



AGENDA

**City of Lucas
Planning and Zoning Commission
August 10, 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, August 10, 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 the request by Pennington partners LTD, on behalf of Legacy Alliance Holdings, LLC, for approval of a specific use permit for a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive. (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 zoning change from AO to R-2 for a parcel of land located on the north and south sides of Blondy Jhune Road and Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 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. Continuation of a public hearing from the July 13, 2017 meeting to consider amending the City's Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Day Care to the Zoning Use Chart. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Take action regarding proposed zoning amendment

Regular Agenda

4. Discuss updating the City's Code of Ordinances, Section 14.03.354 - Special District Requirements by adding minimum standards for Pet Day Care. **(Development Services Director Joe Hilbourn)**
5. Consider approval of the minutes of the July 13, 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.

6. Adjournment.

Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at www.lucastexas.us on or before 5:00 pm, August 4, 2017.

Stacy Henderson
City Secretary

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



City of Lucas

Planning and Zoning Agenda Request

August 10, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Public hearing to consider the request by Pennington partners LTD, on behalf of Legacy Alliance Holdings, LLC, for approval of a specific use permit for a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive.

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

Background Information:

The applicant is proposing a shell building with a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive. There is no tenant proposed currently. The property is 1.26 acres currently zoned Commercial Business. There is 67.8 percent impervious cover proposed, and 70 percent is permitted. Thirty seven (37) parking spaces are being provided, and 35 parking spaces are required. Nine parking spaces are being provided for stacking as part of the drive thru, and five are required. The proposed building is 5,800 square feet, and less than 35 feet tall. Dark sky compliant lighting is provided and there is no flood plain located on this site.

Attachments/Supporting Documentation:

1. Site plan, elevations, and floor plan
2. Public notice

Budget/Financial Impact:

NA

Recommendation:

Staff recommends approval with the following conditions.

1. A monument sign in the shape of an L, similar to the surrounding commercial properties on Angel Parkway
2. All exterior colors be neutral earth tones.
3. Add one additional bump out in the middle of the building to break up the four large glass areas.
4. Make all bump outs a minimum of five feet deep and add planter areas between the walkway and the building.
5. A wainscot of Austin stone 42" tall across the front and both side elevations.
6. Add trees to the detention pond to create a visual buffer from the residential area until the commercial area builds out.



City of Lucas
Planning and Zoning Agenda Request
August 10, 2017

Motion:

I make a motion to approve/deny the request by Pennington partners LTD, on behalf of Legacy Alliance Holdings, LLC, for approval of a specific use permit for a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive.

PLOTTED BY: BOBBY KUBIN 4:57 PM
 PLOT DATE: 7/26/2017 4:52 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2017-114 LEGACY CAPITAL LUCAS\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 7/26/2017 4:52 PM

NORTH BETHANY LAKES ESTATES BLOCK H, LOT 15
 RICHARD J. AND REBECCA CROOKSTON
 ZONED: R-5 ALLEN CITY LIMITS

NORTH BETHANY LAKES ESTATES BLOCK G, LOT 1
 DAVID AND VICKIE LYNN COE
 ZONED: R-5 ALLEN CITY LIMITS

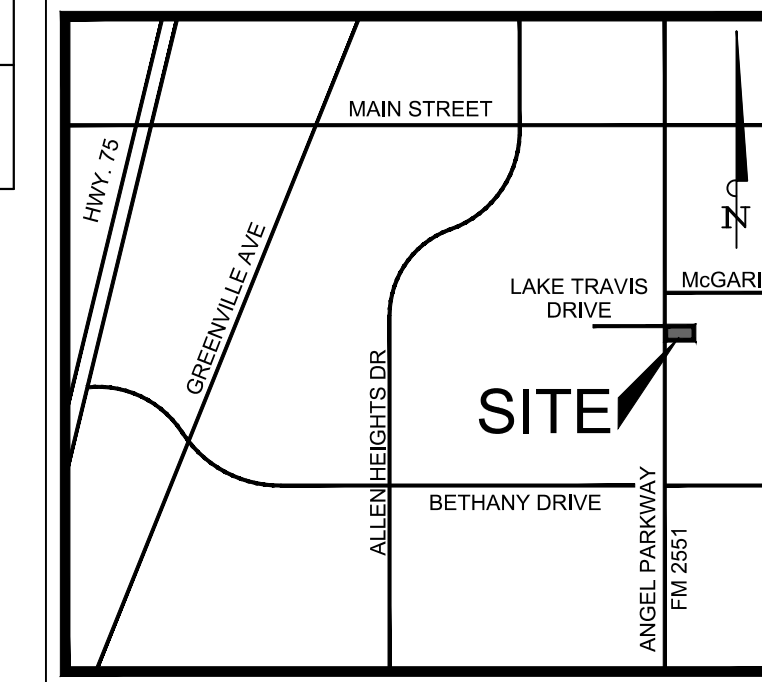
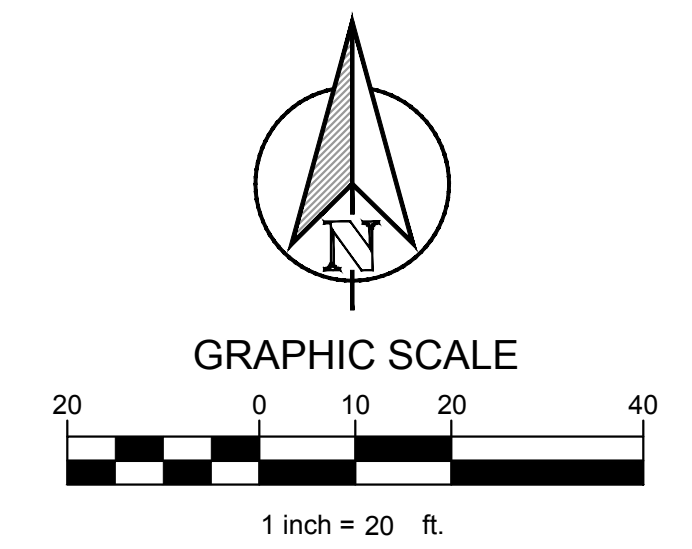
NORTH BETHANY LAKES ESTATES BLOCK G, LOT 24
 AMH 2014-3 BORROWER, L.L.C.
 ZONED: R-5 ALLEN CITY LIMITS

WATER METER SCHEDULE				
ID	TYP.	SIZE	NO.	SAN. SEWER
▲	DOM.	2"	1	6"
▲	IRR.	1"	1	N/A

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL PARKING ISLAND RADII SHALL BE 3' UNLESS NOTED OTHERWISE.
 3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

PROPERTY TABLE	
GROSS LOT AREA	1.32 ACRES (57,660 SF)
ROW DEDICATION	0.06 ACRES (2,790 SF)
NET LOT AREA	1.26 ACRES (54,870 SF)
ZONING	C - COMMERCIAL
BUILDING HEIGHT	35' - MAX
BUILDING AREA	5,800 SF
LOT COVERAGE	10.6%
PERVIOUS AREA	0.41 ACRES (17,648 SF)
IMPERVIOUS AREA	0.85 ACRES (37,222 SF)
PERCENT IMPERVIOUS	67.8%

PARKING INFORMATION	
REQUIRED PARKING	20 SPACES
RESTAURANT (1 SPACE PER 100 SF) 2,000 SF PROVIDED	
RETAIL (1 SPACE PER 250 SF) 5,800 SF PROVIDED	23 SPACES
	TOTAL: 43 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
STANDARD PARKING PROVIDED	35 SPACES
DRIVE-THRU STACKING PROVIDED	9 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	46 SPACES



VICINITY MAP
N.T.S.

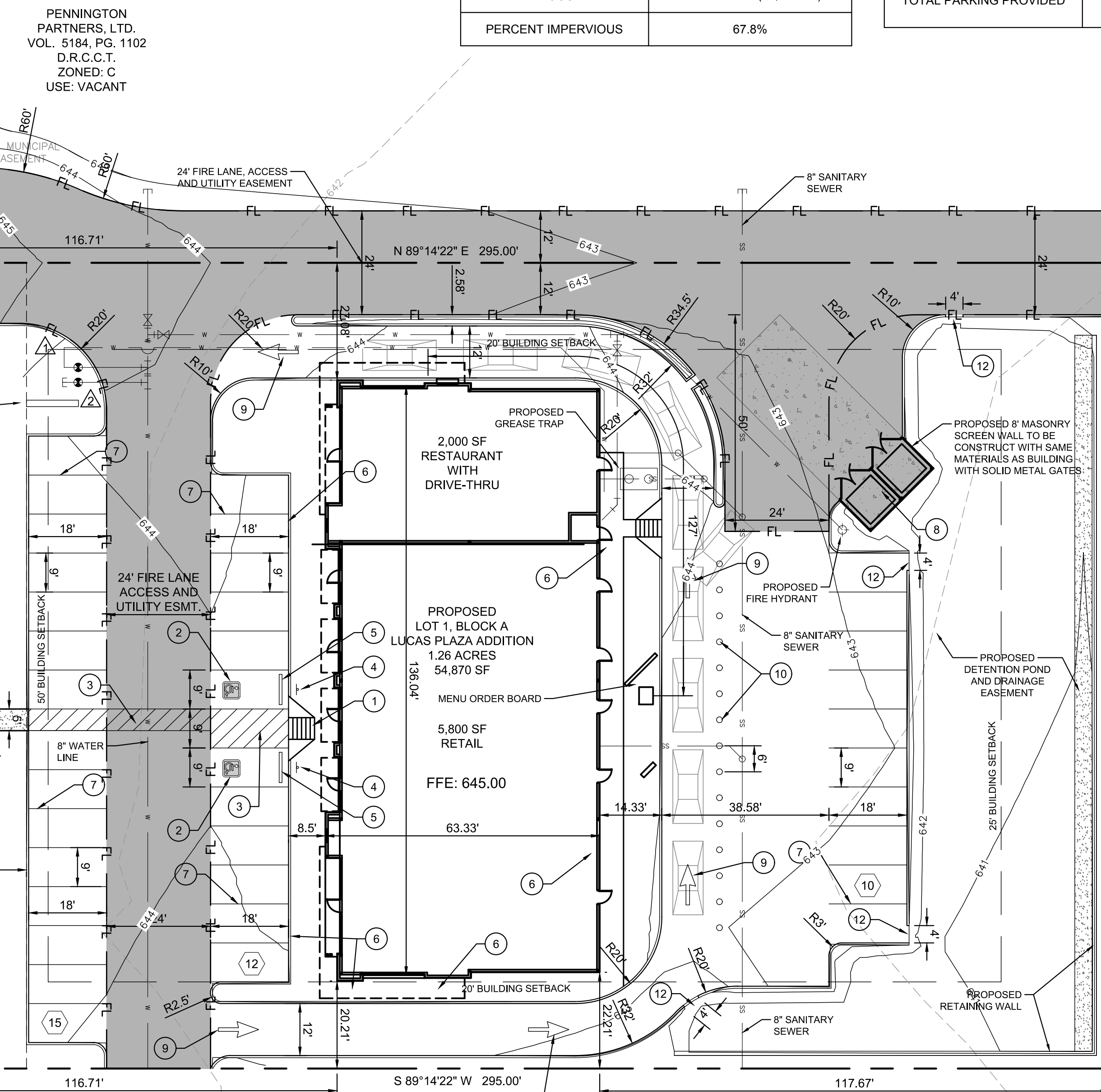
TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE 4008
 BEDFORD, TX 76021
 WWW.CLAYMOORE.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: **MATT MOORE**
 P.E. No. 95813 Date 07/31/2017

LUCAS PLAZA RETAIL
ANGEL PARKWAY
LUCAS, TX

NO.	DATE	REVISION	BY

SITE PLAN



PENNINGTON PARTNERS, LTD.
 VOL. 5184, PG. 1102
 D.R.C.C.T.
 ZONED: C
 USE: VACANT

PENNINGTON PARTNERS, LTD.
 VOL. 5184, PG. 1102
 D.R.C.C.T.
 ZONED: C
 USE: VACANT

FLOOPLAIN NOTE
 ACCORDING TO MAP NO. 48085C0405J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (SHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ENGINEER
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TEXAS 76021
 PH. 817.281.0572
 FAX. 817.281.0574
 CONTACT: MATT MOORE, PE
 EMAIL: MATT@CLAYMOOREENG.COM
 TEXAS REGISTRATION #14199

ARCHITECT
 JEPSSEN / GUERIN ARCHITECTS
 P.O. BOX 141151
 DALLAS, TX 75214
 PH. 214.673-1111
 CONTACT: TOM GUERIN
 EMAIL: tguerin@swbell.net

SURVEYOR
 VOTEX SURVEYING
 10440 N. CENTRAL EXPRESSWAY
 SUITE 800
 DALLAS, TX 75231
 TEL: 469.333.8831
 CONTACT: CANDY HONE, RPLS
 EMAIL: CANDY@VOTEXSURVEYING.COM
 TBPLS FIRM NO. 10013600

OWNER
 PENNINGTON PARTNERS, LTD.
 3445 SHENANDOAH ST.
 DALLAS, TX 75205
 TEL:
 CONTACT:
 EMAIL:

LEGEND	
	DUMPSTER AREA CONCRETE PAVEMENT PER DETAIL SHEET C-8
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-8
	LIGHT DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-8
	CONCRETE SIDEWALK PER DETAIL SHEET C-8
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE STRIPING PER CITY STANDARDS (SEE NOTE BELOW)
	CONNECT TO EXISTING PAVEMENT WITH LONGITUDINAL BUTT JOINT.
	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	HANDICAP RAMP PER DETAIL SHEET C-8
2	HANDICAP SYMBOL PER DETAIL SHEET C-8
3	PAVEMENT STRIPING PER DETAIL SHEET C-8
4	HANDICAP SIGN PER DETAIL SHEET C-8
5	CONCRETE WHEEL STOP PER DETAIL SHEET C-8
6	CONCRETE SIDEWALK PER DETAIL SHEET C-8
7	4" WHITE TRAFFIC STRIPING PER MUTCD STANDARDS
8	PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS FOR DETAILS.
9	PROPOSED DIRECTIONAL TRAFFIC STRIPING PER OWNER'S SPECIFICATIONS.
10	PROPOSED 6" WHITE TRAFFIC BUTTONS 6" ON CENTER
11	PUBLIC CONCRETE SIDEWALK PER CITY STANDARDS
12	CURB CUT FLUME PER DETAIL SHEET C-8

SITE PLAN
LUCAS PLAZA
 LEGAL DESCRIPTION:
 A PORTION OF A LARGER TRACT DEEDED TO PENNINGTON PARTNERS, LTD. RECORDED IN VOL. 5184, PG. 1102 D.R.C.C.T.

CITY:	STATE:	SITE AREA:	ZONING:
LUCAS	TEXAS	1.26 ACRES - 54,870 SF	C
COUNTY:	SURVEY:	ABSTRACT NO.:	
COLLIN	W. M. SNIDER	821	

SUBMITTAL LOG:
 JULY 14, 2017 FIRST CITY SUBMITTAL

DESIGN:	BJK
DRAWN:	BJK
CHECKED:	MAM
DATE:	07/31/2017

SHEET
SP-1
 File No. 2017-114

NOTES

THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT

ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW

WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING

ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT

ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL

ELEVATION MATERIALS CALCULATIONS

FRONT (WEST)

EFIS 834 SF
TRESPA LAMINATE SIDING 872 SF
METAL TRIM 356 SF
SUBTOTAL 2062 SF

GLAZING 904 SF
TOTAL 2966 SF

RIGHT (SOUTH)

EFIS 903 SF
TRESPA LAMINATE SIDING 190 SF
METAL TRIM 148 SF
SUBTOTAL 1241 SF

GLAZING 157 SF
TOTAL 1398 SF

LEFT (NORTH)

EFIS 903 SF
TRESPA LAMINATE SIDING 190 SF
METAL TRIM 148 SF
SUBTOTAL 1241 SF

GLAZING 157 SF
TOTAL 1398 SF

REAR (EAST)

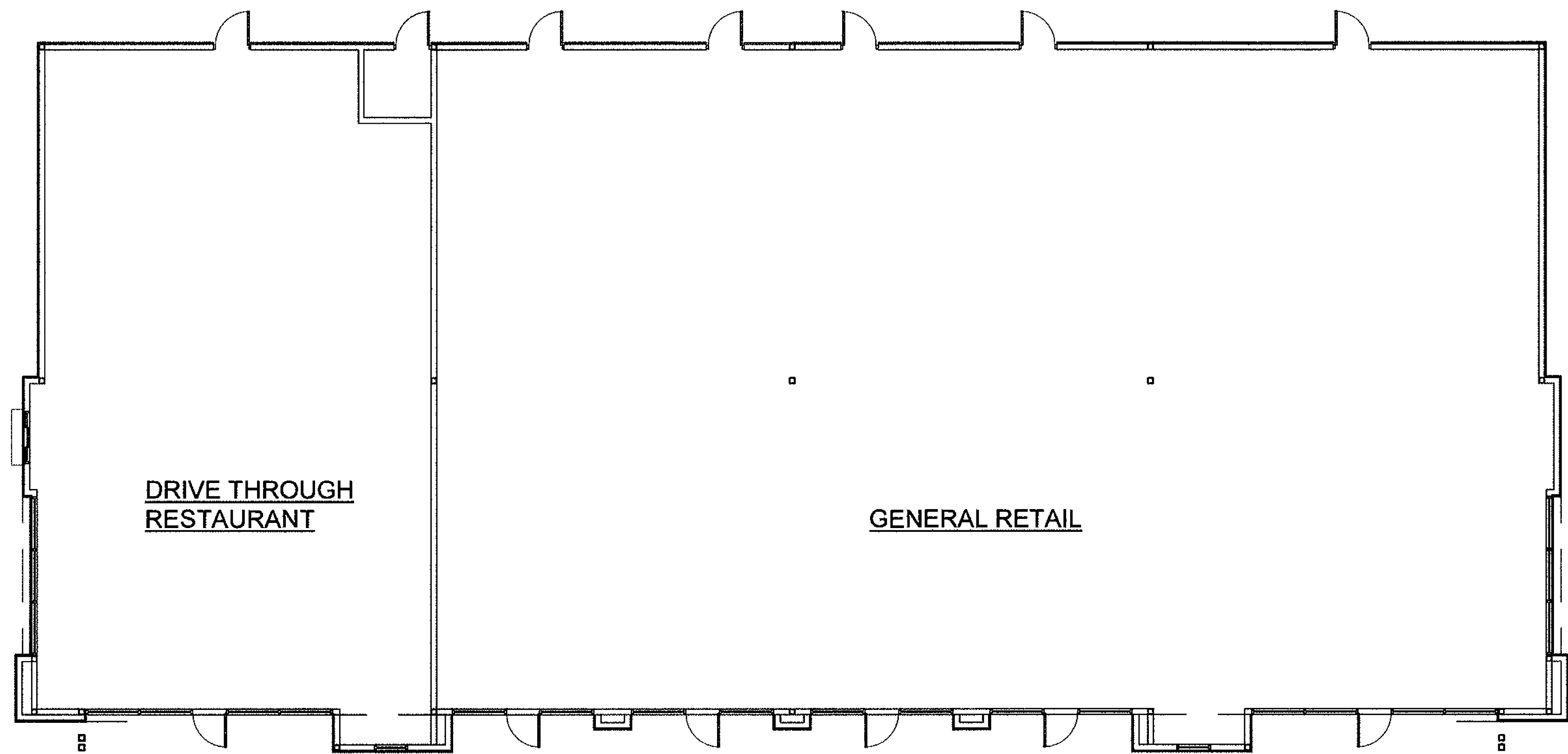
EFIS 2552 SF
METAL TRIM 282 SF
SUBTOTAL 2834 SF

GLAZING 0000 SF
TOTAL 2834 SF

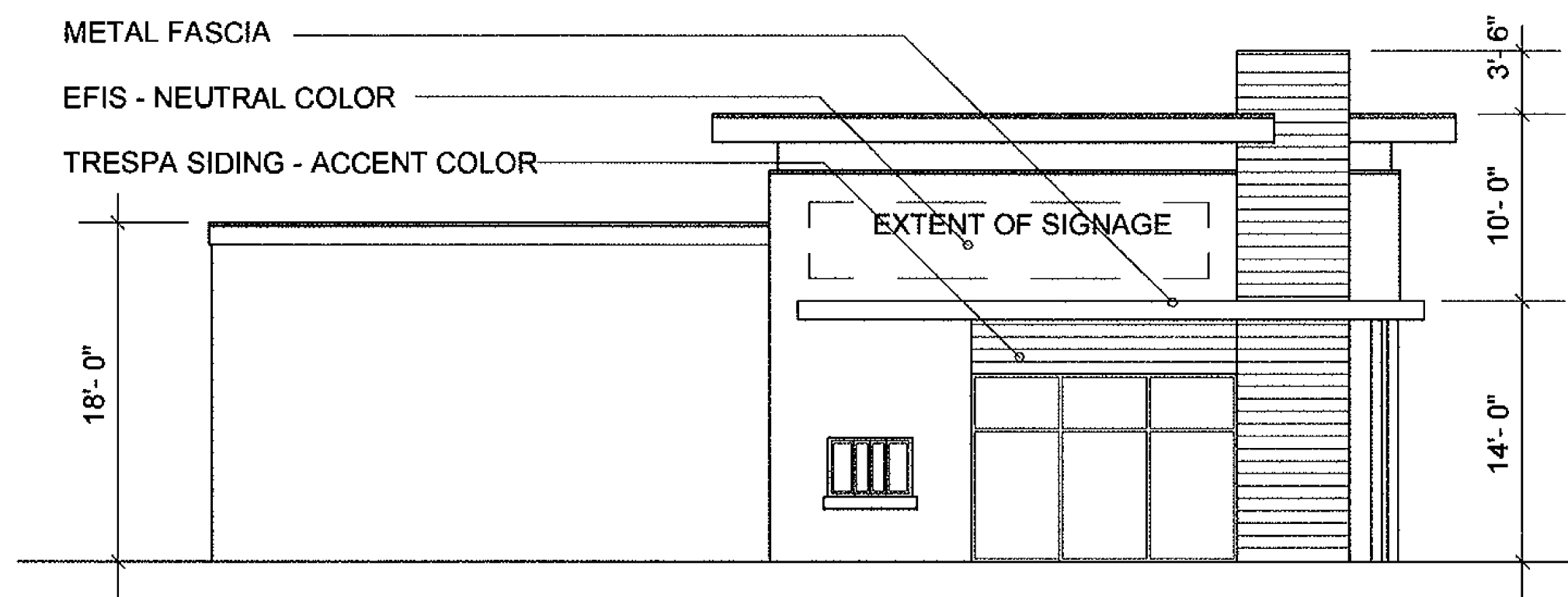
SUMMARY

EFIS 5192 SF / DIVIDED BY
TOTAL AREA 7378 SF
(EXCLUDING GLASS)

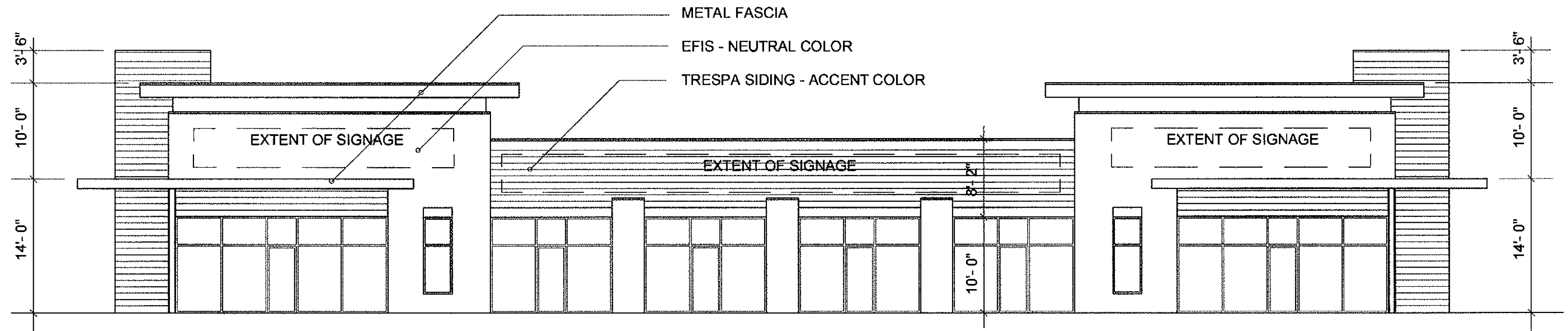
71% MASONRY



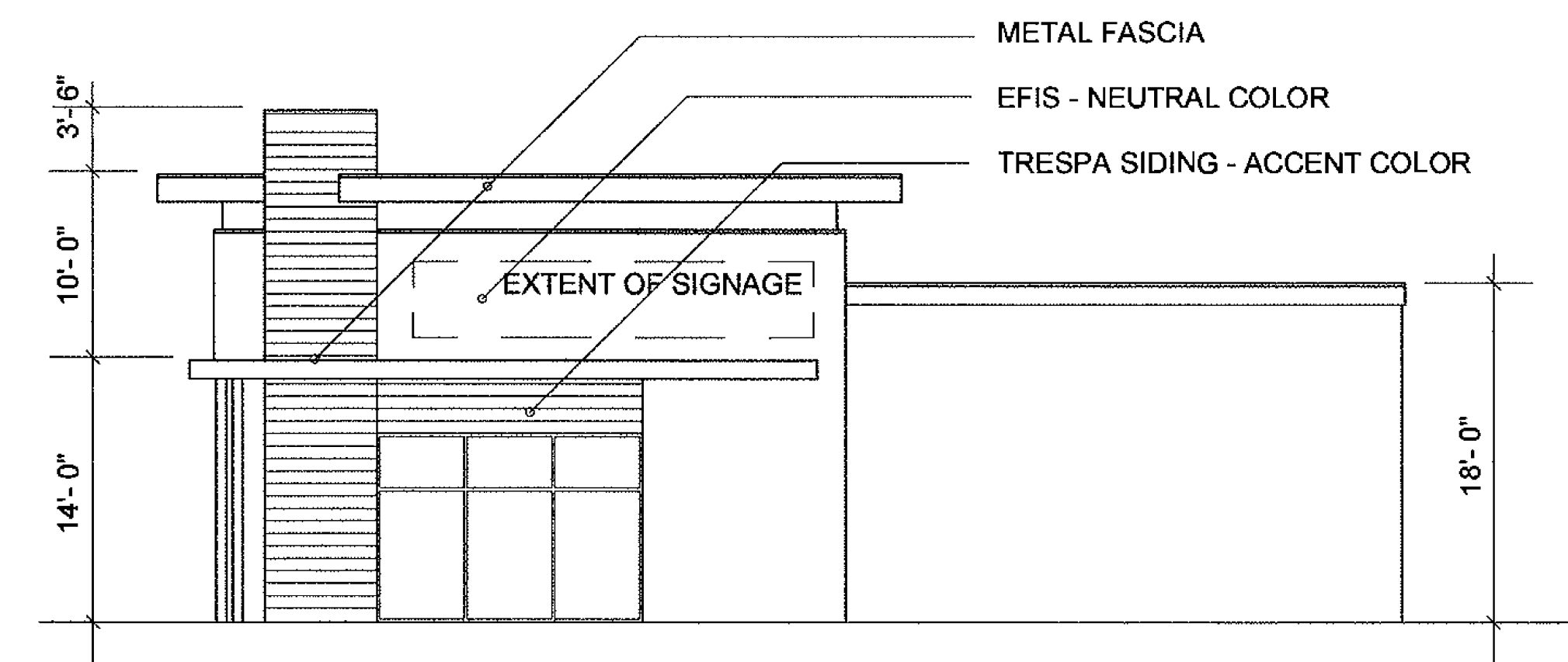
FLOOR PLAN 1/8"= 1'-0"



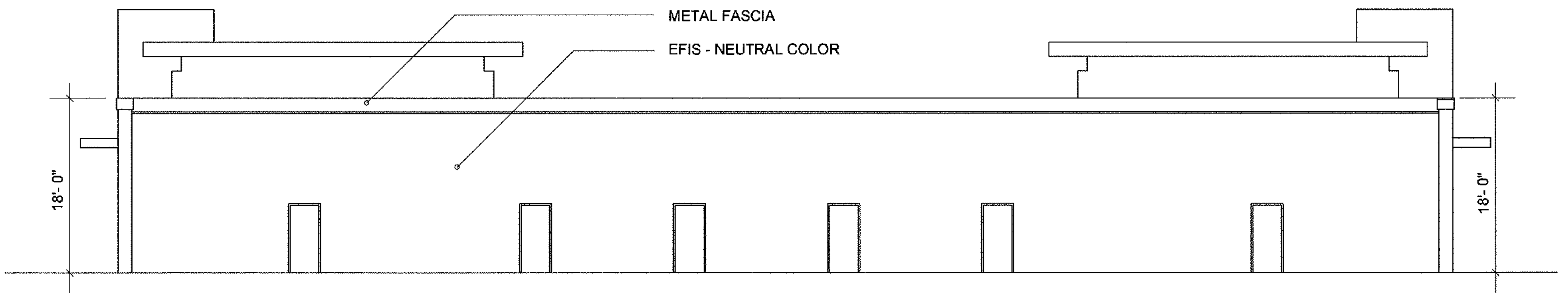
LEFT (NORTH) ELEVATION 1/8"= 1'-0"



FRONT (WEST) ELEVATION 1/8"= 1'-0"



RIGHT (SOUTH) ELEVATION 1/8"= 1'-0"



REAR (EAST) ELEVATION 1/8"= 1'-0"

THIS DRAWING IS FOR REVIEW PURPOSES ONLY AND IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION. DAVID R. LIPPE, P.E. TEXAS REG. NO. 53317 DATE: _____

17.dia.002
LIPPE AND ASSOCIATES
 a division of
atm
 ARCHITECTURAL TECHNOLOGICAL MECHANICAL
 1500 W. WYOMING ST. SUITE 2000
 AUSTIN, TEXAS 78701 FAX (512) 397-3860
 STATE OF TEXAS FIRM REGISTRATION: F-11339

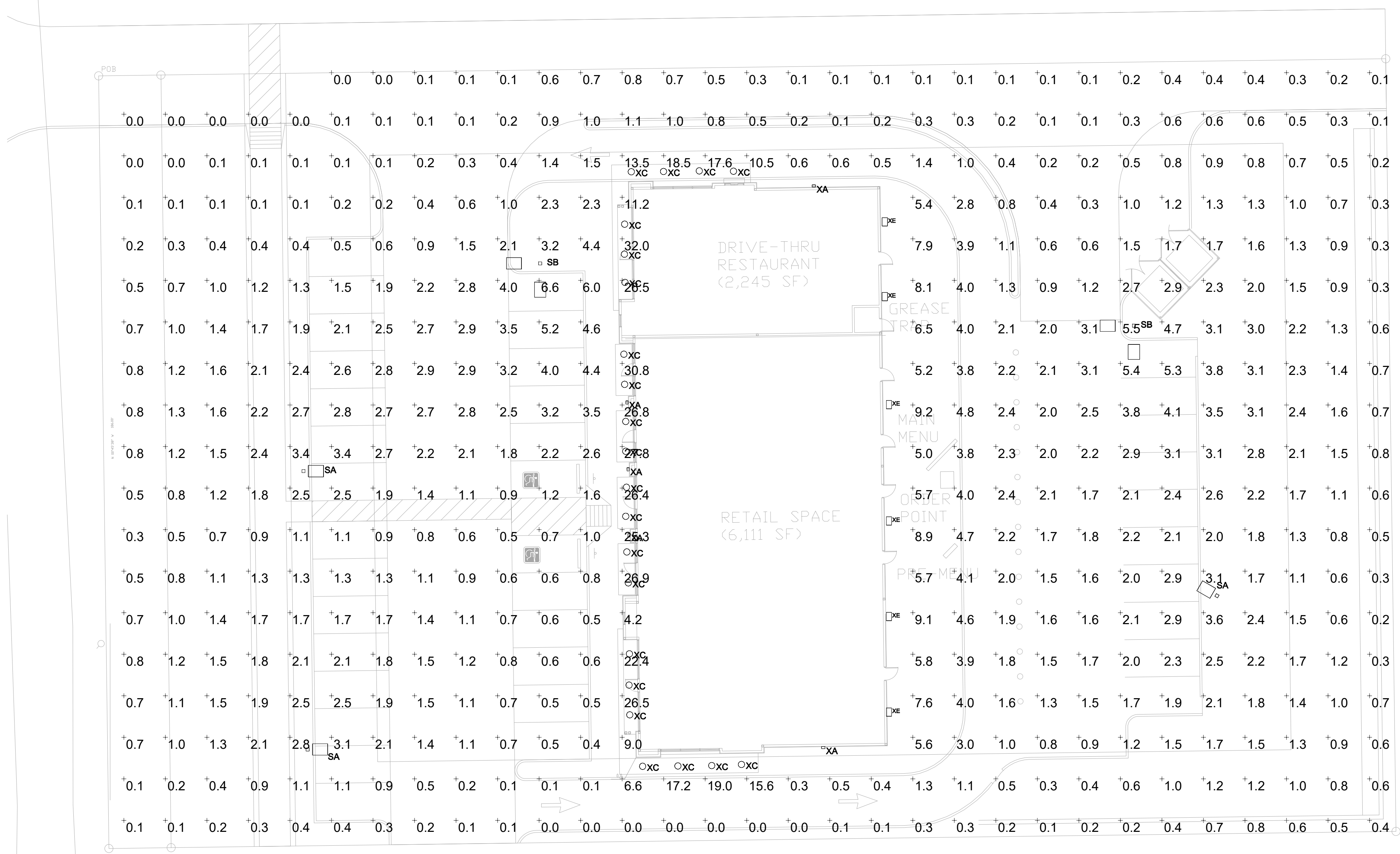
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

LUCAS RETAIL CENTER
 LUCAS, TEXAS

NO. | DATE | BY | REVISION

MEP2
 ISSUE DATE: ---/---/---

PHOTOMETRIC DISCLAIMER
 THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION. HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SOFTWARE USED WAS TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRADE LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR THE ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.



01 SITE PHOTOMETRIC PLAN
 SCALE: N.T.S.

LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	IES FILENAME	WATTAGE	NOTES
XA	Lithonia Lighting	OLLWU	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT CYLINDER WITH 4000K LEDS AND POLYCARBONATE LENSES	LED	OLLWU.ies	14.3	MOUNTED AT 12 FEET
XC	Lithonia Lighting	LDN6 40/20 L06AR LSS	6IN LDN, 4000K, 2000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR	LED	LDN6_40_20_L06AR_LSS.ies	22.6	MOUNTED AT 10 FEET
XE	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	WST_LED_P2_40K_VF_MVOLT.ies	25	MOUNTED AT 12 FEET
SA	Lithonia Lighting	DSX1 LED 60C 530 50K T4M MVOLT HS L90	DSX1 LED with 60 LEDs @ 530 mA, 5000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD, LEFT ROTATED	LED	DSX1_LED_60C_530_50K_T4M_MVOLT_HS_L90.ies	99	SINGLE LUMINAIRE MOUNTED AT 23 FEET
SB	Lithonia Lighting	DSX1 LED 60C 530 50K T4M MVOLT HS L90	DSX1 LED with 60 LEDs @ 530 mA, 5000K, TYPE 4 MEDIUM OPTICS WITH HOUSE-SIDE SHIELD, LEFT ROTATED	LED	DSX1_LED_60C_530_50K_T4M_MVOLT_HS_L90.ies	198	DOUBLE LUMINAIRE MOUNTED AT 23 FEET

CALCULATION STATISTICS	
Average	2.3 fc
Maximum	32.0 fc
Minimum	0.0 fc
Max/Mn	N/A
Average/Mn	N/A



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, August 10, 2017 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, September 7, 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 drive-thru for a restaurant at the southeast corner of Angel Parkway and Lake Travis Drive. The property is Zoned Commercial and more particularly described as follows:

BEING a 1.3237 acre tract of land situated in the W. M. SNIDER SURVEY, ABSTRACT NO. 821, City of Lucas, Collin County Texas and being part of that tract of land conveyed, to Pennington Partners, LTD. by Warranty Deed with Vendor's Lien, recorded in Volume 5184, Page 1102 Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the southerly right-of-way line of McGarity Lane, being the northeast corner of said Pennington Partners, LTD. tract of land.

THENCE S 89° 23' 17" W, along the southerly right-of-way line of said McGarity Lane and the north line of said Pennington Partners, LTD, tract, a distance of 957.82 feet to a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of said McGarity Lane with the easterly right-of-way line of Angel Parkway (FM Highway 2551) (a 100' R.O.W.) and being the northwest corner of said Pennington Partners, LTD tract;

THENCE S 00° 45' 38" E, along the easterly right-of-way line of said Angel Parkway (FM Highway 2551) and the west line of said Pennington Partners, LTD. tract, a distance of 513.19 feet to the POINT OF BEGINNING;

THENCE N 89° 14' 22" E, a distance of 310.00 feet to a point;

THENCE S 00° 45' 38" E, a distance of 186.00 feet to a point;

THENCE S 89° 14' 22" W, a distance of 310.00 feet to a point in the easterly right-of-way line of said Angel Parkway (FM Highway 2551) and the west line of said Pennington Partners, LTD. tract;

THENCE N 00° 45' 38" W, along the easterly right-of-way line of said Angel Parkway (FM Highway 2551) and the west line of said Pennington Partners, LTD. tract, a distance of 186.00 feet to the POINT OF BEGINNING and containing 57,660 sq. ft. or 1.3237 acres of land, more or less.

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 and it will be presented at the hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



City of Lucas

Planning and Zoning Agenda Request

August 10, 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 zoning change from AO to R-2 for a parcel of land located on the north and south sides of Blondy Jhune Road and Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3.

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

Background Information:

This parcel of land is 73.35 +/- acres of land and complies with the City's approved Comprehensive Plan for R-2 zoning.

Attachments/Supporting Documentation:

- 1. Legal Description
- 2. Survey
- 3. Public Notice
- 4. Location Map

Budget/Financial Impact:

NA

Recommendation:

Approve as presented

Motion:

I make a motion to approve/deny the request by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a zoning change from AO to R-2 for a parcel of land located on the north and south sides of Blondy Jhune Road and Country Club Road.

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°39'47" 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 13°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 11°32'25" West, 68.03 feet to a point for corner; South 07°07'12" East, 85.19 feet to a point for corner; South 41°13'50"

West, 135.00 feet to a point for corner; South 57°23'24" West, 69.71 feet to a point for corner; South 07°56'42" 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°48'50" 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°45'11" West, 93.84 feet to a point for corner; South 53°27'57" 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 $89^{\circ}24'47''$ 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 $52^{\circ}55'44''$ 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 $35^{\circ}38'00''$, with a radius of 432.46 feet, for an arc distance of 268.96 feet (chord = North $35^{\circ}06'44''$ West, 264.64 feet) to a Roome capped iron rod set marking the end of said curve; North $17^{\circ}17'44''$ 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 $27^{\circ}53'41''$ West, 2.48 feet; northwesterly along said curve to the left having a central angle of $04^{\circ}22'15''$, with a radius of 999.93 feet, for an arc distance of 76.28 feet (chord = North $19^{\circ}28'53''$ West, 76.26 feet to the place of beginning and containing 73.353 acres of land.



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, August 10, 2017 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, September 7, 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 R-2 on a parcel of land More commonly known as the Hendricks property at the intersection of Blondy Jhune Road and Country Club Road, both the north and south sides of Blondy Jhune Road 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°00'57" 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°03'50" 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 07007'12" East, 85.19 feet to a point for corner; South 41°13'50" West, 135.00 feet to a point for corner; South 57023124" West, 69.71 feet to a point for corner; South 07056'42" West, 98.64 feet to a point for corner; South 08°21'521" 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 39048150" West, 88.08 feet to a point for corner; South 45009'00" West, 40.26 feet to a point for corner; North 55°20'38" West, 8.33 feet to a point for corner; North 66033'54" West, 93.86 feet to a point for corner; South 55045111" West, 93.84 feet to a point for corner; South 53'27157" 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;

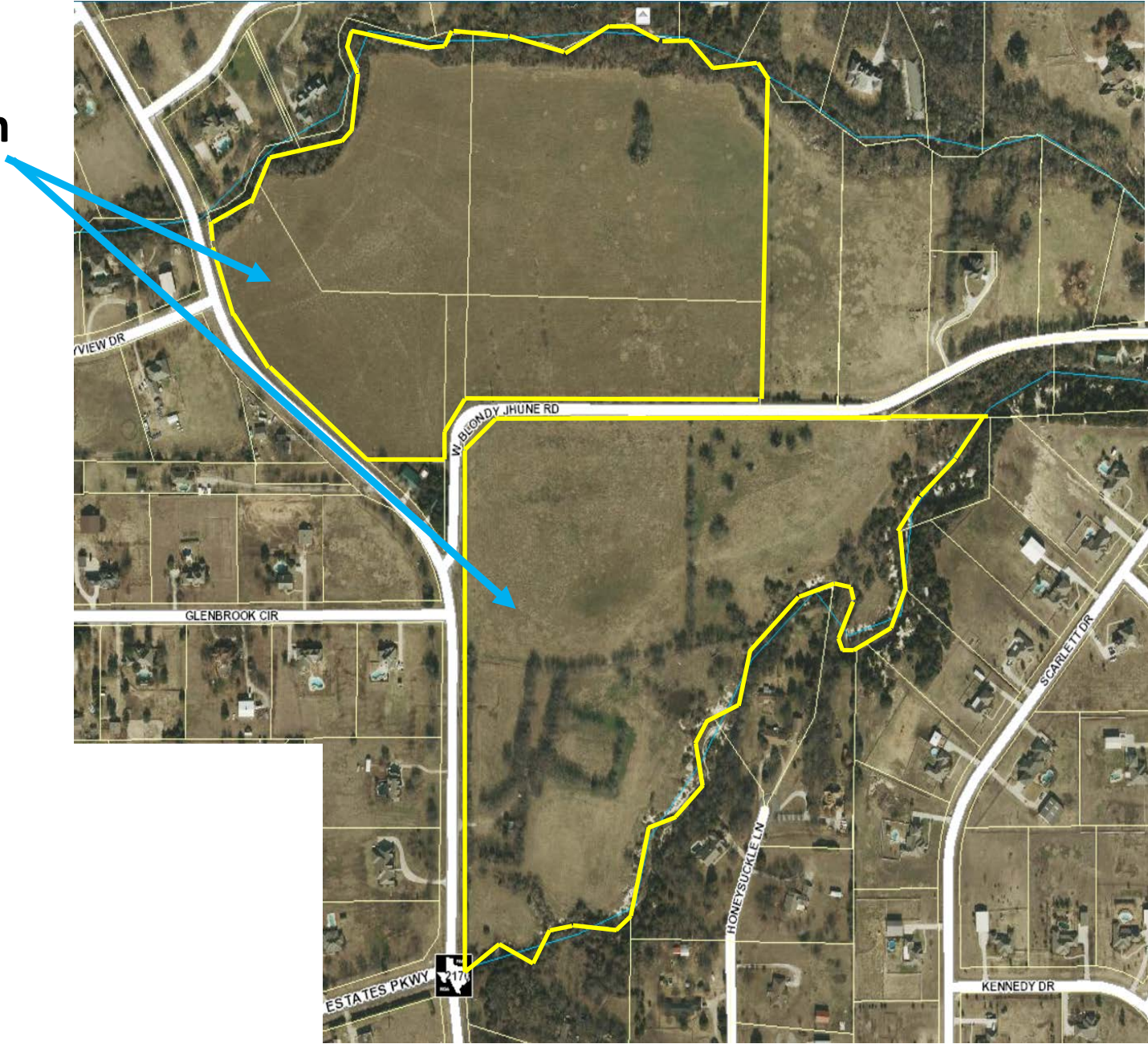
THENCE with the east line of said 0.596 acre tract, the west line of said 34/921 acre tract, and the west side of Blondy Jhune Road, North 00022'44" West, 248.11 feet to a Roome capped iron rod set marking the northeast corner of said 0.596 acre tract, and an ell corner of said 34.921 acre tract;

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.

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 and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at jhilbourn@lucastexas.us.

Hendrick Farm Location





City of Lucas Planning and Zoning Request August 10, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Continuation of a public hearing from the July 13, 2017 meeting to consider amending the City's Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Day Care to the Zoning Use Chart.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Take action regarding proposed zoning amendment

Background Information:

This item was continued from the July 13, 2017 Planning and Zoning Commission meeting and the public hearing was opened and closed during the meeting.

Following a review of the Zoning Use Chart by the Planning and Zoning Commission it was determined that adding a use for pet day care was needed.

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

- Pet Day Care -
A commercial establishment which provides accommodations, feeding and general care for pets.

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

City Staff recommends to approve the item as presented.

Motion:

I make a motion to approve/deny amending the City's Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Day Care to the Zoning Use Chart.



City of Lucas Planning and Zoning Request August 10, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss updating the City's Code of Ordinances, Section 14.03.354 - Special District Requirements by adding minimum standards for Pet Day Care.

Background Information:

Following a review of the zoning use chart with the Planning and Zoning Commission determined that Pet Day Care should be included as an added use to the Zoning Use Chart. With a new use being added, proper controls for the use must be put in place. Staff is proposing the following minimum standards be required for Pet Day Care:

- (A) Pets shall be supervised when they are outdoors
- (B) Pets shall only be permitted outdoors between the hours of 6:00 A.M. and 10:00 P.M.
- (C) There shall be adequate facilities to keep animals of different species, size, and sex separated (if needed).
- (D) Pets shall have an environment that supports their safety and well-being.
- (E) Pet day cares shall only serve pets for a period less than sixty days.

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

Give staff direction on the recommend code changes.

Motion:

NA



City of Lucas

Planning and Zoning Agenda Request

August 10, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the July 13, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the July 13, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the July 13, 2017 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
July 13, 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 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

Commissioner Absent:

Commissioner Andre Guillemaud

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

Chairman Rusterholtz announced that Alternate Commissioner Tim Johnson would serve as a voting member in the absence of Commissioner Guillemaud.

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 gave a presentation stating that current Village Center zoning standards require a specific use permit when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

Mr. Hilbourn proposed amending the standard within the Village Center zoning district to require a specific use permit when the total square footage of any building exceeded 8,000 square feet.

The Commission discussed the use of one building containing 8,000 square feet versus several smaller buildings totaling 8,000 square feet and what may be the best and highest use for the property. The Commission also discussed if outside patio areas or covered landscape areas would be considered as part of the 8,000-square foot requirement.

Mr. Hilbourn clarified that if any component of the building, such as outdoor seating were located under the roof of the building, it would be considered part of the 8,000 square feet.

The Commission discussed the minimum three-acre requirement needed to build upon in the Village Center zoning district and the various sizes of buildings that may be appropriate for the Village Center zoning district.

Chairman Rusterholtz opened the public hearing at 7:20pm. There being no one wishing to speak, the public hearing was closed.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling to recommend approval of 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. The motion passed unanimously by a 5 to 0 vote.

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 gave a presentation proposing the following definition for pet daycare:

“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”.

Mr. Hilbourn noted that definitions were already defined for livestock, exotic animals and kennels.

Chairman Rusterholtz discussed with the Commission the differences in definition of boarding versus daycare. The Commission also discussed the definition of kennels and outside runs.

The Commission discussed with Mr. Hilbourn the hours in which animals may be outside at a pet daycare facility, and that supervision was needed when pets were outside after a certain time in the evening.

Chairman Rusterholtz opened the public hearing at 7:42pm, there being no one wishing to speak, the public hearing was closed.

The Commission directed staff to amend the definition to reflect supervised outdoor exercise time during evening hours, and to change the requirement of having separate kennels for different species and sex of animals, to having cages available for different species and sex of animals.

MOTION: A motion was made by Commissioner Sperling, seconded by Alternate Commissioner Johnson to table this request to allow staff an opportunity to further clarify the definition. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

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

Commissioner Tolson suggested the following amendments be made correcting language in the minutes.

Correction: The following error was made in the heading of Agenda Item 2 of the June 8, 2017 minutes which stated “73.35 acres of land currently zoned R-2”, and should be corrected to state “73.35 acres of land currently zoned Agricultural”.

Correction: The following error was made in the motion of Agenda Item 2 of the June 8, 2017 minutes which stated “73.35 acres of land currently zoned R-2”, and should be corrected to state “73.35 acres of land currently zoned Agricultural”.

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

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.

MOTION: A motion was made by Alternate Commissioner Johnson, seconded by Vice Chairman Keer to recommend approval of 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 and leaving a remainder of 19.243 acres. 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.

5. Adjournment.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Williams to adjourn the meeting at 8:00 pm. The motion passed unanimously by a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary