



AGENDA

**City of Lucas
Planning and Zoning Commission
September 14, 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, September 14, 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

Regular Agenda

1. Consider approving the minutes of the August 10, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for approval of a site plan for a shell building for the property located at the southeast corner of Angel Parkway and Lake Travis Drive. (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.

3. Executive Session: An Executive Session is not scheduled for this meeting.
4. 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, September 8, 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

September 14, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approving the minutes of the August 10, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the August 10, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the August 10, 2017 Planning and Zoning Commission meeting.



**City of Lucas
Planning and Zoning Commission
Regular Meeting
August 10, 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 Attorney Julie Doshier
Special Projects Coordinator Cathey Bonczar

City Council Liaison Absent:

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 Tommy Tolson would serve as a voting member in the absence of Commissioner Guillemaud.

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 gave a summary overview of the request and proposed changes, and recommended approval with the listed conditions being met.

Chairman Rusterholtz opened the public hearing at 7:08pm.

Clay Christy with Claymoore Engineering explained that they were working with Staff on proposed changes and were willing to make any suggested changes proposed by the Commission.

Brad DeYoung with Legacy Alliance discussed requested changes that were currently being completed and presented a sample rendering of the proposed building. He felt that adding a third

bump-out to the building would not allow for future flexibility as tenants change out. Due to the frontage limitations, Mr. DeYoung suggested that instead of a third bump-out, they use Austin Stone in the three vertical columns in the middle of the building and possibly adjust the landscaping with the addition of another bed.

City Attorney Julie Doshier clarified the recommendations with the Commission.

Pennington Partners LTD requested the following:

- third bump-out not be required
- Two remaining bump-outs be a minimum of four feet, with added planter areas in front of each bump-out.
- City accept the three columns of Austin Stone in front of the building in lieu of the wainscot all the way around the building.

When asked if tenants had been identified, Mr. DeYoung explained that they are in negotiations with three out of the four, but were not to contract yet, and none of the three were the potential drive through tenant. Additional clarification of design and use was discussed.

Chairman Rusterholtz asked and Mr. Hilbourn confirmed that if the drive-through was not approved, this request would be withdrawn.

There being no one else wishing to speak, Chairman Rusterholtz closed the public hearing at 7:23pm.

Commission members discussed the merits with City Attorney Julie Doshier and agreed to the following recommendations from staff and amendments:

1. As staff recommended
2. As staff recommended
3. Eliminate the third bump-out and include three columns
4. Bump-outs be a minimum of four feet with 18-24-inch planting areas between the walkway and the building
5. Use Austin Stone on columns in front of the building in lieu of the wainscot across the front and on both side elevations of the building
6. As staff recommended using three-inch caliper trees at four-foot intervals east of the building. Five trees from the large tree list and five from the small tree list filling the gaps between the larger trees for a visual buffer.

MOTION: A motion was made by Chairman Rusterholtz, seconded by Commissioner Williams to approve the specific use permit request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive with the following recommendations:

- Attach the site plan and concept plan to the specific use permit as presented
- Eliminate the third bump-out and include three columns
- Bump-outs be a minimum of four feet with 18-24-inch planting areas between the walkway and the building

- Use Austin Stone on columns in front of the building in lieu of the wainscot across the front and on both side elevations of the building
- As staff recommended using three-inch caliper trees at four-foot intervals east of the building. Five trees selected from the large tree list and five from the small tree list filling the gaps between the larger trees for a visual buffer.

The motion passed unanimously by a 5 to 0 vote.

The motion above approves the use associated with the specific use permit request, but does not approve the site plan.

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 gave a summary overview of the request.

Chairman Rusterholtz opened the public hearing at 7:38pm. Ms. Rusterholtz stated that a representative for the applicant was present and available to answer any questions as well.

Janean McLaughlin, 3 Skyview Drive, spoke in opposition of the change. Ms. McLaughlin stated that she was concerned about this development in regard to water usage, traffic, and loss of the country feel.

Wick Hefner, property owner of 2 Skyview Drive, spoke in opposition of the change. He expressed concerns about the traffic light at 1378 and Estates and potential issues with safe traffic flow in the area. Asked if there had been any discussion or analysis done in regard to traffic flow, and expressed concerns about the small, narrow bridge at Skyview and Country Club Road.

Alma Dixon, 4 Skyview Drive asked for clarification regarding the R-2 zoning.

Sherry Nederhoff, 1160 Snider Lane spoke in opposition of the change. Ms. Dixon stated that she would prefer the R-2 zoning not pass. Ms. Nederhoff stated that she feels this is a horse community and would prefer it stay that way.

Maureen Miller, 317 McMillen, asked for clarification that the rezoning will be two acres minimum with no special exceptions. She voiced concerns about traffic flow, and asked that when the plat was brought forward, the Commission consider placing a signal light at the intersection.

Developer, Sarah Scott with Kimley-Horn, 13455 Noel Road, Dallas, was present to answer questions, and stated that there were no engineering issues that would prevent the property from being developed as R-2.

Chairman Rusterholtz closed the public hearing at 7:50pm.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling to approve the request 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. The motion passed unanimously by a 5 to 0 vote.

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 explained the definition of pet day care based on input from the previous Planning and Zoning Commission meeting.

Vice Chairman Kerr recommended changing the name from "Pet Day Care" to "Pet Day Care and Boarding".

Mr. Hilbourn proposed not taking action at this meeting, and suggested that he would bring back the definition, the district requirements, and the Zoning Use Chart at a future meeting using the same definition in all documents.

Additional discussion resulted in a recommendation for the use of the terms "pets", "domesticated animals", and "live-stock", clarifying what animals could be boarded at this facility, clarifying the times when animals could be outside, and defining the difference between "kennel" and "pet day care".

Staff was given direction for recommended changes and no action was taken.

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.

Staff was given direction for recommended changes in the previous item and no action was taken.

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

MOTION: A motion was made by Commissioner Williams, seconded by Alternate Commissioner Tolson to approve the minutes as submitted. 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 Williams, seconded by Alternate Commissioner Tolson to adjourn the meeting at 8:14 pm. The motion passed unanimously by a 5 to 0 vote.

Peggy Rusterholtz, Chairman

Cathey Bonczar, Executive Assistant



City of Lucas

Planning and Zoning Agenda Request

September 14, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for approval of a site plan for a shell building for the property located at the southeast corner of Angel Parkway and Lake Travis Drive.

Background Information:

A specific use permit for this property was approved at the August 10, 2017 Planning and Zoning Commission meeting allowing for the use of a drive-thru.

The site plan request proposes a shell building with a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive, and 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

Budget/Financial Impact:

NA

Recommendation:

A specific use permit and associated site plan for this project was approved by Planning and Zoning Commission and City Council.

Motion:

I make a motion to approve/deny the request by Pennington Partners LTD, on behalf of Legacy Alliance Holdings, LLC, for approval of site plan for a shell building with a drive-thru for the property located at the southeast corner of Angel Parkway and Lake Travis Drive.



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

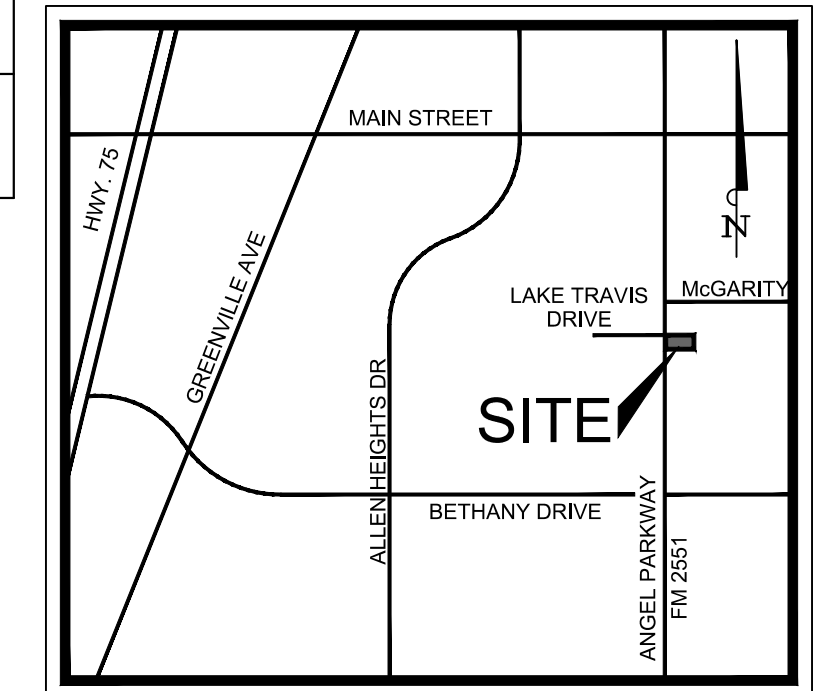
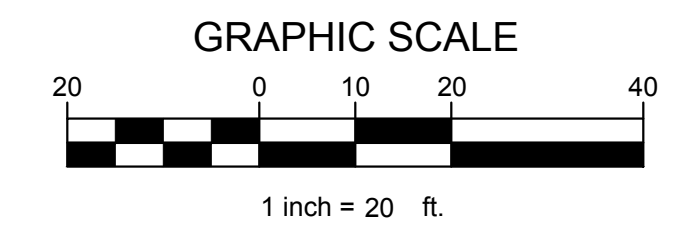
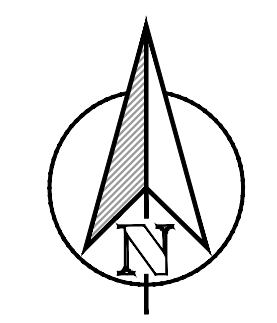
NO.	DATE	REVISION	BY

SITE PLAN

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

SHEET
SP-1

File No. 2017-114



VICINITY MAP
 N.T.S.

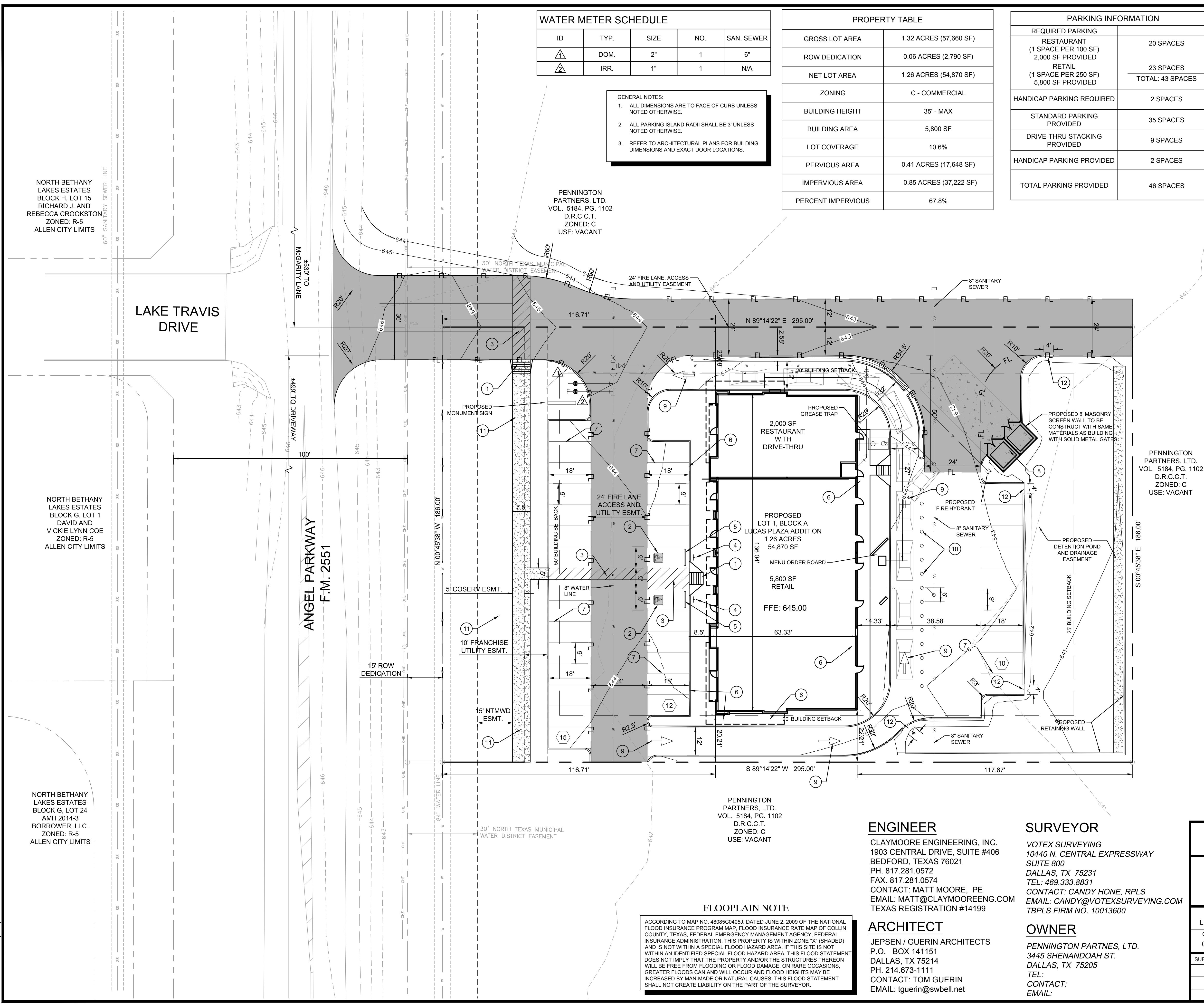
PARKING INFORMATION	
REQUIRED PARKING	20 SPACES
RESTAURANT (1 SPACE PER 100 SF) 2,000 SF PROVIDED	20 SPACES
RETAIL (1 SPACE PER 250 SF) 5,800 SF PROVIDED	23 SPACES
TOTAL: 43 SPACES	
HANDICAP PARKING REQUIRED	2 SPACES
STANDARD PARKING PROVIDED	35 SPACES
DRIVE-THRU STACKING PROVIDED	9 SPACES
HANDICAP PARKING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

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%

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

GENERAL NOTES:

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



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:

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	

PLotted BY: BOBBY KUBIN 5:37 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

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)

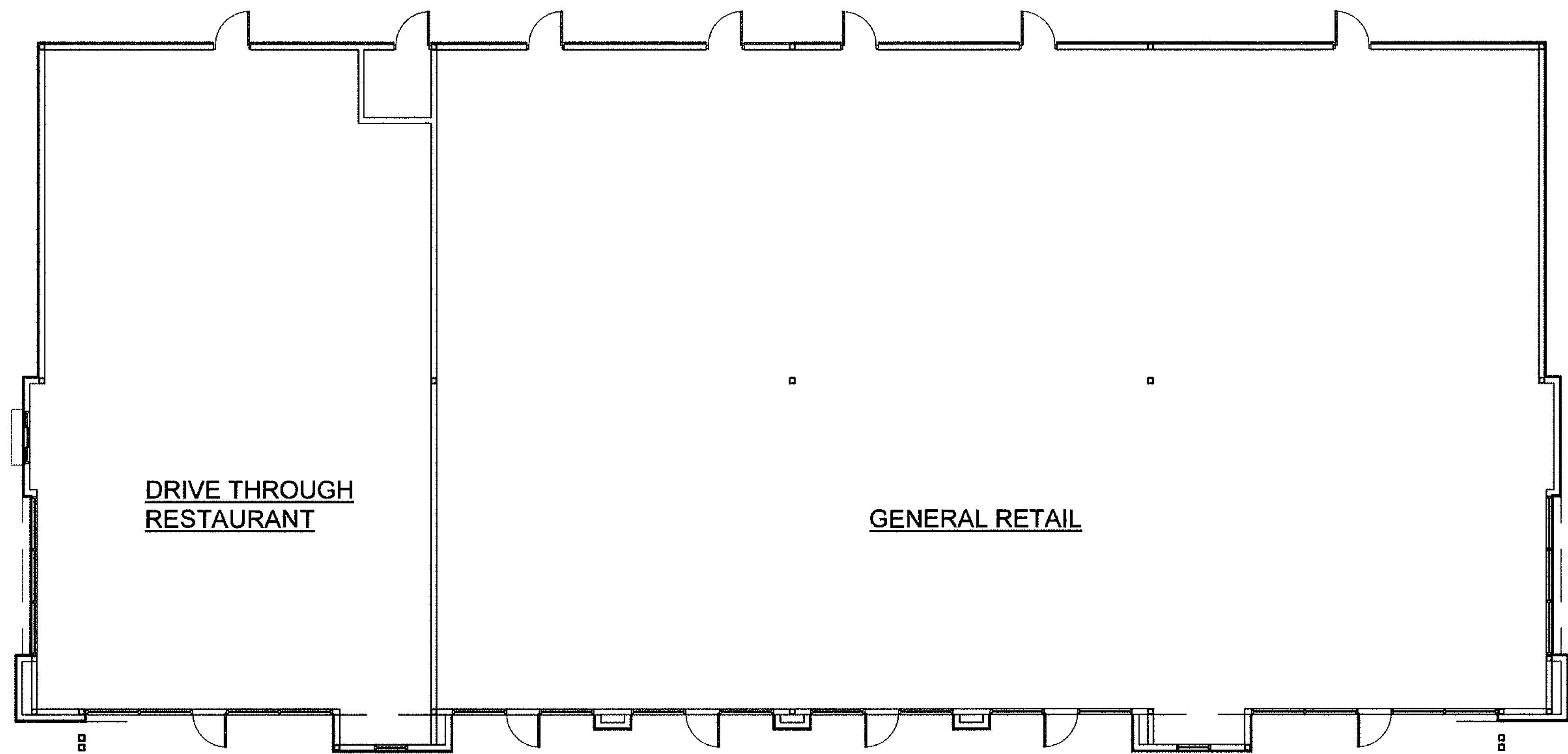
EFIS 2552 SF
METAL TRIM 282 SF
SUBTOTAL 2834 SF

GLAZING 0000 SF
TOTAL 2834 SF

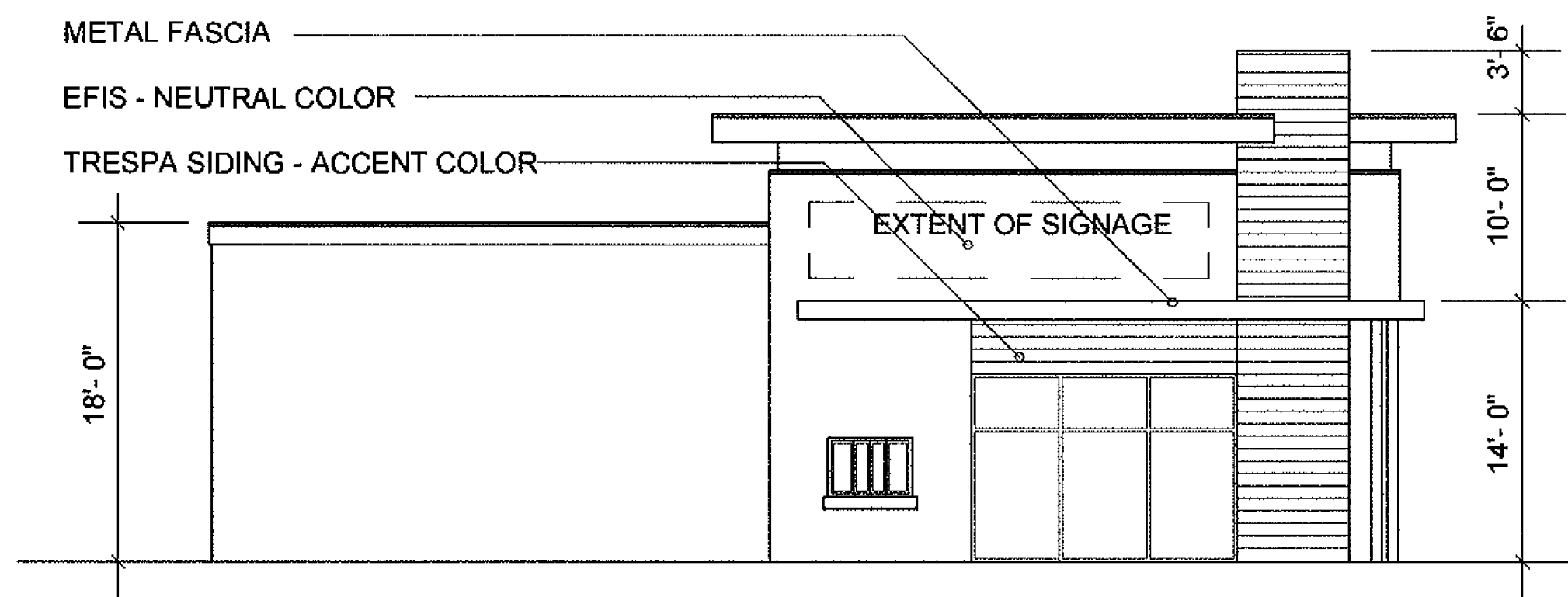
SUMMARY

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

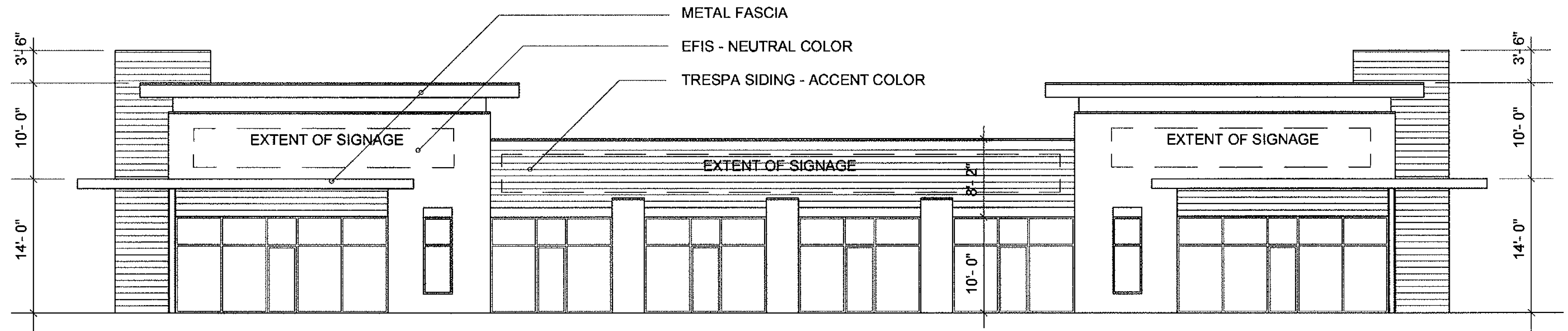
71% MASONRY



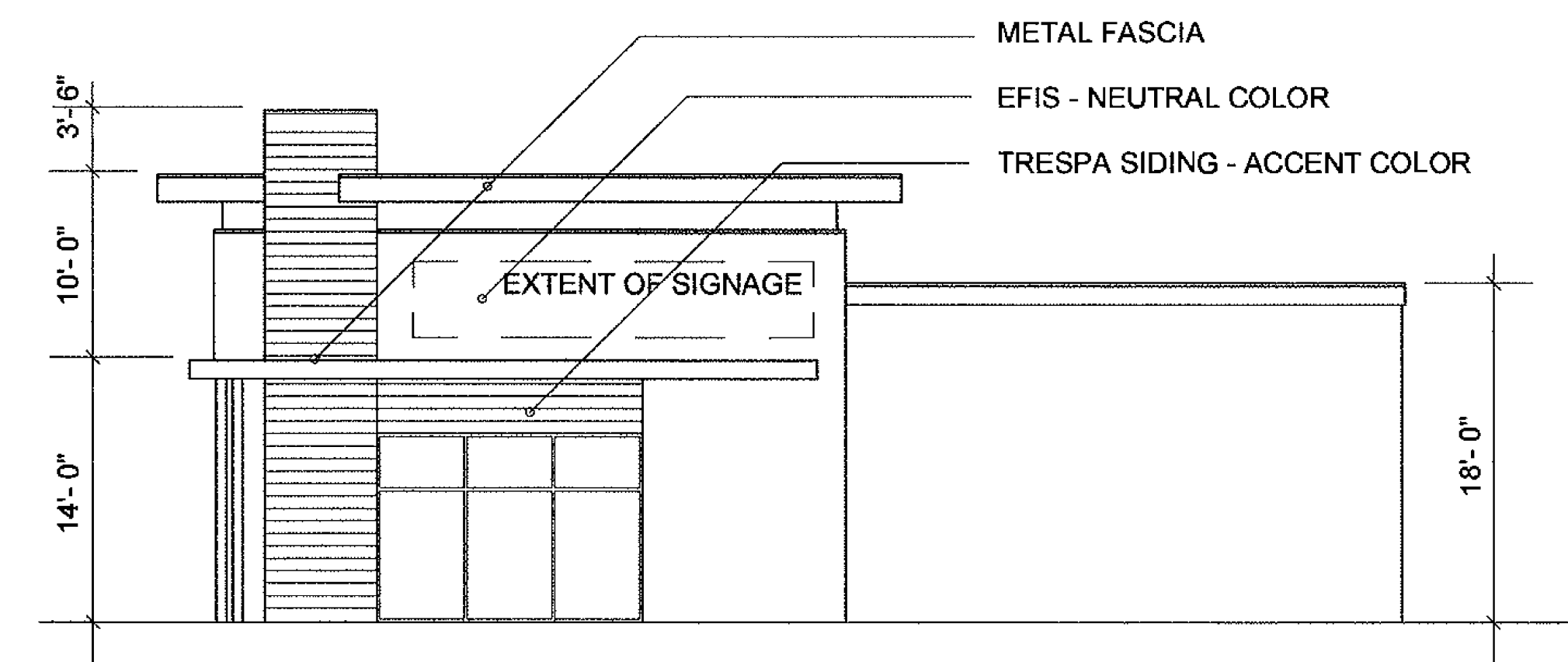
FLOOR PLAN 1/8"= 1'-0"



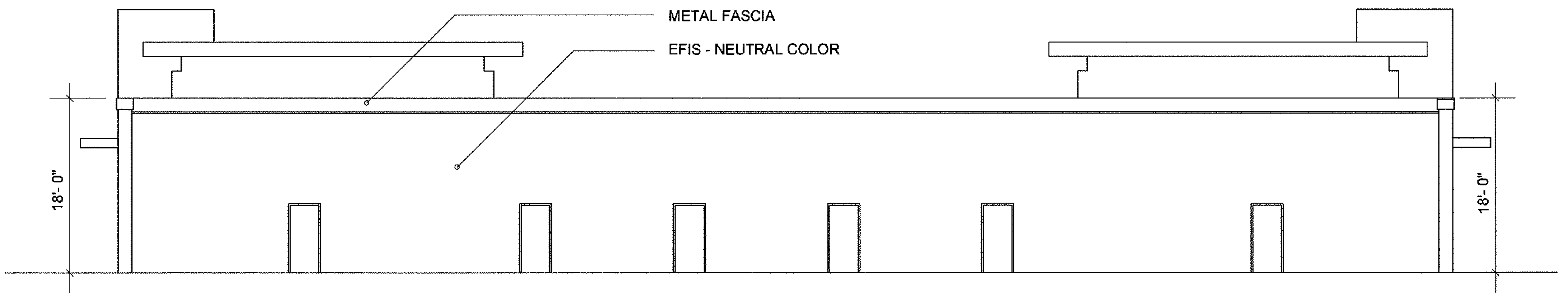
LEFT (NORTH) ELEVATION 1/8"= 1'-0"



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. WYATT, SUITE 2000
 AUSTIN, TEXAS 78701 FAX (512) 397-3860
 STATE OF TEXAS FIRM REGISTRATION: F-11339

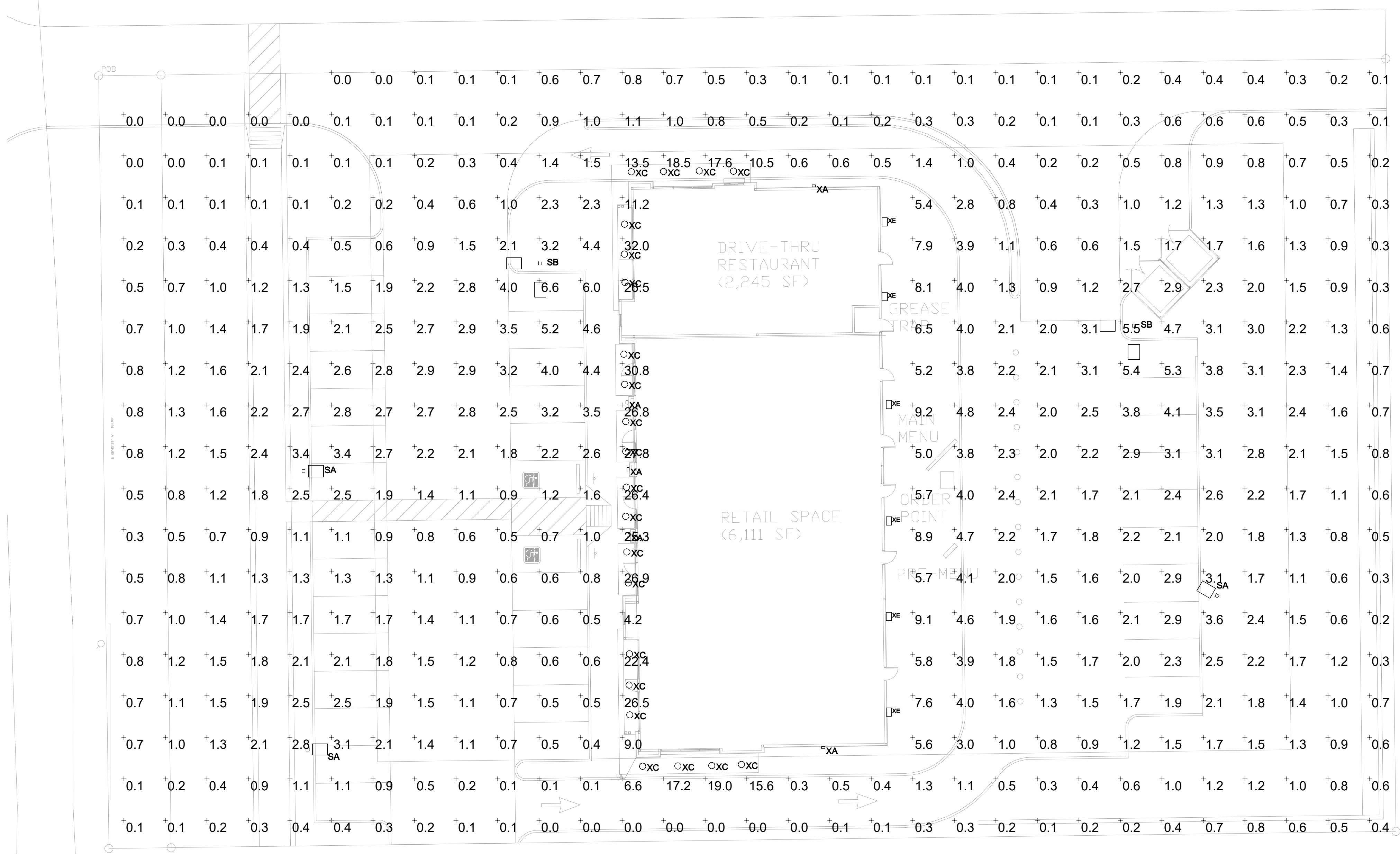
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

LUCAS RETAIL CENTER
LUCAS, TEXAS

NO. | DATE | REVISION | BY

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