City of Lucas
Planning and Zoning Commission
April 9, 2020
7:00 PM
City Hall – Council Chambers
665 Country Club Road – Lucas, Texas

On March 16, 2020 Governor Abbott has suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. Lucas Planning and Zoning Commission meetings will not be open to on-site visitors. In the interim, Planning and Zoning meetings will be available through Zoom Webinar from your computer or smartphone. **To join the meeting, go to https://webinar.ringcentral.com/j/1487084724?pwd=a1JXSm9zMm5XQThDZ1hCMWllVWhvdz09** you will be asked for your name and email address to join the meeting. By clicking on the link to join the meeting, the Zoom software application will be downloaded to your computer.

If the public desires to speak during a specific agenda item, **they must email shenderson@lucastexas.us by 4:30 pm on Thursday, April 9, 2020**. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made.

Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, April 9, 2020 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

Public Hearing Agenda

1. Public hearing to consider the request for a specific use permit submitted by the property owner Bill Shipley on behalf of Home Run Alley for indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas. **(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 for a specific use permit submitted by the property owner Walmart Real Estate on behalf of Ladera Properties for a 11,838 square foot tenant building to include a drive through window and outdoor dining area on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition. **(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

Regular Agenda

3. Consider approval of the minutes of the March 12, 2020 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

4. Consider an application for a preliminary plat submitted by the property owner Bill Shipley on behalf of Home Run Alley for use as indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas. **(Development Services Director Joe Hilbourn)**

5. Consider an application for a site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Home Run Alley for use as indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas. **(Development Services Director Joe Hilbourn)**

6. Consider an application for a site plan, landscape plan, and elevations submitted by property owner Walmart Real Estate on behalf of Ladera Properties consisting of an 11,838 square foot tenant occupied restaurant, which will include a drive-through window and an outdoor dining space on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition. **(Development Services Director Joe Hilbourn)**

7. Consider changes to Section 6.02.002 Prohibited Acts, and Section 6.02.003, Abatement, making it a violation of the City of Lucas Code of Ordinances to obstruct or fail to maintain drainage on properties in the City. **(Development Services Director Joe Hilbourn)**

8. Discuss and provide direction to staff regarding the creation of regulations on private and public property for illicit discharge into the City's stormwater drainage system. **(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.

9. Executive Session: An Executive Session is not scheduled for this meeting.

10. 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 6:00 p.m. on April 3, 2020.

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 Commission Request
April 9, 2020

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider the request for a specific use permit submitted by the property owner Bill Shipley on behalf of Home Run Alley for indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas.

A. Presentation by Development Services Director Joe Hilbourn
B. Conduct Public Hearing
C. Take action on the specific use permit request

Background Information

Home Run Alley is proposing a 15,950 square foot indoor batting cage with an area for outdoor batting cages, and an outdoor infield for practice, this use does require a specific use permit as outlined in the table below. The site is currently zoned Commercial Business.

	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Educational, institutional, public and special uses										
Adult, child care or day care center	S					X		S		S
Amateur communications antenna	X	X	X	X				X		
Athletic stadium or field (not with public school)	S	S	S	S		S			S	

Attachments/Supporting Documentation

1. Site plan
2. Elevations
3. Public notice

Budget/Financial Impact

NA

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 01

Recommendation

Staff recommends approving the specific use permit with one minor correction to the site plan requiring a 40" wainscot of stone around the perimeter of the building.

Motion

I hereby make a motion to approve/deny the specific use permit submitted on behalf of Home Run Alley for indoor batting cages and an outdoor baseball infield on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas.

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	HANDICAP SIGN
8	CURB STOP
9	PROP. CONCRETE PRIVATE SIDEWALK.
10	PROP. DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR DETAILS

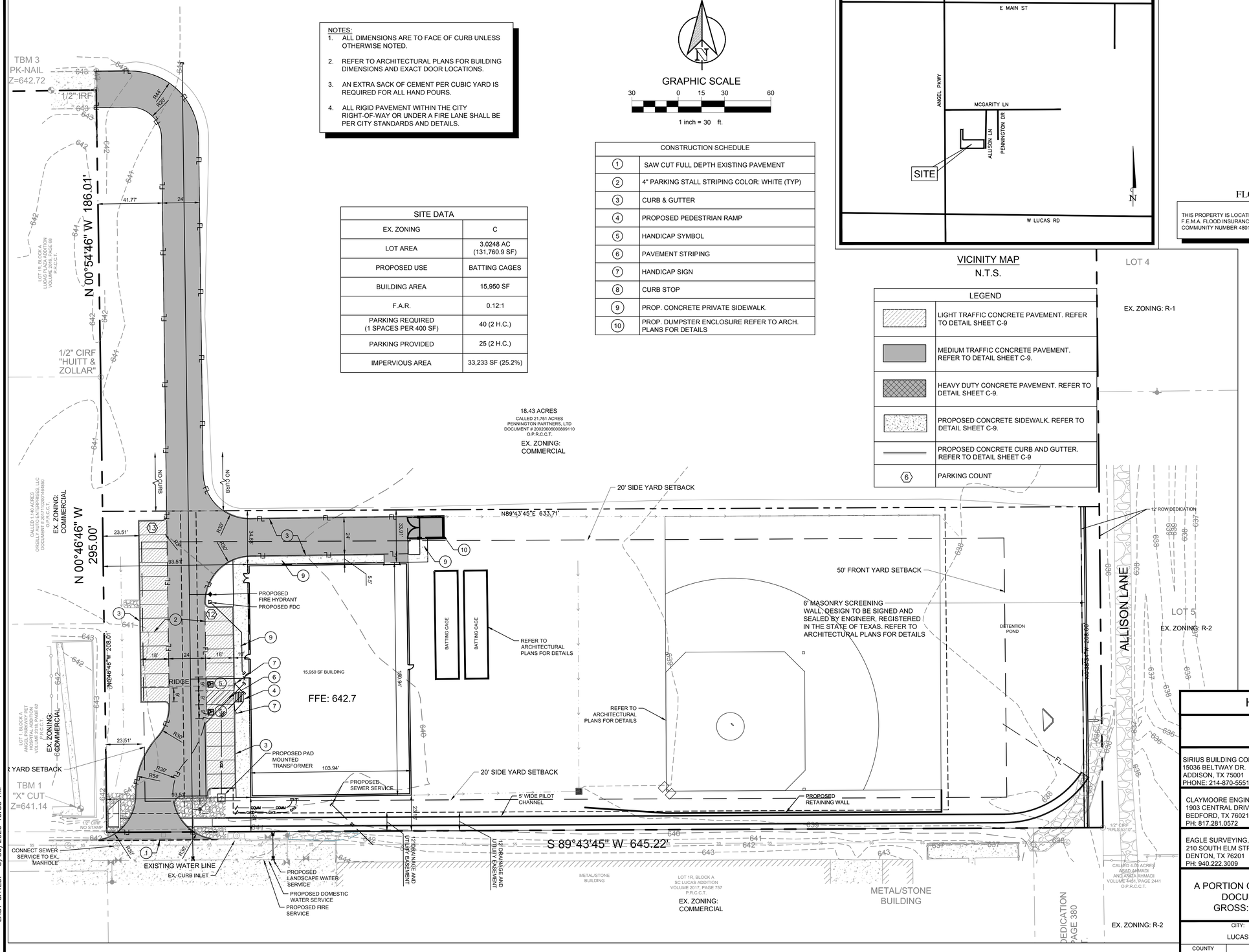
SITE DATA	
EX. ZONING	C
LOT AREA	3.0248 AC (131,760.9 SF)
PROPOSED USE	BATTING CAGES
BUILDING AREA	15,950 SF
F.A.R.	0.12:1
PARKING REQUIRED (1 SPACES PER 400 SF)	40 (2 H.C.)
PARKING PROVIDED	25 (2 H.C.)
IMPERVIOUS AREA	33,233 SF (25.2%)

VICINITY MAP
N.T.S.

LEGEND	
	LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9
	MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9.
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9.
	PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL SHEET C-9.
	PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-9
6	PARKING COUNT

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN **NON-SHADED ZONE "X"** AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 48085C0405J.



HOMERUN ALLEY

SITE PLAN
CITY PROJECT #:

DEVELOPER/OWNER:
SIRIUS BUILDING COMPANY
15036 BELTWAY DR.
ADDISON, TX 75001
PHONE: 214-870-5551 CONTACT: JUSTIN NUNN

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET,
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: JOHN COX

LEGAL DESCRIPTION:
A PORTION OF PENNINGTON PARTNERS, LTD.
DOCUMENT # 20020606000809110
GROSS: 3.0248 ACRES, (131,760.9 SF)

CITY:	STATE:
LUCAS	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	WILLIAM SNIDER SURVEY	821

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date: 03/30/2020

HOMERUN ALLEY
LUCAS, TEXAS

No.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	03/30/2020

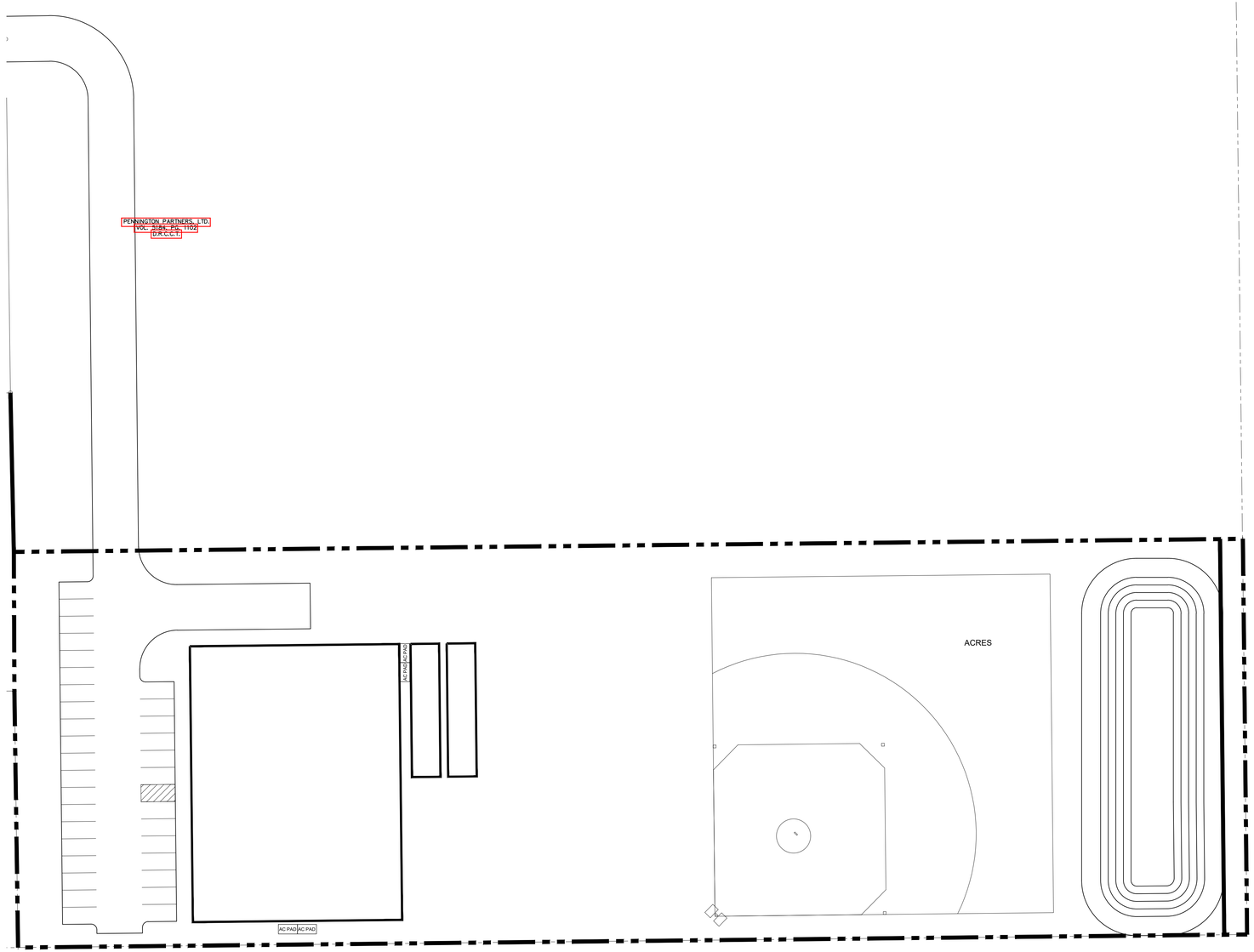
SHEET
SP-1

File No. 2019-182

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 3/30/2020 10:59 AM
LOCATION: Z:\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 3/30/2020 10:58 AM

SITE PLAN GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.
2. ANY EXPOSED MECHANICAL PANELS OR CONDUIT WILL BE PAINTED TO MATCH THE BUILDING.



1 A1.0 ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

DRAWN BY: DP
CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

ARCHITECTURE SITE PLAN

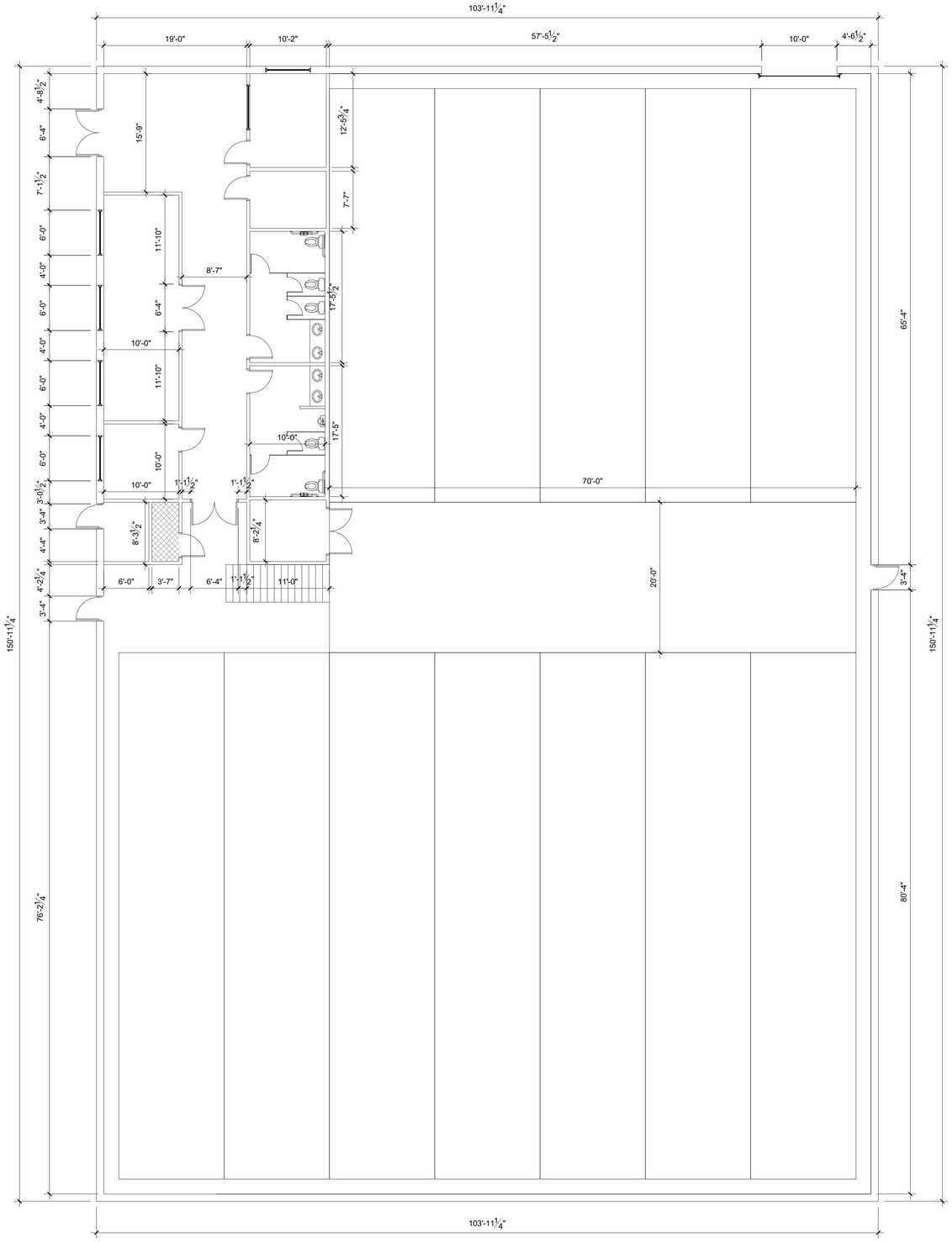
HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

BY	DESCRIPTION	DATE

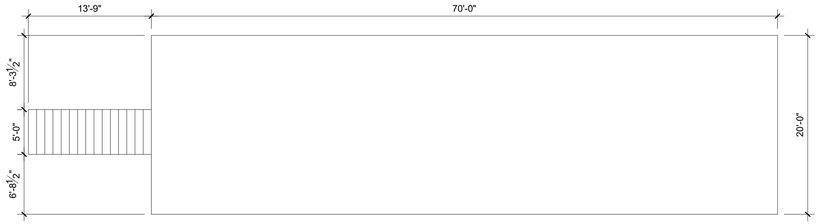
SCALE:
AS NOTED

PROJECT NO.
058-02

SHEET NO.
A1.0



1 A2.0 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A2.0 MEZZANINE VIEWING DECK FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER(S).
2. VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
4. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
5. ERRORS AND/OR OMISSIONS IN ROOM, DOOR, AND WINDOW SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS.
6. ALL DOORS 5" FROM WALL TO DOOR OPENING U.N.O. PLACEMENT OF DOOR AND FRAME SHALL COMPLY TO ADA AND TAS ACCESSIBILITY STANDARDS REF. ADA SHEET.

WALL TYPE NOTES

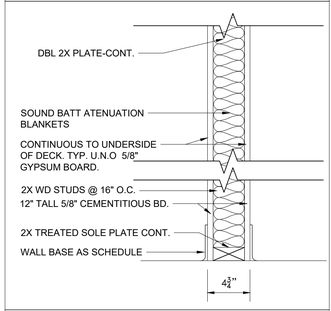
A. ALL DIMENSIONS ON PLANS UNLESS OTHERWISE NOTED ARE TO FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD AND FROM FACE OF INTERIOR FINISH SURFACE TO FACE OF EXTERIOR FINISH SURFACE.
B. FRAMER SHALL ALLOW FOR DRYWALL AND CORNER BEADS FOR PROPER FINISHED DIMENSIONS REQUIRED AT CRITICAL DIMENSIONS TO INSTALL EQUIPMENT.
C. REFER TO SECTIONS AND DETAILS FOR INSULATION THICKNESS AND "R" RATINGS.

SIGNAGE & ADA SIGNAGE

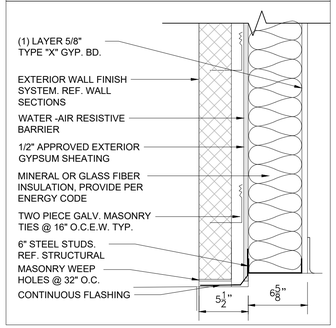
- SN1 MENS TOILET
- SN2 WOMENS TOILET
- SN3 EMPLOYEES ONLY
- SN4 OCCUPANCY SIGN

(ALL SIGNAGE IN THIS SCHEDULE TO BE PROVIDED BY GC)

WALL TYPE 1 - INTERIOR WALL



WALL TYPE 2 - INFILL / NEW



RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY CALCULATIONS (FROM TABLE A) --
MAXIMUM OCCUPANTS (GREATEST OF OCCUPANCY CALCULATIONS OR SEAT COUNT NUMBERS =
50% MALE AND 50% FEMALE = 314/2= 157

REQUIRED FIXTURES 1-75= / REQUIRED LAVATORIES 1-200=	WC MALE	UR MALE	WC FEMALE	LAV MALE/FEMALE
	2	0	2	2 EACH

TYPE OF FIXTURE	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	2	3	3
URINAL	0	1	---------- N/A ----------	
LAVATORIES	1	2	1	2

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

DRAWN BY: DP
CHECKED BY: DP

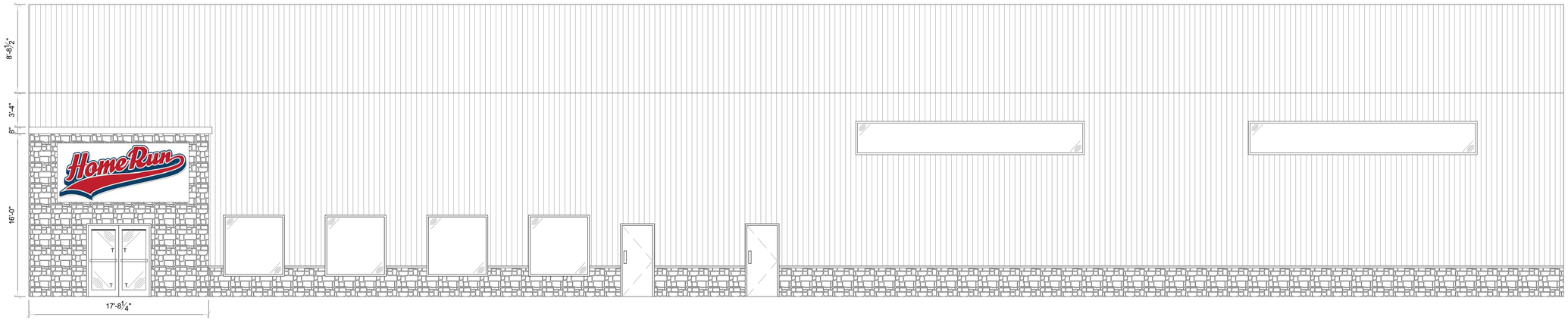
PROPOSED FLOOR PLAN
HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

DATE	DESCRIPTION	BY

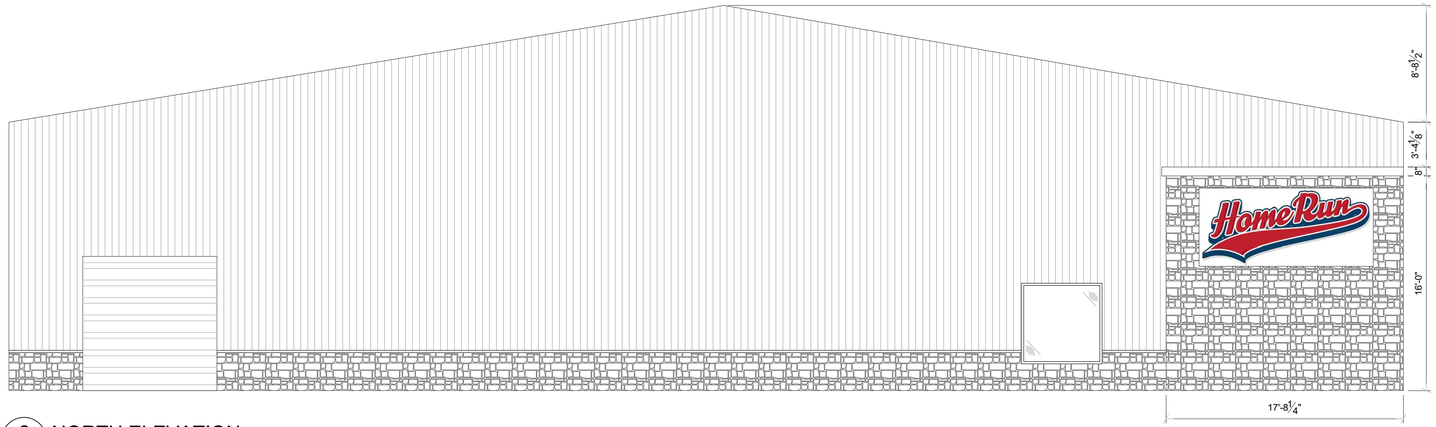
SCALE: AS NOTED

PROJECT NO. 058-02

SHEET NO. A2.0



1 A4.0 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 A4.0 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION MATERIAL CALCULATIONS

WEST ELEV. SF TOTAL =	3,020 SF
METAL PANELING =	67% (2,031 SF)
GLAZING & DOORS =	13% (384 SF)
STONE =	20% (605 SF)
NORTH ELEV. SF TOTAL =	2,532 SF
METAL PANELING =	75% (1,879 SF)
GLAZING & DOORS =	5% (136 SF)
STONE =	20% (517 SF)

DRAWN BY: DP
CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

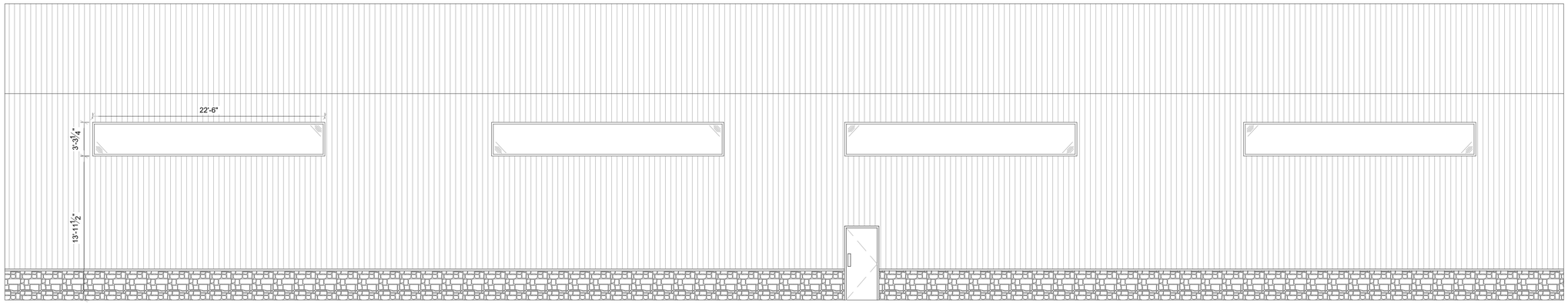
ELEVATIONS
HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

BY | DESCRIPTION | DATE

SCALE: AS NOTED

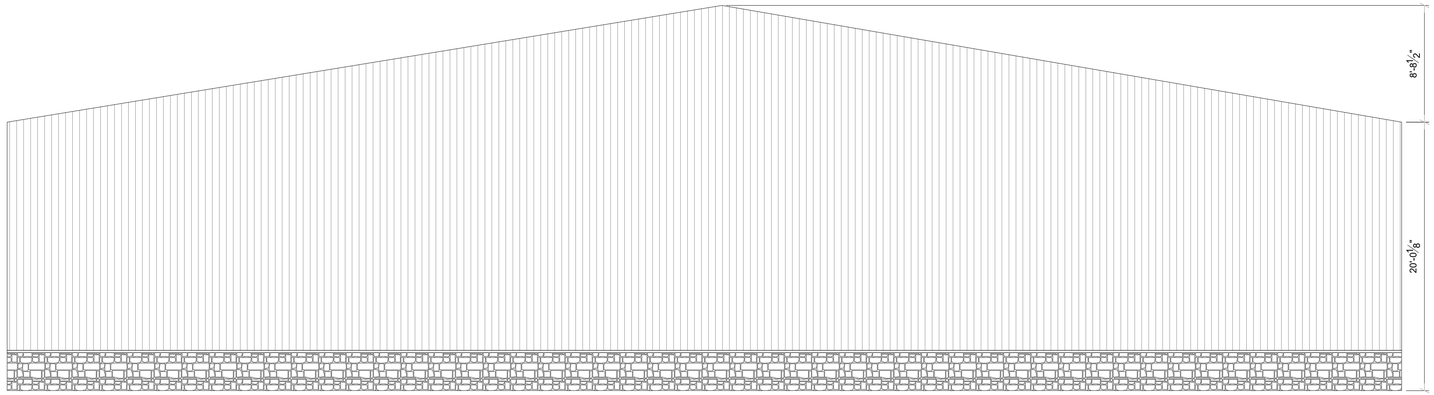
PROJECT NO. 058-02

SHEET NO. A4.0



1 A4.1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



2 A4.1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION MATERIAL CALCULATIONS

EAST ELEV. SF TOTAL =	3,020 SF
METAL PANELING =	74% (2,259 SF)
GLAZING & DOORS =	11% (318 SF)
STONE =	15% (443 SF)
SOUTH ELEV. SF TOTAL =	2,532 SF
METAL PANELING =	88% (2,220 SF)
GLAZING & DOORS =	0% (0 SF)
STONE =	12% (312 SF)

DRAWN BY: DP

CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

ELEVATIONS

HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

BY | DESCRIPTION | DATE

SCALE: AS NOTED

PROJECT NO. 058-02

SHEET NO. A4.1

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, April 09, 2020 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, April 16, 2020 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 batting cage and outdoor infield located at the North East quadrant of FM 2551 and W Lucas Road (North of Lucas Self Storage)more commonly known as 573 Angel Parkway South. The property is Zoned Commercial and more particularly described as follows:

BEING a 3.08 acre tract of land out of the WILLIAM SNIDER SURVEY, ABSTRACT NUMBER 821, situated in the City of Lucas, Collin County, Texas and being a portion of a called 21.751 acre tract of land conveyed to Pennington Partners, LTD by deed of record in Document No. 20020606000809110 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING, at a 1/2 inch iron rod with plastic cap stamped “RPLS 5310” found in the West right-of-way line of Allison Lane (45 foot wide right-of-way), being the Northeast corner of the North terminus of that certain 45 foot wide right-of-way dedicated in SC Lucas Addition, a subdivision of record in Volume 2015, Page 380 of the Plat Records of Collin County, Texas, also being the Southeast corner of said 21.751 acre tract and hereof;
THENCE, S89°43'45"W, leaving the West right-of-way line of Allison Lane, along the South line of said 21.751 acre tract, being in part, the common North line of said 45 foot wide right-of-way dedicated in SC Lucas Addition and in part, the common North line of Lot 1R, Block A of Replat of Lot 1R, Block A of SC Lucas Addition, a subdivision of record in Volume 2017, Page 757 of said Plat Records, a distance of 645.22 feet to a 1/2 inch iron rod with unstamped yellow plastic cap found at the Southeast corner of Lot 1, Block A of Angel Parkway Pet Hospital Addition, a subdivision of record in Volume 2018, Page 62 of said Plat Records, being the Southwest corner of said 21.751 acre tract and hereof;
THENCE, N00°46'46"W, leaving the North line of said Lot 1R, along the West line of said 21.751 acre tract, being in part, the common East line of said Lot 1 and in part, the common East line of a called 1.140 acre tract of land conveyed to O’Reilly Auto Enterprises, LLC by deed of record in Document No. 20171102001464850 of said Official Public Records, a distance of 208.01 feet to a 1/2 inch iron rod with green plastic cap stamped “EAGLE SURVEYING” set for the Northwest corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped “HUITT-ZOLLARS” found at the Northeast corner of said 1.140 acre tract bears N00°46'46"W, a distance of 86.99 feet;
THENCE, N89°43'45"E, leaving the East line of said 1.140 acre tract, over and across said 21.751 acre tract, a distance of 645.71 feet to a 1/2 inch iron rod with green plastic cap stamped “EAGLE SURVEYING” set in the West right-of-way line of Allison Lane, being the common East line of said 21.751 acre tract, for the Northeast corner hereof;
THENCE, S00°38'34"E, along the West right-of-way line of Allison Lane and the common East line of said 21.751 acre tract, a distance of 208.00 feet to the POINT OF BEGINNING and containing an area of 3.08 Acres, or (134,257 Square Feet) 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 Commission Request
April 9, 2020

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider the request for a specific use permit submitted by the property owner Walmart Real Estate on behalf of Ladera Properties for a 11,838 square foot tenant building to include a drive through window and outdoor dining area on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition.

Background Information

Ladera Properties has made application for a 11,838 square foot tenant building that will include a drive through window and outdoor dining area that require a specific use permit. The lot is 1.426 acres and zoned for Commercial Business.

Attachments/Supporting Documentation

1. Conceptual Site plan
2. Conceptual Elevations
3. Public notice

Budget/Financial Impact

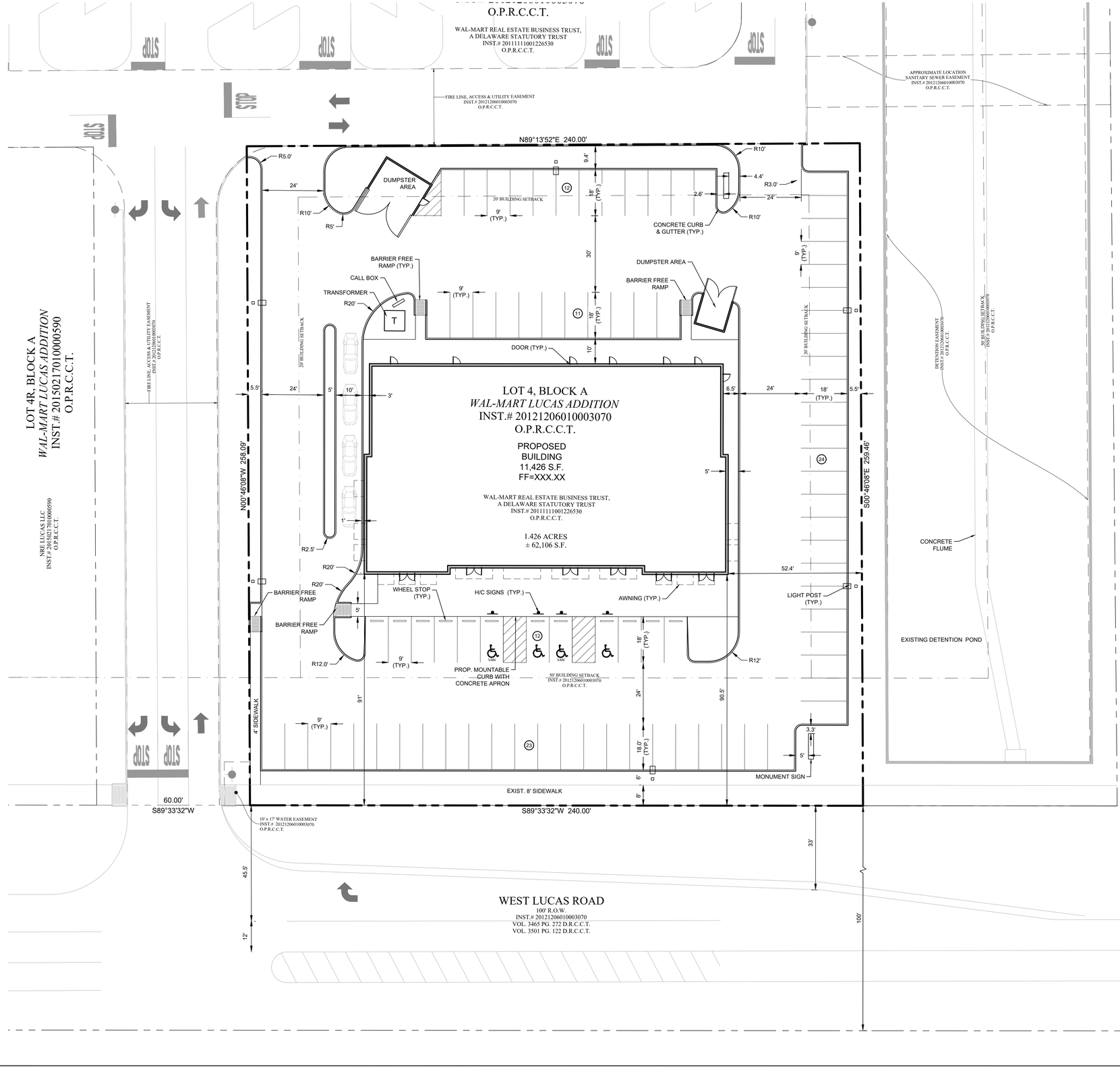
NA

Recommendation

Staff recommends approving the specific use permit and tying the concept plans to the specific use permit.

Motion

I hereby make a motion to approve/deny the specific use permit on behalf of Ladera Properties for a 11,838 square foot tenant building to include a drive through window and outdoor dining area on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition.



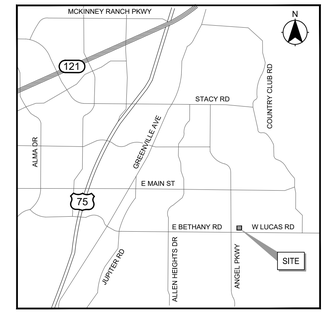
N

0 10 20 40

SCALE 1:20

LEGEND

T	ELECTRIC TRANSFORMER
	BARRIER FREE RAMP
VAN	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	LIGHT POLE
(12)	PARKING COUNT



VICINITY MAP
NTS

SITE DATA SUMMARY TABLE

EXISTING LOT NUMBER:	LOT 4, BLOCK A
SITE AREA:	1.426 AC (62,106 S.F.)
BUILDING AREA:	1-STORY 11,426 S.F.
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU - 3,810 SF DENTAL OFFICE - 2,364 SF RETAIL - 5,141 SF
PARKING PROVIDED:	84 SPACES (4 ACCESSIBLE)
REQ'D:	RESTAURANT WITH DRIVE-THRU: 43 SPACES (127 OCCUPANTS @ 1:3) DENTAL OFFICE - 8 SPACES (1:300SF) RETAIL - 26 SPACES (1:200SF)
ZONING:	COMMERCIAL
LANDSCAPE AREA	16,501 SF
PERMEABLE PAVER AREA	7,614 SF
TOTAL PERVIOUS COVER	24,115 SF > 21,801 SF

KFM ENGINEERING & DESIGN

STATEMENT OF PURPOSE:

THE INTENT OF THIS CONCEPT PLAN IS FOR A SPECIAL USE PERMIT TO ALLOW A DRIVE-THRU RESTAURANT USE. THE PROPOSED LAND USE WILL ALSO INCLUDE DENTAL OFFICE AND RETAIL. THE PARCEL IS CURRENTLY UNDEVELOPED. SINCE THE PROPOSED USE IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN, THERE WILL NOT BE A SIGNIFICANT IMPACT ON THE TRANSPORTATION SYSTEM, ADJACENT LAND USES, OR WATER WASTEWATER AVAILABILITY. WATER AND WASTEWATER SERVICES ARE AVAILABLE AT THE PROPERTY BOUNDARY.

ENGINEER:
KFM ENGINEERING & DESIGN
CONTACT: DAVID PITCHER, P.E.
621 N. MAIN STREET, SUITE 415
GRAPEVINE, TX 76051
817.416.4356
TBPE #: F-20821

SURVEYOR:
JPH LAND SURVEYORS
CONTACT: JEWEL CHAD, RPLS
785 LONESOME DOVE TRAIL
HURST, TX 76054
817.431.4971
TBPLS FIRM #10019500

OWNER:
LADERA PROPERTIES
CONTACT: AUSTIN CLINKSCALES
5525 N. MACARTHUR BLVD, STE 400
IRVING, TX 75038
817.368.9499

ARCHITECT:
DONALD F. SOPRANZI
10300 N. CENTRAL EXPRESSWAY
SUITE 450
DALLAS, TX 75231
817.903.6663

NOTE:

- THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

ZONING CONCEPT PLAN
EXHIBIT B

LOT 4, BLK A WAL-MART LUCAS ADDITION
1.426 AC
CITY OF LUCAS
COLLIN COUNTY, TEXAS

MARCH 23, 2020

K:\Projects\01001\1001\1cad\exhibit\20200311_concept_plan\exh_concept_plan_chipotle_lucas.dwg - david pitcher - 3/23/2020 2:38 PM

SOUTH ELEVATION (FRONT) TOTAL SURFACE AREA = 3,047.2 SF

LIST OF MATERIALS:

STUCCO	1,550.3 SF	(50.8%)
BRICK	267.5 SF	(8.7%)
GLASS	1,038.6 SF	(34.2%)
METAL	74.4 SF	(2.6%)
FABRIC	116.4 SF	(3.8%)
		100%

WEST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF

LIST OF MATERIALS:

STUCCO	1,349.1 SF	(75.4%)
BRICK	236.7 SF	(13.2%)
GLASS	166.4 SF	(9.3%)
METAL	36.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%

FACADE NOTES:

THESE FACADE PLANS ARE 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.

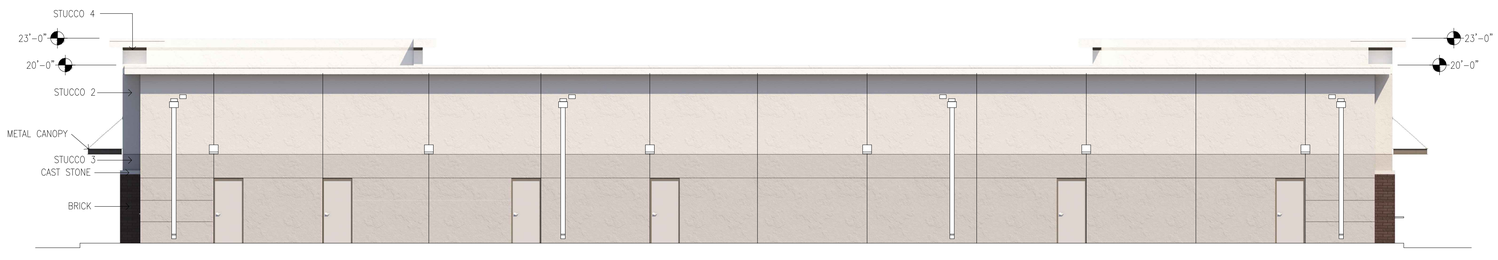
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT

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

EAST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF

LIST OF MATERIALS:

STUCCO	1,349.1 SF	(75.4%)
BRICK	251.3 SF	(14.0%)
GLASS	151.8 SF	(8.5%)
METAL	36.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%



NORTH ELEVATION TOTAL SURFACE AREA = 2,864.4 SF

LIST OF MATERIALS:

STUCCO	2,638.7 SF	(92.1%)
BRICK	29.2 SF	(1.0%)
GLASS	0.0 SF	(0.0%)
METAL	196.5 SF	(6.9%)
FABRIC	0.0 SF	(0.0%)
		100%

LUCAS, TEXAS
DEVELOPER

LUCAS MULTI-TENANT BUILDING
JCD HOLDINGS LLC

DONALD F. SOPRANZI AIA, LEED-AP ARCHITECT

© 2020 DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, April 09, 2020 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, April 16, 2020 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 2650 W Lucas Road. The property is Zoned Commercial and more particularly described as follows:

WHEREAS, Wal-Mart Real Estate Business Trust, a statutory trust, is the owner of that certain tract situated in the William Snider Survey, Abstract No. 821, known as Lot 4, Block A, Wal-Mart Lucas Addition, being an addition to the City of Lucas, Collin County, Texas, as recorded under Instrument Number 20121206010003070, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said Lot 4, being a portion of that same deed described in the Special Warranty Deed to the said Wal-Mart Real Estate Business Trust, a Delaware statutory trust, recorded under Instrument Number 20111111001226530, O.P.R.C.C.T.; the subject tract is more particularly described by metes and bounds as follows (the bearing system is based on a bearing of SOUTH 89° 33' 32" WEST, for the south line of Lot 4, Block A, Wal-Mart Lucas Addition, being an addition to the City of Lucas, Collin County, Texas, as recorded under Instrument Number 20121206010003070, O.P.R.C.C.T.):

BEGINNING at the southeast lot corner of said Lot 4, same being a point on the north right-of-way line of West Lucas Road, being a variable width right-of-way, (also known as County Road 263, formerly known as Brandy Lane) and being the most easterly southwest lot corner of Lot 1, Block A, of said Wal-Mart Lucas Addition;

THENCE with the perimeter and to the corners of said Lot 4, the following calls:

1. SOUTH 89° 33' 32" WEST, a distance of 240.00 feet;
2. NORTH 00° 46' 08" WEST, a distance of 258.09 feet;
3. NORTH 89° 13' 52" EAST, a distance of 240.00;
4. SOUTH 00° 46' 08" EAST, a distance of 259.46 feet returning to the POINT OF BEGINNING and enclosing 1.426 acres (±62,106 square feet).

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 Commission Request
April 9, 2020

Item No. 03

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the March 12, 2020 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. March 12, 2020 Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the March 12, 2020 Planning and Zoning Commission meeting.

City of Lucas

Planning and Zoning Commission

Regular Meeting

March 12, 2020

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 their cell phones and the Pledge of Allegiance was recited.

Commissioners Present:
Vice Chairman David Keer
Commissioner Peggy Rusterholtz
Commissioner Andre Guillemaud
Commissioner Joe Williams
Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson
Alternate Commissioner Adam Sussman

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

City Council Liaison:
Mayor Jim Olk

Regular Agenda

1. **Consider approval of the minutes of the January 9, 2020 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer, to approve the minutes of the January 9, 2020 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

2. **Consider the appointment of a Chairman and Vice Chairman for the Planning and Zoning Commission with a term extending through December 31, 2020.**

MOTION: A motion was made Commissioner Guillemaud, seconded by Commissioner Williams to appoint David Keer as Chairman of the Planning and Zoning Commission through December 31, 2020. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Chairman Keer, seconded by Commissioner Williams to appoint Tim Johnson as Vice Chairman of the Planning and Zoning Commission through December 31, 2020. The motion passed unanimously by a 5 to 0 vote.

3. Consider amending the City's Code of Ordinances, Chapter 10, Subdivisions, Article 10.04 Stormwater Runoff Regulations and Control, Section 10.04.005 relating to deleting specific requirements for stormwater detention: and amending Section 10.04.024 by adding Responsibilities of Owners.

Development Services Director Joe Hilbourn discussed existing requirements from Section 10.04.005 of the Subdivision Regulations that he proposed be deleted including items 1 through 4, and the addition of new regulations pertaining to Responsibilities of Owners.

Commissioner Rusterholtz questioned whether some of the items related to Responsibilities of Owners should be placed in Chapter 10 regarding development of Subdivision Regulations.

Commissioner Tolson noted that the additions proposed did not address existing concerns related to maintenance and property owner responsibility, and there was no definition related to owner versus developer.

Mr. Hilbourn explained that at the last Planning and Zoning meeting, the Commission asked that the Town of Fairview's regulations be incorporated into Lucas regulations pertaining to property owner responsibility, which were the additions outlined in Section 10.04.024.

Commissioner Tolson noted that there was nothing in the new language that addressed items such as if a ditch were blocked, the action required to mitigate, and who's responsible.

Mr. Hilbourn stated that the changes before the Commission were development related and did not pertain to individual drainage enforcement.

The Commission discussed enforcement items and where those additions or amendments should go within the Code of Ordinances. They also discussed the difference between owner responsibility and developer responsibility.

Mr. Hilbourn stated that enforcement items should be placed in Chapter 3 or Chapter 14 of the Code of Ordinances where it would be related to zoning enforcement.

Commissioners Tolson noted that the language was still too vague related to individual enforcement and responsibilities.

Chairman Keer summarized the following changes noted by the Commission to Section 10.04.005:

- Delete from Section 10.04.005 the following items:
  The sentence "Notwithstanding the foregoing, exceptions to this requirement are as follows:"

  1) For stormwater detention, the development of any subdivision of five or less single-family lots.

2) For stormwater detention, the development of commercial or industrial property in which the increase in runoff is less than ten percent (10%) of the pre-development runoff rate and less than five (5) cubic feet per second.
3) A determination by the city that the excess runoff from the proposed construction, development, redevelopment, or land use change will be insufficient to adversely affect the carrying capacity of the receiving body or watercourse. In this connection and should the city's determination of insufficient adverse effect be sought; the developer shall make available to the city such hydraulic or hydrologic computations as will support the requested exception.
4) In the event it is determined to the city manager's satisfaction, after consultation with appropriate engineering consultants, that the goals of this article will be better met by the owner or developer of the site paying to the city an amount equal to the cost of the detention City of Lucas Item No. 03 Planning and Zoning Commission Agenda Request March 12, 2020 pond(s) required herein. Such cost shall be determined by the actual construction cost amount, if known, or as estimated by the design engineer and approved by the city. This agreement and payment will be completed before the city's approval of the development's construction plans.

The Commission asked that Section 10.04.024 be reviewed further, and recommended changes be brought back to the Commission regarding items discussed to individual responsibility and enforcement.

MOTION: A motion was made by Commissioner Williams, seconded by Vice Chairman Johnson to recommend amendments to the Code of Ordinances, Chapter 10.04.005 by deleting the following items: The motion passed unanimously by a 5 to 0 vote.

- The sentence "Notwithstanding the foregoing, exceptions to this requirement are as follows:"

1) For stormwater detention, the development of any subdivision of five or less single-family lots.
2) For stormwater detention, the development of commercial or industrial property in which the increase in runoff is less than ten percent (10%) of the pre-development runoff rate and less than five (5) cubic feet per second.
3) A determination by the city that the excess runoff from the proposed construction, development, redevelopment, or land use change will be insufficient to adversely affect the carrying capacity of the receiving body or watercourse. In this connection and should the city's determination of insufficient adverse effect be sought; the developer shall make available to the city such hydraulic or hydrologic computations as will support the requested exception.
4) In the event it is determined to the city manager's satisfaction, after consultation with appropriate engineering consultants, that the goals of this article will be better met by the owner or developer of the site paying to the city an amount equal to the cost of the detention City of Lucas Item No. 03 Planning and Zoning Commission Agenda Request March 12, 2020 pond(s) required herein. Such cost shall be determined by the actual construction cost amount, if known, or as estimated by the design engineer and approved by the city. This agreement and payment will be completed before the city's approval of the development's construction plans.

4. Executive Session.

An Executive Session was not held at this meeting.

5. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Rusterholtz to adjourn the meeting at 7:44pm. The motion passed unanimously by a 5 to 0 vote.

David Keer, Chairman

Stacy Henderson, City Secretary

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider an application for a preliminary plat submitted by the property owner Bill Shipley on behalf of Home Run Alley for use as indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas.

Background Information

The site is 3.08 acres and zoned for Commercial Business. This lot has no road frontage, and none is required as it is accessed by cross access through a fire lane between Lucas Plaza Phase 1 and Phase 2. The lot exceeds the minimum size lot in the district of 30,000 square feet. The plat provides easements for drainage, utilities and stormwater detention. The plat meets the City's requirements for a preliminary plat.

Attachments/Supporting Documentation

1. Preliminary Plat

Budget/Financial Impact

NA

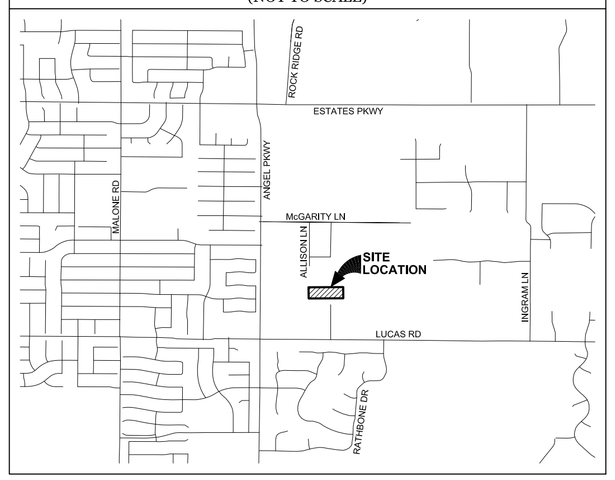
Recommendation

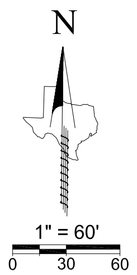
Staff recommends approving the preliminary plat as presented.

Motion

I hereby make a motion to approve/deny the preliminary plat for Home Run Alley for use as indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas.

VICINITY MAP
(NOT TO SCALE)





GENERAL NOTES

1.) The purpose of this plat is to create an official lot of record from a tract of land.

2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0405J.

3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).

4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.

5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°46'46" W	126.29'
L2	N 89°43'45" E	36.73'
L3	N 89°13'14" E	101.94'
L4	S 00°46'46" E	24.00'
L5	S 89°13'14" W	101.94'
L6	S 00°46'46" E	66.49'
L7	S 89°43'45" W	49.32'
L8	N 89°43'45" E	50.52'
L9	N 00°46'46" W	32.42'
L10	S 00°46'46" E	47.19'
L11	N 89°43'45" E	6.45'
L12	N 00°10'30" W	16.01'
L13	N 89°43'45" E	15.00'
L14	S 00°10'30" E	16.01'
L15	N 89°43'45" E	463.28'
L16	N 00°38'34" W	196.00'
L17	N 89°43'45" E	88.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.25'	30.00'	53°57'24"	N 26°11'56" E	27.22'
C2	40.41'	54.00'	42°52'26"	N 20°39'27" E	39.47'
C3	22.45'	30.00'	42°52'26"	N 20°39'27" E	21.93'
C4	18.40'	30.00'	35°08'34"	S 73°12'29" E	18.11'
C5	47.12'	30.00'	90°00'00"	S 44°13'14" W	42.43'
C6	40.41'	54.00'	42°52'26"	S 20°39'27" W	39.47'
C7	22.45'	30.00'	42°52'26"	S 20°39'27" W	21.93'
C8	29.01'	30.00'	55°24'12"	S 28°28'52" E	27.89'

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
P.R.D.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

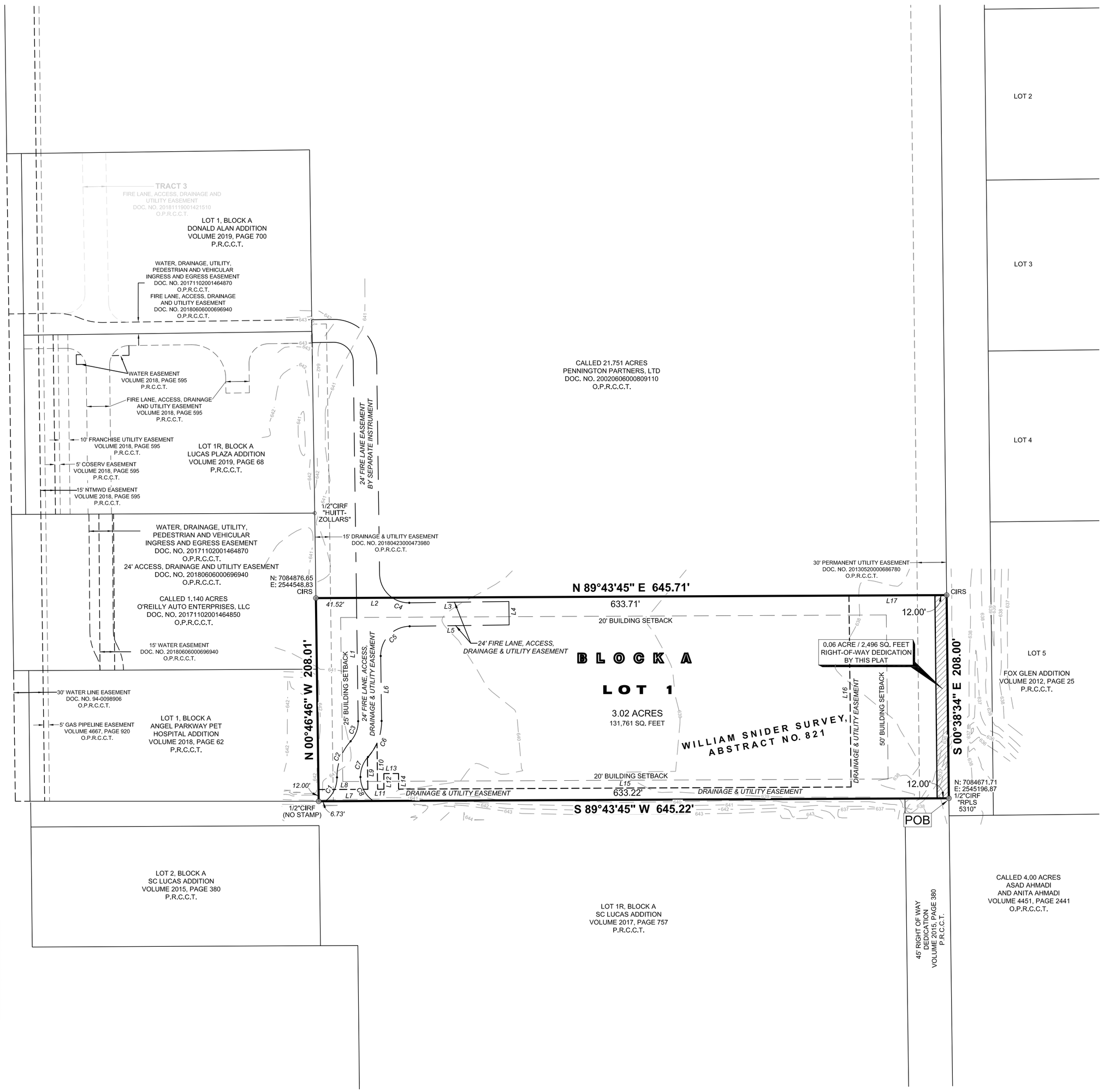
Project	1912.026-03
Date	03/26/2020
Drafter	JDC

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER
Pennington Partners, Ltd.
Contact: William W. Shipley
3445 Shenandoah Street
Dallas, TX 75205
(214) 522-3386



CERTIFICATE OF APPROVAL

APPROVED by the City of Lucas Planning and Zoning Commission

on this _____ day of _____, 2020.

_____
Planning and Zoning Chairman

ATTEST:

_____
City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **PENNINGTON PARTNERS, LTD.**, is the owner of a 3.08 acre tract of land out of the WILLIAM SNIDER SURVEY, ABSTRACT NUMBER 821, situated in the City of Lucas, Collin County, Texas and being a portion of a called 21.751 acre tract of land conveyed to Pennington Partners, LTD by deed of record in Document No. 20020606000809110 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found in the West right-of-way line of Allison Lane (45 foot wide right-of-way), being the Northeast corner of the North terminus of that certain 45 foot wide right-of-way dedicated in SC Lucas Addition, a subdivision of record in Volume 2015, Page 380 of the Plat Records of Collin County, Texas, also being the Southeast corner of said 21.751 acre tract and hereof;

THENCE, S89°43'45"W, leaving the West right-of-way line of Allison Lane, along the South line of said 21.751 acre tract, being in part, the common North line of said 45 foot wide right-of-way dedicated in SC Lucas Addition and in part, the common North line of Lot 1R, Block A of Replat of Lot 1R, Block A of SC Lucas Addition, a subdivision of record in Volume 2017, Page 757 of said Plat Records, a distance of 645.22 feet to a 1/2 inch iron rod with unstamped yellow plastic cap found at the Southeast corner of Lot 1, Block A of Angel Parkway Pet Hospital Addition, a subdivision of record in Volume 2018, Page 62 of said Plat Records, being the Southwest corner of said 21.751 acre tract and hereof;

THENCE, N00°46'46"W, leaving the North line of said Lot 1R, along the West line of said 21.751 acre tract, being in part, the common East line of said Lot 1 and in part, the common East line of a called 1.140 acre tract of land conveyed to O'Reilly Auto Enterprises, LLC by deed of record in Document No. 20171102001464850 of said Official Public Records, a distance of 208.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "HUITT-ZOLLARS" found at the Northeast corner of said 1.140 acre tract bears N00°46'46"W, a distance of 86.99 feet;

THENCE, N89°43'45"E, leaving the East line of said 1.140 acre tract, over and across said 21.751 acre tract, a distance of 645.71 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Allison Lane, being the common East line of said 21.751 acre tract, for the Northeast corner hereof;

THENCE, S00°38'34"E, along the West right-of-way line of Allison Lane and the common East line of said 21.751 acre tract, a distance of 208.00 feet to the **POINT OF BEGINNING** and containing an area of 3.08 Acres, or (134,257 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **PENNINGTON PARTNERS, LTD.**, does hereby adopt this plat, designating herein described property as **HOME RUN ALLEY ADDITION,** an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **PENNINGTON PARTNERS, LTD.**, a Texas limited partnership

BY: Shipley Development Corporation, a Texas corporation (its general partner)

BY: _____ _____
William W. Shipley — Date
President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **WILLIAM W. SHIPLEY**, as President of Shipley Development Corporation, on behalf of PENNINGTON PARNTERS, LTD., its general partner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, **TED A. GOSSETT**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lucas, Collin County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Ted A. Gossett, R.P.L.S. # 5991 — Date

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

_____
John Cox, Notary Public in and for the State of Texas

PRELIMINARY PLAT
HOME RUN ALLEY ADDITION
LOT 1, BLOCK A
ZONED: C
BEING 3.08 ACRES OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT No. 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 05

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider an application for a site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Home Run Alley for use as indoor batting cages and an outdoor baseball infield for practice facilities on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas.

Background Information

Home Run Alley is proposing 15,950 square feet of indoor batting cages, an area for outdoor batting cages, and an outdoor infield for practice. This use does require a specific use permit. The site is currently zoned Commercial Business and the use fits the area. Currently the City's Code of Ordinances does not give a means to determine the required number of parking spaces, 27 are shown. The site shows adequate stormwater runoff detention, minimal impervious cover and complies with the City's site plan requirements, including lighting.

The total site is 134,258 square feet and requires 15 percent landscape or 20,139 square feet of landscape, 100,431 square feet of landscape is provided. There is 8,365 square feet of parking lot coverage, the parking lot requires five percent interior landscape or 576 square feet, and 627 square feet is provided or 7.5 percent. The perimeter parking lot requirements are one tree and eight shrubs for every 20 lineal feet of perimeter edge, and 150 lineal feet of parking lot perimeter requires eight shade trees and 64 shrubs. Landscaping was moved from the west side of the property to the east side to help with buffering.

House Bill 2439 no longer permits cities to restrict building materials that are permitted by a model code. The building materials proposed comply with the requirements in the 2015 International Building Code.

Attachments/Supporting Documentation

1. Site plan
2. Elevations
3. Landscape plan

Budget/Financial Impact

NA

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 05

Recommendation

Staff recommends approving the site plan.

Motion

I hereby make a motion to approve/deny the site plan, landscape plan, and elevations for Home Run Alley for use as indoor batting cages and an outdoor baseball infield on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas.

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. AN EXTRA SACK OF CEMENT PER CUBIC YARD IS REQUIRED FOR ALL HAND POURS.
4. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft.

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED PEDESTRIAN RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	HANDICAP SIGN
8	CURB STOP
9	PROP. CONCRETE PRIVATE SIDEWALK.
10	PROP. DUMPSTER ENCLOSURE REFER TO ARCH. PLANS FOR DETAILS

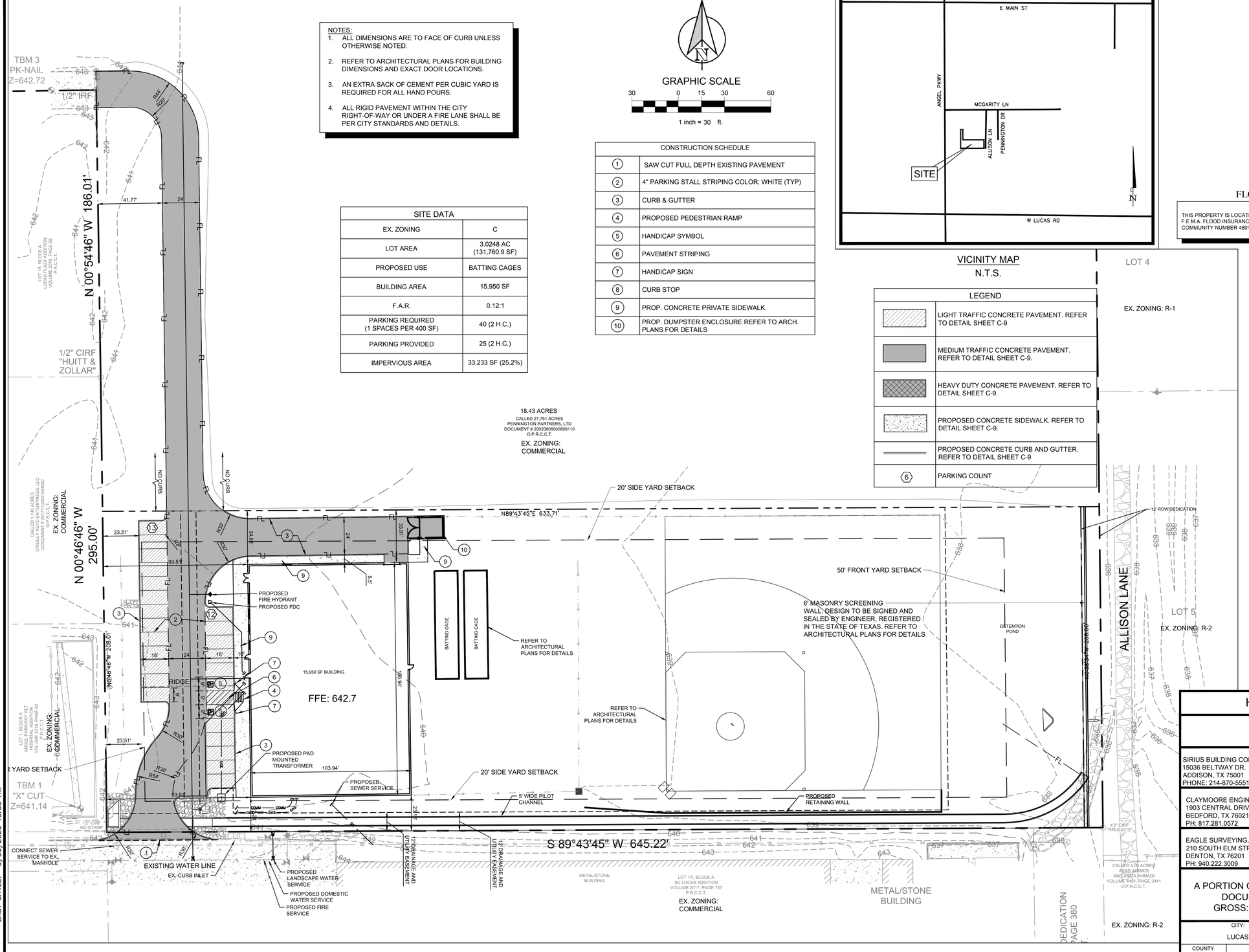
SITE DATA	
EX. ZONING	C
LOT AREA	3.0248 AC (131,760.9 SF)
PROPOSED USE	BATTING CAGES
BUILDING AREA	15,950 SF
F.A.R.	0.12:1
PARKING REQUIRED (1 SPACES PER 400 SF)	40 (2 H.C.)
PARKING PROVIDED	25 (2 H.C.)
IMPERVIOUS AREA	33,233 SF (25.2%)

VICINITY MAP
N.T.S.

LEGEND	
	LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9
	MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9.
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9.
	PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL SHEET C-9.
	PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-9
6	PARKING COUNT

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN **NON-SHADED ZONE "X"** AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 48085C0405J.



HOMERUN ALLEY

SITE PLAN
CITY PROJECT #:

DEVELOPER/OWNER:
SIRIUS BUILDING COMPANY
15036 BELTWAY DR.
ADDISON, TX 75001
PHONE: 214-870-5551 CONTACT: JUSTIN NUNN

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET,
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: JOHN COX

LEGAL DESCRIPTION:
A PORTION OF PENNINGTON PARTNERS, LTD.
DOCUMENT # 20020606000809110
GROSS: 3.0248 ACRES, (131,760.9 SF)

CITY:	STATE:
LUCAS	TEXAS

COUNTY	SURVEY:	ABSTRACT NO.
COLLIN	WILLIAM SNIDER SURVEY	821

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date: 03/30/2020

HOMERUN ALLEY
LUCAS, TEXAS

No.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	ASD
DATE:	03/30/2020

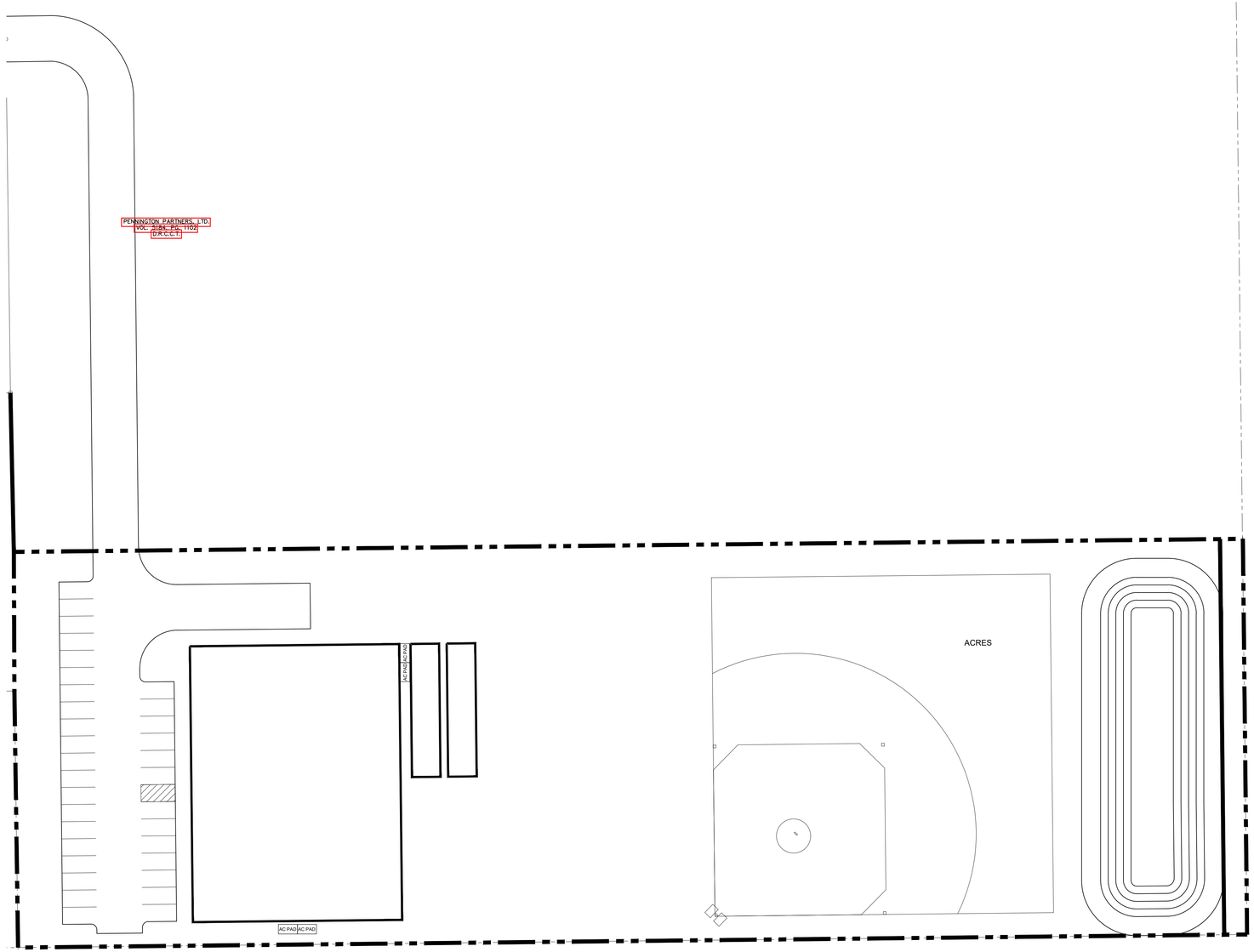
SHEET
SP-1

File No. 2019-182

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 3/30/2020 10:59 AM
LOCATION: Z:\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 3/30/2020 10:58 AM

SITE PLAN GENERAL NOTES

1. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.
2. ANY EXPOSED MECHANICAL PANELS OR CONDUIT WILL BE PAINTED TO MATCH THE BUILDING.



1 A1.0 ARCHITECTURAL SITE PLAN
SCALE: 1/32" = 1'-0"

DRAWN BY: DP
CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

ARCHITECTURE SITE PLAN

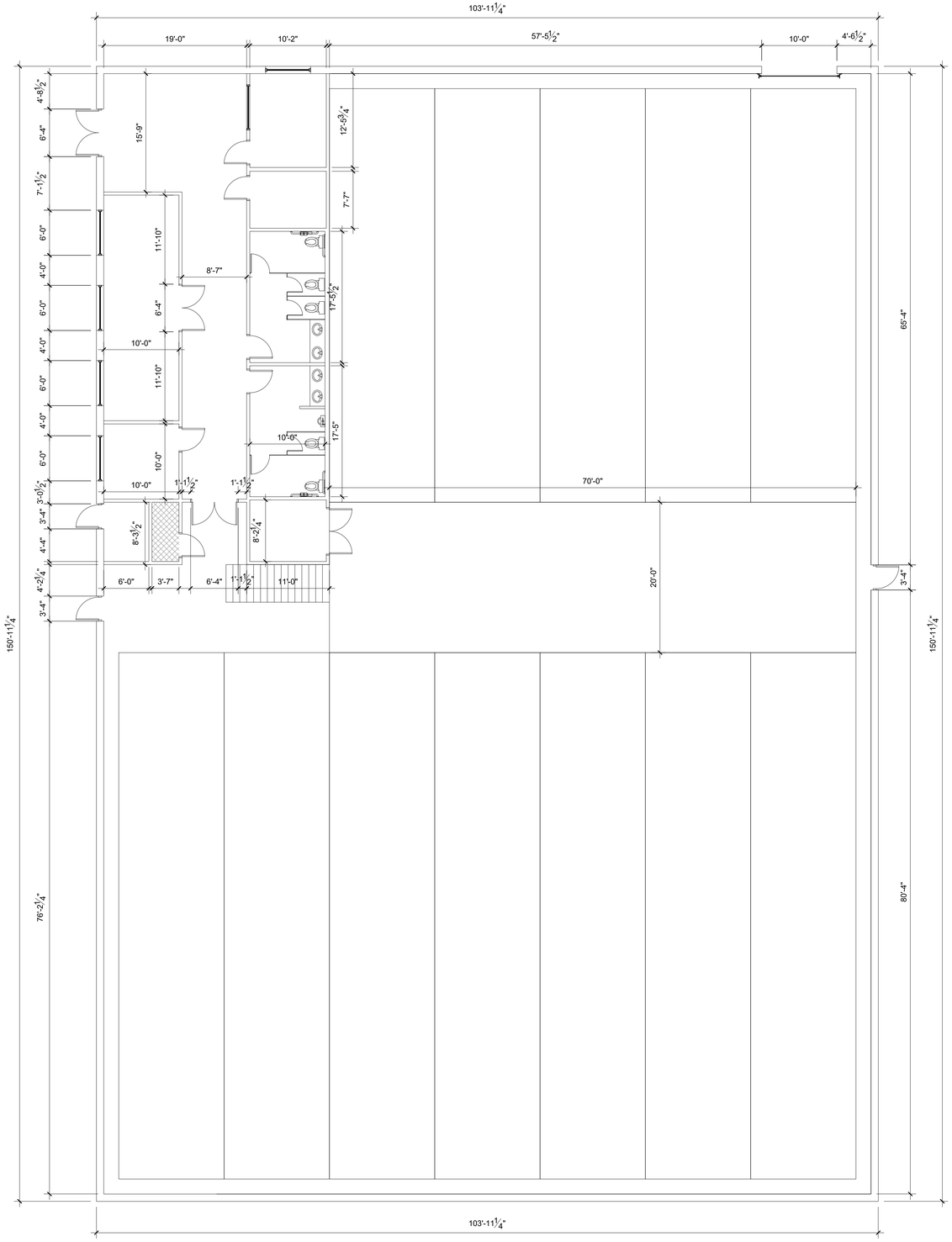
HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

BY	DESCRIPTION	DATE

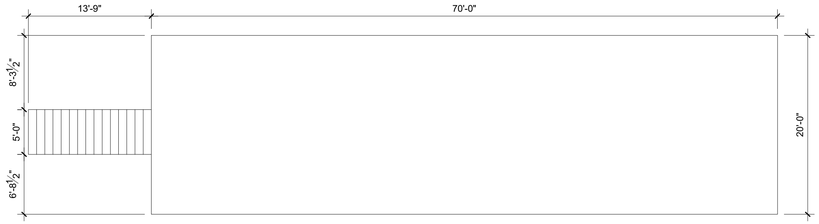
SCALE:
AS NOTED

PROJECT NO.
058-02

SHEET NO.
A1.0



1 A2.0 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A2.0 MEZZANINE VIEWING DECK FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER(S).
2. VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
4. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
5. ERRORS AND/OR OMISSIONS IN ROOM, DOOR, AND WINDOW SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING WORK SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS.
6. ALL DOORS 5" FROM WALL TO DOOR OPENING U.N.O. PLACEMENT OF DOOR AND FRAME SHALL COMPLY TO ADA AND TAS ACCESSIBILITY STANDARDS REF. ADA SHEET.

WALL TYPE NOTES

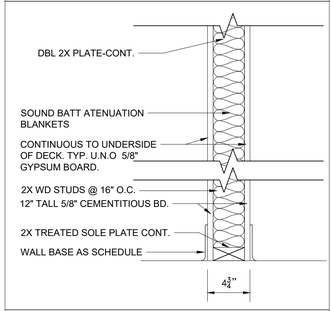
A. ALL DIMENSIONS ON PLANS UNLESS OTHERWISE NOTED ARE TO FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD AND FROM FACE OF INTERIOR FINISH SURFACE TO FACE OF EXTERIOR FINISH SURFACE.
B. FRAMER SHALL ALLOW FOR DRYWALL AND CORNER BEADS FOR PROPER FINISHED DIMENSIONS REQUIRED AT CRITICAL DIMENSIONS TO INSTALL EQUIPMENT.
C. REFER TO SECTIONS AND DETAILS FOR INSULATION THICKNESS AND "R" RATINGS.

SIGNAGE & ADA SIGNAGE

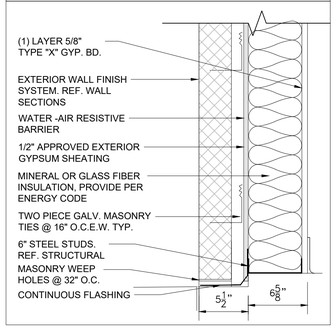
- SN1 MENS TOILET
- SN2 WOMENS TOILET
- SN3 EMPLOYEES ONLY
- SN4 OCCUPANCY SIGN

(ALL SIGNAGE IN THIS SCHEDULE TO BE PROVIDED BY GC)

WALL TYPE 1 - INTERIOR WALL



WALL TYPE 2 - INFILL / NEW



RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY CALCULATIONS (FROM TABLE A) --
MAXIMUM OCCUPANTS (GREATEST OF OCCUPANCY CALCULATIONS OR SEAT COUNT NUMBERS =
50% MALE AND 50% FEMALE = 314/2= 157

REQUIRED FIXTURES 1-75= / REQUIRED LAVATORIES 1-200=	WC MALE	UR MALE	WC FEMALE	LAV MALE/FEMALE
	2	0	2	2 EACH

TYPE OF FIXTURE	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	2	2	3	3
URINAL	0	1	---------- N/A ----------	
LAVATORIES	1	2	1	2

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

DRAWN BY: DP
CHECKED BY: DP

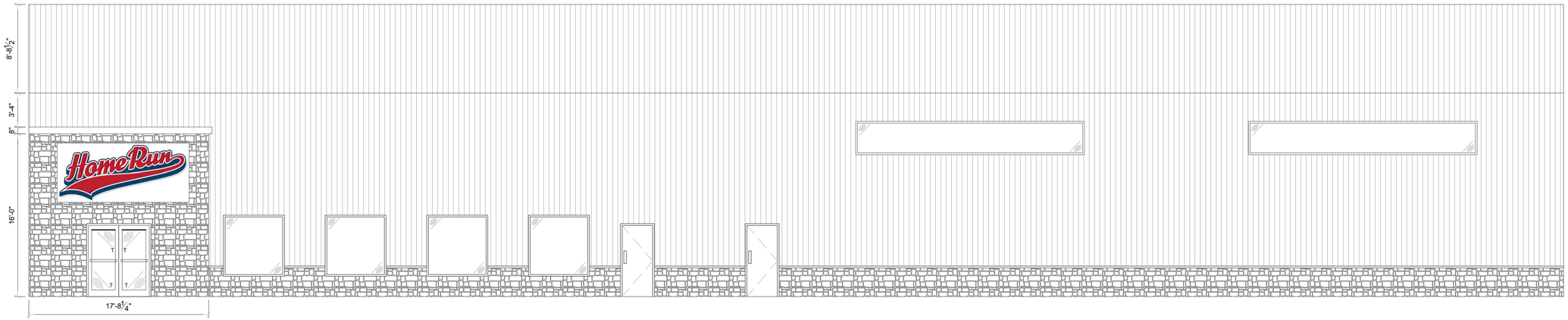
PROPOSED FLOOR PLAN
HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

DATE	DESCRIPTION	BY

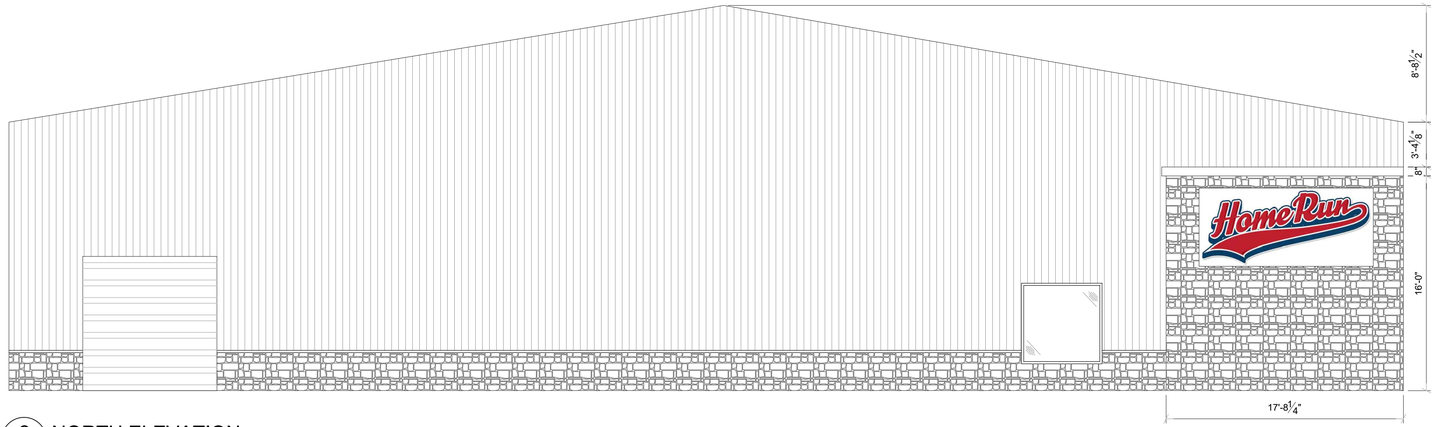
SCALE: AS NOTED

PROJECT NO. 058-02

SHEET NO. A2.0



1 A4.0 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 A4.0 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION MATERIAL CALCULATIONS

WEST ELEV. SF TOTAL =	3,020 SF
METAL PANELING =	67% (2,031 SF)
GLAZING & DOORS =	13% (384 SF)
STONE =	20% (605 SF)
NORTH ELEV. SF TOTAL =	2,532 SF
METAL PANELING =	75% (1,879 SF)
GLAZING & DOORS =	5% (136 SF)
STONE =	20% (517 SF)

DRAWN BY: DP
CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

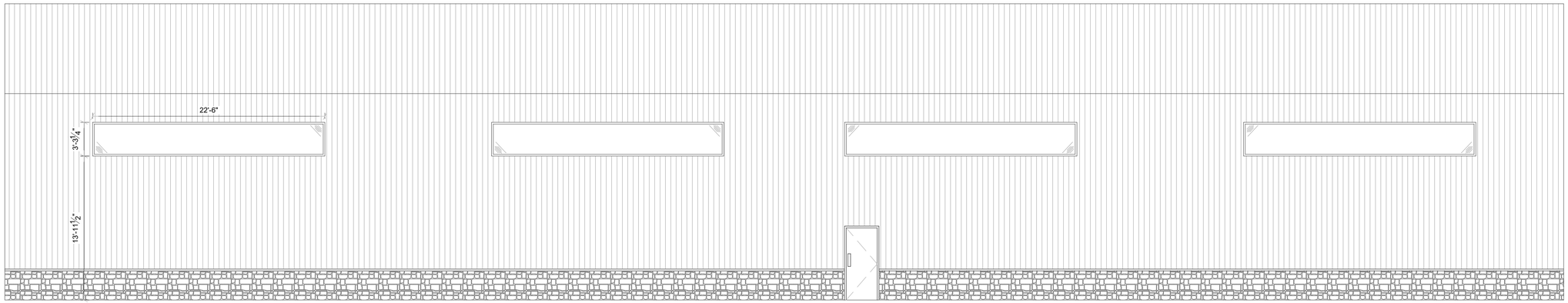
ELEVATIONS
HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

BY | DESCRIPTION | DATE

SCALE: AS NOTED

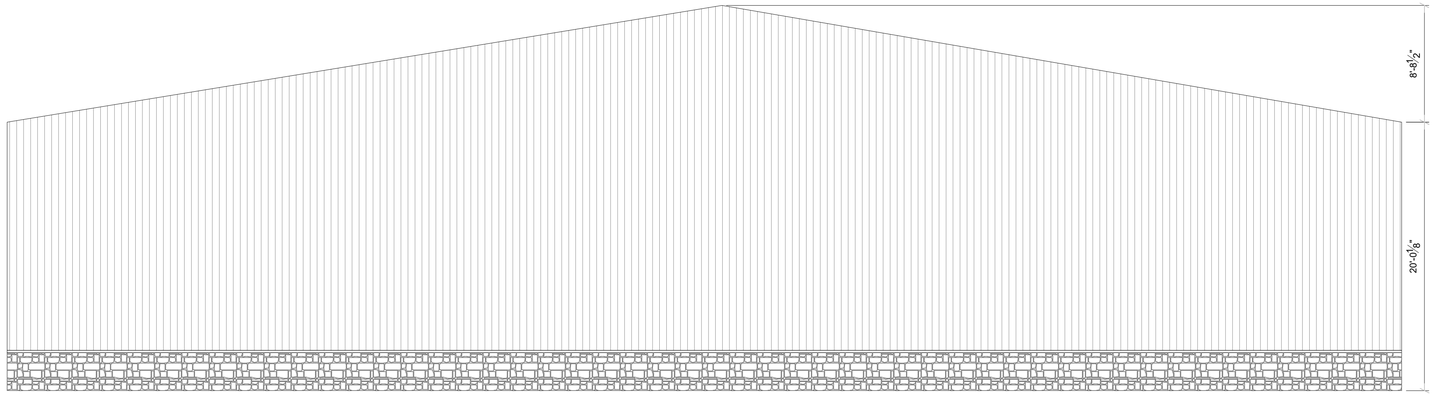
PROJECT NO. 058-02

SHEET NO. A4.0



1 A4.1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



2 A4.1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION MATERIAL CALCULATIONS

EAST ELEV. SF TOTAL =	3,020 SF
METAL PANELING =	74% (2,259 SF)
GLAZING & DOORS =	11% (318 SF)
STONE =	15% (443 SF)
SOUTH ELEV. SF TOTAL =	2,532 SF
METAL PANELING =	88% (2,220 SF)
GLAZING & DOORS =	0% (0 SF)
STONE =	12% (312 SF)

DRAWN BY: DP

CHECKED BY: DP

DP DESIGNS
& DEVELOPMENT, LLC
214-675-9175
DANIEL@DP-DESIGNS.CO

ELEVATIONS

HOME RUN ALLEY INDOOR BASEBALL FACILITY
ALLISON LANE
LUCAS, TEXAS 75002

BY | DESCRIPTION | DATE

SCALE: AS NOTED

PROJECT NO. 058-02

SHEET NO. A4.1

PLANT LIST

CANOPY TREES				
11	BC	B□ld C□□re□□	T□□odi□□ di□tich□□	4" c□. B&B 16-18' ht. 8' □□re□d
4	SO	Sh□□ rd O□□	Q□erc□□ h□□ □rdii	4" c□. B&B 16-18' ht. 8' □□re□d
2	CE	Ced□r El□	Ul□ □□cr□□lfoli□	4" c□. B&B 16-18' ht. 8' □□re□d

SHRUBS & GROUNDCOVERS				
4	DY	D□□rf Y□□□on	Ile□□□itori□"N□n□"	5 □□. 36" oc
5	DA	D□□rf A□ell□	A□ell□ □□r□ndiflor□"Ed. Go□cher'	5 □□. 36" oc
6	BA	J□□□ne□e B□□err□	Ber□eri□th□n□er□li □tro□□r□□e□n□n□"	5 □□. 36" oc
63	EL	Ele□□n □□	Ele□□n□□'e□□en□li'	5 □□. 36" oc
5	SP	S□ir□e□	S□ir□e□"Anthon□W□terer'	5 □□. 36" oc
14	RY	Red Y□cc□	He□□er□oe □□r□ffor□	5 □□. 36" oc
16	DB	D□□rf B□rford Holl□	Ile□corn□t□ "B□ffordii'	5 □□. 36" oc
7	GL	Gl□nt Lirio□e	Lirio□e □□nte□	5 □□. 36" oc
6	CO	Coreo□□□	Coreo□□□hceol□t□"E□ri□S□nri□e'	1 □□. 18" oc
28	TX	Te□□□S□□e	Le□co□h□l□□ fr□e□cen□"Sil□er□do'	5 □□. 36" oc
7	PM	Pin□M□hl□	M□hlen□er□□c□ill□ri□	5 □□. 36" oc

Lucas, Texas
LANDSCAPE CALCULATIONS

Tot□l Site	134,258 SF	Re□□ired	Pro□ided
15% L□nd□c□□e		20,139 SF	100,368 SF
Tot□l I□ □er□o□□Are□		33,890 SF	
10 ft. L□nd□c□□e Ed□e		Re□□ired	Pro□ided
All□□n L□ne 1 tree □8 □hr□□□er 20 ft.	208 LF	11 tree□ 84 □hr□□□	11 tree□ 91 □hr□□□
Peri□eter P□r□n□Lot L□nd□c□□e		Re□□ired	Pro□ided
Pri□□te dri□e 1 tree □8 □hr□□□er 20 ft.	60 LF	3 tree□ 24 □hr□□□	3 tree□ 27 □hr□□□
Interior P□r□n□Lot L□nd□c□□e		Re□□ired	Pro□ided
9,155 SF 5% re□□ired I□nd□c□□e		458 SF	659 (7.2%)

TREE LEGEND

C□no□□Tree□

BC — B□ld C□□re□□

SO — Sh□□ rd O□□

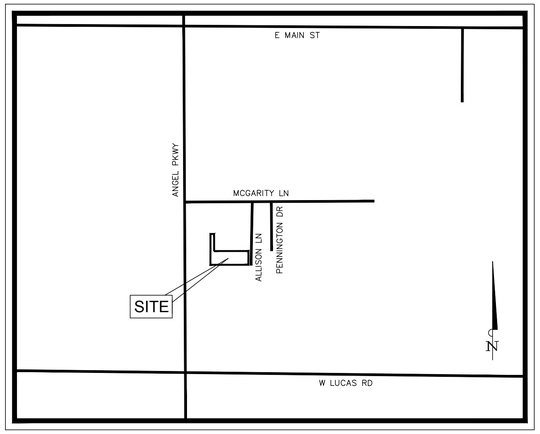
CE — Ced□r El□

SHRUB LEGEND

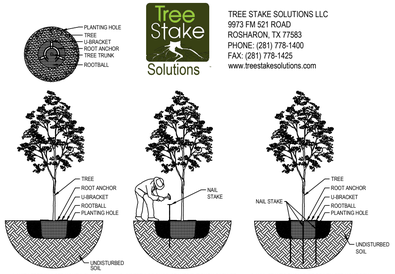
DY	D□□rf Y□□□on	DB	D□□rf B□rford Holl□
DA	D□□rf A□ell□	GL	Gl□nt Lirio□e
BA	J□□□ne□e B□□err□	CO	Coreo□□□
EL	Ele□□n□□	TX	Te□□□S□□e
SP	S□ir□e□	PM	Pin□M□hl□
RY	Red Y□cc□		

LANDSCAPE NOTES

1. The □ro□ect □ill h□□e □n □nder□o□nd □□to□□tic irri□□tion □□te□ to □□ter □ll ne□ □f□ntin□□.
2. In□t□ll 4" □□er of □hredded h□rd□ood □□lch to □ll □f□ntin□ □ed□.
3. In□t□ll 4" □teel ed□in□ □et□een □ll □hr□□ □ed□□nd □r□□□ □re□□.
4. Shr□□ □ed□to h□□e 8 inche□of □re□□red □□ntin□□i□ (75% i□ort to□oil, 15% co□□o□ted □□end□ent, 10% □□hed □nd)
5. Shredded h□rd□ood □□lch □ □□t cont□in lon□ □r□nd□ □lon□□ith do□□le □hred finer □ □teri□l o□t□ined fro□ □ loc□l □o□rce.
6. In□t□ll 4 inche□of cle□n to□oil in □ll □re□□of the □ite di□t□□ed □□ r□din□nd con□□ction o□er□tion□. To□□oil □h□ll □e free fro□ □bic□□ de□ri□□nd roc□□□r□er th□n 2 inche□in di□□eter □nd h□□e □n or□nic □□ter le□el of 3 □ercent □ini□□□ □nd □ □H r□n□e □et□een 5.5 □nd 7.4 □ercent. Pro□ide □oil te□t □n□□□fro□ □ □oil te□t□□□or□tor□□ho□in□□oil □ □□e□□ □nd or□nic □ercent□□e.
7. H□dro□□lch □ll □re□□di□r□ed □□con□□ction □ctl□ties □□ □ho□n on □□n.



VICINITY MAP
N.T.S.

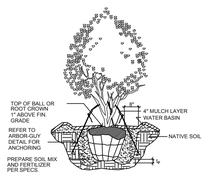


1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL. U-BRACKETS FACING UP.
2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE PIT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL. (FOR HAND OR MACHINE DUG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)
3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE. WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN. AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT-ANCHOR AFTER TREE IS ESTABLISHED.

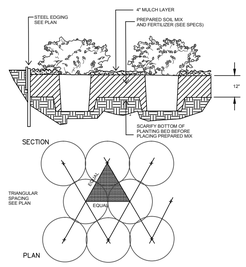
ROOT ANCHORTM BELOW GRADE SAFETY STAKE SIZING CHART

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 15" ROOTBALL	#4 X 24"	100 BG	90/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

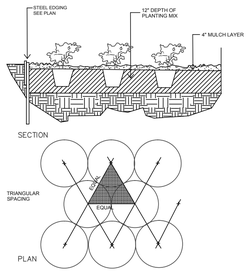
1 CANOPY TREE PLANTING
SCALE: NONE



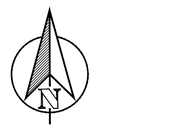
2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



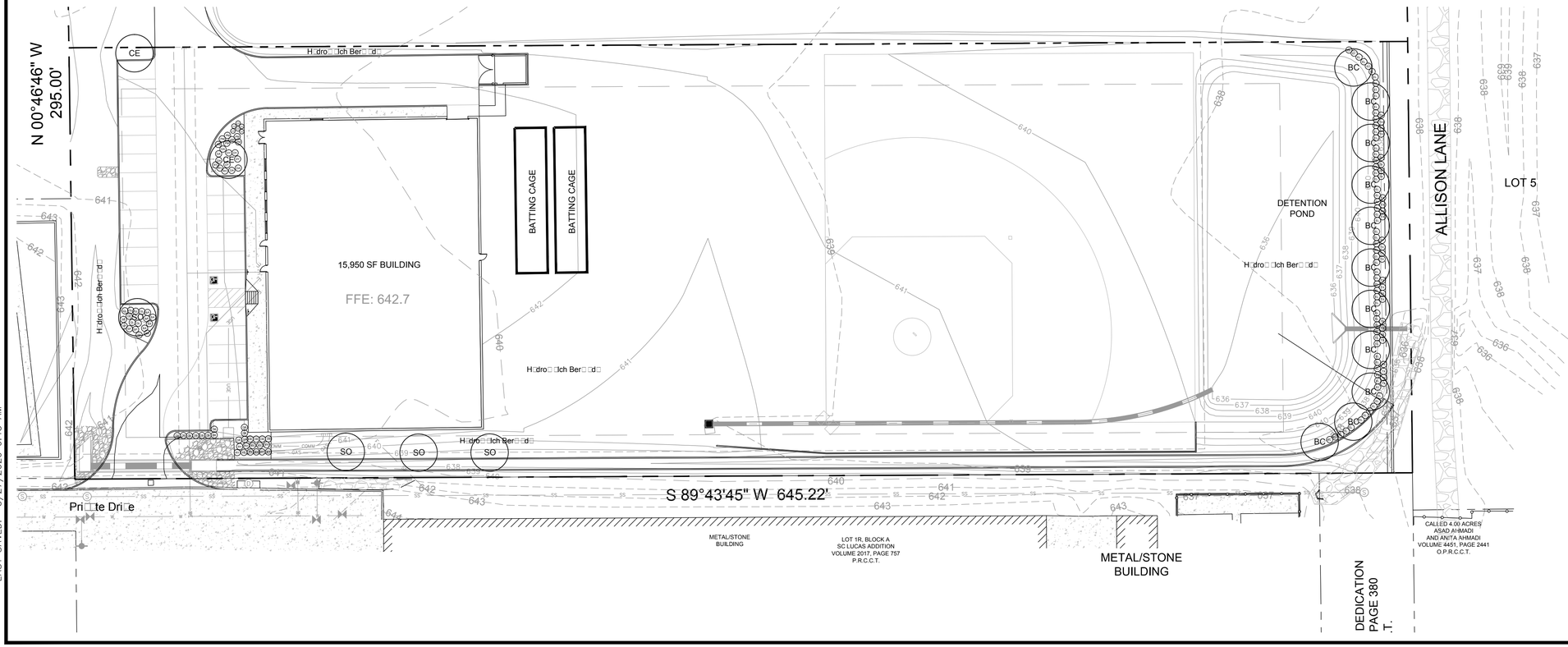
4 GROUNDCOVER PLANTING
SCALE: NONE



GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.



PLOTTED BY: SCOTTFULWILER
PLOT DATE: 3/27/2020 9:17 AM
LOCATION: C:\USERS\SCOTTFULWILER\DOCUMENTS\AUTOCAD_LRD\HOMERUN ALLEY\HOMERUNALLEY_LS.DWG
LAST SAVED: 3/27/2020 9:15 AM

TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com
512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
3/27/20

HOMERUN ALLEY
LUCAS, TEXAS

HOMERUN ALLEY

LANDSCAPE PLAN
CITY PROJECT #:

DEVELOPER/OWNER:
SIRIUS BUILDING COMPANY
15036 BELTWAY DR.
ADDISON, TX 75001
PHONE: 214-870-5551
CONTACT: JUSTIN NUNN

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET,
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: JOHN COX

LEGAL DESCRIPTION:
A PORTION OF PENNINGTON PARTNERS, LTD.
DOCUMENT # 20020606000809110
GROSS: 3.0248 ACRES, (131,760.9 SF)

CITY:	STATE:	
LUCAS	TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO.
COLLIN	WILLIAM SNIDER SURVEY	821

LANDSCAPE PLAN

DESIGN:	HV
DRAWN:	HV
CHECKED:	ASD
DATE:	03/27/2020

SHEET
L-1

File No. 2019-182

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 06

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider an application for a site plan, landscape plan, and elevations submitted by property owner Walmart Real Estate on behalf of Ladera Properties consisting of an 11,838 square foot tenant occupied restaurant, which will include a drive-through window and an outdoor dining space on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition.

Background Information

Ladera Properties is requesting approval for use of the site as an 11,838 square foot tenant occupied restaurant building that will include a drive-through window and an outdoor dining space that requires a specific use permit. The lot is 1.426 acres and zoned for Commercial Business.

Site data:

- Total site area: 62,290 square feet (1.43 acres)
- Impervious cover: 65% maximum allowed = 40,489 square feet
- Landscape area: 16,501 square feet
- Permeable paver area: 7,614 square feet
- Minimum pervious cover required: 35% or 21,801 square feet
    - Total pervious cover provided: 24,115
- Landscape area: 15% or 9,344 square feet minimum allowed
    - Landscape area provided: 19.5% or 12,182 square feet
- Interior parking lot area: 30,066 square feet
- Required Interior parking lot landscaping area: 5% minimum allowed or 1,503 square feet
    - Interior Parking lot landscaping area provided: 1,507.6 square feet

Parking data:

- Retail: 5,141 square feet at a ratio of 1:200 = 26 spaces required
- Dental office: 2,364 square feet at a ratio of 1:300 = 8 spaces required
- Restaurant: 3,810 square feet, plus 1,905 square feet dining area
  1,905 square feet dining area at a ratio of 15 square feet per occupant = 127 occupants
  127 occupants at a ratio of 1:3 = 43 spaces required
- Total parking required: 77 spaces
    - Total parking provided: 82 spaces

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 06

Building data:

- Leasable area: 11,315 square feet
- Riser room: 68 square feet
- Total building area: 11,383 square feet

Attachments/Supporting Documentation

1. Elevations
2. Concept Plan
3. Concept Plan Overall
4. Rendering 1, 2 & 3
5. Site Data

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the specific use permit as presented

Motion

I hereby make a motion to approve/deny the site plan, landscape plan, and elevations submitted by property owner Walmart Real Estate on behalf of Ladera Properties consisting of an 11,838 square foot tenant occupied restaurant, which will include a drive-through window and an outdoor dining space on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition.

SOUTH ELEVATION (FRONT) TOTAL SURFACE AREA = 3,047.2 SF

LIST OF MATERIALS:

STUCCO	1,550.3 SF	(50.8%)
BRICK	267.5 SF	(8.7%)
GLASS	1,038.6 SF	(34.2%)
METAL	74.4 SF	(2.6%)
FABRIC	116.4 SF	(3.8%)
		100%

WEST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF

LIST OF MATERIALS:

STUCCO	1,349.1 SF	(75.4%)
BRICK	236.7 SF	(13.2%)
GLASS	166.4 SF	(9.3%)
METAL	36.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%

FACADE NOTES:

THESE FACADE PLANS ARE 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.

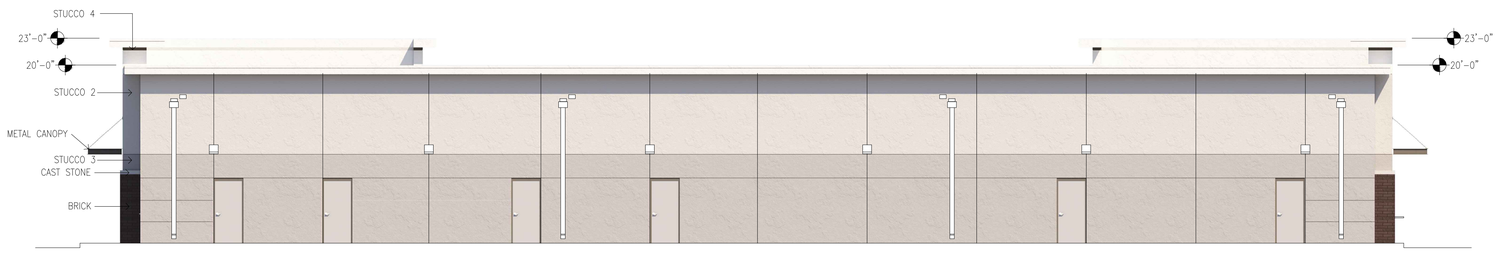
ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT

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

EAST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF

LIST OF MATERIALS:

STUCCO	1,349.1 SF	(75.4%)
BRICK	251.3 SF	(14.0%)
GLASS	151.8 SF	(8.5%)
METAL	36.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%



NORTH ELEVATION TOTAL SURFACE AREA = 2,864.4 SF

LIST OF MATERIALS:

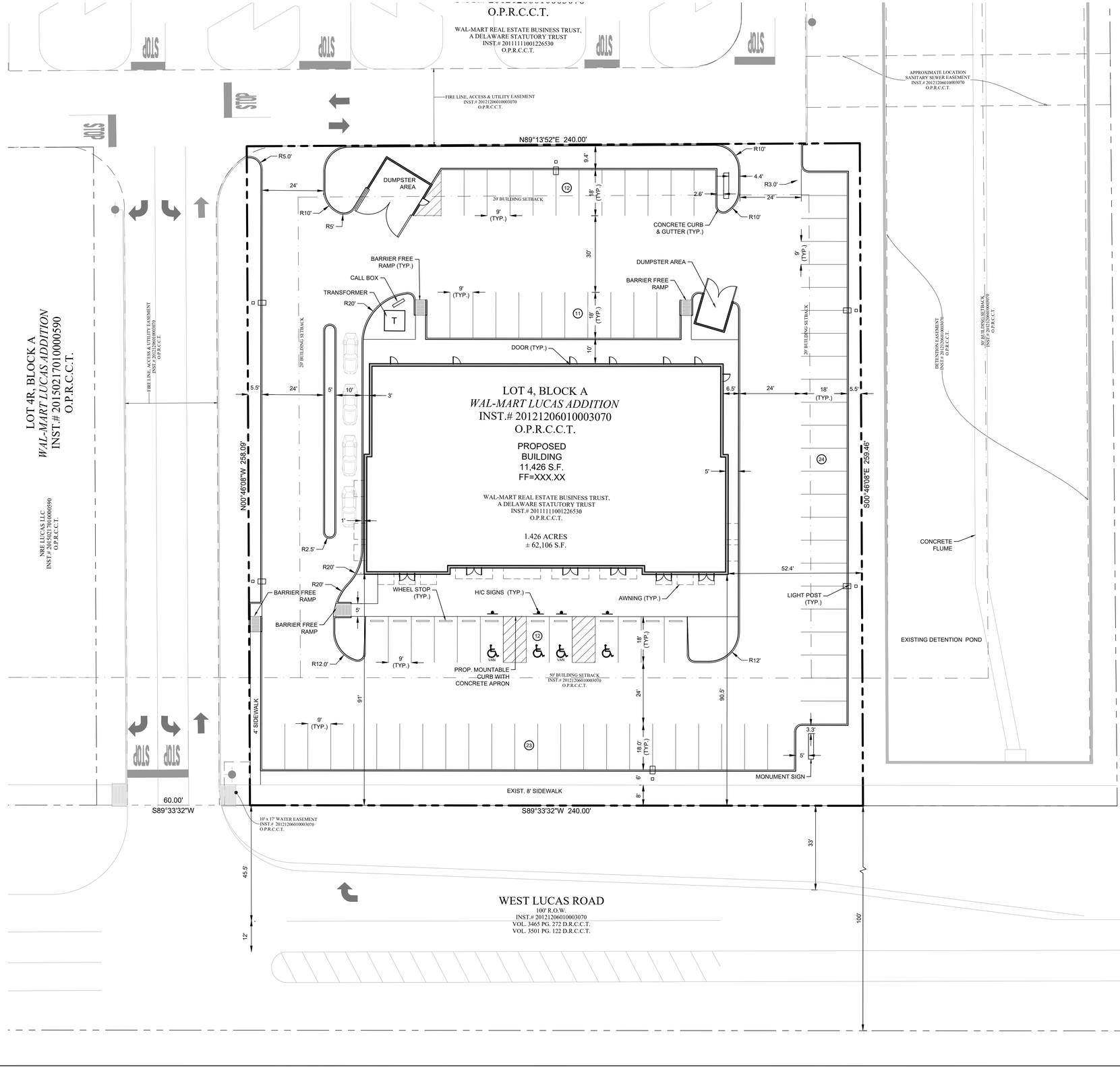
STUCCO	2,638.7 SF	(92.1%)
BRICK	29.2 SF	(1.0%)
GLASS	0.0 SF	(0.0%)
METAL	196.5 SF	(6.9%)
FABRIC	0.0 SF	(0.0%)
		100%

LUCAS, TEXAS
DEVELOPER

LUCAS MULTI-TENANT BUILDING
JCD HOLDINGS LLC

DONALD F. SOPRANZI AIA, LEED-AP ARCHITECT

© 2020 DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT



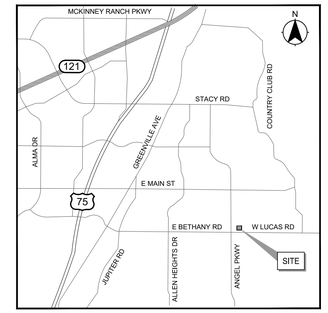
N

0 10 20 40

SCALE 1:20

LEGEND

T	ELECTRIC TRANSFORMER
	BARRIER FREE RAMP
VAN	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	LIGHT POLE
(12)	PARKING COUNT



VICINITY MAP
NTS

SITE DATA SUMMARY TABLE

EXISTING LOT NUMBER:	LOT 4, BLOCK A
SITE AREA:	1.426 AC (62,106 S.F.)
BUILDING AREA:	1-STORY 11,426 S.F.
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU - 3,810 SF DENTAL OFFICE - 2,364 SF RETAIL - 5,141 SF
PARKING PROVIDED:	84 SPACES (4 ACCESSIBLE)
REQ'D:	RESTAURANT WITH DRIVE-THRU: 43 SPACES (127 OCCUPANTS @ 1:3) DENTAL OFFICE - 8 SPACES (1:300SF) RETAIL - 26 SPACES (1:200SF)
ZONING:	COMMERCIAL
LANDSCAPE AREA	16,501 SF
PERMEABLE PAVER AREA	7,614 SF
TOTAL PERVIOUS COVER	24,115 SF > 21,801 SF

KFM ENGINEERING & DESIGN

STATEMENT OF PURPOSE:

THE INTENT OF THIS CONCEPT PLAN IS FOR A SPECIAL USE PERMIT TO ALLOW A DRIVE-THRU RESTAURANT USE. THE PROPOSED LAND USE WILL ALSO INCLUDE DENTAL OFFICE AND RETAIL. THE PARCEL IS CURRENTLY UNDEVELOPED. SINCE THE PROPOSED USE IS IN ACCORDANCE WITH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN, THERE WILL NOT BE A SIGNIFICANT IMPACT ON THE TRANSPORTATION SYSTEM, ADJACENT LAND USES, OR WATER WASTEWATER AVAILABILITY. WATER AND WASTEWATER SERVICES ARE AVAILABLE AT THE PROPERTY BOUNDARY.

ENGINEER:
KFM ENGINEERING & DESIGN
CONTACT: DAVID PITCHER, P.E.
621 N. MAIN STREET, SUITE 415
GRAPEVINE, TX 76051
817.416.4356
TBPE #: F-20821

SURVEYOR:
JPH LAND SURVEYORS
CONTACT: JEWEL CHAD, RPLS
785 LONESOME DOVE TRAIL
HURST, TX 76054
817.431.4971
TBPLS FIRM #10019500

OWNER:
LADERA PROPERTIES
CONTACT: AUSTIN CLINKSCALES
5525 N. MACARTHUR BLVD, STE 400
IRVING, TX 75038
817.368.9499

ARCHITECT:
DONALD F. SOPRANZI
10300 N. CENTRAL EXPRESSWAY
SUITE 450
DALLAS, TX 75231
817.903.6663

NOTE:

- THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

ZONING CONCEPT PLAN
EXHIBIT B

LOT 4, BLK A WAL-MART LUCAS ADDITION
1.426 AC
CITY OF LUCAS
COLLIN COUNTY, TEXAS

MARCH 23, 2020

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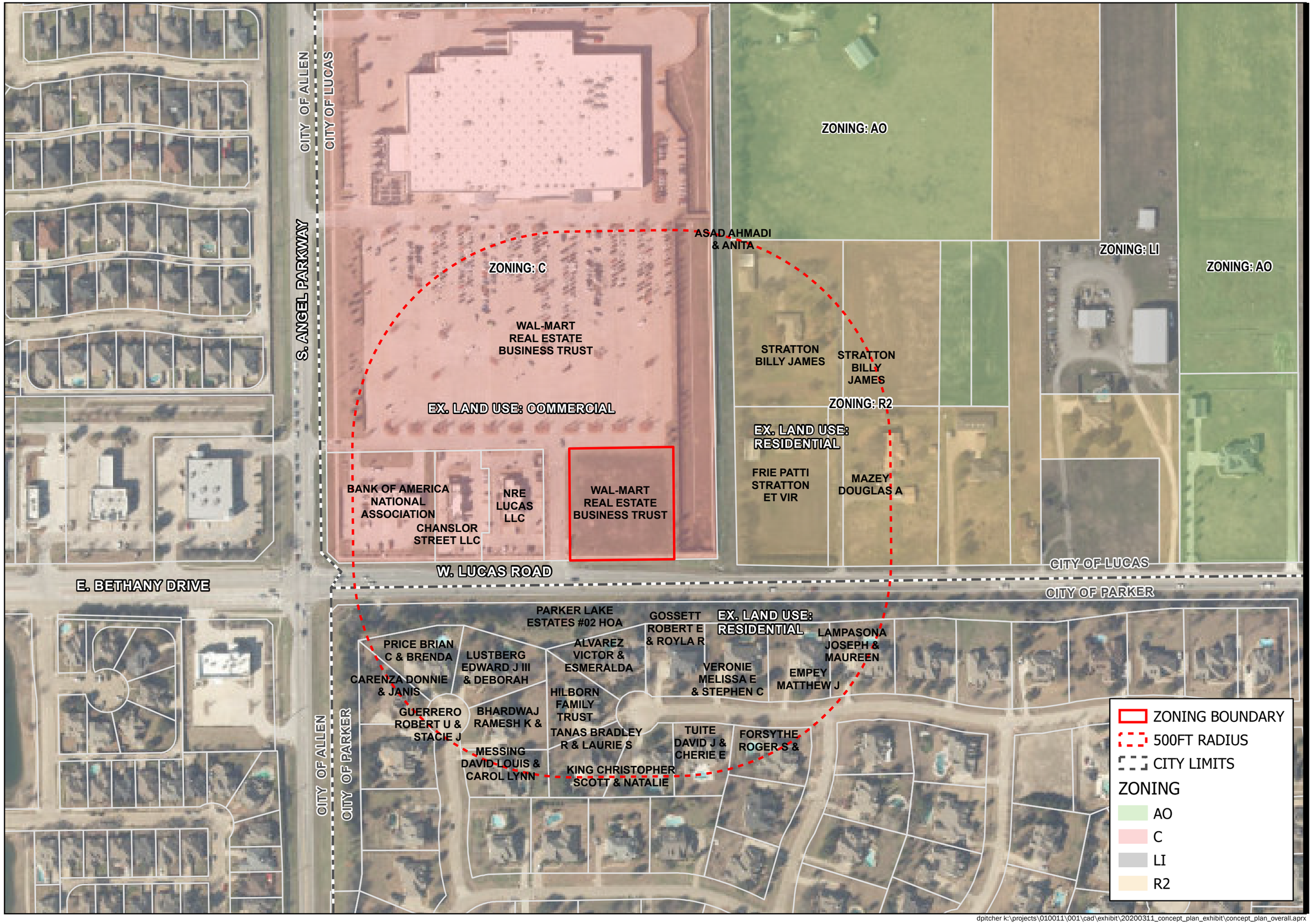

KFM ENGINEERING & DESIGN
621 N. MAIN ST., SUITE 415
GRAPEVINE, TX 76051
817.416.4536
WWW.KFM-LLC.COM
TBPE: F-20821

PROJECT
LOT 4 WAL-MART ADDITION

TITLE
CONCEPT PLAN OVERALL EXHIBIT

CLIENT
LADERA PROPERTIES

PROJECT NUMBER:
010011001

DATE:
MARCH 12, 2020

SHEET:
1 OF 1

dpitcher k:\projects\010011\001\cad\exhibit\20200311_concept_plan_exhibit\concept_plan_overall.aprx

RESTAURANT
SALON
DENTAL
WIRELESS
RESTAURANT
RETAIL

RESTAURANT
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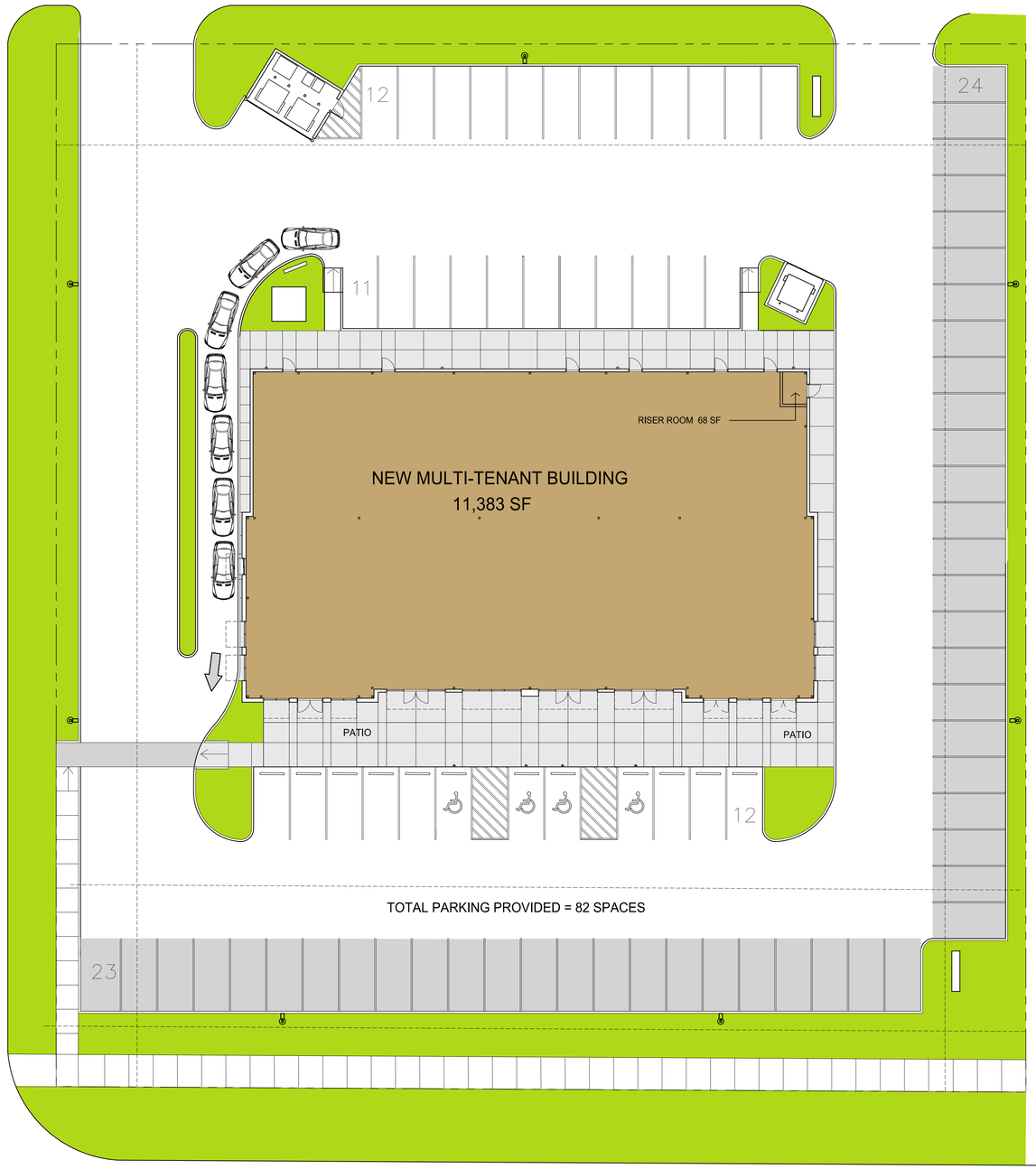

SITE DATA:

TOTAL SITE AREA 62,290 SF (1,43 ACRE)
IMPERVIOUS COVER @ 65% MAXIMUM ALLOWED = 40,489 SF
PERVIOUS COVER @ 35% MINIMUM ALLOWED = 21,801 SF

LANDSCAPE AREA = 16,501 SF+/-
PERMEABLE PAVER AREA = 7,614 SF
TOTAL PERVIOUS COVER = 24,115 SF > 21,801 SF

LANDSCAPE AREA @ 15% MINIMUM ALLOWED = 9,344 SF
LANDSCAPE AREA PROVIDED = 12,182 SF > 9,344 SF

INTERIOR PARKING LOT AREA = 30,066 SF SF
INTERIOR PARKING LOT LANDSCAPING AREA @ 5% MINIMUM ALLOWED = 1,503 SF
INTERIOR PARKING LOT LANDSCAPING AREA PROVIDED = 1,507,6 SF > 1,503 SF SF

PARKING DATA:

RETAIL	5,141 SF @ 1:200 = 26 SPACES REQUIRED
DENTAL OFFICE	2,364 SF @ 1:300 = 8 SPACES REQUIRED
RESTAURANT	3,810 SF + 1,905 SF DINING AREA 1,905 SF @ 15 SF PER OCCUPANT = 127 OCCUPANTS 127 OCCUPANTS @ 1:3 = 43 SPACES REQUIRED

TOTAL PARKING REQUIRED = 77 SPACES
TOTAL PARKING PROVIDED = 82 SPACES

BUILDING DATA:

LEASABLE AREA = 11, 315 SF
RISER ROOM = 68 SF
TOTAL BUILDING AREA = 11, 383 SF

LUCAS, TEXAS
DEVELOPER

LUCAS MULTI-TENANT BUILDING
JCD HOLDINGS LLC

DONALD F. SOPRANZI AIA, LEED-AP ARCHITECT

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City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 07

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss and provide direction to staff relating to changes to Section 6.02.002 Prohibited Acts, and Section 6.02.003, Abatement, making it a violation of the City of Lucas Code of Ordinances to obstruct or fail to maintain drainage on properties in the City.

Background Information

The Planning and Zoning Commission has been looking into drainage in the city and updating the City's stormwater runoff requirements. An issue that arose was homeowner maintenance of drainage on private property. Staff has brought the following changes for consideration. The entire code section is attached for your convenience.

Sec. 6.02.002 Prohibited acts

(d) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property in the city, including any adjacent and contiguous rights-of-way or easements, to permit or allow a ditch, water course, culvert, or other earthen structure, to obstruct, contribute to obstructions, through either direct action or failure to maintain and prevent flooding, or the accumulation or ponding of standing, stagnant, or non-maintained water thereon.

Sec. 6.02.003 Abatement

(b) Draining, filling or re-grading any lots, cleaning/repairing/replacing driveway culverts, ground, or yards which have standing or stagnant water thereon.

Attachments/Supporting Documentation

1. Sec. 6.02.002 Prohibited Acts

Budget/Financial Impact

NA

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 07

Recommendation

Staff is seeking input on this issue from the Planning and Zoning Commission even though it falls outside their purview

Motion

There is no motion for this item.

Provide direction to staff relating to changes to Section 6.02.002 Prohibited Acts, and Section 6.02.003, Abatement, making it a violation of the City of Lucas Code of Ordinances to obstruct or fail to maintain drainage on properties in the City.

Sec. 6.02.002 Prohibited acts

(a) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property in the city, including any adjacent and contiguous rights-of-way or easements, to permit, allow, or dump any objectionable, unsightly, or unsanitary refuse, garbage, rubbish or junk, as defined herein, on any real property in the city, including any contiguous right-of-way or easement, or to permit or allow the accumulation of any objectionable, unsanitary, hazardous or unsightly refuse, garbage, rubbish or junk, as defined herein, on any real property in the city, including any adjacent and contiguous rights-of-way or easements. The unlawful acts described in this section are declared by the city to be a nuisance per se unless such refuse, garbage, rubbish or junk is deposited in a properly maintained landfill.

(b) No person, corporation or political subdivision shall transport junk, refuse or garbage in any manner over and upon any street or highway in such a manner that it is strewn upon and along such street or highway.

(c) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property in the city, including any adjacent and contiguous rights-of-way or easements, to permit or allow the grade of the premises to promote erosion of soil or, except for approved retention areas and reservoirs, to allow the accumulation of stagnant water thereon in such a condition that harbors mosquitoes or mosquito larva, or to accumulate within any structure located thereon or on any real property in the city, including any adjacent and contiguous rights-of-way or easements.

(d) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property in the city, including any adjacent and contiguous rights-of-way or easements, to permit or allow a ditch, water course, culvert, or other earthen structure, to obstruct, contribute to obstructions, through either direct action or failure to maintain and prevent flooding, or the accumulation or ponding of standing, stagnant, or nonmaintained water thereon

(e) The unlawful acts described in this section are declared by the city to be a nuisance per se unless such refuse, garbage, rubbish or junk is deposited in a properly maintained landfill, or in the case of drainage issues, unless the premises is graded and maintained to prevent soil erosion and accumulation of stagnant water.

(f) It shall be unlawful for the owner or occupant of property to fail to maintain any pool or spa on premises without sufficient clarity to permit a distinct view of the main drain from outside the pool and/or spa.

(g) Water maintained in artificial ponds shall be maintained in such a condition that they are not harboring mosquitoes or mosquito larva.

(Ordinance 2015-01-00806 adopted 2/5/15)

Sec. 6.02.003 Abatement

(a) In the event that any person owning, claiming, occupying, or having supervision or control of any lot, tract, or parcel of land or portion thereof shall fail to comply with section 6.02.002, then said person may be charged with violation of this article and/or be given notice to comply with the same. The notice shall be given:

(1) Personally to the owner in writing;

(2) By letter addressed to the owner at the owner's address as recorded in the appraisal district records of the appraisal district in which the property is located; or

(3) If personal service cannot be obtained:

(A) By publication at least once;

(B) By posting the notice on or near the front door of each building on the property to which the violation relates; or

(C) By posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates.

If the city mails a notice to a property owner in accordance with subsection (a), and the United States Postal Service returns the notice as “refused” or “unclaimed,” the validity of the notice is not affected, and the notice is considered as delivered.

(1995 Code, sec. 13-5; Ordinance adopting Code)

(b) If, after the expiration of ten (10) days after notification, there has remained the nuisance prohibited in section 6.02.002 of this code, the city may do or cause to be done the work necessary to obtain compliance with this section, including but not limited to the removal of dumped, abandoned or discarded refuse, garbage, rubbish, or junk.

Draining, filling or re-grading any lots, cleaning/repairing/replacing driveway culverts, ground, or yards which have standing or stagnant water thereon. The expense incurred in correcting the condition of such property, including a one hundred dollar ($100) administration fee, shall be charged to the owner of such property, and the city may cause the expense thereof to be assessed on the real estate or lot or lots upon which such expense is incurred. On filing with the county clerk a statement by the official designated by the mayor of the expense incurred in correcting the condition on the property, the city shall have a privileged lien on such property, second only to tax liens for street improvements, to secure the payment of the amount so expended. Such amount shall bear interest at the rate of ten percent (10%) from the date the city incurs the expense. For any such expenditures and interest, suit may be instituted and recovery and foreclosure had by the city. The statement of expense filed with the county clerk or a certified copy thereof shall be prima facie proof of the amount expended as specified in chapter 342 of the Health and Safety Code, or as subsequently amended or codified, which is hereby adopted by reference. (1995 Code, sec. 13-5)

(c) In a notice provided under this section, the city may inform the owner by regular mail and a posting on the property, or by personally delivering the notice, that if the owner commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property. If a violation covered by a notice under this subsection occurs within the one-year period, and the city has not been informed in writing by the owner of an ownership change, then the city without notice may take any action permitted and assess its expenses as provided by V.T.C.A., Health and Safety Code, section 342.007. (Ordinance adopting Code)

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 08

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss and provide direction to staff regarding the creation of regulations on private and public property for illicit discharge into the City's stormwater drainage system.

Background Information

On September 12, 2019, the Planning and Zoning Commission and City Council held a joint drainage workshop to discuss challenges throughout the City regarding drainage and consider possible solutions. The City Council and Commission discussed current City ordinances to enforce or update, floodplain development and maintenance, and budgeting options. On November 14, 2019, the Planning and Zoning Commission directed staff to bring back regulations for illicit discharge for further review. Proposed regulations for illicit discharge are outlined below and a list of substances that may not be introduced into the City's Municipal Separate Storm Sewer System (MS4) have been prepared and are included in the agenda packet.

Specific prohibitions and illicit discharges.

(a) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate a water quality standard, the City's Texas Pollutant Discharge Elimination System (TPDES) permit, or any state-issued discharge permit for discharges from its MS4.

(b) No person shall dump, drain, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, throw, place or otherwise introduce or cause, allow, or permit to be introduced any of the following substances in or on any public street, alley, storm sewer, drainage structure, drainage channel, stream, river, pond or any other public property. See attached Proposed Illicit Discharge Regulations for a listing of illicit discharges.

Attachments/Supporting Documentation

1. Proposed Illicit Discharge Regulations

Budget/Financial Impact

NA

City of Lucas
Planning and Zoning Commission Request
April 9, 2020

Item No. 08

Recommendation

Staff recommends approving the proposed illicit discharge regulations

Motion

There is no motion for this item.

Provide direction to staff regarding the creation of regulations on private and public property for illicit discharge into the City's stormwater drainage system.

Sec. XXX. - Specific prohibitions and illicit discharges.

(a) No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate a water quality standard, the city's TPDES permit, or any state-issued discharge permit for discharges from its MS4.

(b) No person shall dump, drain, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, throw, place or otherwise introduce or cause, allow, or permit to be introduced any of the following substances in or on any public street, alley, storm sewer, drainage structure, drainage channel, stream, river, pond or any other public property. The following are illicit discharges:

(1) Any used motor oil, antifreeze, grease, solvents, toxic chemicals, paint, stain or any other petroleum product or waste;

(2) Any industrial waste;

(3) Any hazardous waste or infectious waste, including household hazardous waste;

(4) Any garbage, trash, filth, junk, domestic sewage or septic tank waste, cooking oil, grease trap waste, or grit trap waste;

(5) Any trash, rubbish, refuse, or waste paper;

(6) Any wastewater from a commercial car wash facility; from any vehicle washing, cleaning, or maintenance at any new or used automobile or other vehicle dealership, rental agency, body shop, repair shop, or maintenance facility; or from any washing, cleaning, or maintenance of any business or commercial or public service vehicle, including a truck, bus, or heavy equipment, by a business that operates more than two (2) such vehicles;

(7) Any wastewater from a commercial mobile power washer or from the washing or other cleaning of a building or mechanical equipment exterior that contains any soap, detergent, degreaser, solvent, other harmful cleaning substance;

(8) Any wastewater from commercial floor, rug, or carpet cleaning;

(9) Any wastewater from the sawcutting, wash down or cleaning of pavement that contains soap, detergent, solvent, degreaser, emulsifier, dispersant, or any other harmful cleaning substance; or any wastewater from the washing or cleaning of pavement where any spill, leak, or other release of petroleum based products, hazardous material, hazardous substance, hazardous waste or other pollutant has occurred, unless all such released material has been previously removed;

(10) Any effluent, overflow or blow down, from a cooling tower, condenser, compressor, emissions scrubber, emissions filter, or boiler;

(12) Any ready-mixed concrete, mortar, ceramic, asphalt base material, hydromulch material, or any wastewater or substance from the cleaning of any vehicle or equipment containing, or used in transporting or applying, such material;

(13) Any runoff or wash down water from an animal pen, kennel, or foul or livestock containment area;

(14) Any filter backwash from a swimming pool or fountain;
(15) Any swimming pool, hot tub water, or public interactive water fountain containing disinfectants;

(16) Any discharge from water line disinfection by hyperchlorination or other means unless the disinfecting chemical has been removed or attenuated to the point where it is not a pollutant;

(17) Any fire protection water, not including fire fighting water used by the fire department, containing "hazardous materials" as defined in the fire protection and prevention ordinance of the city;

(18) Any wastewater from a water curtain in a spray room used for painting vehicles or equipment;

(19) Any contaminated or unpermitted storm water discharge associated with an industrial activity;

(20) Any substance or material that will damage, block, or clog the MS4;

(21) Any release from a petroleum storage tank (PST), or any leachate or runoff from soil contaminated by a leaking PST, or any discharge of pumped, confined, or treated wastewater from the remediation of any such PST release;

(22) Any petroleum oil, non-biodegradable cutting oil, transmission fluid, hydraulic fluid, brake fluid, power steering fluid, antifreeze or other household hazardous wastes;

(23) Any rubble, debris, rubbish, tile, concrete, brick, asphalt, or other building material resulting from demolition activities;

(24) Any ashes or burn refuse;

(25) Any weeds, grass cuttings, brush, or other yard debris;

(26) Solid or liquid substances which may cause obstruction to the flow in storm sewers or other interference with the proper operation of the storm water system;

(27) Any wastewater from washout of concrete and wastewater from water well drilling operations, unless managed by an appropriate control;

(28) Any wastewater from washout and cleanout of stucco, paint, from release oils, and other construction materials;

(29) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;

(30) Any discharges from dewatering activities, including discharges from dewatering of trenches and excavations, unless managed by appropriate BMPs; and

(31) Any kind of other matter that will cause damage to the MS4 or any receiving bodies of water.

(c) Sediment and erosion control.

(1) No person shall introduce or cause to be introduced into the MS4 any harmful quantity of sediment, silt, earth, soil, or other material associated with clearing, grading, excavation, landfilling, or other construction activities (including any placement, movement, removal, or disposal of soil, rock, or other earth materials) in excess of what could be retained on site or captured by employing sediment and erosion control measures to the maximum extent practicable.

(2) No person shall implement erosion or sediment control measures not currently approved by the city.

(3) A construction project (commercial, residential, or capital improvement) shall not be considered complete and acceptable by the city until permanent erosion control measures have been installed to the city's satisfaction.

(4) No person shall conduct any land disturbing or construction activities:

(i) on property over one (1) acre in area without a director-approved Erosion Control Design Plan and a TCEQ submitted storm water pollution prevention plan (SWPPP) for that area on propertys 5 acres or greater; or

(ii) on property less than one (1) acre in area that constitutes more than 50% of the site without a director approved Erosion Control Design Plan

(5) No person shall knowingly fail to install or to maintain erosion control devices as shown or represented in the approved Erosion Control Design Plan and/or storm water pollution prevention plan (SWPPP), including maintenance of grass or sod and sediment cleaning of erosion control devices.

(6) No person shall allow the build-up of off-site sediment from above or below ground construction related activities in any open space areas.

(d) No person shall connect or maintain a line conveying sewage, domestic or industrial, to the MS4.

(e) Any wash water from the service area, garage, or enclosure of a minor auto repair or fuel service station shall not discharge into the MS4.

(f) Regulation of pesticides, herbicides, and fertilizers.

(1) No person shall use or cause to be used any pesticide, herbicide, or fertilizer contrary to any directions for use on any labeling required by state or federal law.

(2) No person shall use or cause to be used any pesticide, herbicide, or fertilizer in any manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or waters of the United States.

(3) No person shall dispose of, discard, store, or transport a pesticide, herbicide, or fertilizer, or a pesticide, herbicide, or fertilizer container, in a manner that the person knows, or reasonably should know, is likely to cause, or does cause, a harmful quantity of the pesticide, herbicide, or fertilizer to enter the MS4 or waters of the United States.

(4) If provided with a display notice containing the provisions of this subsection, pertaining to the regulation of pesticides, herbicides, and fertilizers (or a reasonable description thereof), and the information that any user of the product may obtain further information from the director or designated individual, any person selling pesticides, herbicides, or fertilizers at retail or wholesale shall post the notice prominently where it may be read by purchasers of the product.

(g) Used oil regulation.

(1) No person shall:

(i) Pour, spill, leak, pump, empty, leach, dispose, or otherwise discharge used oil into the MS4 or a sewer, drainage system, septic tank, surface water, groundwater, or water course;

(ii) Knowingly mix or commingle used oil with solid waste that is to be disposed of in a landfill or knowingly directly dispose of used oil on land or in a landfill; or

(iii) Apply used oil to a road or land for dust suppression, weed abatement, or other similar use that introduces used oil into the environment.

(2) All businesses that change motor oil for the public and municipal waste transfer stations are encouraged to serve as public used oil collection centers as provided by V.T.C.A., Health and Safety Code § 371.024, as amended.

(3) A retail dealer who annually sells directly to the public more than five hundred (500) gallons of oil in containers for use off-premises shall post in a prominent place a sign provided by the city or by the state informing the public that improper disposal of used oil is prohibited by law. The sign shall prominently display the toll-free telephone number of the state used oil information center.

(h) No person shall have inadequate or unsanitary sewage or plumbing facilities, contrary to the public health, safety or welfare or in violation of the codes and ordinances of the city and state that could pollute the MS4 sewer system.

(i) No person shall introduce or cause to be introduced into the sanitary sewer system any discharge of storm water, polluted or unpolluted, or any discharge that causes or contributes to causing the city to violate a water quality standard, its agreements associated with the regional sewage treatment plants, or any state issued permit.

(j) Any person that causes a spill, release, or other discharge of a prohibited substance or other pollutant to the MS4 is responsible for the cleanup and removal of the substance from the MS4 or any area adjacent to the MS4 that is exposed to storm water runoff. The owner of the property on which the spill, release, or discharge occurred is responsible for the cleanup or removal of the substance from the MS4 or any area adjacent to the MS4 if the person that caused the spill, release, or discharge to the MS4 is unknown.

(k) Sanitary sewer overflows shall be prevented in any way possible. All sanitary sewer overflows shall be reported to the City as soon as the owner, occupant, or person otherwise having control of the sanitary sewer becomes aware of the overflow and to the appropriate federal and state agencies within twenty-four (24) hours.

(l) No person shall store items segregated for separate collection, disposal, recycling or reuse in a manner that allows pollutants to enter the MS4. Drums, dumpsters and polycarts shall be closed, not leaking, and in good condition.

(m) Parking lot storm drain inlets shall be maintained free of trash, litter, garbage, rubbish, grass clippings, leaves, and other debris material.

(n) Trash and litter on any parcel of land shall be collected for appropriate disposal prior to mowing.

(o) The owner, owner's representative, operator, contractor or developer of property shall comply with the TXR150000 general construction permit, Industrial TXR050000 permit or City approved Erosion Control Design Plan relating to said property.

Sec. XXX. - Prohibition of illicit connections.

(a) The construction, use, maintenance or continued existence of illicit connections to the storm drain system is prohibited, including, but not limited to, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(b) A person violates this article if such person connects or maintains a line conveying sewage to the MS4.

(c) Connections in violation of this article must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval of the director.

(d) Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the director requiring that such location be completed. Results of these locations are to be documented and provided to the director.