



AGENDA

**City of Lucas
Planning and Zoning Commission
July 13, 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, July 13, 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 Hearings

1. Public hearing to consider updating the City's Code of Ordinances amending Section 14.03.292 (3) use regulations requiring a specific use permit when the total square footage of any building exceeds 8,000 square feet in the Village Center zoning district. (**Development Services Director Joe Hilbourn**)
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action regarding proposed amendment
2. Public hearing to consider updating the City's Code of Ordinances amending Section 14.01.004 Definitions to add a definition for pet day care. (**Development Services Director Joe Hilbourn**)
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action regarding proposed amendment

Regular Agenda

3. Consider approval of the minutes of the June 8, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
4. Consider approval of a final plat on behalf of Pennington Partners LTD for a parcel of land located on Angel Parkway, north of the Kwik Lube, and part of the W.M. Snider Survey, ABS 821, creating a 39,823-square foot lot leaving a remainder of 19.243 acres, otherwise known as Lot 1 and 2, Block A of the Angel Addition. (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, June 28, 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 Request

July 13, 2017

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public hearing to consider updating the City's Code of Ordinances amending Section 14.03.292 (3) use regulations requiring a specific use permit when the total square footage of any building exceeds 8,000 square feet in the Village Center zoning district.

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

Background Information:

Following a review of the zoning use chart with the Planning and Zoning Commission it was determined that a change should be made to Code of Ordinances, Section 14.03.292 in the Village Center zoning district from:

Current standards:

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.

Proposed Standards:

A specific use permit shall be required when the total square footage of any building exceeds 8,000 square feet.

Attachments/Supporting Documentation:

1. Public Notice

Budget/Financial Impact:

NA

Recommendation:

City Staff recommends to approve the item as presented.



City of Lucas Planning and Zoning Request July 13, 2017

Item No. 01

Motion:

I make a motion to approve/ deny updating the City's Code of Ordinances amending Section 14.03.292 (3) use regulations requiring a specific use permit when the total square footage of any buildings exceeds 8,000 square feet in the Village Center zoning district.



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, July 13, 2017 at 7:00 p.m. and the City Council will conduct a second Public Hearing on Thursday, August 3, 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 city's code of ordinances more particularly described as follows:

Change Sec. 14.03.292 Use regulations (3) to read as follows: (3) A specific use permit shall be required when the total square footage of any building exceeds 8,000 square feet in the Village Center zoning 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, 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 Request July 13, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public hearing to consider updating the City's Code of Ordinances amending Section 14.01.004 Definitions to add a definition for pet day care.

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

Background Information:

Following a review of the zoning use chart with the Planning and Zoning Commission it was determined that adding a use to the zoning use chart for pet day care was needed.

All or part of a definitions to consider can include the following:

Pet daycare refers to a short-term daytime care for pets during normal business hours or long-term care for pets. Pet daycares shall have separate kennels for different species of animals, different sex of animals, and for different sizes of animals, and shall have an environment that supports the safety and well-being of the pets that their care is entrusted to.

Attachments/Supporting Documentation:

- 1. Public Notice

Budget/Financial Impact:

NA

Recommendation:

City Staff recommends to approve the item as presented.

Motion:

I make a motion to approve/deny updating the City's Code of Ordinances amending Section 14.01.004 Definitions to add a definition for pet day care as follows: _____



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, July 13, 2017 at 7:00 p.m. and the City Council will conduct a second Public Hearing on Thursday, August 3, 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 city's code of ordinances more particularly described as follows:

Amending Sec. 14.01.004 to add a definition for pet day care.

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

July 13, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the June 8, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the June 8, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the June 8, 2017 Planning and Zoning Commission meeting.



**City of Lucas
Planning and Zoning Commission
Regular Meeting
June 8, 2017
7:00 PM**

City Hall – 665 Country Club Road – Lucas. Texas

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
Commissioner Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

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

City Council Liaison:

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.

Public Hearings

- 1. Public Hearing to consider the request of Ryan and Tammie 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 gave a presentation explaining that the property owners would like to amend their approved building plans to allow for a kitchen and food preparation area in an accessory building with habitable space containing approximately 1,250 square feet. Mr. Hilbourn stated that the property was zoned R-2 and the use was allowed with a specific use permit.

Chairman Rusterholtz opened the public hearing at 7:05pm, there being no one wishing to speak, the public hearing was closed.

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend approval of the specific use permit allowing a kitchen and food preparation area in an accessory building with habitable space for the property located at 2250 E. Hendrix Avenue. The motion passed unanimously by a 5 to 0 vote.

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 gave a presentation stating that the property contained approximately 73 acres and was currently zoned Agricultural. The zoning request proposed to create a Planned Development overlay with R-2 as the base zoning. Mr. Hilbourn noted that the proposed zoning request changes the lot size from two-acres to 1.5 acres and would allow development signs at each entrance. Mr. Hilbourn noted that staff was recommending denial of this request.

Chairman Rusterholtz opened the public hearing at 7:11pm.

Rutledge Haggard, 800 Central Parkway, Suite 100, applicant representing the property owner, stated he had been a longtime friend of the family and has been working with the family regarding the development of the property.

Sarah Scott with Kimley-Horn and Associates, discussed the layout of the site, including design plans along the creek area. Ms. Scott stated the average lot size would be from 1.5-acres to 1.7-acres and the development would include pocket parks for additional green space. Ms. Scott discussed the proposed realignment of Blondy Jhune Road approaching Country Club Road and the repaving proposed for Blondy Jhune Road.

Terry Hendrick, 8406 Columbia Drive, Rowlett, adjacent property owner to the development stated his concerns related to the development of their family owned land would not provide enough pasture for his cattle, and a higher density development may not find it conducive living near a cattle farm.

The following individuals came forward to speak in opposition to the zoning change request referencing concerns related to maintaining the R-2 zoning of two-acre lots, smaller lot sizes being incompatible with the character of Lucas, and the development would cause additional traffic in the area:

1. John Ballis, 1820 Winningkoff
2. Alma Dixon, 4 Skyview Drive
3. John Crowder, 8 White Rock Trail
4. Tom Redman, 1930 Mary Lee
5. Dianne Redman, 1930 Mary Lee
6. Cheraina Dunn, 1625 Tokalaun
7. Janean McLaughlin, 3 Skyview Drive
8. Tom Grisak, 1190 Ramsay Drive
9. Mathew Whalen, 790 Blondy Jhune Road
10. Josh Burton, 850 Blondy Jhune Road
11. Thomas Kaufman, 1600 Tokalaun
12. Michael King, 1200 Bloom Street
13. Maureen Miller, 317 McMillan

Chairman Rusterholtz noted the following emails that were received in opposition to the zoning change request, stating concerns that related to maintaining the R-2 zoning currently in place, additional traffic that would be generated, maintaining the country feel of Lucas, and were also opposed to the realignment of Blondy Jhune Road:

1. Joy Koepke, 1426 Sudan Circle
2. Chad Engbrock, 242 E. Estelle Lane
3. Sonia Duggan, 242 Estelle Lane
4. Jennifer and Steve Blumer, 345 Bee Caves
5. Ryan Cole, 2701 Bauer Court
6. Karen and Bill George, 5 Manor Lane
7. Catherine Gleason, 1 Manor Lane
8. Bob and Carol Winston, 315 E. Blondy Jhune Road
9. Ryan George, 7 Manor Lane
10. David Terrell, 8 Rollingwood Drive
11. Leon Luckey, 1065 Wendy Lane
12. Val Turnbow, 550 Honeysuckle
13. Mike Chase, 1890 Mary Lee
14. Shari Nederhoff, 1160 Snider Lane
15. Michael Hayenga, 1540 Asbury Lane
16. Maureen Miller, 317 McMillan
17. Brenda and Buddy Martin, 211 McMillen
18. Anne Lewis, 1600 Tokalaun
19. Russell Bass, 1080 Snider Lane
20. Adam Sussman, 940 Winningkoff
21. Victoria Howard, 2145 Lucas Creek Drive
22. Steven and Magda Grunin, 102 McMillan

Chairman Rusterholtz closed the public hearing at 7:53pm.

Commissioner Williams and Commissioner Guillemaud stated their support for the Comprehensive Plan and were not in favor of deviating from the Plan and allowing lots less than two acres in size.

Paul McCracken with Kimley-Horn and Associates stated that they would like to enhance certain items on their proposal and resubmit given the comments they had heard. However, the improvements proposed to Blondy Jhune Road would still require lot sizes to be proposed at 1.5-acres. Mr. McCracken requested the item be tabled to address those concerns.

The Commission discussed tabling the request versus denying the request. The Commission was not in favor of reducing the lot size.

The City Attorney discussed with the Commission Planned Development requirements and the deviations that can be requested as part of a Planned Development.

The Commission discussed with the applicant that should a new proposal be considered it should include a submission with two-acre lots that was compatible with the City's Comprehensive Plan.

MOTION: A motion was made by Commissioner Williams, seconded by Chairman Rusterholtz to recommend denial of 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. The motion to deny passed unanimously by a 5 to 0 vote.

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 discussed with the Commission the proposed zoning change request noting that the parcel consisted of 47.392 acres of the 78.943-acre property, with an approved development agreement that included a time frame for annexation. Mr. Hilbourn stated that the developer for Stinson Highlands Phase 3 has applied for voluntary annexation as agreed to in the development agreement and the property had an approved preliminary plat, final plat, and has been completely developed. Mr. Hilbourn stated that the parcel complies with the R-1 zoning district requirements.

Mr. Hilbourn explained that the Stinson Highlands Phase 3 began construction in 2006 and at that time was located outside the City limits. Phase 3 was annexed into the City on June 1, 2017 and now zoning requirements were being established for the development.

Chairman Rusterholtz opened the public hearing at 8:30pm and noted that two emails were received from the following residents in opposition to any lot size smaller than two acres:

- Chad Engbrock, 242 E. Estelle Lane
- Joy Koepke, 1426 Sudan Circle

There being no one in the audience at the meeting wishing to speak, the public hearing was closed at 8:31pm.

Mr. Hilbourn discussed with Commissioner Tolson how the property was developed using County building requirements as it was in the City's extraterritorial jurisdiction in 2006. Mr. Hilbourn also discussed having zoning established now allows for zoning regulations to be enforced.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to recommend approval 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. The motion passed unanimously by a 5 to 0 vote.

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 stated that this parcel contained 31.556 acres of the 78.943-acre property part of the Stinson Highlands Phase 3 addition. A voluntary annexation has been filed as agreed to in the development agreement and the property has an approved preliminary plat, final plat, and the site was completely developed and complies with the R-2 zoning district requirements.

Mr. Hilbourn explained that the Stinson Highlands Phase 3 development began construction in 2006, and at that time was located outside the City limits. Phase 3 was annexed into the City on June 1, 2017 and now zoning requirements were being established for the development.

Chairman Rusterholtz opened the public hearing at 8:40 pm, there being no one in the audience wishing to speak, the public hearing was closed.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to recommend approval to rezone Stinson Highlands Phase 3 from R-1.5 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. The motion passed unanimously by a 5 to 0 vote.

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 and the Commission discussed regulations within various zoning districts related to uses such as to mobile homes, caretaker/guard residence in commercial districts, driving schools, printing shops and other miscellaneous uses within the zoning use chart.

Chairman Rusterholtz opened the public hearing at 9:17pm, there being no one in the audience wishing to speak, the public hearing was closed.

Commissioner Guillemaud reviewed with the Commission several items for discussion related uses allowed within the zoning use chart.

Chairman Rusterholtz reviewed the recommended updates the Commission made to the zoning use chart:

- Add the letter "e" to mobile home
- Change doggie day care to pet day care with a specific use permit in C and LI districts
- Add amateur communication tower in MH district
- Remove the words college and university from the Education heading

- Add caretaker/guard residence as an allowable use with specific use permit in C district
- Remove museum as allowable use in MH district
- Remove religious designation from philanthropic designation
- Remove communication antenna use in MH district
- Add radio, TV and antenna as an allowable use with specific use permit in C and LI districts
- Add public schools as allowable use by right in all zoning districts
- Add church as allowable use by right in all zoning districts

MOTION: A motion was made by Chairman Rusterholtz, seconded by Commissioner Williams to recommend approval of the zoning use chart with the changes outlined below. The motion passed unanimously by a 5 to 0 vote.

- Add the letter “e” to mobile home
- Change doggie day care to pet day care with a specific use permit in C and LI districts
- Add amateur communication tower in MH district
- Remove the words college and university from the Education heading
- Add caretaker/guard residence as an allowable use with specific use permit in C district
- Remove museum as allowable use in MH district
- Remove religious designation from philanthropic designation
- Remove communication antenna use in MH district
- Add radio, TV and antenna as an allowable use with specific use permit in C and LI districts
- Add public schools as allowable use by right in all zoning districts
- Add church as allowable use by right in all zoning districts

Regular Agenda

6. Consider approval of the minutes of the May 11, 2017 Planning and Zoning Commission 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 5 to 0 vote.*

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.

7. Adjournment.

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 9:28 pm. The motion passed unanimously by a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Request

July 13, 2017

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider approval of a final plat on behalf of Pennington Partners LTD for a parcel of land located on Angel Parkway, north of the Kwik Lube, and part of the W.M. Snider Survey, ABS 821, creating a 39,823-square foot lot leaving a remainder of 19.243 acres, otherwise known as Lot 1 and 2, Block A of the Angel Addition.

Background Information:

This lot is currently zoned C for Commercial business. This plat creates two lots, the lots meet the City's minimum requirements for lot size and frontage. The proposed use of lot one is for a veterinary clinic this use is allowed by right. Lot two is the remainder, and will most likely come before the Commission again in the future for future development. The plat includes R.O.W. dedication for future widening of Angel parkway. This plat conforms to the City's requirements.

Attachments/Supporting Documentation:

1. Location Map
2. Final Plat

Budget/Financial Impact:

NA

Recommendation:

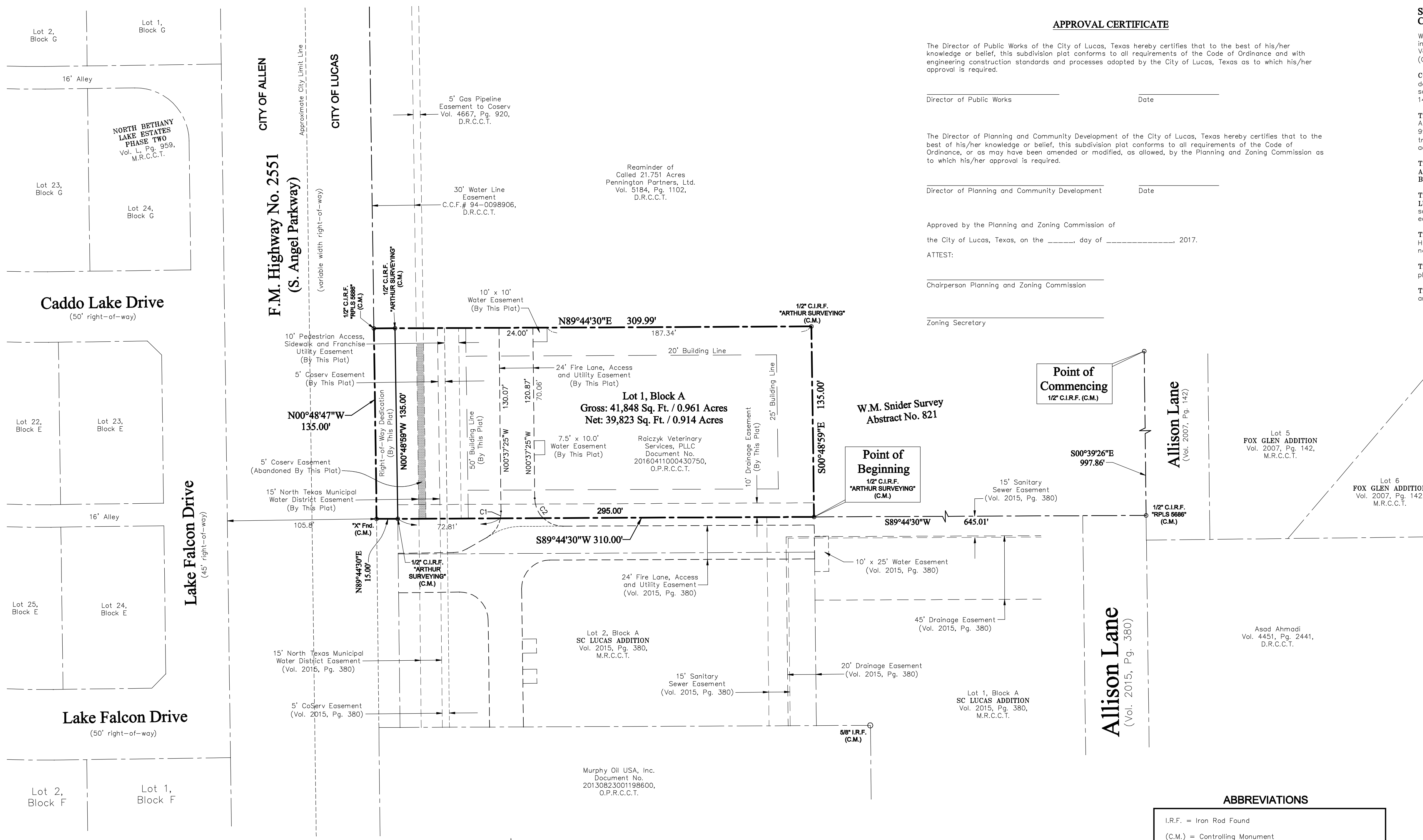
City Staff recommends to approve the item as presented.

Motion:

I make a motion to approve/ deny the final plat on behalf of Pennington Partners LTD for a parcel of land located on Angel Parkway, north of the Kwik Lube, and part of the W.M. Snider Survey, ABS 821, creating a 39,823-square foot lot leaving a remainder of 19.243 acres, otherwise known as Lot 1 and 2, Block A of the Angel Addition.

Vet Clinic





STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE

WHEREAS, RAICZYK VETERINARY SERVICES, PLLC, is the owner of a tract of land, situated in the W.M. Snider Survey, Abstract No. 821, in the City of Lucas, Collin County, Texas, and being all of that called 0.961 acre tract of land, described by deed to Raiczky Veterinary Services, PLLC, as recorded under Document No. 20160411000430750, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with a plastic cap found for the northeasterly corner of a called 21.751 acre tract, described by deed to Pennington Partners, Ltd., as recorded in Volume 5164, Page 1102, of the Deed Records, Collin County, Texas (D.R.C.C.T.), same being the northwesterly corner of **FOX GLEN ADDITION**, an addition to the City of Lucas, as recorded in Volume 2007, Page 142, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being in McGarity Lane (a.k.a. County Road No. 224);

THENCE South 00°39'26" East, along the westerly line of said **FOX GLEN ADDITION**, same being the westerly monumented line of Allison Lane, as dedicated by said **FOX GLEN ADDITION**, same also being the easterly line of said 21.751 acres, a distance of 997.86' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said 21.751 acre tract, said corner also being the northeasterly corner of a 45' right-of-way dedication, as dedicated by **SC LUCAS ADDITION**, an addition to the City of Lucas, as recorded in Volume 2015, Page 380, M.R.C.C.T.;

THENCE South 89°44'30" West, along the southerly line of said 21.751 acre tract, same being the northerly line of said **SC LUCAS ADDITION**, a distance of 645.01' to a 1/2" iron rod with a plastic stamped "ARTHUR SURVEYING" found for the **POINT OF BEGINNING**;

THENCE South 89°44'30" West, continuing along the southerly line of said 21.751 acre tract, same being the northerly line of said **SC LUCAS ADDITION**, a distance of 310.00' to an "X" cut found on a concrete culvert, said corner being the southwesterly corner of said 21.751 acre tract, said corner also being the northwesterly corner of said **SC LUCAS ADDITION**, said corner also being in the easterly monumented line of F.M. Highway No. 2551;

THENCE North 00°48'47" West, along the westerly line of said 21.751 acre tract, same being the easterly monumented line of F.M. Highway No. 2551, a distance of 135.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northwesterly corner of said 0.961 acre tract;

THENCE North 89°44'30" East, along the northerly line of said 0.961 acre tract, a distance of 309.99' to a 1/2" iron rod with a plastic cap stamped "ARTHUR SURVEYING" found for the northeasterly corner of said 0.961 acre tract;

THENCE South 00°48'59" East, along the easterly line of said 0.961 acre tract, a distance of 135.00' to the **POINT OF BEGINNING** and containing 0.961 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Raiczky Veterinary Services, PLLC, owner, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **ANGEL PARKWAY VET HOSPITAL ADDITION, LOT 1, BLOCK A**, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Lucas and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas.

WITNESS MY HAND at Lucas, Texas, this _____ day of _____, 2017.

RAICZYK VETERINARY SERVICES, PLLC

Name - Position _____

Signature _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas.

MORTGAGE HOLDER CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, hold a mortgage or present holders of a mortgage on a portion of the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as **ANGEL PARKWAY VET HOSPITAL ADDITION, LOT 1, BLOCK A**, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of Lucas and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas.

WITNESS MY HAND at Lucas, Texas, this _____ day of _____, 2017.

Name - Position _____

Signature _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas.

APPROVAL CERTIFICATE

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

Director of Public Works _____ Date _____

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

Director of Planning and Community Development _____ Date _____

Approved by the Planning and Zoning Commission of the City of Lucas, Texas, on the _____ day of _____, 2017.

ATTEST:

Chairperson Planning and Zoning Commission _____

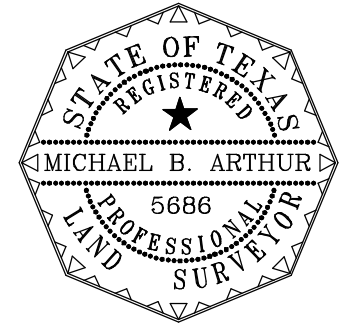
Zoning Secretary _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas, Collin County, Texas.

Michael B. Arthur
 Registered Professional Land Surveyor
 Texas Registration No. 5686



Date: _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

Owner:
 Raiczky Veterinary Services, PLLC
 243 Lehman Drive,
 Fairview, Texas 75069

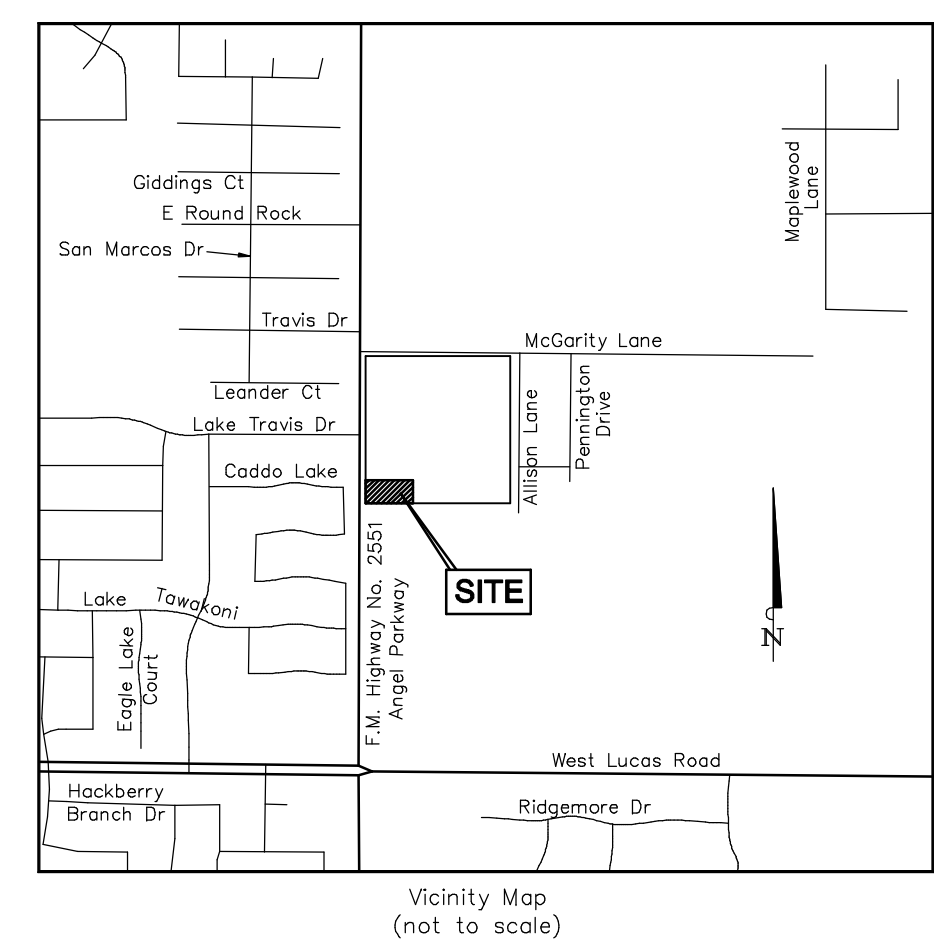
Engineer:
 Heimberger Associates, Inc.
 1525 Bazman Road
 Wylie, Texas 75098
 (972) 442-7459
 Contact: Randy Heimberger

Surveyor:
 North Texas Surveying, LLC
 1515 South McDonald St. Suite 110
 McKinney, Texas 75069
 (469) 424-2074
 www.northtexasurveying.com
 Firm Registration No. 10074200
 Contact: Chad Holcomb

FINAL PLAT
ANGEL PARKWAY
PET HOSPITAL ADDITION
LOT 1, BLOCK A

41,848 Sq. Ft. / 0.961 Acres
 in the
 W. M. Snider Survey ~ Abstract No. 821
 City of Lucas, Collin County, Texas

Date: June 01, 2017 Scale: 1" = 40'



- Notes:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0405J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
 - The surveyor has relied on the herein described deed with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.
 - Bearings are based on the northerly line of **SC LUCAS ADDITION**, as recorded in Volume 2015, Page 380, of the Map Records, Collin County, Texas.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.