



AGENDA
City of Lucas
Planning and Zoning Commission
March 14, 2019
7:00 PM
City Hall – Council Chambers
665 Country Club Road – Lucas, Texas

Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, March 14, 2019 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 at which time the following agenda will be discussed.

Call to Order

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

Regular Agenda

1. Consider approval of the minutes of the February 14, 2019 Planning and Zoning Commission meeting. **(Planning Coordinator Donna Bradshaw)**
2. Consider the request by Dr. Amin Ashfour for the site plan, landscape plan, and architectural elevations approval for Lot 3R-1 of the Lucas Ranch Addition being 3.029 acres of a 7.234-acre tract of land zoned VC (Village Center) and located in the Gabriel Fitzhugh Survey of Abstract A0318, Tract 9, otherwise known as 2690 Country Club Road, Lucas, Texas. **(Development Services Director Joe Hilbourn)**
3. Consider the request by Neelakantan R. Srivasta for the Final Plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas.
(Development Services Director Joe Hilbourn)

Executive Session Agenda

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 regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. Adjournment.

Certification

I do 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, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on March 8, 2019.


Donna Bradshaw, Planning Coordinator

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 Donna Bradshaw at 972-912-1206 or by email at dbradshaw@lucastexas.us at least 48 hours prior to the meeting.



Item No. 01

City of Lucas
Planning and Zoning Agenda Request
March 14, 2019

Requester: Planning Coordinator Donna Bradshaw

Agenda Item Request

Consider approval of the minutes of the February 14, 2019 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. February 14, 2019 Planning and Zoning Commission minutes

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the February 14, 2019 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
February 14, 2019
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas
MINUTES

Call to Order

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

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.

Commissioners Present:

Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Joe Williams
Alternate Commissioner Tim Johnson

Staff Present:

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

Commissioners Absent:

Chairman Peggy Rusterholtz
Commissioner Scott Sperling
Alternate Commissioner Tommy Tolson

City Council Liaison Absent:

Mayor Jim Olk

Due to regular members being absent, Alternate Commissioner Tim Johnson would serve as a voting member.

Regular Agenda

1. **Consider approval of the minutes of the January 10, 2019 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes as presented. The motion passed unanimously by a 4 to 0 vote.

2. **Consider the request by O'Reilly Auto Parts for landscape plan approval for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition located north of 571 S. Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation outlining details of the landscape plan. He explained that the site was 1.140 acres in area and zoned Commercial Business. Mr. Hilbourn noted the following items being provided that exceeded the City's requirements:

- 21,059 square feet of landscape area
- 8 trees and 30 shrubs
- 1,686 square feet of interior landscape
- 3 additional trees on eastern boundary as a buffer until the remainder of the property was developed

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the landscape plan by O'Reilly Auto Parts for a tract of land 1.140 acres in area located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition located north of 571 S. Angel Parkway. The motion passed unanimously by a 4 to 0 vote.

3. Consider the request by O'Reilly Auto Parts for site plan approval for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway.

Development Services Director Joe Hilbourn gave a presentation outlining details of the site plan that exceeded City requirements:

- 8,000 square foot building proposed
- 4,000 square feet each of floor area and stock room area
- 24 parking spaces
- Dumpster screened with materials similar from the building
- Impervious cover of 31,627 square feet
- Detention area provided on the eastern side of the property

Commissioner Guillemaud asked if oil or any other materials would be stored outside in front of the building.

Mr. Hilbourn stated that there would be no outside storage allowed for this property, all storage would remain indoors.

MOTION: A motion was made by Commissioner Johnson, seconded by Vice Chairman Keer to approve the site plan by O'Reilly Auto Parts for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway. The motion passed unanimously by a 4 to 0 vote.

4. Consider the request by O'Reilly Auto Parts for architectural plan approval for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway.

Mr. Hilbourn gave a presentation outlining details of the architectural that included an 8,000 square foot building, with approximately 4,000 square feet of floor area and 4,000 square feet of stock room area. The proposed building will be 100 percent masonry. Mr. Hilbourn stated that signage for the building would be similar to the surrounding commercial properties.

Commissioner Johnson asked if the loading dock area and rear doors would be better suited at the rear of the building rather than the north elevation.

Mr. Hilbourn noted that the rear portion of the building faced the residential area and placement of the loading dock area was less intrusive on the north side of the building.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the architectural plan by O'Reilly Auto Parts for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway. The motion passed unanimously by a 4 to 0 vote.

5. Adjournment.

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Williams to adjourn the meeting at 7:12 pm. The motion passed unanimously by a 4 to 0 vote.

David Keer, Vice Chairman

Donna Bradshaw, Planning Coordinator for
Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Request

March 14, 2019

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Dr. Amin Ashfour for the site plan, landscape plan, and architectural elevations approval for Lot 3R-1 of the Lucas Ranch Addition being 3.029 acres of a 7.234-acre tract of land zoned VC (Village Center) and located in the Gabriel Fitzhugh Survey of Abstract A0318, Tract 9, otherwise known as 2690 Country Club Road, Lucas, Texas.

Background Information

Site Plan:

The site is 3.03 acres and zoned VC (Village Center) with a proposed use of office space. Mr. Ashfour is proposing four buildings, buildings one and two are 7,497 square feet, building three is 6,630 square feet and building four is 4,891 square feet. The total square footage is 26,515 square feet. Impervious cover shown is 62.5 %, 70 % is permitted. Eighty-eight parking spaces are required, 150 proposed. Site stormwater runoff detention is accounted for and shown, it is dedicated as a drainage easement for protection. A photometric lighting plan is included showing compliance with the City's lighting ordinances. Mr. Ashfour is currently going through the platting process, it is a minor plat with less than four lots, no right of way dedications and is staff approval only.

Landscape Plan:

Total site area is 131,953 square feet and the building footprint is 26,515 square feet. Total landscape area is 46,800 square feet, required 15% and proposed 35%. Number of large trees provided is 43 and number of small trees provided is 23, required total is 28 for parking and landscape edge. 763 shrubs and vines are also provided, 454 required. Interior landscape required is 1,352 square feet, 4,352 square feet is provided. Irrigation is required for all provided landscape elements; the irrigation plan is provided showing compliance.

Architectural Plan:

The proposed building height is 25 feet tall, maximum permitted is 25 feet tall. The proposed building has 100% masonry with a wainscot of Austin stone, the remainder being brick, 75% is required. Each occupancy proposes three entrances, with a 5 x 2 wall sign above each, estimated at 10 square feet. Each occupancy is permitted one wall sign. A wall sign may be up to ten percent of the front facade or 100 square feet maximum.

Attachments/Supporting Documentation

1. Minor Plat
2. Site Plan
3. Photometric Lighting Plan
4. Landscape Plan
5. Irrigation Plan



City of Lucas Planning and Zoning Request March 14, 2019

Item No. 02

6. Architectural Plan
7. Location Map

Budget/Financial Impact

N/A

Recommendation

Staff recommends the request by Dr. Amin Ashfour for the site plan, landscape plan, and architectural plan approval for Lot 3R-1 of the Lucas Ranch Addition being 3.029 acres of a 7.234-acre tract of land zoned VC (Village Center) and located in the Gabriel Fitzhugh Survey of Abstract A0318, Tract 9, otherwise known as 2690 Country Club Road, Lucas, Texas.

Motion

I make a motion to approve/deny the request by Dr. Amin Ashfour for the site plan, landscape plan, and architectural plan approval for Lot 3R-1 of the Lucas Ranch Addition being 3.029 acres of a 7.234-acre tract of land zoned VC (Village Center) and located in the Gabriel Fitzhugh Survey of Abstract A0318, Tract 9, otherwise known as 2690 Country Club Road, Lucas, Texas.



THE COORDINATES SHOWN HEREIN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

(3) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.

(4) THE PROPERTY WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

(5) ANY STRUCTURE NOW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

(6) ACCORDING TO THE F.L.M. NO. 408550451, ISSUED ON JUNE 2, 2009, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT EXCEED THE 100 YEAR FLOOD ZONE.

(7) THERE MAY BE REQUIRED FOR ANY DIFFERENT MODIFICATION OR CONSTRUCTION (SEE FRONTIER).

CN
CH
CONTROLLING MONUMENT
IRON ROD FOUND
1/2 IN IRON ROD SET STAMPED "CIG" & "BPLS 5513"
P.A.C.S.
X5 "X" SET
X6 PLATE
X7 INSTRUMENT NUMBER
X8 SQUARE FEET
X9 APPROXIMATELY
Y0 CITY OF LUCAS
Y1 NORTH TEXAS MUNICIPAL WATER DISTRICT
Y2 PUBLIC RECORDS, COLLIN COUNTY, TEXAS
Y3 OFFICE OF THE CLERK, COLLIN COUNTY, TEXAS
Y4 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
Y5

PRELIMINARY PLAT -- FOR INSPECTION PURPOSES ONLY,
LUCAS RANCH ADDITION
LOTS 3R-1, 3R-2 AND 3R-3, BLOCK A

LUCAS RANCH ADDITION
 TS 3R-1, 3R-2 AND 3R-3, BLOCK A

BEING A REPLAT OF ALL OF LOT 3,
OF FOREST GROVE ADDITION,
CITY OF LUCAS, COLLIN COUNTY, TEXAS,
ALSO BEING ALL OF THAT TRACT OF LAND
SITUATED IN THE
MARIEL FITZHUGH SURVEY, ABSTRACT NO. 318
CITY OF LUCAS, COLLIN COUNTY, TEXAS
315,122 SQ.FT. / 7.234 ACRES

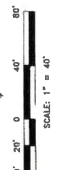
STANFORD & GRIFFITHS

[illegible]

ENGINEER: _____ OWNER: _____

AMIN ASHFORD
120 HORSESHOE BOND
FAIRVIEW, TX 75008
PHONE: 214-491-2857
MAIL: WASHFOUR@HOTMAIL.

www.sagepub.com / 10.1177/0898010103251001



LINE	BEARING	LENGTH
L1	S31°13'37" E	15.37'
L2	S80°27'45" E	32.19'
L3	N24°07'45" E	65.68'
L4	N54°11'30" E	51.91'
L5	S35°40'30" E	60.00'
L6	N32°28'17" W	53.20'
L7	N85°55'42" E	60.00'
L8	N27°01'15" E	28.41'
L9	N17°09'25" E	20.00'
L10	N17°09'40" E	20.00'
L11	S17°09'20" E	58.00'
L12	S16°58'15" E	8.21'
L13	N74°53'25" E	8.21'
L14	S09°00'00" E	38.71'
L15	S09°00'00" E	38.71'
L16	S47°09'40" E	12.00'
L17	S47°09'40" E	12.00'
L18	S40°51'00" E	54.59'
L19	N89°40'00" E	4.99'
L20	S09°00'00" E	22.26'
L21	N89°40'00" E	19.39'
L22	S09°00'15" E	8.91'
L23	N90°00'00" E	55.51'
L24	S09°00'00" E	85.14'



SITE DATA SUMMARY TABLE		VILLAGE CENTER DISTRICT (VC)	
EXISTING ZONING		OFFICE	
PROPOSED LAND USE (ALL BUILDINGS)		3.03 Ac/191,957 SF	
TOTAL BUILDING AREA		28,218 SF	
MAX HEIGHT STORES		29' ONE	
LOT COVERAGE (%)		10.6%	
PARKING REQUIRED (TOTAL # OF SPACES)		68	
PARKING PROVIDED (TOTAL # OF SPACES)		100	
HAZARDOUS PARKING REQUIRED (TOTAL # OF SPACES)		4	
HAZARDOUS PARKING PROVIDED (TOTAL # OF SPACES)		6	
SUPERVISED COVER CALCULATIONS:			
TOTAL PAYMENTS:		\$1,187 SF	
SPECIALS:		4,304 SF	
BUILDINGS:		28,218 SF	
TOTAL SUPERVISOR AREA		82.67%	

WATER METER SCHEDULE				
I.D.	TYPE	SIZE	N.O.	SANSEWER
△	IRIGATION	1.0"	1	N/A
△	IRIGATION	1.0"	1	N/A
△	DOMESTIC	1.0"	1	HOLDING TANK
△	DOMESTIC	1.0"	1	HOLDING TANK
△	DOMESTIC	1.0"	1	HOLDING TANK

2-27-10
 Md. Holm Uddin Khan
 ENGINEER MC. #7778. THESE PLANS WERE
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF MD. NAAM UD-DIN KHAN REGISTERED
 PROFESSIONAL ENGINEER
 THE SEAL AFFIXED ON THIS DOCUMENT WAS
 AUTHORIZED BY MD. NAAM UD-DIN KHAN P.E.
 #87778

LUCAS RANCH ADDITION
PROPERTY ZONING: VC

SUBMITTAL	DATE
1	1/28/2019
2	2/25/2019

BUFFERING, SCREENING AND FENCING NOTE:
ALL BUFFERING, SCREENING AND FENCING WILL BE INSTALLED AS PER THE CITY'S CODE OF ORDINANCE

WASTE WATER NOTE:
HOLDING TANK WILL BE INSTALLED AS PER COLLIN COUNTY STANDARDS AND SPECIFICATIONS.

DUMPSTER GENERAL NOTES:

1. DUMPSTER TO BE SCREENED BY SIX-FOOT MASONRY WALL ON ALL SIDES TO MATCH STRUCTURE FACADE WITH SIX-FOOT SOLID METAL GATE PER CITY DETAIL.
2. GREASE RECYCLING CONTAINER CAN NOT BE STORED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

WATER NOTES:

1. DOMESTIC, IRRIGATION AND FIRE WATER WILL BE PROVIDED FROM AN EXISTING 12" WATER MAIN RUNNING ON THE WEST & SOUTH SIDE OF THE PROPERTY.

2. WATER METER WITH DOMESTIC WATER SERVICE LINE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE.

3. WATER METER WITH IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE.

4. FIRE WATER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY A STATE LICENSED FIRE PROTECTION ENGINEER.

EXISTING ZONING: R1
LAND USE: SINGLE FAMILY HOUSE

NAME: R1
TYPE: FAMILY HOUSE
REPLAT OF:
NOT NO. 2014/2525/0002/000
MUJACT.

EXISTING ZONING
LAND USE: SINGLE

EXISTING ZONING:

100

1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

EXISTING ZONING: R2
LAND USE: CEMETERY

PROP. DUMPSTICK
ENCLOSURE
315.12/54 ft.
7534-00000

NOV 5 1967
D.R.C.

[illegible]

100

EXISTING ZONING: R2

1000

400 obholom place
suite 410
plano, texas 75075
972-424-1885
web: rk-architect.com

rk design

WAIVED CONSULTING

WAIVED CONSULTING
10000 GARDEN DRIVE
REGISTRATION NO. F-4328
10000 GARDEN DRIVE
10000 GARDEN DRIVE



Original Date:
February 17, 2009
Issue Log

© COPYRIGHT

LUCAS VILLAGE
CENTER
AT 2600 COUNTRY CLUB ROAD
LUCAS, TEXAS 75002



Sheet Number:

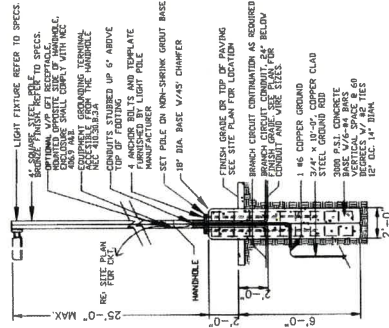
ESP

Project Number:

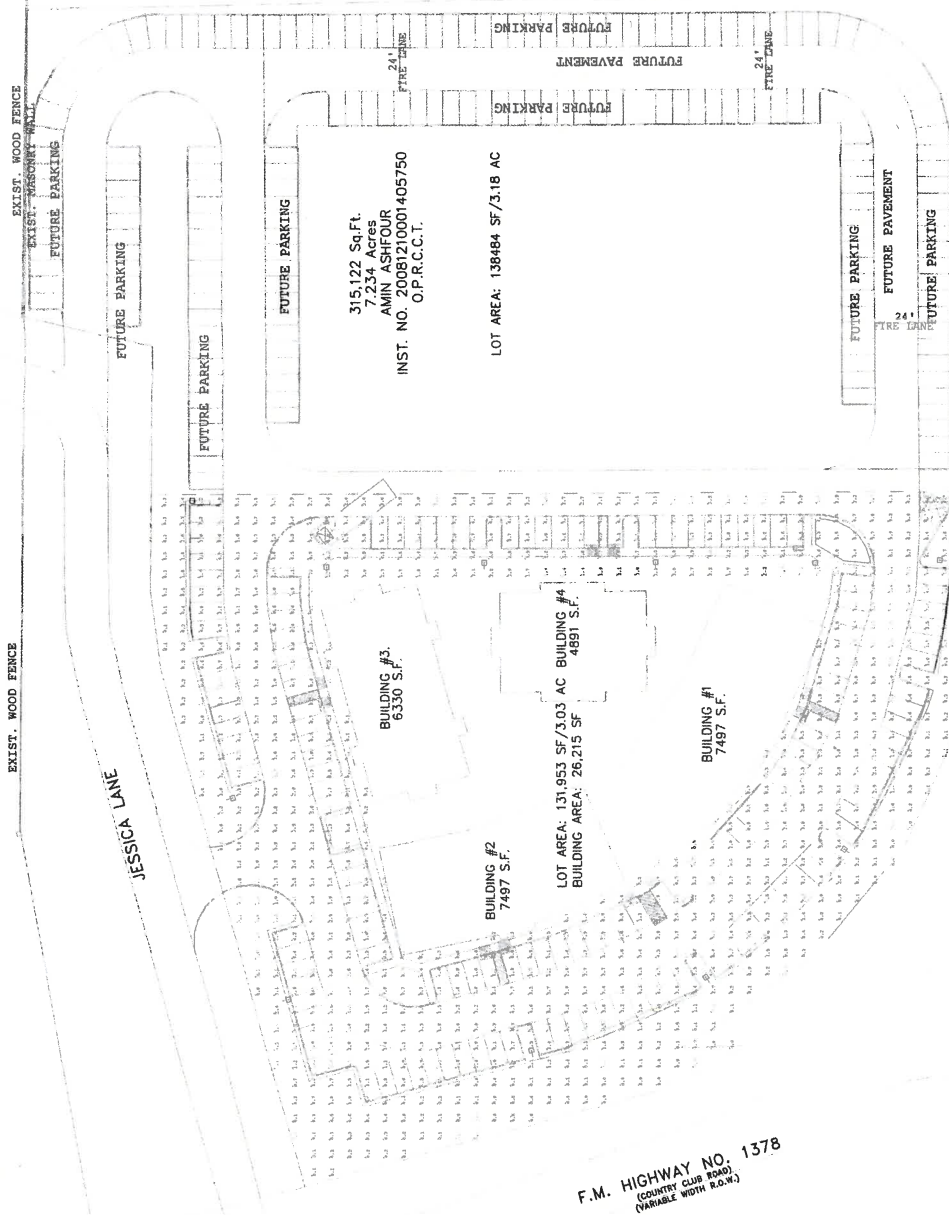
19-001

ELECTRICAL SITE NOTES

1. COORDINATE WITH SDA CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF LUCAS, TEXAS SIGN REGULATIONS.
2. ALL LIGHT FIXTURES SHALL BE INSTALLED FOR THE CITY OF LUCAS ELECTRICAL ORDINANCE.
3. ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL BE IN ACCORDANCE WITH THE 2007 NEC.
4. CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT IN COORDINATION WITH TELEPHONE COMPANY INSTALLING PER UTILITY INSTRUCTIONS.
5. STANDARDS CONDUIT SHALL BE INSTALLED PER UTILITY INSTRUCTIONS.
6. CONTRACTOR SHALL INSTALL ALL CABLE COMPANY STANDARDS.
7. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BEFORE ANY CONSTRUCTION OF THE BUILDING OR THE DRIVE GRAD.
8. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BEFORE ANY CONSTRUCTION OF THE BUILDING OR THE DRIVE GRAD.
9. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BEFORE ANY CONSTRUCTION OF THE BUILDING OR THE DRIVE GRAD.
10. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BEFORE ANY CONSTRUCTION OF THE BUILDING OR THE DRIVE GRAD.



02 TYPICAL LIGHT POLE DETAIL



Luminaire Schedule	Label	Description	Lum.	Lumens	Lum. Watts
Symbol	Qty	DSK1 LED P8 50K BLC MVOLT	DSK1 LED P8 50K BLC MVOLT	20134	207

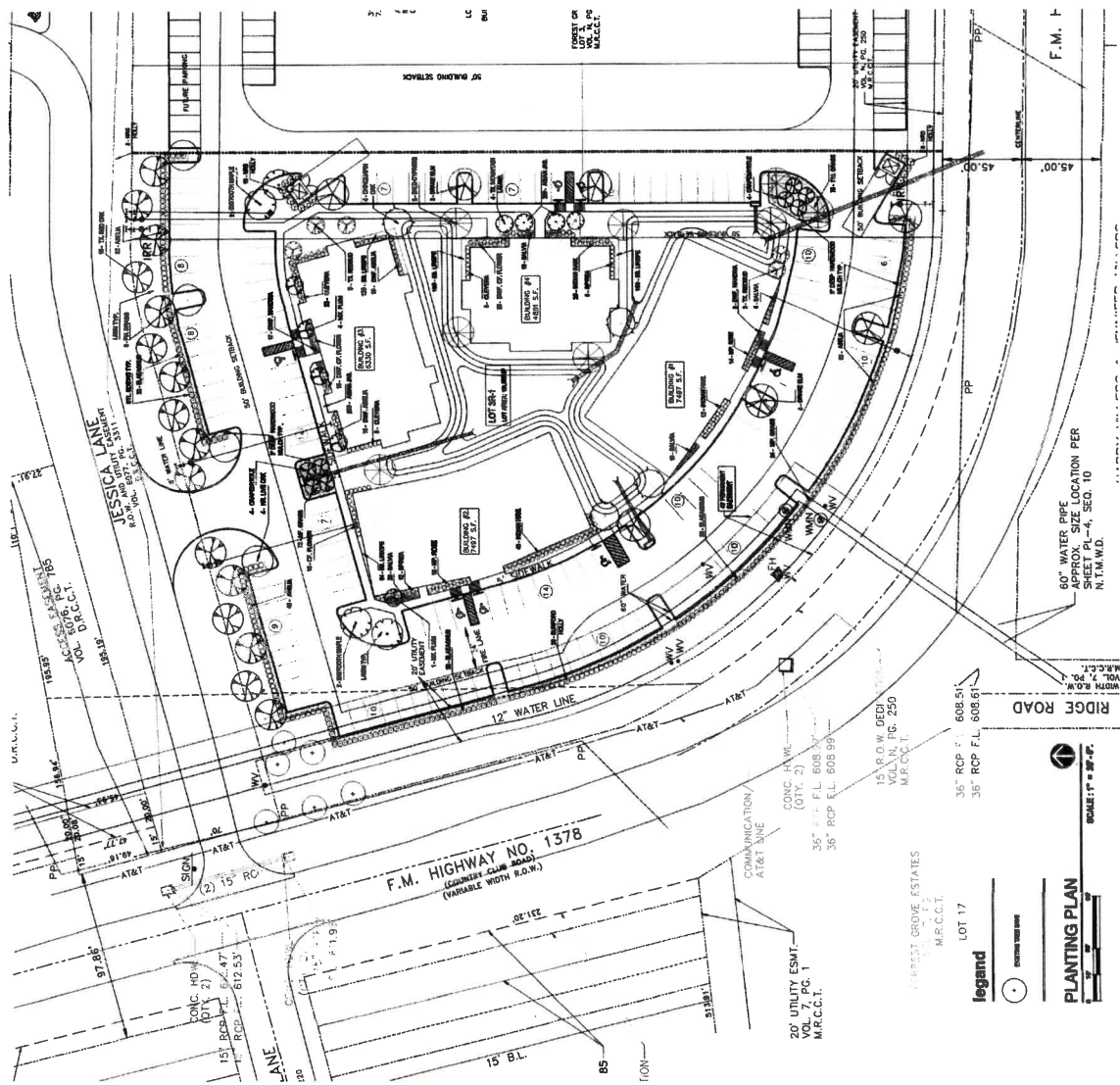
Calculation Summary	Units	Avg	Max	Min	Avg/Min	Max/Min
Label1	CalcType	2.14	6.4	0.0	N.A.	N.A.
FREE GRID	11.illumance	0.0	0.0	0.0	N.A.	N.A.

F.M. HIGHWAY NO. 1378
(COUNTY CLUB ROAD)
(VARIABLE WIDTH R.O.W.)

01 ELECTRICAL SITE PLAN

F.M. HIGHWAY NO. 1378
(COUNTY CLUB ROAD)
(VARIABLE WIDTH R.O.W.)

LANDSCAPE PLAN		
DATE	SUBMITTAL	
12/11/2018	1	LUCAS RANCH ADDITION DOING A REPLAT OF ALL LOT 5 OF FOREST GROVE ADDITION # AMIN ASHFORTH CITY OF WICHITA, KANSAS ALSO BEING ALL OF THAT TRACT OF LAND SITUATED IN THE GARBER PITZSHUR SURVEY, ABSTRACT NO. 516 IN SECTION 36, T14N, R10E, S1E, DISTRICT 10, COUNTY OF 2650 COUNTRY CLUB ROAD, LUCAS, TEXAS [31.953 97 3.03 ACRES] OWNERS: DEE KLOESER, DR. AMIN ASHFORTH ASHFORTH FAMILY DENTAL CLINIC, INC. 120 HORSESHOE BEND, FARVIEW, TEXAS 76069 PH. 214.891.2887, E-MAIL: masha@ashforthmail.com ND & Associates, LLC 2106 Canyon Crest Drive, Garland, Texas 76042 PH: 214.523.7181, E-mail: info@ndinfo.com FRM # F 13340



[illegible]

1. LINE 100 FT. STEEL EXPOSED PIPING ONLY.
2. LINE 2000 GPM CAPACITY OR EQUIVALENT PLANTING ARE REQUIRED FOR PLANTING AVAILABLE TO BE USED TO THE DEPTH OF 10' OF SOIL ONLY.
3. ALL THE LINES ARE TO BE HYDRULICALLY BUFFED, GRIND, REFACE ALL THE DAMAGED EXISTING LINES WHEN AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 1" DEEP HARD BLACK BENCH PLANT PLANTING LAYER ONLY.
5. THE LINES WILL BE ARMORED WITH BELLFLOW GRASS AUTOMATIC PROTECTION SYSTEM WITH PRESSURE ARMOR, 2" IN COPIABLE OF PROTECTING THE PIPES. AMOUNT OF WATER FOR PLANTING OR



JANUARY PREP (80 LF)
SPACE THEM PROVIDED: 11, 2, 0 L
PROVED: 11, 2, 0 L
CHECKING INLAND PROVIDED 6 L, 0 L
PROVED 11, 2, 0 L, INLAND 0, 0 L

F. M. JANUARY PREP (80 LF)
SPACE THEM PROVIDED: 11, 2, 0 L
PROVED: 11, 2, 0 L
CHECKING INLAND PROVIDED 6 L, 0 L
PROVED 11, 2, 0 L, INLAND 0, 0 L

REVIEW JANUARY LINDSAY (80 LF)
SPACE THEM PROVIDED: 11, 2, 0 L
PROVED: 11, 2, 0 L

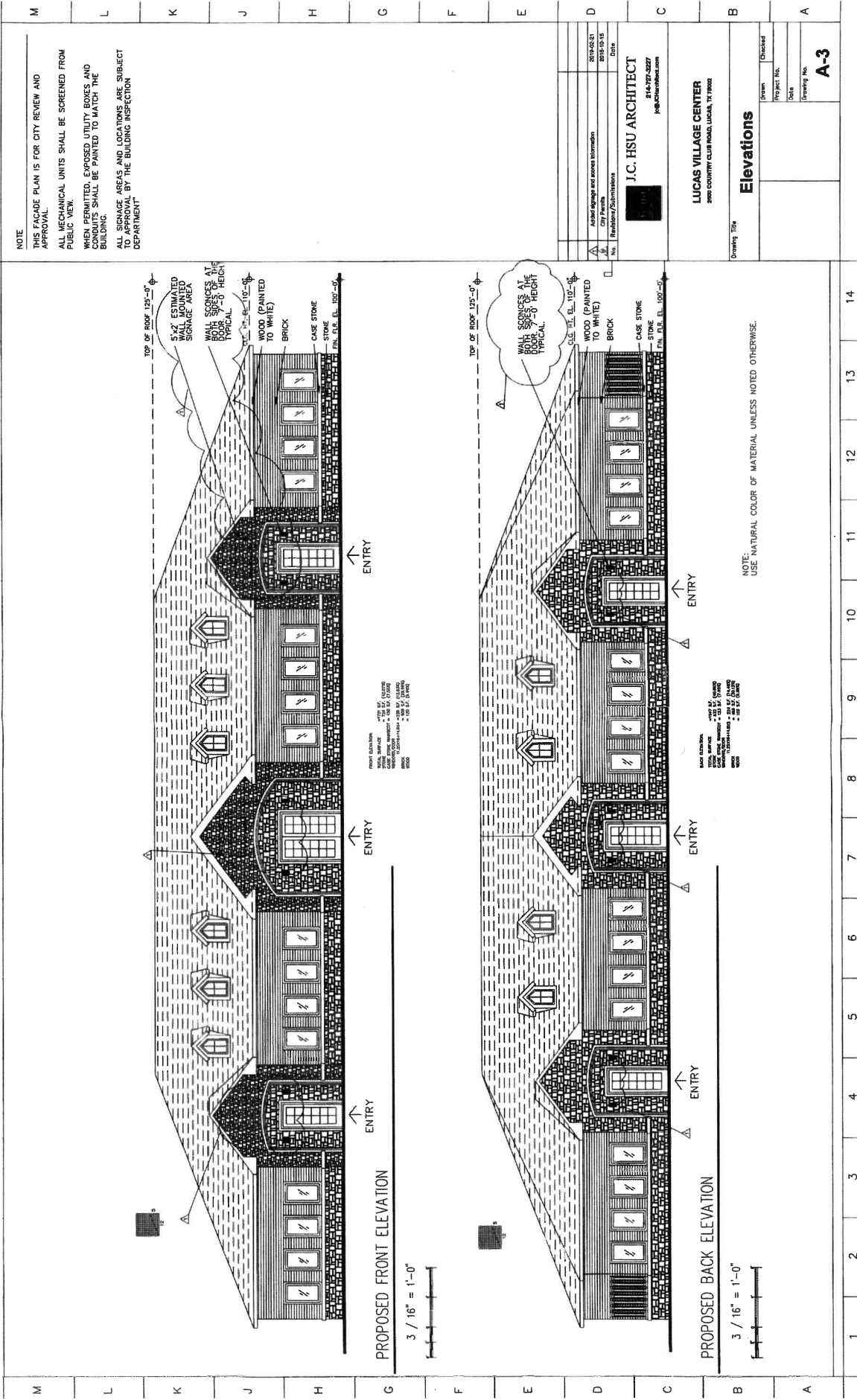
TOTAL SITE AREA : 67,149 SF.
TOTAL BUILDING FOOTPRINT AREA : 28,212 SF.
TOTAL PAVED AREA : 18,200 SF.
PERVIOUS AREA PROVIDED : 4,459 SF. (26 % OF THE SITE AREA).
TOTAL NUMBER OF PARKING SPACES : PROVIDED : 167.
INTERIOR LANDSCAPE AREA REQUIRED : 1,450 SF.
PROVIDED : 4,520 SF.

CITY	CORRESPONDENCE	SPECIFICATIONS	SIZE	PRICE RANGE
10	10	10	10	10
11	11	11	11	11
12	12	12	12	12
13	13	13	13	13
14	14	14	14	14
15	15	15	15	15
16	16	16	16	16
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37	37	37	37	37
38	38	38	38	38
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47	47	47	47	47
48	48	48	48	48
49	49	49	49	49
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88	88	88	88	88
89	89	89	89	89
90	90	90	90	90
91	91	91	91	91
92	92	92	92	92
93	93	93	93	93
94	94	94	94	94
95	95	95	95	9

FLYING OAK	BALD CYPRESS	CHERRY BLM	HAWTHORNE LATE OAK	CHICKADEE OAK	DEERWOOD HAWK	WEDGECAP FLM	CHICKADEE (RED)	FLY. SUCKER/ST. LAUREL	TEARD. NEEDLE

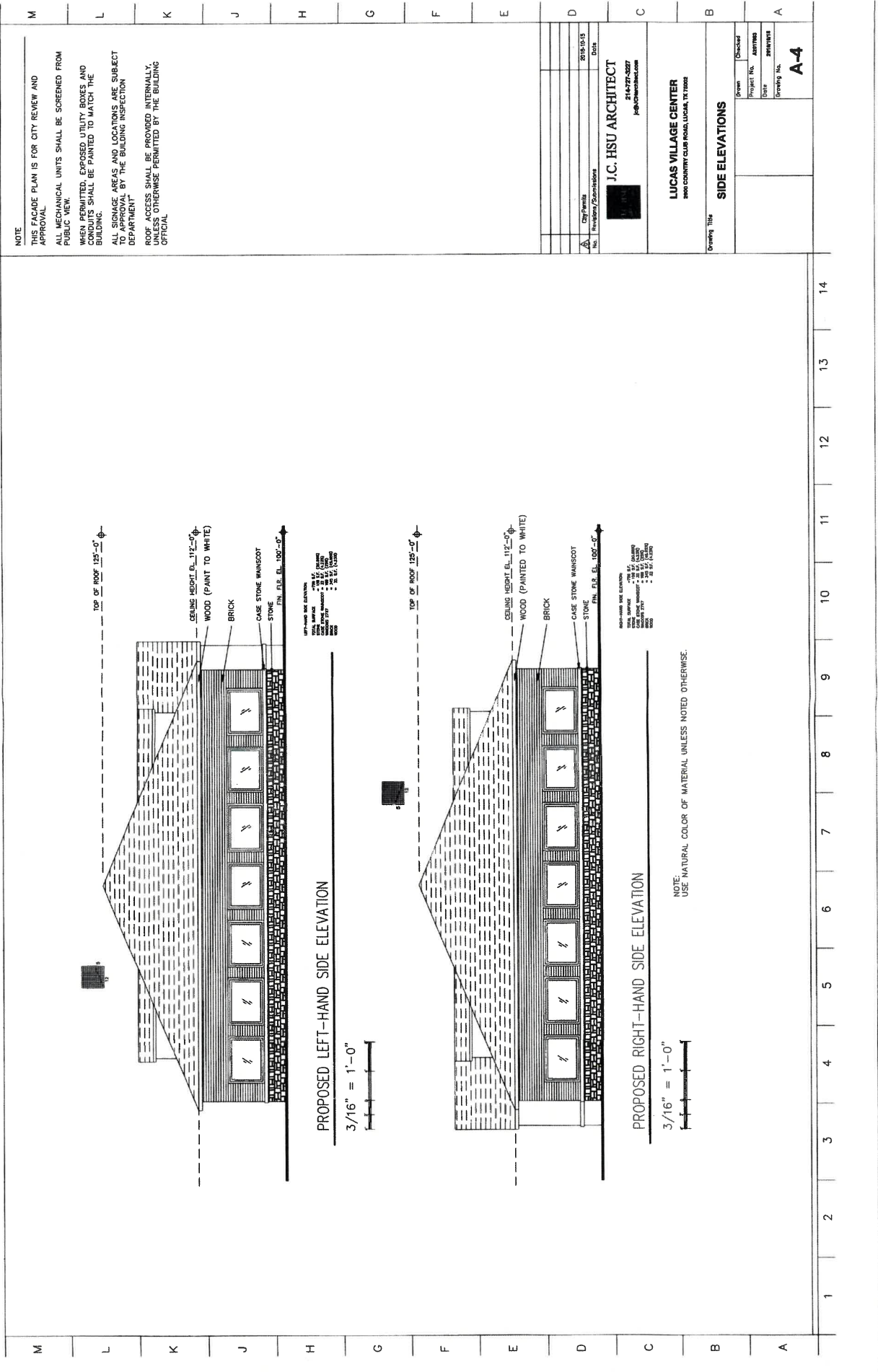
LOT 3R - 1, RETAIL, OFFICE
8888 COUNTRY CLUB ROAD
CITY OF LUGAR, TEXAS.





NOTE
THIS FACADE PLAN IS FOR CITY REVIEW AND APPROVAL.
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 THE CITY ENGINEERING DEPARTMENT.

J.C. HSU ARCHITECT 214-727-5277 jhsu@jhsuarchitect.com	
Added Signage and Screen Information	2018-04-15
City Permit	2018-04-15
Revisions/Comments	
No.	Date
LUCAS VILLAGE CENTER 2800 COUNTRY CLUB ROAD, LUCAS, TX 78602	
Elevations	
Drawn	Checked
Project No.	
Date	
Drawing No.	A-3



NOTE
THIS FACADE PLAN IS FOR CITY REVIEW AND APPROVAL.
ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
WHEN PERMITTED, EXPOSED UTILITY BOXES AND EQUIPMENT SHALL BE PAINTED TO MATCH THE BUILDING.
ALL ROOF 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.

J.C. HSU ARCHITECT 214-777-3227 jhsu@charleston.com	
Project No.	214-777-3227
Date	08/16/13
Drawn By	JS
Checked By	JS
Project Name	LUCAS VILLAGE CENTER
Address	2800 COUNTRY CLUB ROAD, LUCAS, TX 75858
Sheet No.	A-4

**Proposed ~
Lucas Ranch**





City of Lucas

Planning and Zoning Request

March 14, 2019

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Neelakantan R. Srivasta for the Final Plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas.

Background Information

Site Plan:

The site is currently zoned R-2 and contains one lot that is 5.078 acres. Neelakantan R. Srivasta is proposing two lots with lot one being 3.078 acres and lot two being 2 acres. The lots meet the City's requirements for size and frontage.

The lots do not meet the City's sub-division requirements for number of homes permitted on a dead-end street, and there is no means in an existing sub-division to meet the requirements to extend the number of homes on a dead-end street. There is also concern creating additional lots with an undersized water main transitioning in that area from 6" to 4", and the water main is not looped. There is also no turn around proposed for the dead end extending to lot two of the proposed sub-division. A dead end exceeding 150 feet in length is required to dedicate enough right-of-way for a 60-foot radius, and a 45-foot radius turn around.

"Sec 10.03.123 Streets and Drainage:

(2) All street rights-of-way shall be dedicated to the city as part of the platting process and without cost to the city.

(Ordinance 2016-01-00827 adopted 1/7/16)

(3) Existing streets shall be continued with the same or greater right-of-way and pavement widths as the existing streets being connected where practical, as determined by the planning and zoning commission. Street names shall also be continued for extended streets. (Ordinance 2006-07-00567, sec. 1, adopted 7/7/06)

(4) Dead-end streets may be platted where the land adjoining the proposed plat has not been developed and the opportunity exists for future extension of the proposed street and shall not exceed one hundred fifty feet (150'). In the event that such proposed street exceeds one hundred fifty feet (150') in length or one lot width, from the nearest street intersection, the street will be provided with an approved cul-de-sac, turnaround either permanent or temporary (defined as permanent quality and made of asphalt), having a minimum right-of-way radius of sixty feet (60'). (Ordinance 2006-07-00567, sec. 1, adopted 7/7/06; Ordinance adopting Code)



City of Lucas

Planning and Zoning Request

March 14, 2019

Item No. 03

(5) Where streets within the proposed subdivision are dictated by lot design to be cul-de-sacs, such cul-de-sac streets shall be provided with a permanent cul-de-sac having a minimum right-of-way radius of sixty feet (60') and shall not exceed six hundred feet (600') in length except in circumstances dictated by topography and existing development. Future streets that may offer a second point of access shall not be considered when measuring the length of cul-de-sac until the street is actually constructed. In situations where cul-de-sacs exceed the prescribed length by more than five percent (5%), a combination of the following based on the number of lots and dwelling units will be considered as a mitigating measure:

- (A) A secondary emergency entrance/exit;
- (B) Widening of the street and enlarging the cul-de-sac turnaround;
- (C) Addition of fire hydrants; and
- (D) Looped water system.

(6) A secondary point of access, meeting the fire code, will be required for any subdivision, or any part of a subdivision, to prevent more than 10 lots from having only one point of access or emergency access. The secondary point of access shall not be routed through existing subdivisions.

(7) Roadways shall be designed with regard for all topographical features lending themselves to treatment and layout of utilities.

(8) In platting the subdivision, the developer shall dedicate all the necessary right-of-way for the existing and proposed streets as shown on the proposed plat in accordance with the major thoroughfare plan or other plans approved by the city, at no cost to the city."

Attachments/Supporting Documentation

1. Final Plat
2. Location Map

Budget/Financial Impact

N/A

Recommendation

Staff recommends denying the plat due to the number of homes on a dead-end street with no turn around and no ability to extend the number of homes on a dead end street by widening the road, adding additional fire hydrants, or looping the water main.



City of Lucas

Planning and Zoning Request

March 14, 2019

Item No. 03

Motion

I make a motion to approve/deny the request by Neelakantan R. Srivasta for the Final Plat approval for a tract of land located in the James Grayum Survey, Abstract Number 354, Tract Number 8, being all of a 5.078-acre tract of land and creating lots one and two of the Sri Tara Ma Dham addition, otherwise known as 21 Graham Lane, Lucas, Texas.

Location Map

21 Graham Lane

