haggard    Title: Owner

Company Name: RLO Haggard

Street/Mailing Address: 800 Central Parkway East, Ste. 100    City: Plano    State: TX    Zip: 75074

Phone: (972) 422-4515    Fax: (  )                       Email Address: rutledge@rlohaggard.com

**ENGINEER / REPRESENTATIVE'S NAME:** Kimley-Horn

Contact Person: Sarah Scott, P.E.    Title: Engineer

Company Name: Kimley-Horn and Associates, Inc.

Street/Mailing Address: 12750 Merit Drive, Suite 1000    City: Dallas    State: TX    Zip: 75251

Phone: (972) 770-1347    Fax: (972) 239-3820    Email Address: sarah.scott@kimley-horn.com



# ZONING APPLICATION. Cont.

Name of Subdivision or Project: Hendrick Farm cont.

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

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

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

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

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

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

STATE OF ~~TEXAS~~ <sup>Minnesota</sup> ~~Dakota~~ <sup>Dakota</sup> ( ) ~~Ill~~  
COUNTY OF ~~COLLIN~~ <sup>Dakota</sup> ( ) ~~Ill~~

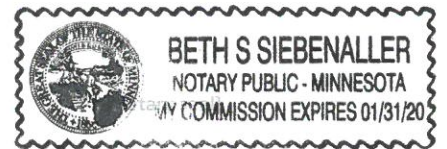
BEFORE ME, a Notary Public, on this day personally appeared Steven W. Hendrick the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted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

Steven W. Hendrick

\*\*Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 11<sup>th</sup> day of April, 2017

Notary Public in and for the State of ~~Texas~~ <sup>Minnesota</sup>: Beth A. Siebenaller



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



Item No. 03

**City of Lucas**  
**Planning and Zoning Agenda Request**  
**June 8, 2017**

Requester: Development Services Director Joe Hilbourn

**Agenda Item:**

Public hearing to consider a request by JBI Partners, Inc on behalf of Kenneth Prater to rezone Stinson Highlands Phase 3 from AO to R-1 consisting of 47.392 acres of 78.943 acres, and being 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.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding proposed zoning request

**Background Information:**

This property is currently zoned A-O and has an approved Development Agreement. The request matches the final plat and approved concept plan.

**Attachments/Supporting Documentation:**

- 1. Depiction
- 2. Location map
- 3. Meets and Bounds
- 4. Public hearing notice

**Budget/Financial Impact:**

N/A

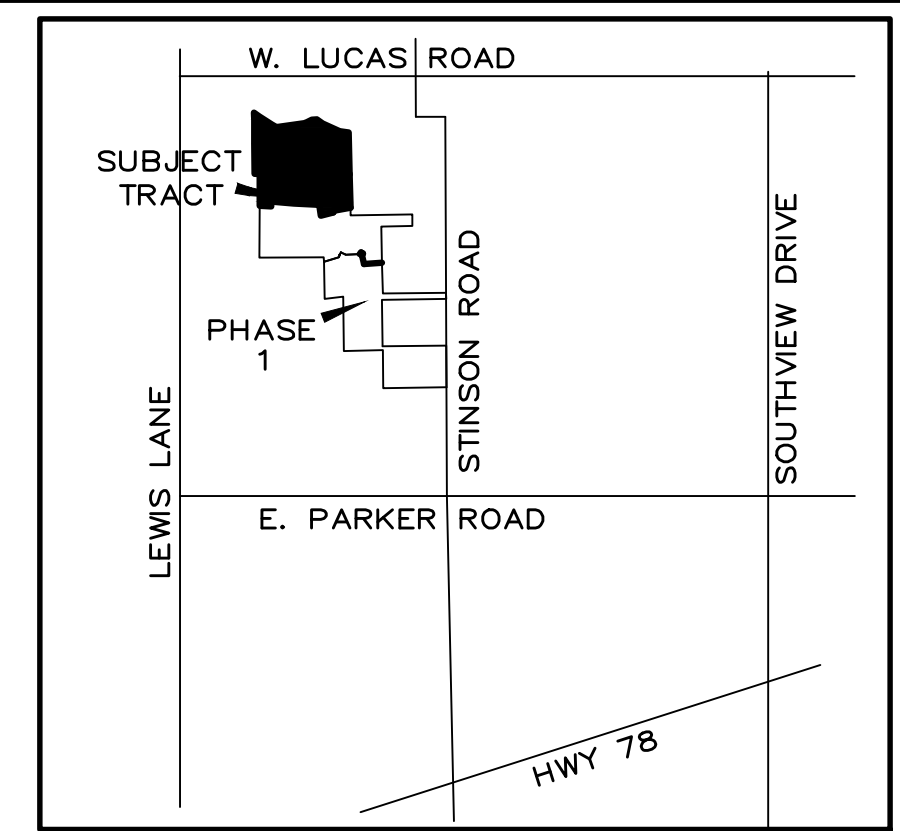
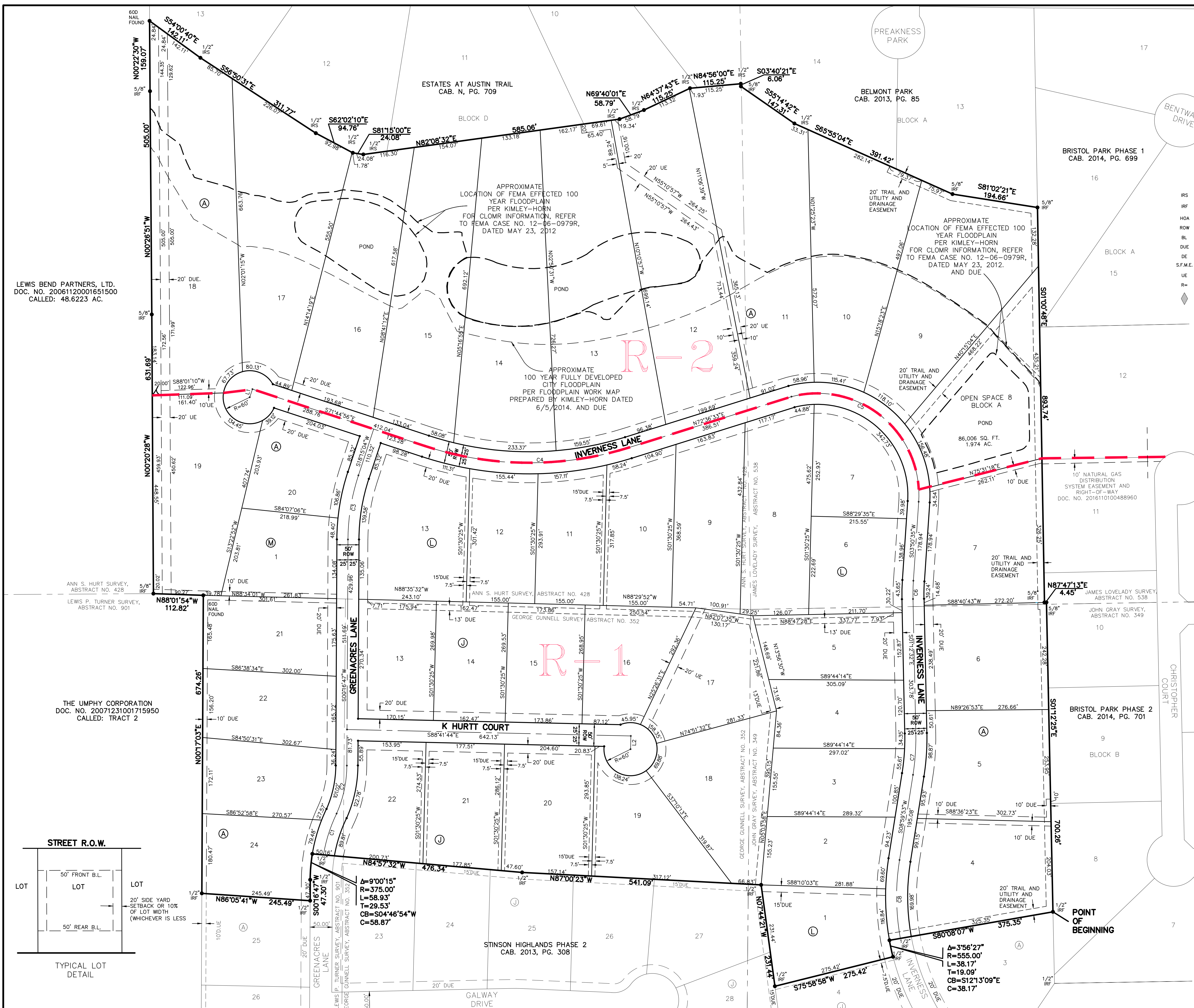
**Recommendation:**

Staff recommends approving the rezoning request as presented.

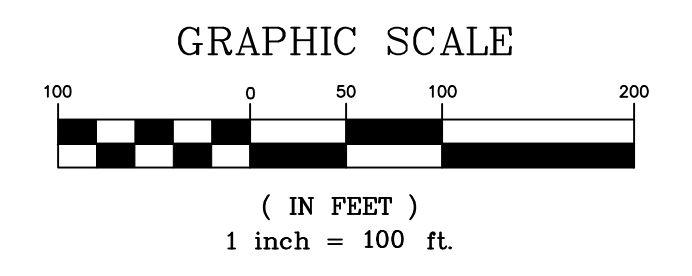
**Motion:**

I make a motion to recommend approval/denial to rezone Stinson Highlands Phase 3 from AO to R-1 consisting of 47.392 acres of 78.943 acres, and being 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.





- LEGEND**
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - HOA HOMEOWNER'S ASSOCIATION
  - ROW RIGHT-OF-WAY
  - BL BUILDING LINE
  - DE DRAINAGE & UTILITY EASEMENT
  - DEE 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°06'58"	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:**
- 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'
  - NO 100 YEAR FLOOD PLAIN EXISTS ON THE SUBJECT PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48085C0405J, DATED JUNE 02, 2009.
  - ALL ONE-HALF INCH IRON RODS SET HAVE A YELLOW CAP WITH A "JBI" STAMP UNLESS NOTED OTHERWISE.
  - PONDS ON LOTS 8, 12-17, BLOCK A ARE TO BE MAINTAINED BY THE HOA. THIS INCLUDES 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.
  - 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.

**ZONING EXHIBIT**

**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

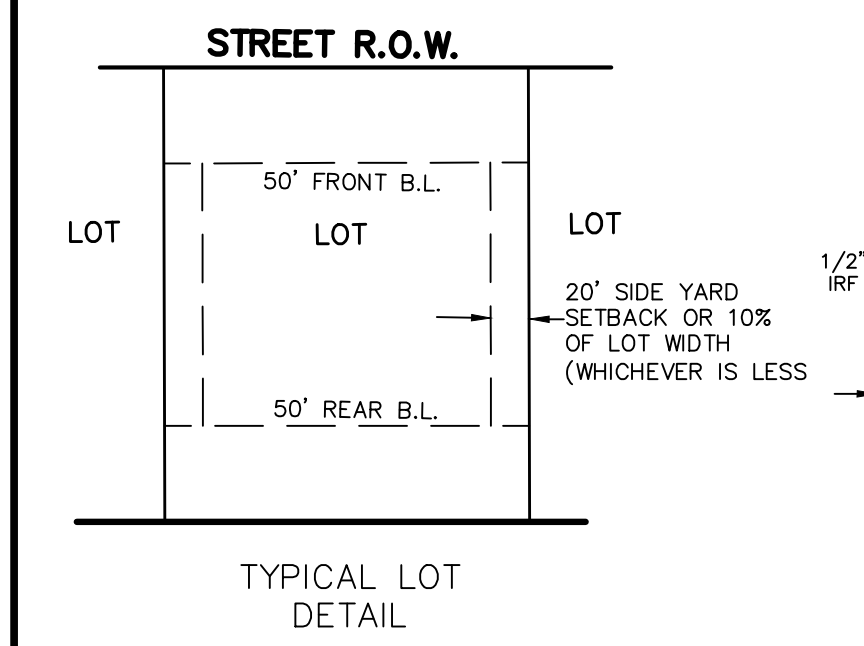
**MENTONE PARTNERS, LLC, OWNER**  
 4323 Gloster Road, Dallas, Texas 75220 (214) 435-6251

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

LEWIS BEND PARTNERS, LTD.  
 DOC. NO. 2006112001651500  
 CALLED: 48.6223 AC.

ANN S. HURT SURVEY, ABSTRACT NO. 428  
 LEWIS P. TURNER SURVEY, ABSTRACT NO. 901

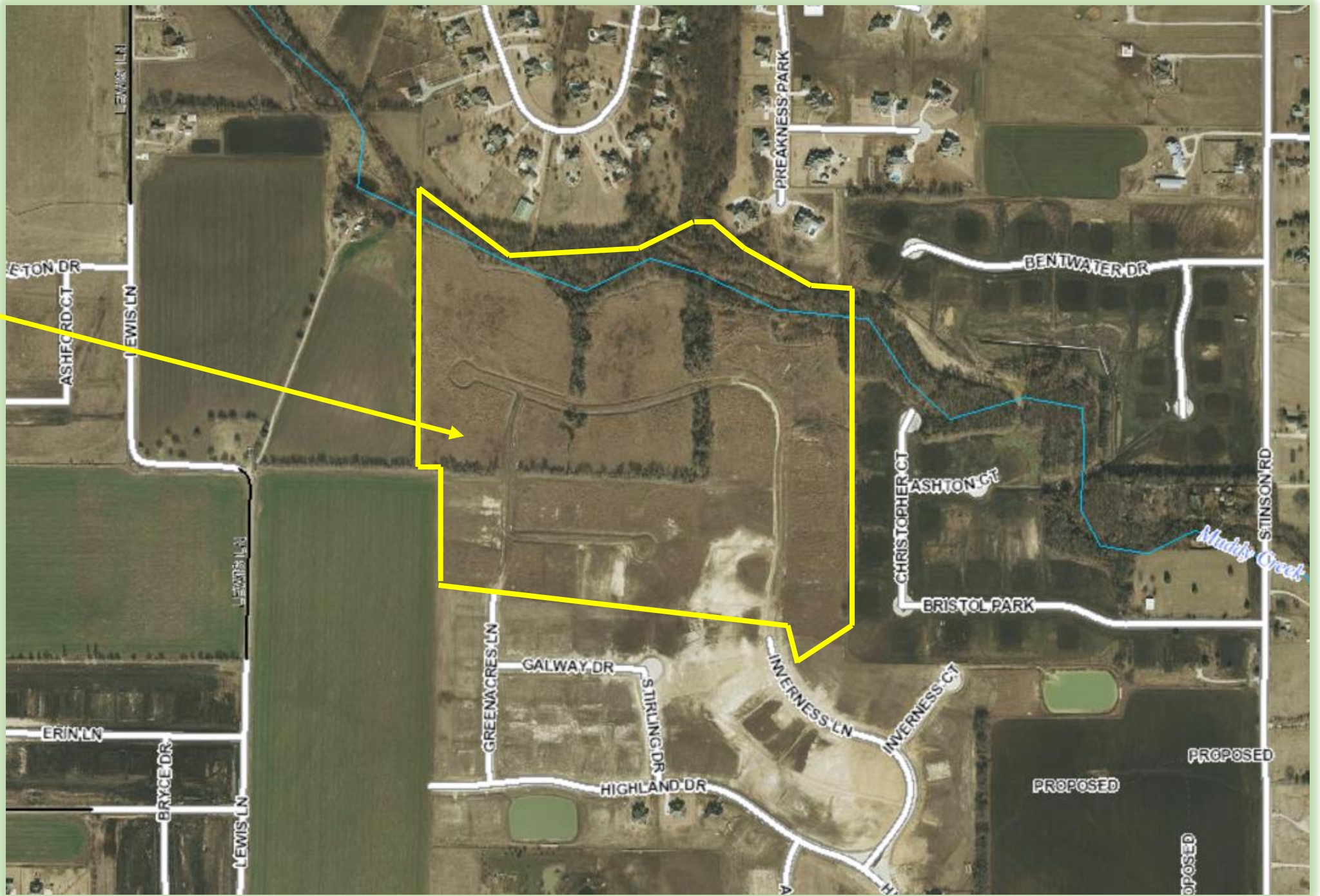
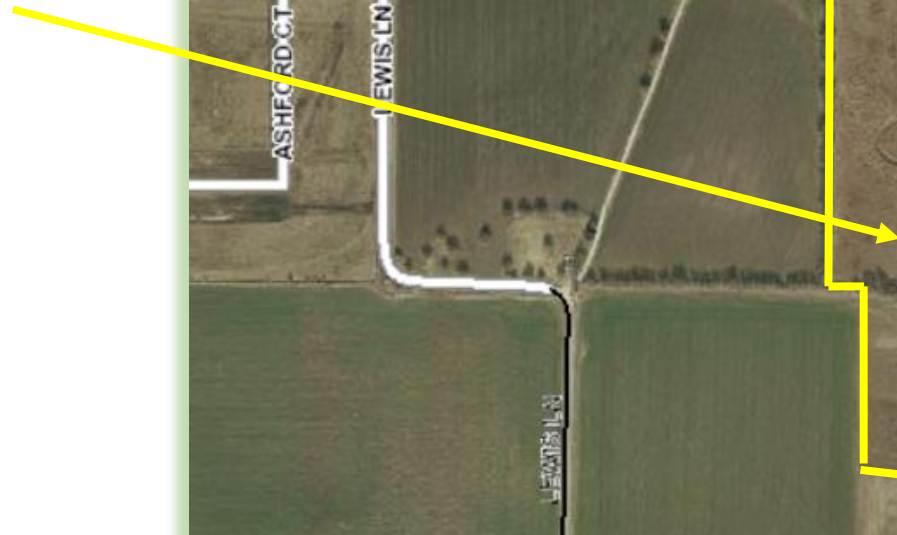
THE UMPHY CORPORATION  
 DOC. NO. 20071231001715950  
 CALLED: TRACT 2



Plotted by: mdauidson Plot Date: 3/9/2017 2:00 PM Save Time: 3/9/2017 1:53 PM



**Stinson  
Highlands  
Phase 3**



**Meets and Bounds**  
**Legal Description**  
**R-1 Zone Stinson Highlands phase 3**

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. Hurt 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 part of Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Volume 2017, Page 260, of the Plat Records of Collin County, Texas, (P.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 Phase 3, 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.), said point 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 south line of said Phase 3 and along the north line of said 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, 38.16 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 Phase 3 and at the northwest corner of said Phase 2, said point 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 Phase 3 as follows.

North 00 degrees 17 minutes 03 seconds East, 674.26 feet to a 60d nail found for corner;

North 88 degrees 01 minutes 54 seconds West, 112.82 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 20 minutes 28 seconds West, 448.55 feet to a one-half inch iron rod found for corner;

THENCE North 88 degrees 01 minutes 10 seconds East, 161.40 feet to a one-half inch iron rod found at the northeast corner of said Lot 19;

THENCE North 82 degrees 33 minutes 09 seconds East, 65.80 feet to an "X" found in the centerline of Inverness Lane (a fifty foot wide right-of-way) as recorded in said Phase 3;

THENCE along the centerline of Inverness Lane as follows:

South 71 degrees 44 minutes 56 seconds East, 412.04 feet to an "X" found;

Southeasterly, 466.55 feet along a curve to the left which has a central angle of 35 degrees 38 minutes 31 seconds, a radius of 750.00 feet, a tangent of 241.10 feet, and whose chord bears

South 89 degrees 34 minutes 12 seconds East, 459.06 feet to an "X" found;

North 72 degrees 36 minutes 33 seconds East, 386.51 feet to an "X" found;

Southeasterly, 409.05 feet along a curve to the right which has a central angle of 101 degrees 53 minutes 57 seconds, a radius of 230.00 feet, a tangent of 283.52 feet, and whose chord bears

South 53 degrees 42 minutes 10 seconds East, 357.23 feet to a point for corner;

THENCE North 75 degrees 31 minutes 18 seconds East, 287.59 feet to a one-half inch iron rod found at the northeast corner of Lot 7, said Block A, said point being in the west line of said Phase 3;

THENCE along the east line of said Phase 3 as follows:

South 01 degrees 00 minutes 48 seconds East, 326.24 feet to a five-eighths inch iron rod found for corner;

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 2,064,209 square feet or 47.388 acres of land.



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a Public Hearing on Thursday, June 8, 2017 at 7:00 p.m. and the City Council will conduct a second Public Hearing on Thursday, July 6, 2017 at 7:00 p.m. for a request to rezone a parcel of land from AO to R-1 at Lucas City Hall, 665 Country Club, Lucas, Texas to consider:

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. Hurt 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 part of Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Volume 2017, Page 260, of the Plat Records of Collin County, Texas, (P.R.C.C.T.), and being further described as follows:

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Southeasterly, 409.05 feet along a curve to the right which has a central angle of 101 degrees 53 minutes 57 seconds, a radius of 230.00 feet, a tangent of 283.52 feet, and whose chord bears South 53 degrees 42 minutes 10 seconds East, 357.23 feet to a point for corner;

THENCE North 75 degrees 31 minutes 18 seconds East, 287.59 feet to a one-half inch iron rod found at the northeast corner of Lot 7, said Block A, said point being in the west line of said Phase 3;

THENCE along the east line of said Phase 3 as follows:

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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 2,064,209 square feet or 47.388 acres of land.

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, 972-727-8999, email shenderson@lucastexas.us and they will be presented at the hearing. If you have any questions please contact jhilbourn@lucastexas.us



**City of Lucas**  
**Planning and Zoning Agenda Request**  
**June 8, 2017**

Item No. 04

Requester: Development Services Director Joe Hilbourn

**Agenda Item:**

Public hearing to consider a request by JBI Partners, Inc on behalf of Kenneth Prater to rezone Stinson Highlands Phase 3 from R1.5 to R-2 consisting of 31.556 acres of 78.943 acres and being 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.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding proposed zoning request

**Background Information:**

This property is currently zoned R-1.5 and has an approved Development Agreement. The request matches the final plat and approved concept plan.

**Attachments/Supporting Documentation:**

- 1. Depiction
- 2. Location map
- 3. Meets and Bounds
- 4. Public hearing notice

**Budget/Financial Impact:**

N/A

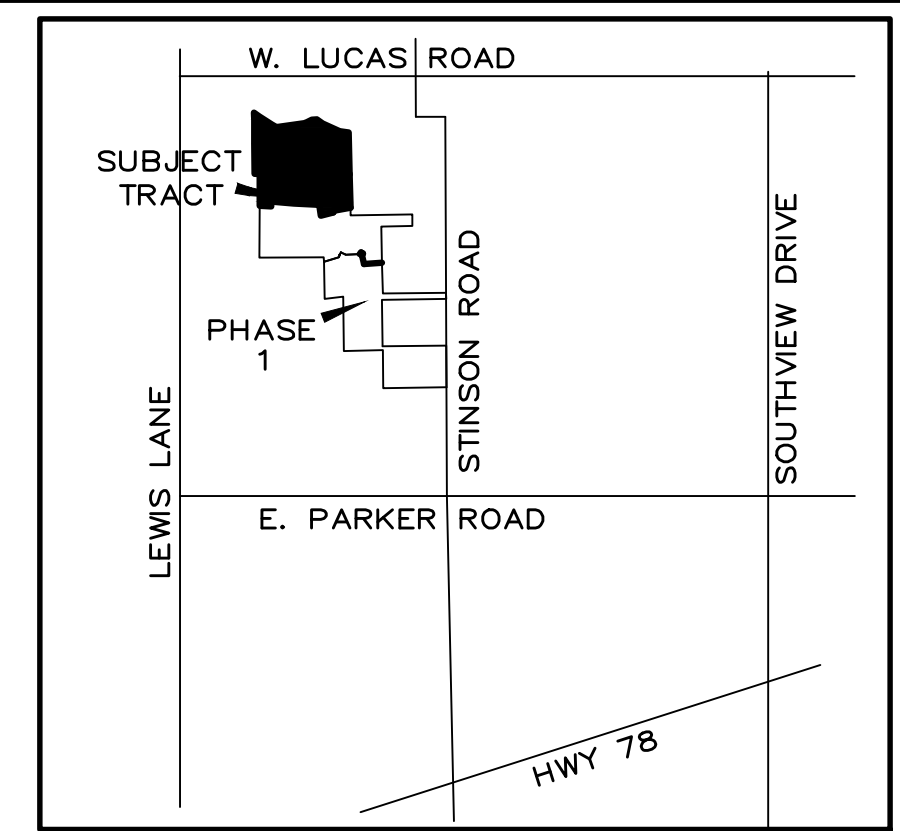
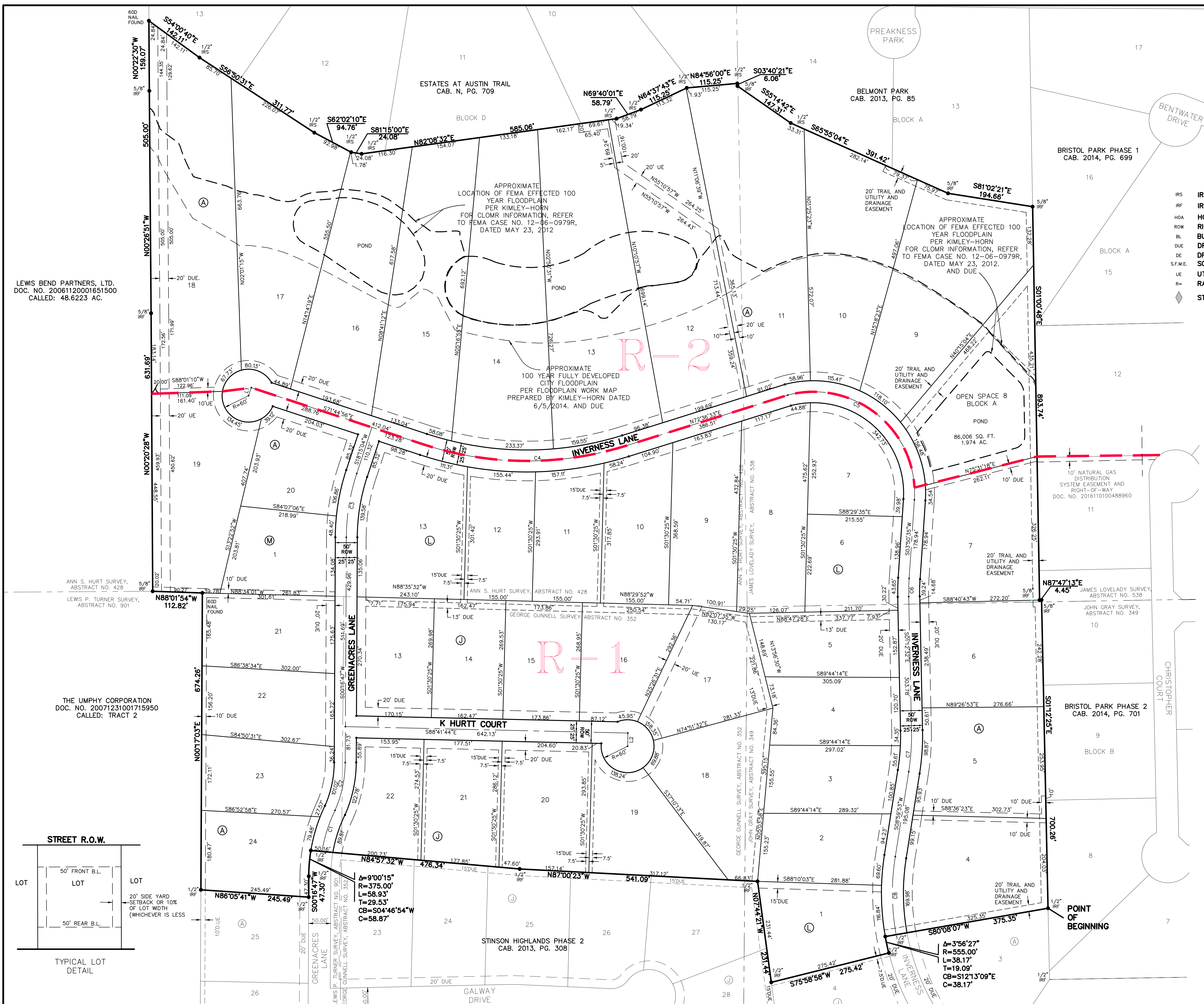
**Recommendation:**

Approve as presented or give feedback for changes.

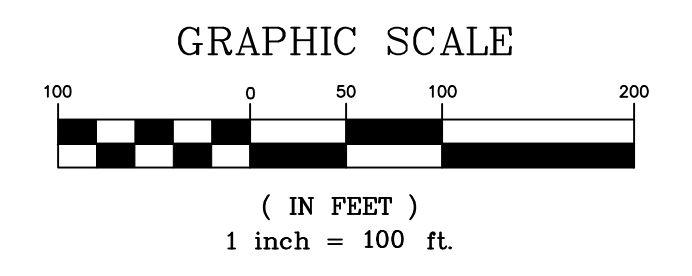
**Motion:**

I make a motion to recommend approval/denial to rezone Stinson Highlands Phase 3 from R1.5 to R-2 consisting of 31.556 acres of 78.943 acres and being 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.





- LEGEND**
- IRS IRON ROD SET
  - IRF IRON ROD FOUND
  - HOA HOMEOWNER'S ASSOCIATION
  - ROW RIGHT-OF-WAY
  - BL BUILDING LINE
  - DE 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°06'58"	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:**
- 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'
  - NO 100 YEAR FLOOD PLAIN EXISTS ON THE SUBJECT PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48085C0405J, DATED JUNE 02, 2009.
  - ALL ONE-HALF INCH IRON RODS SET HAVE A YELLOW CAP WITH A "JBI" STAMP UNLESS NOTED OTHERWISE.
  - PONDS ON LOTS 8, 12-17, BLOCK A ARE TO BE MAINTAINED BY THE HOA. THIS INCLUDES 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.
  - 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.

**ZONING EXHIBIT**

**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

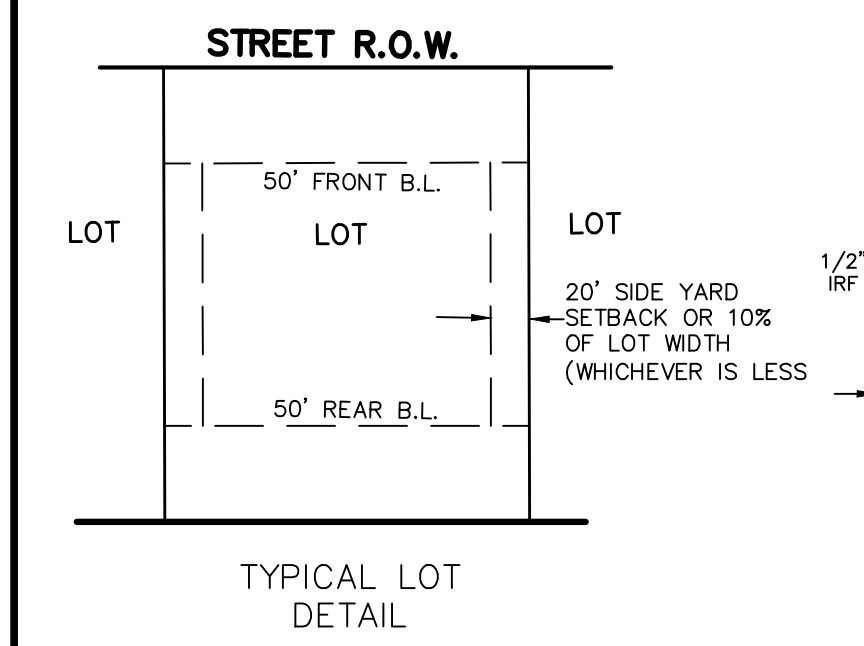
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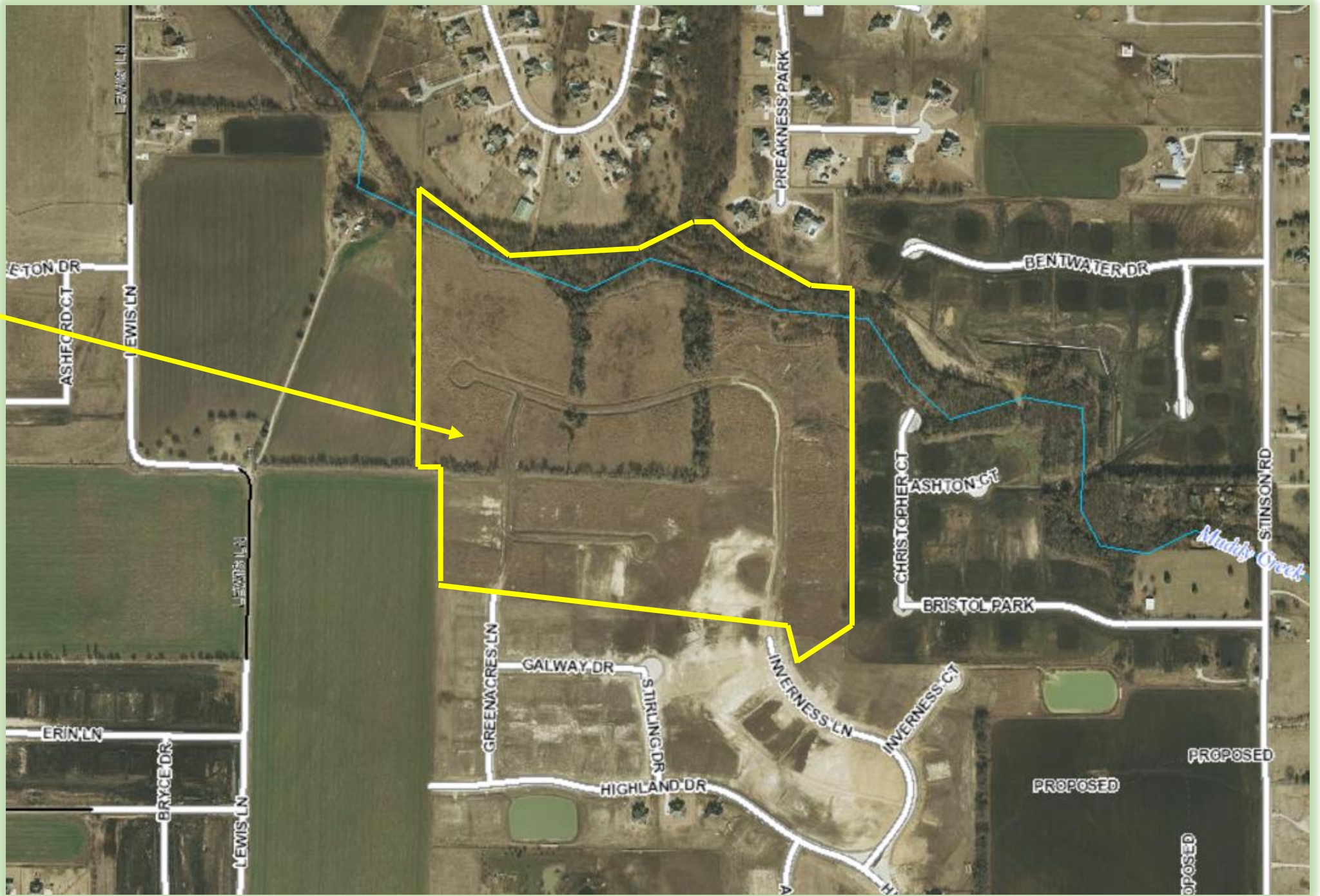
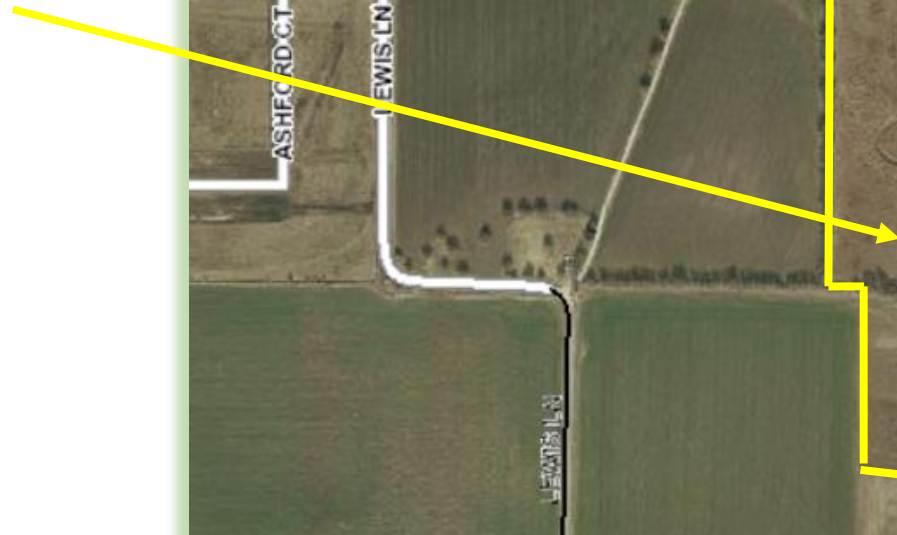
THE UMPHY CORPORATION  
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CALLED: TRACT 2



Plotted by: mdauidson Plot Date: 3/9/2017 2:00 PM Save Time: 3/9/2017 1:53 PM



**Stinson  
Highlands  
Phase 3**



**Meets and Bounds  
Legal Description  
Stinson Highlands Phase 3 R-2 section**

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BEGINNING at a 60d nail found at the northwest corner of said Phase 3, 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 Phase 3 and 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 56 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 Phase 3 and 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 for corner in the east line of said Phase 3, 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, 567.49 feet along the east line of said Phase 3 and along the west line of said Bristol Park to a one-half inch iron rod found at the northeast corner of Lot 7, Block A, said Phase 3;

THENCE South 75 degrees 31 minutes 18 seconds West, 287.59 feet to a point for corner in the centerline of Inverness Lane (a fifty-foot-wide right-of-way) as recorded in said Phase 3;

THENCE along the centerline of Inverness Lane as follows:

Northwesterly, 409.05 feet along a non-tangent curve to the left which has a central angle of 101 degrees 53 minutes 57 seconds, a radius of 230.00 feet, a tangent of 283.52 feet, and whose chord bears North 53 degrees 42 minutes 10 seconds West, 357.23 feet to an "X" found;

South 72 degrees 36 minutes 33 seconds West, 386.51 feet to an "X" found;

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THENCE South 01 degrees 00 minutes 48 seconds East, 567.49 feet along the east line of said

Phase 3 and along the west line of said Bristol Park to a one-half inch iron rod found at the northeast corner of Lot 7, Block A, said Phase 3;

THENCE South 75 degrees 31 minutes 18 seconds West, 287.59 feet to a point for corner in the

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Northwesterly, 409.05 feet along a non-tangent curve to the left which has a central angle of 101 degrees 53 minutes 57 seconds, a radius of 230.00 feet, a tangent of 283.52 feet, and whose chord bears North 53 degrees 42 minutes 10 seconds West, 357.23 feet to an "X" found;

South 72 degrees 36 minutes 33 seconds West, 386.51 feet to an "X" found;

Northwesterly, 466.55 feet along a curve to the right which has a central angle of 35 degrees 38 minutes 31 seconds, a radius of 750.00 feet, a tangent of 241.10 feet, and whose chord bears North 89 degrees 34 minutes 12 seconds West, 459.06 feet to an "X" found; North 71 degrees 44 minutes 56 seconds West, 412.04 feet to an "X" found;

THENCE South 82 degrees 33 minutes 09 seconds West, 65.80 feet to a one-half inch iron rod found at the northeast corner of Lot 19, Block A, said Phase 3;

THENCE South 88 degrees 01 minutes 10 seconds West, 161.40 feet to a one-half inch iron rod found at the northwest corner of said Lot 19;

THENCE along the west line of said Phase 3 as follows:

North 00 degrees 20 minutes 28 seconds West, 183.14 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 the POINT OF BEGINNING and containing 1,374,584 square feet or 31.556 acres of land.

Otherwise known as Stinson Highlands 3.

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, 972-727-8999, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) and they will be presented at the hearing. If you have any questions please contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)



# City of Lucas

## Planning and Zoning Agenda Request

### June 8, 2017

Requester: Joseph Hilbourn Development Services Director

#### **Agenda Item:**

Public hearing to consider amendments to the City's zoning use chart regarding the uses permitted by right, permitted by Specific Use Permit and prohibited within the City's zoning districts.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding proposed updates to the Zoning Use Chart

#### **Background Information:**

The Planning and Zoning Commission reviewed the zoning use chart at their May 11, 2017 meeting. Recommendation were made to staff regarding proposed changes, and those updates have been incorporated into the attached draft Zoning Use Chart.

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

1. Zoning Use chart
2. Public hearing notice

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

NA

#### **Recommendation:**

Staff recommends approval of the proposed Zoning Use Chart.

#### **Motion:**

I make a motion to approve the Zoning Use Chart as submitted.



## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a Public Hearing on Thursday, June 8, 2017 at 7:00 p.m. and the City Council will conduct a second Public Hearing on Thursday, July 6, 2017 at 7:00 p.m. for proposed changes to the city code of ordinances at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the cities zoning use chart more particularly described as follows:

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
<b>Residential uses</b>										
Accessory buildings	X	X	X	X			X	X		X
Accessory buildings with habitable space	X	X	X	X						
Caretaker/guard residence	X					S			X	
Community home	X	X	X	X						
Home occupation	X	X	X	X				X		X
Mobil home on individual lot								X		
Mobile home park								X		
Multifamily residence								X		
Registered family home	S	S	S	S						
Single-family dwelling (detached)	X	X	X	X						X
Temporary field construction office	X	X	X	X	X	X			X	X
<b>Educational, institutional, public and special uses</b>										
Athletic stadium or field (not with public school)	S	S	S	S		S			S	
Adult, child care or day care center						X		S		
Church including church related activities	X	X	X	X		X		S	X	S

College, university or private boarding school	S					X		S	X	
Community center (public)	X	X	X	X	X	X		X	X	
Doggie Day Care						X			X	
Equestrian facilities	X	S				X	X		X	
Equestrian boarding	X	X				X	X		X	
Farm, ranch, garden or orchard	X	X	X	X		X	X	X	X	
Fire or police station	X	X	X	X	X	X		X	X	
Amateur communications antenna	X	X	X	X						
Government offices (federal, state, county, city)	X	X	X	X	X	X	X	X	X	
Halfway house									X	
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	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						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	
<b>Office and Professional</b>										
General professional office					X	X			X	






Fabric store					X	X			X
Farmer's market	S				S	S			X
Feed store						X			X
Fish and tackle store					S	X			X
Florist					X	X			X
Funeral home						X			X
Furniture store, home furnishings					X	X			X
Gift shop (new merchandise)					X	X			X
Grocery store					X	X			X
Gunsmith						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			X
Outside display of merchandise	S					S			S
Optical store					X	X			X
Paint store						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						X			X
Produce stand (including wood and seasonal items)	S				S	X			X
Recycling collection center						X			X
Refueling station						S			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	
<b>Other uses</b>										
Forestry	S									
Mining	S									
RV, boat, motorized or non-motorized vehicles, (inside or outside storage)									S	
Temporary real estate sales office		X	X	X	X					

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, 972-727-8999, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) and they will be presented at the hearing. If you have any questions please contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)

Deletion =  Change =  Addition = 

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
<b>Residential uses</b>										
Accessory buildings	X	X	X	X			X	X		X
Accessory buildings with habitable space	X	X	X	X						
Caretaker/guard residence	X					X			X	
Community home	X	X	X	X						
Home occupation	X	X	X	X				X		X
Mobil home on individual lot								X		
Mobile home park								X		
Multifamily residence								X		
Registered family home	S	S	S	S						
Single-family dwelling (detached)	X	X	X	X						X
Temporary field construction office	X	X	X	X	X	X			X	X
<b>Educational, institutional, public and special uses</b>										
Athletic stadium or field (not with public school)	S	S	S	S		S			S	
Adult, child care or day care center	S					X		S		S
Church including church related activities	X	X	X	X		X		S	X	S
College, university or private boarding school	S					X		S	X	
Community center (public)	X	X	X	X	X	X		X	X	
<b>Doggie Day Care</b>										
Equestrian facilities	X	S				X	X		X	
Equestrian boarding	X	X				X	X		X	
Farm, ranch, garden or orchard	X	X	X	X		X	X	X	X	
Fire or police station	X	X	X	X	X	X		X	X	
Amateur communications antenna	X	X	X	X						
Government offices (federal, state, county, city)	X	X	X	X	X	X	X	X	X	
Halfway house									X	
Hospital						S			X	
Clinic					S	X			X	

Deletion =  Change =  Addition = 

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
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	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						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	
<b>Office and Professional</b>										
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	
<b>Retail and Related Uses</b>										
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						X			X	



Deletion = ■      Change = ■      Addition = ■

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
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			X	
Outside display of merchandise	S				■	S			S	
Optical store					X	X			X	
Paint store					■	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					■	X			X	
Produce stand (including wood and seasonal items)	■ S				S	X			X	
Recycling collection center						X			X	
Refueling station					■	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					■	S			S	
Sporting goods					X	X			X	
Tack and saddle shop	S	■			X	X			X	
Therapeutic massage					S	S			S	
Used clothing store					S	S			S	
Veterinarian office (with outside pens)	■				■	S			X	
Veterinarian office (without outside pens)	■				■	X			X	
Wallpaper, flooring and carpet supply					■	X			X	

Deletion =       Change =       Addition =

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
<b>Automobile, Transportation, Utility, Communication and Related Uses</b>										
Auto paint (in building)						S			S	
<span style="background-color: #00FFFF;">Auto Parts Store</span>						<span style="background-color: #00FFFF;">X</span>			<span style="background-color: #00FFFF;">X</span>	
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	<span style="background-color: #FF00FF;"> </span>	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	<span style="background-color: #FF00FF;"> </span>	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	
<b>Other uses</b>										
Forestry	<span style="background-color: #FFFF00;">S</span>									
Mining	<span style="background-color: #FFFF00;">S</span>									
RV, boat, motorized or non-motorized vehicles, (inside or outside storage)									S	
Temporary real estate sales office		X	X	X	X					





# City of Lucas

## Planning and Zoning Agenda Request

### June 8, 2017

Requester: City Secretary Stacy Henderson

#### **Agenda Item:**

Consider approval of the minutes of the May 11, 2017 Planning and Zoning Commission meeting.

#### **Background Information:**

NA

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

1. Minutes of the May 11, 2017 Planning and Zoning Commission meeting.

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

NA

#### **Recommendation:**

NA

#### **Motion:**

I make a motion to approve the minutes of the May 11, 2017 Planning and Zoning Commission meeting.



**City of Lucas  
Planning and Zoning Commission  
Regular Meeting  
May 11, 2017  
6:35 PM**

*(or immediately following the Capital Improvement Advisory Committee Meeting)*  
**City Hall – 665 Country Club Road – Lucas, Texas**

**MINUTES**

Call to Order

Chairman Rusterholtz called the meeting to order at 6:57 pm.

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Vice Chairman David Keer  
Commissioner Andre Guillemaud  
Commissioner Scott Sperling  
Commissioner Joe Williams  
Alternate Commissioner Tim Johnson

**Staff Present:**

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

**City Council Liaison:**

Mayor Jim Olk

**Commissioner Absent:**

Alternate Commissioner Tommy Tolson

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 April 13, 2017 Planning and Zoning Commission meeting.**

Chairman Rusterholtz noted that a change was made to the Executive Session wording to read as follows “The Planning and Zoning Commission did not go into Executive Session at this meeting”.

**MOTION:** *A motion was made by Commissioner Sperling, seconded by Commissioner Williams to approve the minutes as corrected. The motion passed unanimously by a 4 to 0 vote with Vice Chairman Keer abstaining.*

**2. Discuss updates to the City’s zoning use chart, reflecting the City’s current needs and vision of the Comprehensive Plan and provide direction to staff.**

Development Services Director Joe Hilbourn gave a presentation noting that with the adoption of the Comprehensive Plan, the City Council had asked the Planning and Zoning Commission to review the zoning use chart to ensure it meets the vision of the newly adopted Plan. Mr. Hilbourn

asked that the Commission review the use chart and provide any updates to staff by May 21 so that this item may be brought back to the Planning and Zoning meeting in June.

Mr. Hilbourn discussed with the Commission current zoning requirements and uses within the Village Center zoning district as well as Commercial zoning districts.

Chairman Rusterholtz noted that she had several recommended changes as well as text edits that she would forward to staff.

Chairman Rusterholtz noted that this item was for discussion purposes only, no formal action was taken.

### **Executive Session**

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

The Planning and Zoning Commission did not go into Executive Session at this meeting.

### **3. Adjournment.**

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:18 pm. The motion passed unanimously by a 5 to 0 vote.*

---

Peggy Rusterholtz, Chairman

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Stacy Henderson, City Secretary