



AGENDA
City of Lucas
City Council Meeting
April 16, 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 City Council meetings will not be open to on-site visitors. In the interim, City Council meetings will be available through Ring Central Webinar from your computer or smartphone. **To join the meeting, go to <https://webinar.ringcentral.com/j/1496005696?pwd=SDFGcHF6WmdmOGFYTU5nYzByVjNXUT09> you will be asked for your name and email address to join the meeting.** By clicking on the link to join the meeting, the Ring Central 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 16, 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 special meeting of the Lucas City Council will be held on Thursday, April 16, 2020 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the City Council may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Citizen Input

1. Citizen Input (Mayor Jim Olk)

You may also submit comments for items not listed on the agenda by sending an email to the City Secretary by 4:30pm the day of the meeting at **shenderson@lucastexas.us**. The Mayor will read your comment during the Citizen Input portion of the Agenda. You may also reach the City Council at any time by emailing **citycouncil@lucastexas.us**.

Community Interest

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on the following items: 1) expression of thanks, congratulations or condolences; 2) information about holiday schedules; 3) recognition of individuals; 4) reminders about upcoming City Council events; 5) information about community events; and 6) announcements involving imminent threat to public health and safety.

2. Items of Community Interest (Mayor Jim Olk)

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the City Council for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

3. Consent Agenda (City Secretary Stacy Henderson)

- A. Approval of the minutes of the March 26, 2020 City Council meeting.
- B. Approval of the minutes of the April 2, 2020 City Council meeting.

Public Hearing Agenda

4. Public Hearing Agenda

- A. Public hearing to consider adopting Ordinance 2020-04-00908 approving a specific use permit submitted by 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)**
 - 1. Presentation by Development Services Director Joe Hilbourn
 - 2. Conduct public hearing
 - 3. Take action regarding the proposed specific use permit request
- B. Public hearing to consider adopting Ordinance 2020-04-00909 approving 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)**
 - 1. Presentation by Development Services Director Joe Hilbourn
 - 2. Conduct public hearing
 - 3. Take action regarding the proposed specific use permit request

Regular Agenda

5. 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)**
6. 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)**
7. 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)**
8. Consider transferring funds from FY 19/20 in the amount of \$85,000 from account 11-8210-420 Public Works Equipment to account 11-8210-421 Public Works Vehicles in the amount of \$45,000 and account 11-8209-421 Engineering Vehicles in the amount of \$40,000 to purchase one truck for the Engineering and one truck for Public Works. **(Development Services Director Joe Hilbourn)**
9. Consider adopting Ordinance 2020-04-00910 continuing the Declaration of Local Disaster for Public Health Emergency for the City of Lucas issued March 26, 2020. **(Mayor Jim Olk)**
10. Discuss and consider halting the Winningkoff construction project and consider evaluating funding for other projects outlined in the Capital Improvement Plan. **(Councilmember Debbie Fisher)**

Executive Session Agenda

Pursuant to Section 551.071 of the Texas Government Code, the City Council 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.

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

As authorized by Section 551.071 of the Texas Government Code, the City Council 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.
12. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.
13. 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, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on April 9, 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 City Secretary Stacy Henderson at 972.912.1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas
City Council Agenda Request
April 16, 2020

Item No. 01

Requester: Mayor Jim Olk

Agenda Item Request

Citizen Input

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

Council Agenda Request

April 16 2020

Requester: Mayor Jim Olk

Agenda Item Request

2. Items of Community Interest.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas Council Agenda Request April 16, 2020

Item No. 03

Requester: City Secretary Stacy Henderson

Agenda Item Request

3. Consent Agenda:

- A. Approval of the minutes of the March 26, 2020 City Council meeting.
- B. Approval of the minutes of the April 2, 2020 City Council meeting.

Background Information

NA

Attachments/Supporting Documentation

- 1. Minutes of the March 26, 2020 City Council meeting
- 2. Minutes of the April 2, 2020 City Council meeting

Budget/Financial Impact

NA

Recommendation

City Staff recommends approval of the Consent Agenda.

Motion

I make a motion to approve the Consent Agenda as presented.



**City of Lucas
City Council Meeting
March 26, 2020
7:00 P.M.**

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Olk called the meeting to order at 7:00 p.m.

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson

Mayor Olk determined that a quorum was present. Everyone was reminded to silence their cell phones and the Pledge of Allegiance was recited.

Citizen Input

1. Citizen Input.

Mayor Olk explained that the meeting was being streamed live due to the COVID-19 emergency and limiting social gatherings.

City Manager Joni Clarke stated that beginning at the April 2, 2020 City Council meeting, the Council Chambers will be closed to onsite visitors and the City will be live streaming City Council meetings via Zoom Webinar where residents will be able to view the meeting. City staff is encouraging all residents to submit comments or questions ahead of the meeting to the City Secretary via phone call or email.

Ms. Clarke also thanked City staff members for their work during the COVID-19 emergency.

There was no citizen comment at this meeting.

Regular Agenda

- 2. Consider adopting Ordinance 2020-03-00907 ordering postponement of the May 2, 2020 General Election for the purpose of electing persons to the office of City Council Seat 1 and City Council Seat 2, and postponement of the May 2, 2020 Special Election for the purpose of the continuation of the one-half of one-percent sales and use tax to**

provide revenue for maintenance and repair of municipal streets; and for the purpose of submitting proposed amendments to the City Home Rule Charter.

Mayor Olk noted that the City had received notification from the Texas Comptroller's office that the street maintenance sales tax expiration had been extended to December 31, 2020.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to adopt Ordinance 2020-03-00907 ordering postponement of the May 2, 2020 General Election for the purpose of electing persons to the office of City Council Seat 1 and City Council Seat 2 to the November 3, 2020 election date. The motion passed unanimously by a 7 to 0 vote.

MOTION: A motion was made by Councilmember Fisher, seconded by Councilmember Baney to adopt Ordinance 2020-03-00907 ordering postponement of the May 2, 2020 Special Election for the purpose of the continuation of the one-half of one-percent sales and use tax to provide revenue for maintenance and repair of municipal streets; and for the purpose of submitting proposed amendments to the City Home Rule Charter to November 3, 2020. The motion passed unanimously by a 7 to 0 vote.

3. Consider extending the Declaration of Local Disaster for Public Health Emergency for the City of Lucas issued March 19, 2020 by Mayor Jim Olk and amend the Declaration as appropriate.

Mayor Olk reviewed with the Council the Executive Orders issued by Collin County Judge Chris Hill and Governor Abbott.

Mayor Olk suggested that prohibiting gatherings of 50 or less should be changed to prohibiting gatherings of 10 people or fewer, and adding a section related to following the guidelines issued by the Executive Orders issued by Collin County Judge Hill and Governor Abbott.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve amending the Declaration of Public Health Emergency by amending Section 6a to community gatherings of ten persons or fewer, and adding Section 11, that states "The City of Lucas encourages all its citizens and others within Lucas to abide by the rules as expressed in the Amended Order(s) of Collin County Judge Chris Hill and the proclamations and executive orders of Texas Governor Greg Abbott issued with respect to the COVID-19 emergency." The motion passed unanimously by a 7 to 0 vote.

Executive Session

4. Executive Session.

An Executive Session was not held at this meeting.

5. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

An Executive Session was not held at this meeting, and no action was taken.

Adjournment

6. Adjournment.

MOTION: A motion was made by Mayor Olk, seconded by Councilmember Millsap to adjourn the meeting at 7:32 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

ATTEST:

Mayor Jim Olk

Stacy Henderson, City Secretary



**City of Lucas
City Council Meeting
April 2, 2020
Video Conference Meeting
7:00 P.M.**

City Hall - 665 Country Club Road – Lucas Texas

MINUTES

Call to Order

Mayor Olk called the meeting to order at 7:00 p.m.

City Councilmembers Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Wayne Millsap
Councilmember Tim Baney
Councilmember Steve Duke
Councilmember Philip Lawrence
Councilmember Debbie Fisher

City Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Engineer Stanton Foerster

Mayor Olk determined that a quorum was present. Everyone was reminded to silence their cell phones and the Pledge of Allegiance was recited.

This meeting was conducted via video conference.

Citizen Input

1. Citizen Input.

There was no citizen comment at this meeting.

Community Interest

2. Items of Community Interest.

Mayor Olk explained that the City was still under a Declaration of Public Health Emergency and outlined the Declaration rules in place. He also noted the City's special events that had been cancelled or postponed and noted that the May 2, 2020 election had been postponed until November 3, 2020.

Consent Agenda

3. Consent Agenda:

A. Approval of the minutes of the March 19, 2020 City Council meeting.

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Duke to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.

Regular Agenda

- 4. Consider and discuss 1) the Collin County 2018 Bond Program award to the City of Lucas in the amount of \$8,365,180, 2) authorizing the City Manager to certify to Collin County that \$4,184,820 is available as the City match to the West Lucas Road project, 3) other funding strategies possible to fund the various elements of the said project, and 4) the impact of moving funds from other 2019 Certificate of Obligation funded projects.**

Mayor Olk reviewed the following four options with the Council noting that Option 1 required 120 feet of right of way to be obtained as part of the project and suggested that the City ask the County if they would acquire this right of way during construction. Mayor Olk noted that he did not believe that the County would consider Option 3, and that Option 4 was not viable. Mayor Olk noted that the City had thirty days to respond to Collin County regarding options and funding.

Option 1 included the following:

- Four 12-foot concrete lanes with a 14-foot median.
- Curb and gutter, inlets and storm sewer pipe.

Option 2 required renegotiation with Collin County due to the changes to the original project and would include the following:

- Four 12-foot concrete lanes with a 14-foot curbed median
- No outside curb and gutters with improvements to the existing drainage ditches

Option 3 required renegotiation with Collin County due to the changes to the original project and included the following:

- Two 12-foot concrete lanes with a 14-foot curbed median
- No outside curb and gutters with improvements to the existing drainage ditches
- Eliminates the outer two lanes contemplated in Option 2

Option 4 included the following:

- Three 12-foot asphalt lanes: eastbound, westbound, and a continuous left turn lane
- Minor improvements to the existing drainage ditches
- Leaves the asphalt widening done by the City in 2017 and reconstructs the center 33-foot that was only overlaid in 2017

Councilmember Fisher did not see the need for curbing at this location and Mayor Pro Tem Peele did not believe that sidewalks were necessary.

The City Council was in agreement to remove Options 3 and 4 from consideration.

The City Council discussed the differences between Options 1 and 2 and were in agreement to negotiate with the County for Option 2, removing the curb, gutter, and sidewalks, and ask the County to acquire right of way needed for the project. The Council was in agreement that should the County not be in agreement with Option 2, the City would participate in Option 1.

City Manager Joni Clarke stated that Collin County was requiring from the City of Lucas certification of available funding. Ms. Clarke suggested that some of funding from the 2019 Certificates of Obligation could be delayed for various roadway projects and make West Lucas Road a priority.

The City Council was in agreement to dedicate some funding from the 2019 Certificates of Obligation making West Lucas Road a priority and move forward with the certification to Collin County.

- 5. Consider extending the Declaration of Local Disaster for Public Health Emergency for the City of Lucas issued March 26, 2020 by the City Council and amend the Declaration as appropriate.**

Mayor Olk explained that the City of Lucas Declaration of Public Health Emergency in place was appropriate and did not need further amending at this time given Governor Abbott's current Declaration in place. However, Mayor Olk noted that the Declaration should be adopted by ordinance that would give the City more standing and would like that placed on the April 2, 2020 agenda.

The City Council was in agreement to that no changes were needed to the Declaration of Public Health Emergency at this time.

Executive Session

- 6. Executive Session.**

An Executive Session was not held at this meeting.

- 7. Reconvene from Executive Session and take any action necessary as a result of the Executive Session.**

An Executive Session was not held at this meeting, and no action was taken.

Adjournment

- 8. Adjournment.**

MOTION: A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to adjourn the meeting at 7:43 pm. The motion passed unanimously by a 7 to 0 vote.

APPROVED:

Mayor Jim Olk

ATTEST:

Stacy Henderson, City Secretary



City of Lucas City Council Agenda Request April 16, 2020

Item No. 04A

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider adopting Ordinance 2020-04-00908 approving a specific use permit submitted by 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. Ordinance 2020-04-00908
2. Site plan
3. Elevations
4. Public notice

Budget/Financial Impact

NA



City of Lucas

City Council Agenda Request

April 16, 2020

Item No. 04A

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. The coversheet was prepared prior to the Planning and Zoning Commission meeting, a recommendation from Planning and Zoning will be given during staff presentation at the Council meeting.

Motion

I hereby make a motion to approve/deny adopting Ordinance 2020-04-00908 approving the specific use permit for 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.



ORDINANCE NO. 2020-04-00908
[Special Use Permit for Batting Cage and Outdoor Infield]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR A BATTING CAGE AND OUTDOOR INFIELD LOCATED AT 573 ANGEL PARKWAY SOUTH, CITY OF LUCAS, COLLIN COUNTY, TEXAS (THE “PROPERTY”), CURRENTLY ZONED COMMERCIAL BUSINESS DISTRICT (CB), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING FOR APPROVAL OF THE SITE PLAN ATTACHED HERETO AS EXHIBIT “B”; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the ordinances of the City of Lucas, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to grant a Special Use Permit to allow for a batting cage and outdoor infield located at 573 Angel Parkway South, City of Lucas, Collin County, Texas, currently zoned Commercial Business (CB), and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lucas as heretofore amended, subject to the following special conditions:

- (1) The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit “B” and made a part hereof for all purposes.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Lucas governing the use and development of the

Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

SECTION 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 6. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 16th DAY OF APRIL, 2020

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(03-31-2020:TM114852)

Stacy Henderson, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

Abs 821 William Snider Survey, 3.08 Acres, commonly known as 573 Angel Parkway South,
Lucas, Collin County, Texas

EXHIBIT "B" SITE PLAN

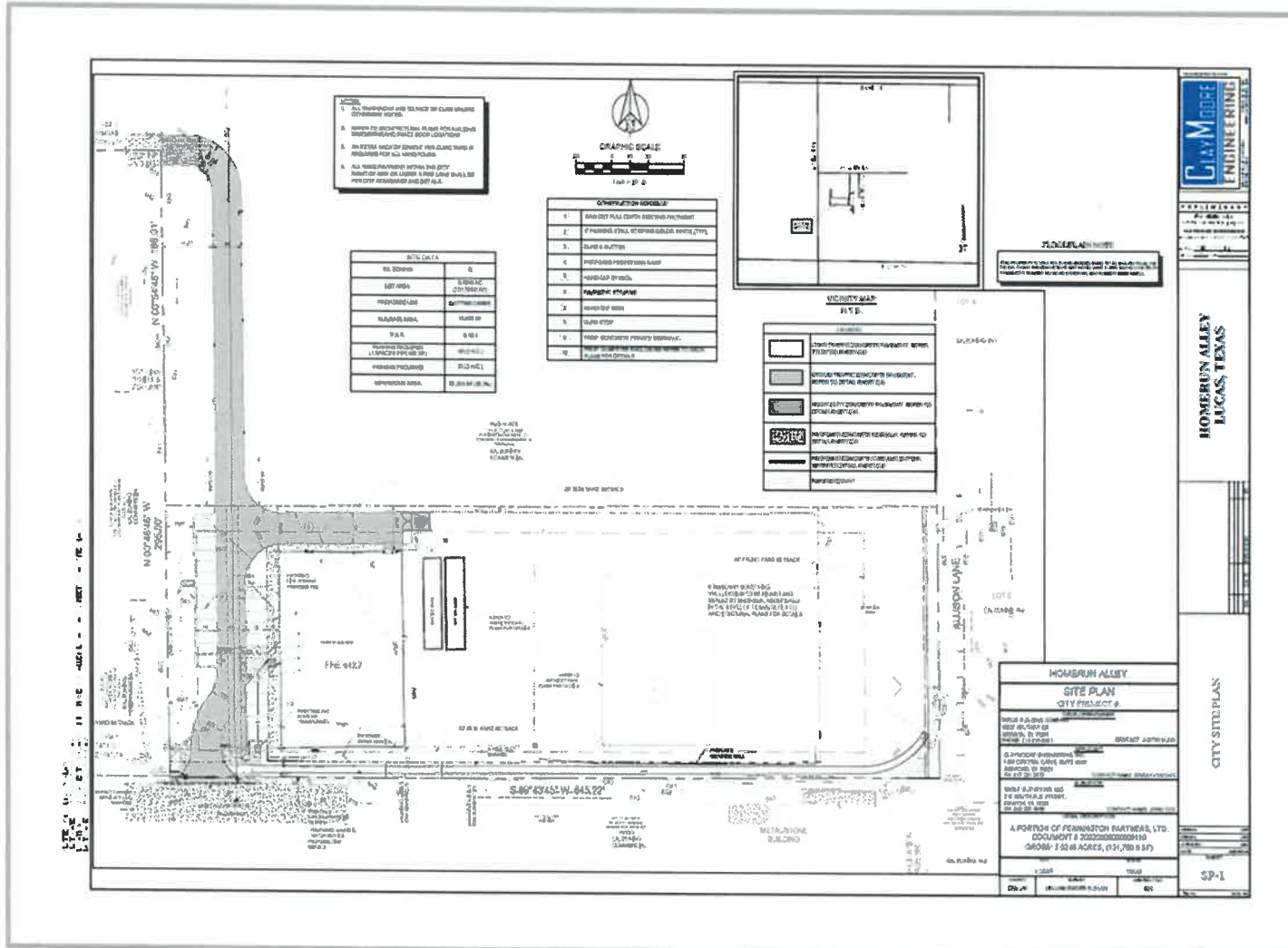
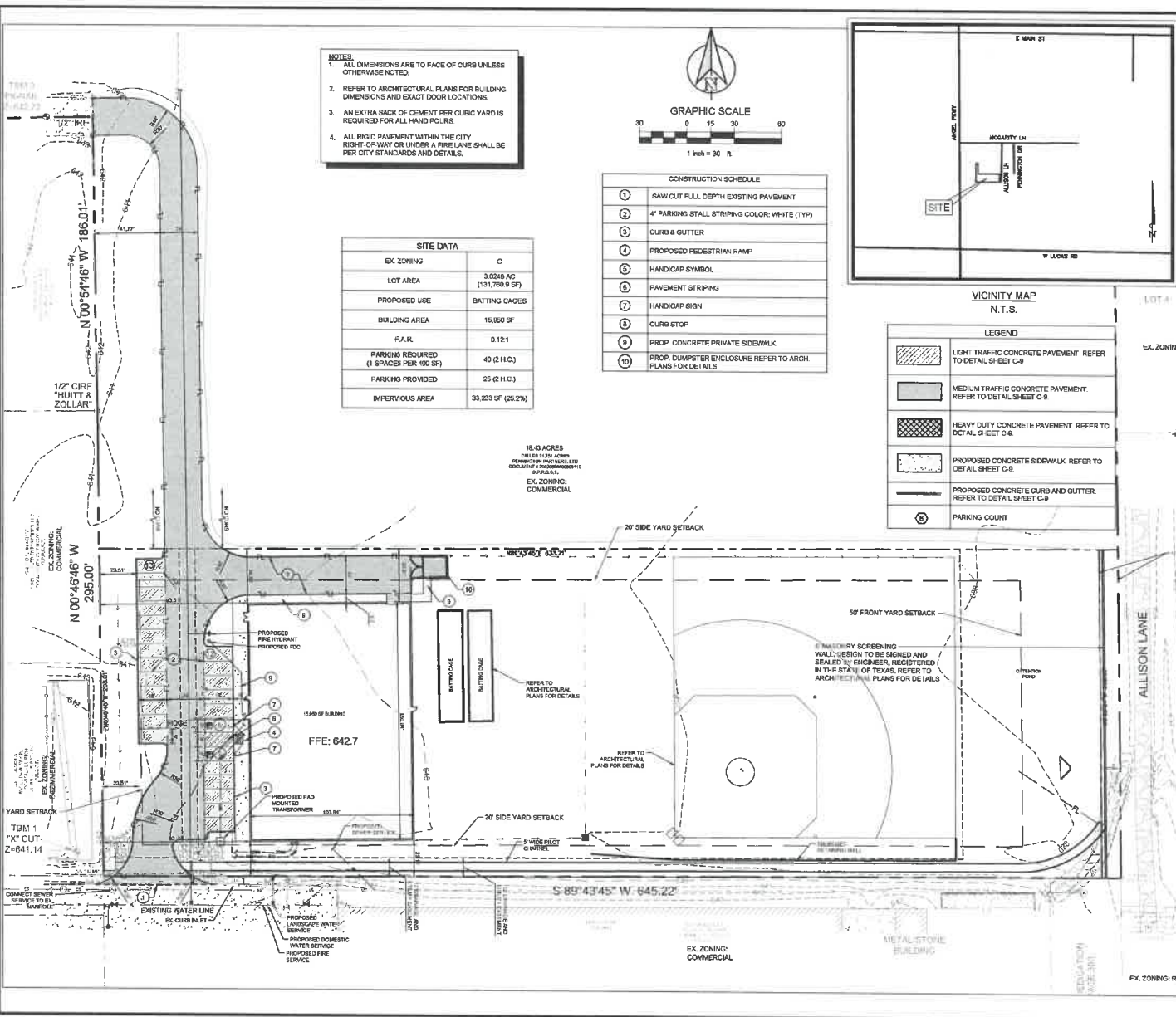


Exhibit "B"
City of Lucas
Ordinance # 2020-04-00908
Approved: April 16, 2020

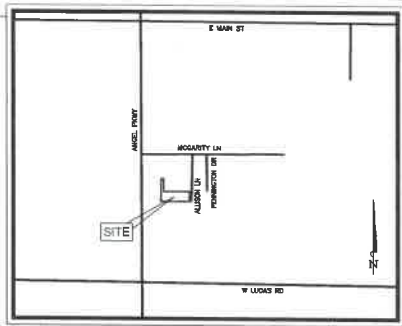
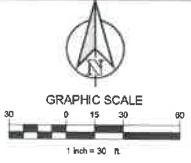
PLOTTED BY: LYNN ROWLAND 09 AM
 LOCATION: 2-A PROJECTS\2017-183 SERVIS HOME RUN ALLEY LUCAS\CD\DWG\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/28/2020 10:59 AM



- 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 CURB YARD IS REQUIRED FOR ALL HAND POURS.
 4. ALL ROAD PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.

SITE DATA	
EX. ZONING	C
LOT AREA	3.0248 AC (131,760.9 SF)
PROPOSED USE	BATTING CAGES
BUILDING AREA	15,850 SF
F.A.R.	0.121
PARKING REQUIRED (1 SPACES PER 400 SF)	40 (2 H.C.)
PARKING PROVIDED	25 (2 H.C.)
IMPERVIOUS AREA	33,233 SF (25.2%)

- CONSTRUCTION SCHEDULE**
- | | |
|---|--|
| ① | SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ② | 4" PARKING STALL STRIPING COLOR: WHITE (1 YR) |
| ③ | CURBS & 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 |



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, 2006 AND IS LOCATED IN COMMUNITY NUMBER 48032 AS SHOWN ON MAP NUMBER 48032C02.

VICINITY MAP
N.T.S.

LEGEND

- [Pattern] LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-8
- [Pattern] MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-9
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-6
- [Pattern] PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL SHEET C-8
- [Pattern] PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-9
- [Symbol] PARKING COUNT

18.43 ACRES
 CRENSHAW 15311-4000
 PENNINGTON PARTNERS, LTD.
 15009 BELTWAY DR.
 ADDISON, TX 75001
 EX. ZONING:
 COMMERCIAL

HOMERUN ALLEY	
SITE PLAN	
CITY PROJECT #:	
DEVELOPERS/DOWNER: SERVIS BUILDING COMPANY 15009 BELTWAY DR. ADDISON, TX 75001 PHONE: 214-870-3551	CONTACT: JUSTIN NUNN
APPLICANT: CLAYMOORE ENGINEERING, INC. 1603 CENTRAL DRIVE, SUITE 400E BEFORD, TX 76021 PH: 817-281-0272	CONTACT NAME: DREW DONGRKY
SURVEYOR: EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, DENVER, TX 76021 PH: 840-222-3009	CONTACT NAME: JOHN COX
A PORTION OF PENNINGTON PARTNERS, LTD. DOCUMENT # 2002060600080911D GROSS: 3.0248 ACRES, (131,760.9 SF)	
COUNTY: LUCAS COLLIN	CITY: TEXAS SURVEY: WILLIAM SWICK SURVEY ABSTRACT NO: 821

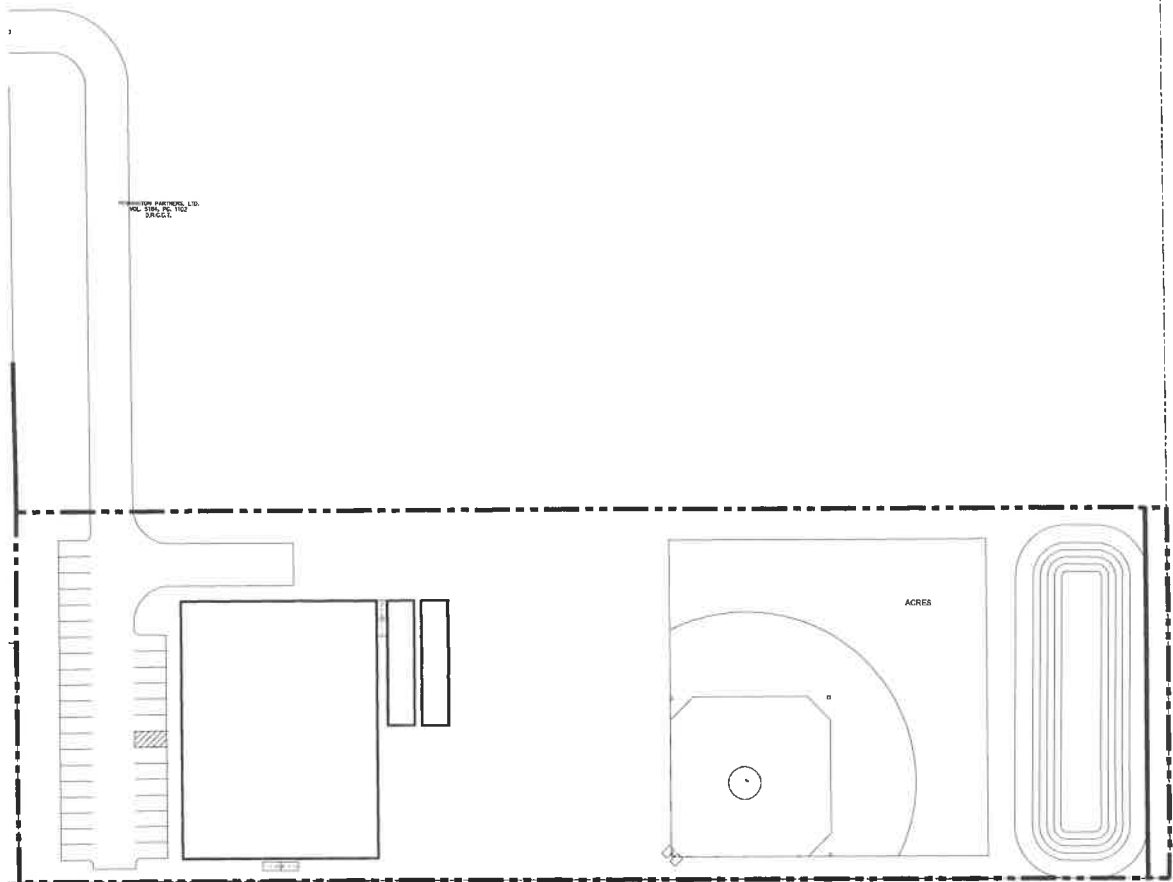
CLAYMOORE ENGINEERING

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ARCHITECT AND PLANNING CONSULTANTS
 122501, Rev 03/29/2020

HOMERUN ALLEY
LUCAS, TEXAS

CITY SITE PLAN

SP-1



1 ARCHITECTURAL SITE PLAN
 A1.0 SCALE: 1/8" = 1'-0" 

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.

DRAWN BY: DP
 CHECKED BY: DP



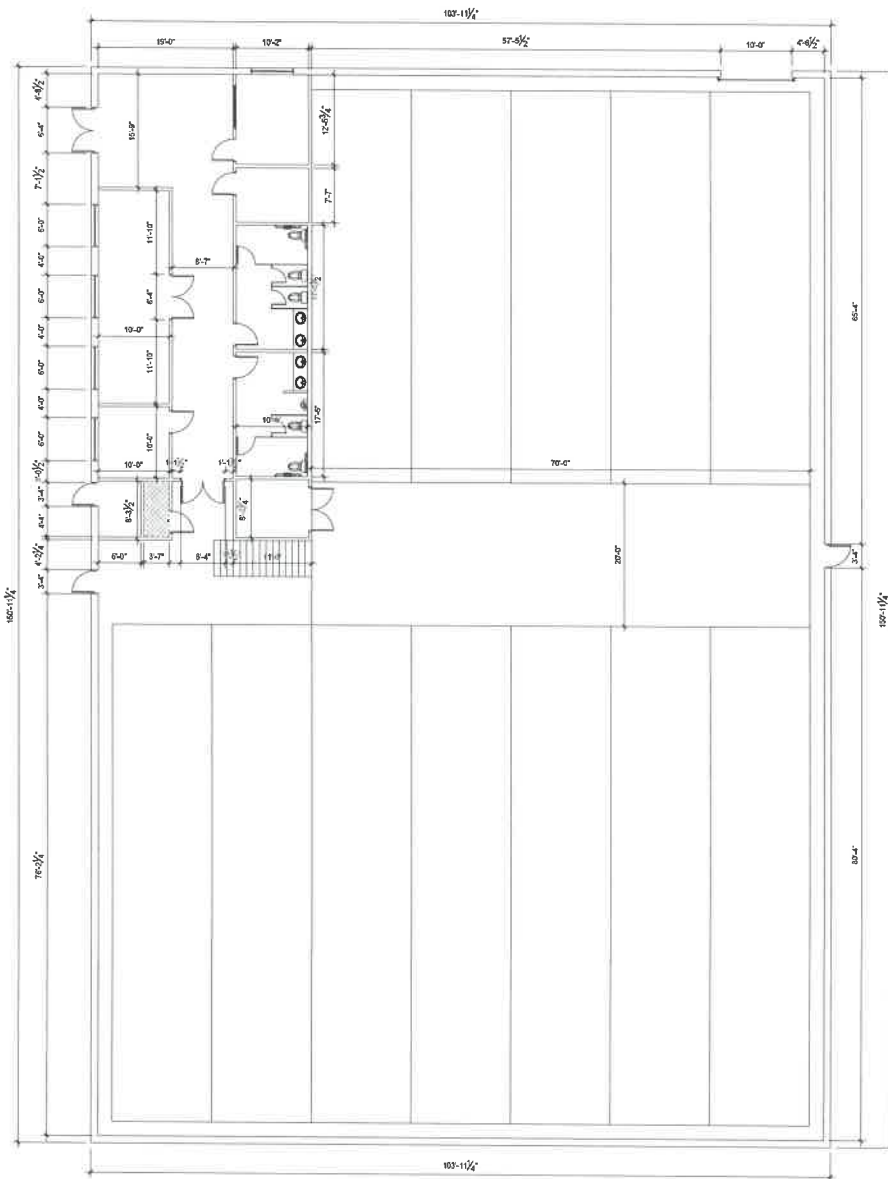
ARCHITECTURE SITE PLAN
 HOME RUN ALLEY INDOOR BASEBALL FACILITY
 ALLISON LANE
 LUCAS, TEXAS 75002

DATE	DESCRIPTION	BY

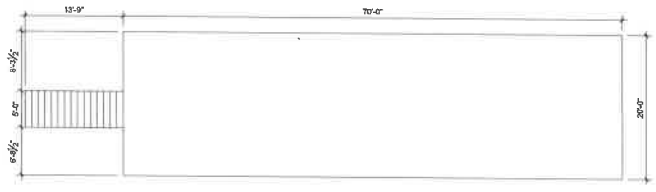
SCALE:
 AS NOTED

PROJECT NO.
058-02

SHEET NO.
A1.0



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



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

GENERAL NOTES

- 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).
- VERIFY ALL SITES, CONDITIONS, AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
- 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.
- VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
- 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.
- ALL DOORS 5' FROM WALL TO DOOR OPENING UN.L.O. PLACEMENT OF DOOR AND FRAME SHALL COMPLY TO ADA AND TAS ACCESSIBILITY STANDARDS REF. ADA SHEET.

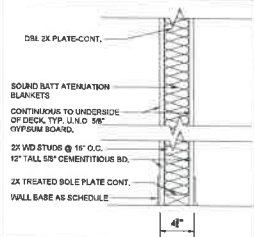
WALL TYPE NOTES

- 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.
- FRAMER SHALL ALLOW FOR DRYWALL AND CORNER BEADS FOR PROPER FINISHED DIMENSIONS REQUIRED AT CRITICAL DIMENSIONS TO INSTALL EQUIPMENT.
- REFER TO SECTIONS AND DETAILS FOR INSULATION THICKNESS AND "R" RATINGS.

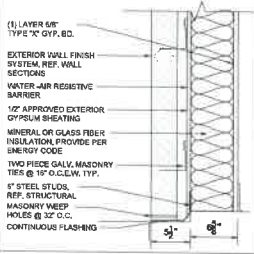
SIGNAGE & ADA SIGNAGE

- (S1) MENS TOILET
 - (S2) WOMENS TOILET
 - (S3) EMPLOYEES ONLY
 - (S4) 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 (CHEAPEST OF OCCUPANCY CALCULATIONS OR SEAT)

TOILET FIXTURES -
BOYS MALE AND GIRLS FEMALE

FIXTURES	BOYS MALE		GIRLS FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
TOILET	0	2	3	N/A
LAVATORIES	1	2	1	2

DRAWN BY: DP
CHECKED BY: DP



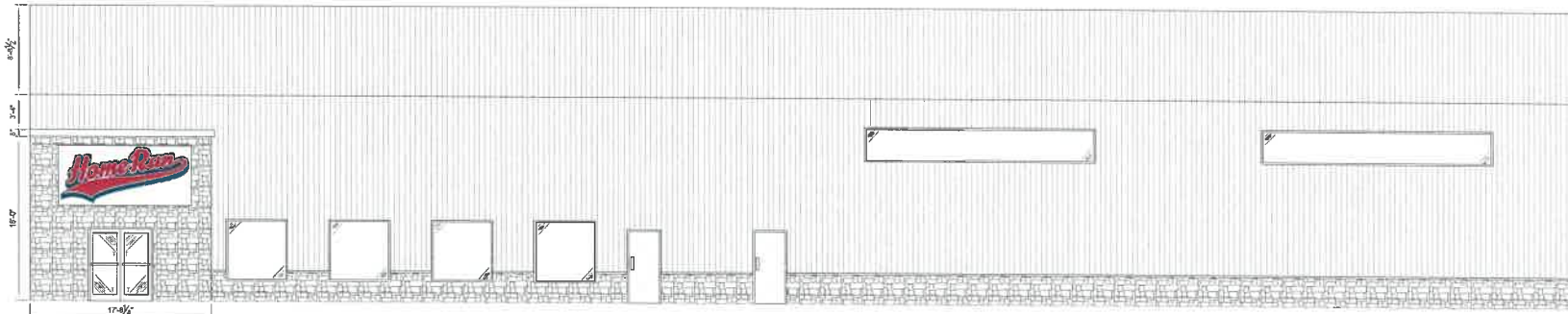
PROPOSED FLOOR PLAN
 HOME RUN ALLEY INDOOR BASEBALL FACILITY
 ALLISON LANE
 LUCAS, TEXAS 75002

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
058-02

SHEET NO.
A2.0



1 WEST ELEVATION
A.L.O. SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A.L.O. SCALE: 3/16" = 1'-0"

ELEVATION MATERIAL CALCULATIONS	
WEST ELEV. SF TOTAL =	3,059 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



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

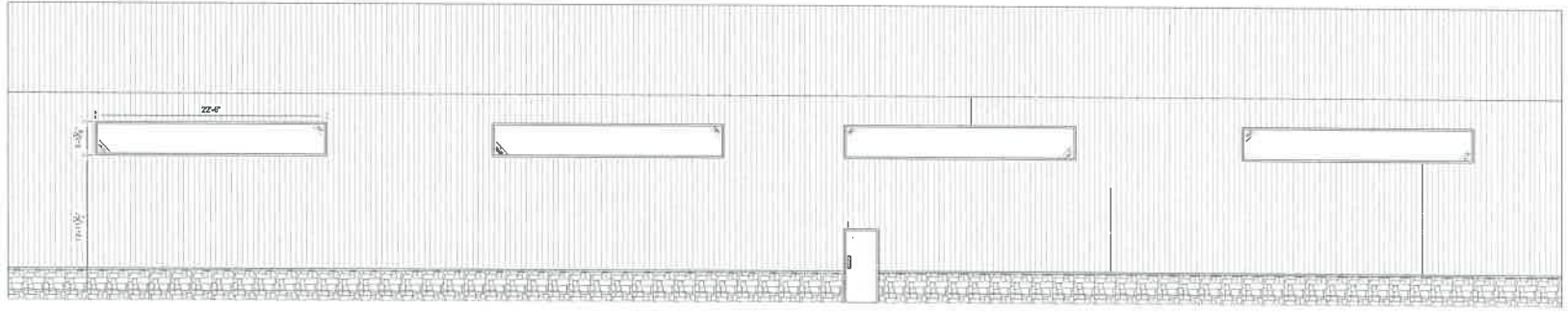
DATE	DESCRIPTION	BY

SCALE:
AS NOTED

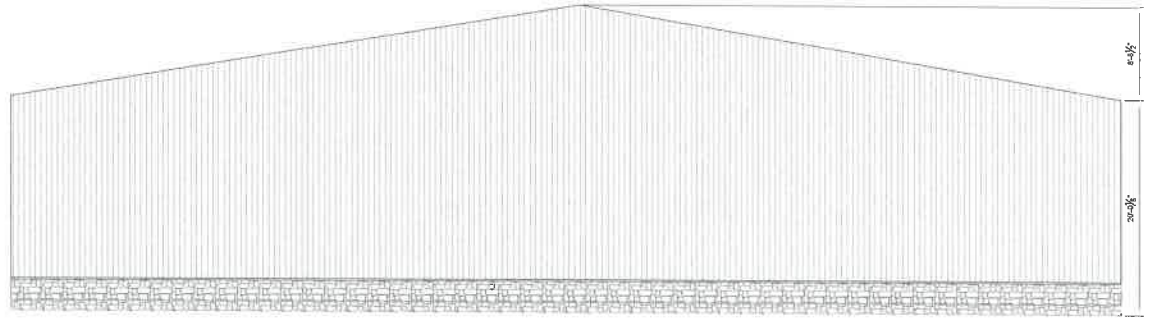
PROJECT NO.
058-02

SHEET NO.
A4.0

DRAWN BY: DP
 CHECKED BY: DP



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



2 SOUTH ELEVATION
 A4.1 / 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)

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

DATE	DESCRIPTION	BY

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

City Council Agenda Request

April 16, 2020

Item No. 04B

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider adopting Ordinance 2020-04-00909 approving 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. Ordinance 2020-04-00909
2. Conceptual Site plan
3. Conceptual Elevations
4. Public notice

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the specific use permit and tying the concept plans to the specific use permit. The coversheet was prepared prior to the Planning and Zoning Commission meeting recommendation from Planning and Zoning will be given during staff presentation at the City Council meeting.

Motion

I hereby make a motion to approve/deny adopting Ordinance 2020-04-00909 for a specific use permit 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,



City of Lucas
City Council Agenda Request
April 16, 2020

Item No. 04B

situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition.



ORDINANCE NO. 2020-04-00909
[Special Use Permit for Restaurant Drive-Through]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR AN ADDITIONAL RESTAURANT DRIVE-THROUGH, LOCATED AT 2650 W LUCAS ROAD, CITY OF LUCAS, COLLIN COUNTY, TEXAS (THE "PROPERTY"), CURRENTLY ZONED COMMERCIAL BUSINESS DISTRICT (CB), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR APPROVAL OF THE SITE PLAN ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A CONFLICTS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas in compliance with the laws of the State of Texas and the ordinances of the City of Lucas, have given requisite notice of publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to grant a Special Use Permit to allow for an additional restaurant drive-through, located at 2650 W Lucas Road, City of Lucas, Collin County, Texas, currently zoned Commercial Business (CB), and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lucas as heretofore amended, subject to the following special conditions:

- (1) The Property shall be developed in accordance with the Site Plan attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Lucas governing the use and development of the

Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 4. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

SECTION 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 6. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 16th DAY OF APRIL, 2020.

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(03-31-2020:TM114853)

Stacy Henderson, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

Abstract No. 821, known as Lot 4, Block A, Wal-Mart Lucas Addition, commonly known as 2650
W Lucas Road, Lucas, Collin County, Texas

EXHIBIT "B" SITE PLAN

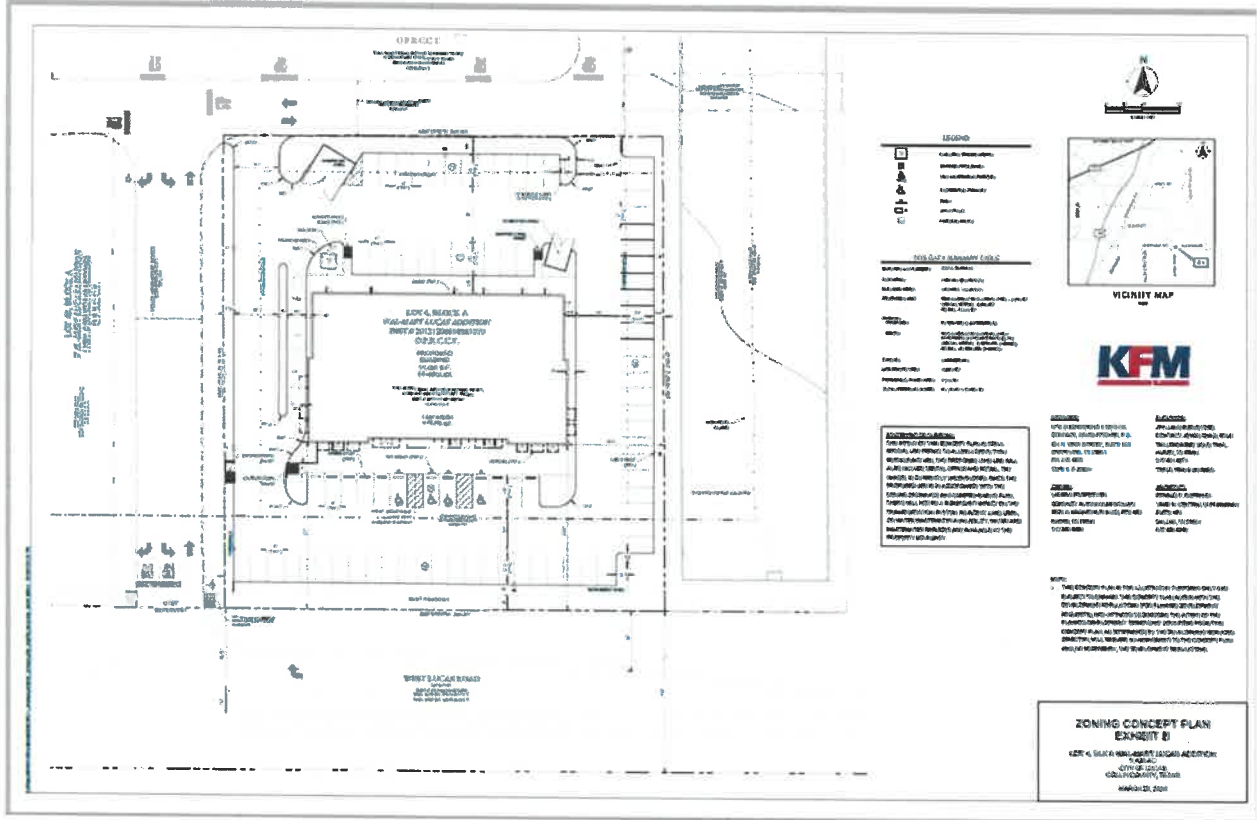


Exhibit "B"
City of Lucas
Ordinance # 2020-04-00909
Approved: April 16, 2020

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LOT 4R, BLOCK A
WAL-MART LUCAS ADDITION
INST # 20150217010000590
O.P.R.C.C.T.

WAL-MART LUCAS ADDITION
INST # 20150217010000590
O.P.R.C.C.T.

O.P.R.C.C.T.
WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
INST # 201111101128536
O.P.R.C.C.T.

LOT 4, BLOCK A
WAL-MART LUCAS ADDITION
INST # 20121206010003070
O.P.R.C.C.T.

PROPOSED
BUILDING
11,426 S.F.
FF=XXXXXX

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
INST # 201111101128536
O.P.R.C.C.T.

1.426 ACRES
= 62,106 S.F.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
INST # 201111101128536
O.P.R.C.C.T.

PROPOSED BUILDING
11,426 S.F.
FF=XXXXXX

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PROPOSED BUILDING
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FF=XXXXXX

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O.P.R.C.C.T.

1.426 ACRES
= 62,106 S.F.

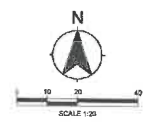
WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
INST # 201111101128536
O.P.R.C.C.T.

PROPOSED BUILDING
11,426 S.F.
FF=XXXXXX

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A DELAWARE STATUTORY TRUST
INST # 201111101128536
O.P.R.C.C.T.

1.426 ACRES
= 62,106 S.F.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST
INST # 201111101128536
O.P.R.C.C.T.



VICINITY MAP
110



LEGEND

	ELECTRIC TRANSFORMER
	BARRIER FREE RAMP
	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	ERM
	LIGHT POLE
	PARKING COUNT

SITE DATA SUMMARY TABLE

EXISTING LOT NUMBER:	LOT 4, BLOCK A
SITE AREA:	1.426 AC (62,106 S.F.)
BUILDING AREA:	1-8 STORY 11,426 S.F.
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU - 3,810 SF DENTAL OFFICE - 8 SPACES (1,200 SF) RETAIL - 5,411 SF
PARKING PROVIDED:	44 SPACES (4 ACCESSIBLE)
RECORD:	RESTAURANT WITH DRIVE-THRU 43 SPACES (17 OCCUPANTS @ 1:3) DENTAL OFFICE - 8 SPACES (1,200 SF) RETAIL - 28 SPACES (1,200 SF)
ZONING:	COMMERCIAL
LANDSCAPE AREA:	16,501 SF
PERMEABLE PAVEMENT AREA:	7,814 SF
TOTAL PERVIOUS COVER:	24,115 SF = 21.861 SF

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.
921 N. MAIN STREET, SUITE 415
GRAPEVINE, TX 76051
817.416.4356
TBP# F-20821

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

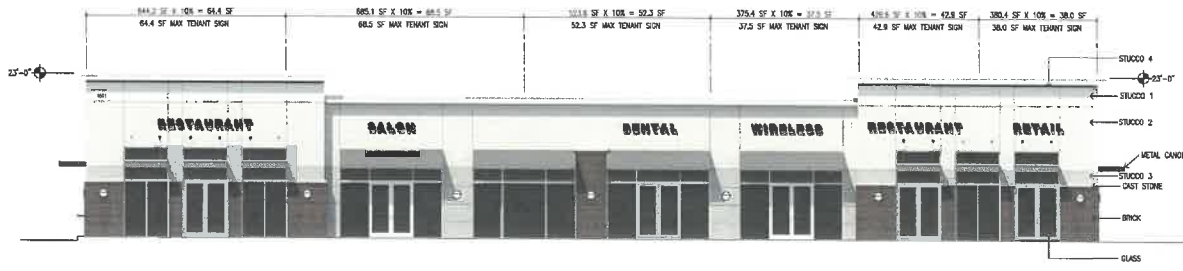
OWNER:
LADERA PROPERTIES
CONTACT: AUSTIN CLINKSCALES
6526 N. MACARTHUR BLVD, STE 400
IRVING, TX 75038
817.368.9499

ARCHITECT:
DONALD F. GOPFRAND
10300 N. CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75241
817.503.6663

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**

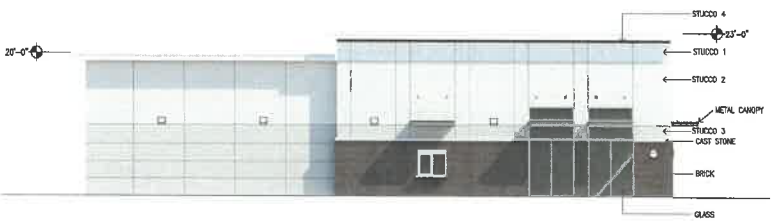
LOT 4, BLK A WAL-MART LUCAS ADDITION
1.426 AC
CITY OF LUCAS
COLLIN COUNTY, TEXAS
MARCH 23, 2020



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

LIST OF MATERIALS:

STUCCO	1,550.3 SF	(50.6%)
BRICK	267.5 SF	(8.7%)
GLASS	1,038.6 SF	(34.2%)
METAL	74.4 SF	(2.5%)
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	196.4 SF	(11.0%)
METAL	38.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%

FACADE NOTES:

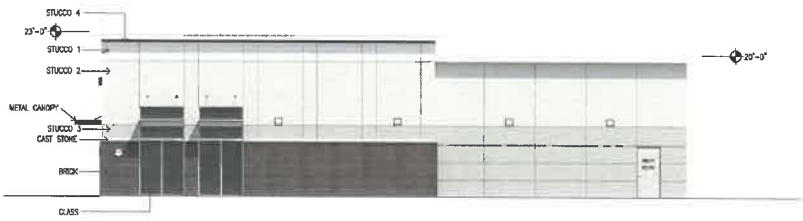
THESE FACADE PLANS ARE FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT.

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

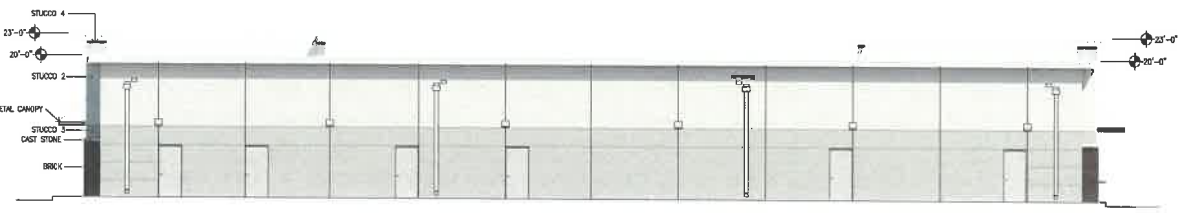
ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.



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	(8.6%)
METAL	38.9 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%



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

City Council Agenda Request

April 16, 2020

Item No. 05

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

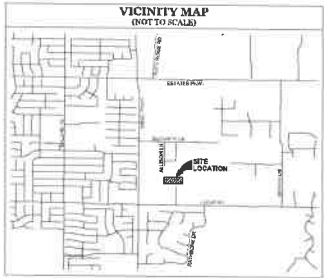
NA

Recommendation

Staff recommends approving the preliminary plat as presented. The coversheet was prepared prior to the Planning and Zoning Commission meeting recommendation from Planning and Zoning will be given during staff presentation.

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.



GENERAL NOTES

- 1.) The purpose of this plan is to create an official lot 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 Risk Map dated June 2, 2009 as shown on Map Number 48565C0655.
- 3.) The plot coordinates shown on this plan 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 notes and bounds is a violation of City Ordinance and State Law, and is subject to three 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 plan are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) datum.

LINE	BEARING	DISTANCE
L1	N 0°46'46" W	108.20'
L2	N 89°43'45" E	36.71'
L3	N 89°43'45" E	101.80'
L4	S 0°46'46" W	108.20'
L5	S 89°43'45" W	101.80'
L6	N 0°46'46" E	108.20'
L7	S 89°43'45" W	48.22'
L8	N 89°43'45" E	58.55'
L9	N 0°46'46" W	52.22'
L10	S 0°46'46" E	47.19'
L11	N 89°43'45" E	15.00'
L12	N 89°43'45" E	15.00'
L13	S 0°46'46" W	15.00'
L14	S 0°46'46" W	15.00'
L15	N 89°43'45" E	463.20'
L16	N 0°46'46" W	186.00'
L17	N 89°43'45" E	39.00'

CURVE	ARC LENGTH	RADIUS	DEL. A. ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.50'	30.00'	107°24'	N 21°11'11" E	27.22'
C2	43.41'	54.00'	42°12'28"	N 20°32'27" E	39.47'
C3	22.45'	30.00'	107°24'	N 21°11'11" E	21.83'
C4	18.40'	30.00'	36°08'34"	S 72°12'28" E	18.11'
C5	47.19'	30.00'	39°30'00"	S 44°13'14" W	42.43'
C6	43.41'	54.00'	42°12'28"	S 20°32'27" W	39.47'
C7	22.45'	30.00'	107°24'	S 20°32'27" W	21.83'
C8	29.01'	30.00'	55°21'42"	S 17°28'58" E	27.89'

LEGEND

- PS = PAGE
- VOL = VOLUME
- POB = POINT OF BEGINNING
- CRS = CAPPED IRON ROD SET
- CRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- P.L.R.D.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
- C.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

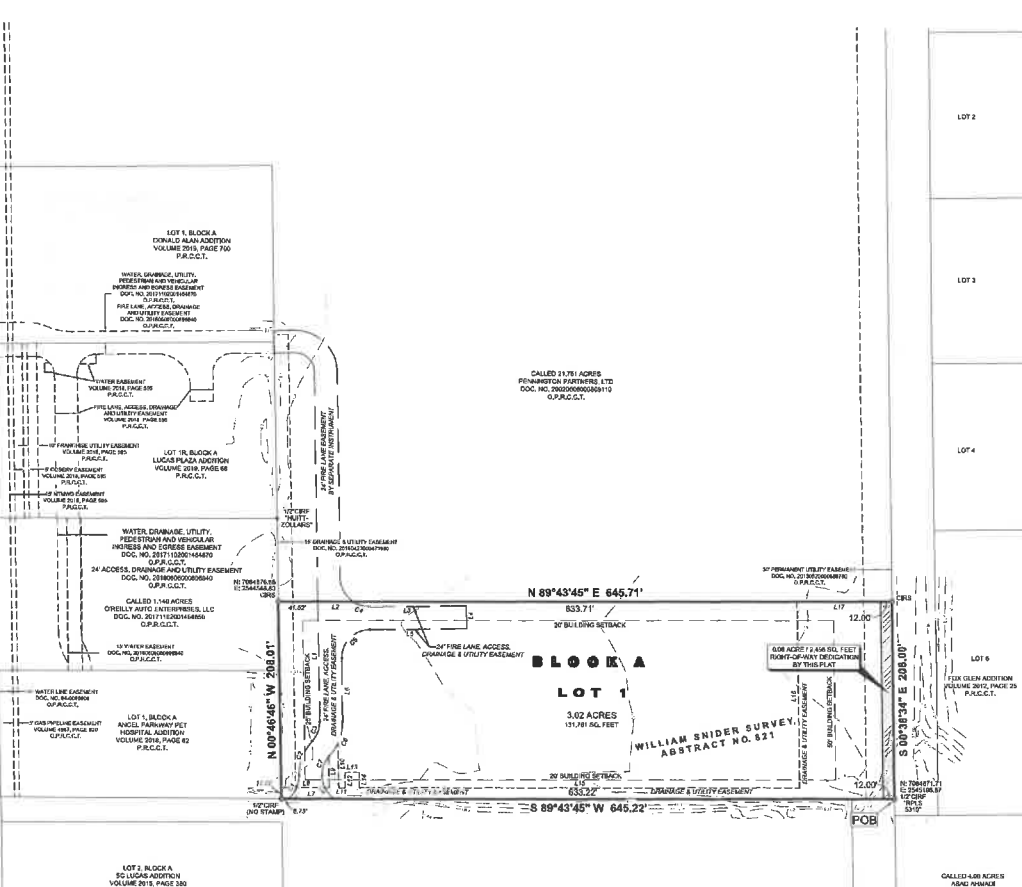
Project: 1912-02-03
 Date: 03/28/2020
 Designer: JDC

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
 Claymore Engineering, Inc.
 Contact: Matt Moore
 281 S. Coleman, Suite 40
 Prosper, TX 75078
 (817) 291-0572

OWNER
 Pennington Partners, L.L.C.
 Contact: William W. Shipley
 3445 Brandwood Street
 Dallas, TX 75258
 (214) 925-3388



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, PENNINGTON PARTNERS, LTD. is the owner of a 3.02 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. 2020090000090110 of the Official Public Records of Collin County, Texas and being more particularly described by notes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with plastic cap stamped "EAGLE SURVEYING" 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 the corner 45 foot wide right-of-way dedicated in SC Lucas Addition, a subdivision of record in Volume 2015, Page 280 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 Hospital of Lot 1R, Block A of SC Lucas Addition, a subdivision of record in Volume 2017, Page 787 of said Plat Records, a distance of 845.29 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 Post Hospital Addition, a subdivision of record in Volume 2018, Page 2 of said Plat Records, being the Southwest corner of said 21.751 acre tract and hereof;

THENCE, N89°42'49"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 1.740 acre tract of land conveyed to Orally Auto Enterprise, LLC by deed of record in Document No. 2017110201454850 of said Official Public Records, a distance of 258.01 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 "MILLICOLLARD" found at the Northeast corner of said 1.140 acre tract bears N00°48'49"W, a distance of 85.93 feet;

THENCE, N89°42'49"W, 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 7/8 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 208.60 feet to the POINT OF BEGINNING and containing an area of 3,018 Acres, or (154,257 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, plans, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed. No buildings, fences, sheds 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 medical 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, sheds 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 easements and all public utilities shall at all times have the full right of ingress and egress to or from said 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)
 William W. Shipley
 President
 DATE: _____ 2020

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 PARTNERS, 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 to 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 information shown hereon was found or placed upon 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
 No account is to be taken of this plat for use of a deed or other instrument as a final survey instrument.

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

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

**PRELIMINARY PLAT
 HOME RUN ALLEY ADDITION
 LOT 1, BLOCK A**

ZONED: C
 BEING 3.02 ACRES OF LAND SITUATED IN THE
 WILLIAM SNIDER SURVEY, ABSTRACT NO. 821,
 CITY OF LUCAS, COLLIN COUNTY, TEXAS



City of Lucas

City Council Agenda Request

April 16, 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 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

City Council Agenda Request

April 16, 2020

Item No. 06

Recommendation

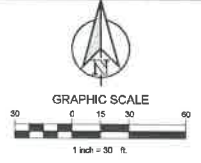
Staff recommends approving the site plan. The coversheet was prepared prior to the Planning and Zoning Commission meeting recommendation from Planning and Zoning will be given during staff presentation.

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.

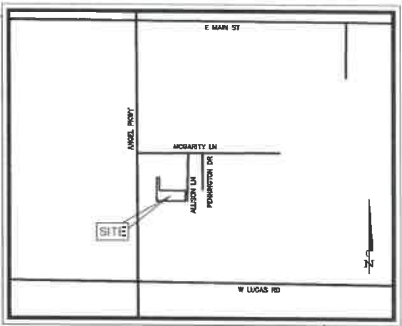
PLOTTED BY: LMM, RSM, AUS
 PLOT DATE: 3/20/2020 10:59 AM
 LOCATION: PROJECTS\2019-192 SIRUS HOME RUN ALLEY LUCAS LOTS SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 3:50:12 PM 3/20/2020

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 CURB 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.



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

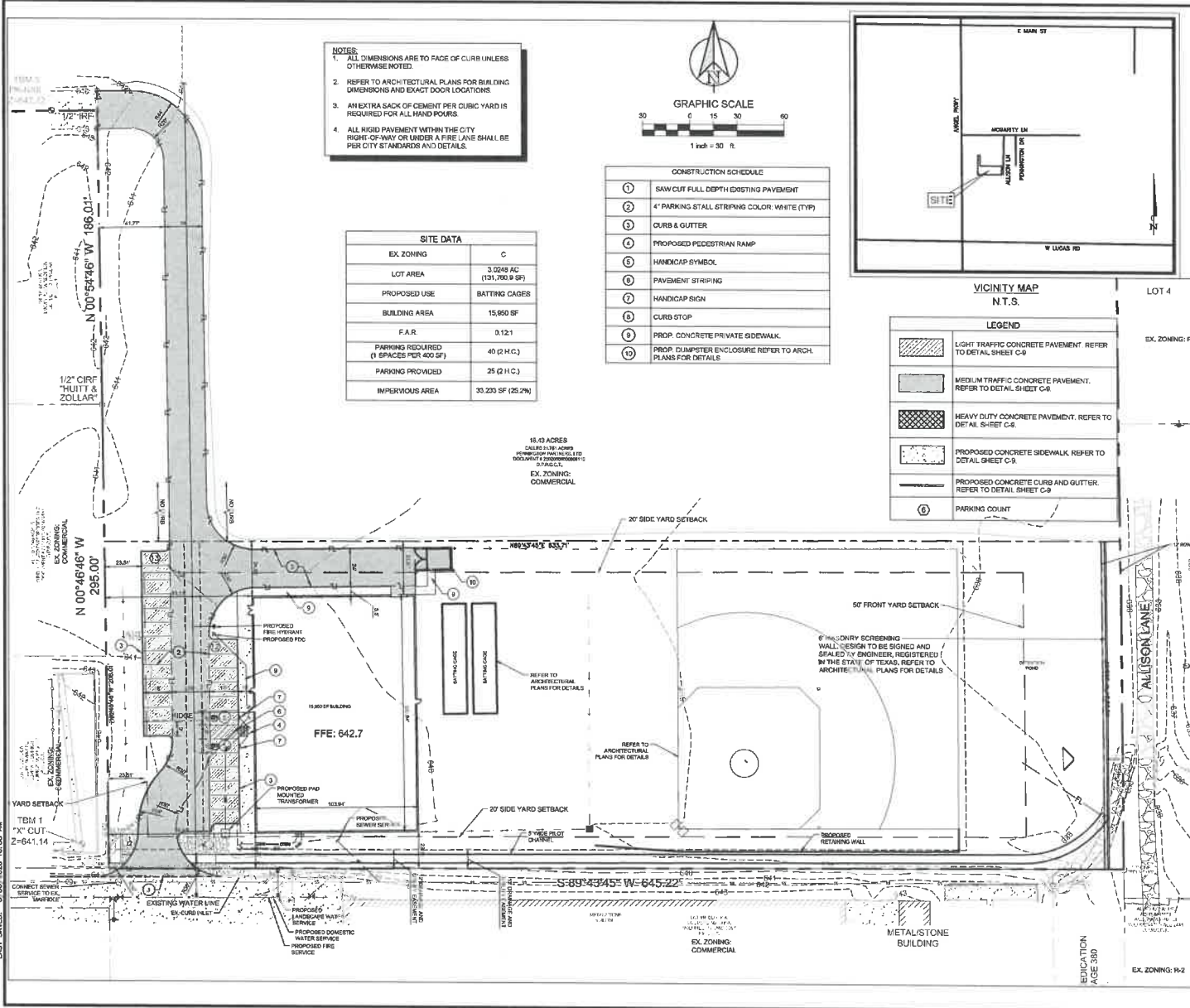
SITE DATA	
EX. ZONING	C
LOT AREA	3.0248 AC (131,760.9 SF)
PROPOSED USE	BATTING CAGES
BUILDING AREA	15,660 SF
F.A.R.	0.121
PARKING REQUIRED (1 SPACES PER 400 SF)	40 (2 H.C.)
PARKING PROVIDED	25 (2 H.C.)
IMPERVIOUS AREA	33,233 SF (25.2%)



FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN HOMOBRUN DOME 717 AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN HOMOBRUN IN AREA 48913 AS SHOWN ON MAP NUMBER 48960G04.

VICINITY MAP N.T.S.	
	LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-8.
	MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-8.
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-8.
	PROPOSED CONCRETE SIDEWALK REFER TO DETAIL SHEET C-9.
	PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-9.
	PARKING COUNT

18.43 ACRES
 CALLED 1328 ACRES
 HOMOBRUN PALMS LIMITED
 TRACT 1 & 2 (SUBDIVISION)
 57-462-1
 EX. ZONING:
 COMMERCIAL



HOMERUN ALLEY	
SITE PLAN	
CITY PROJECT #:	
DEVELOPER/OWNER:	
SIRIUS BUILDING COMPANY 1509 BELTWAY DR ACORSON, TX 75001 PHONE: 214-870-5551	
CONTACT: JUSTIN NUNN	
APPLICANT:	
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #408 BEDFORD, TX 76021 PH: 817.281.9572	
CONTACT NAME: DREW DONOSKY	
SURVEYOR:	
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET DENTON, TX 76201 PH: 840.222.3009	
CONTACT NAME: JOHN COX	
LEGAL DESCRIPTION:	
A PORTION OF PENNINGTON PARTNERS, LTD. DOCUMENT # 20020606000808110 GROSS: 3.0248 ACRES, (131,760.9 SF)	
CITY:	STATE:
LUCAS	TEXAS
COUNTY:	SURVEY:
COLLIN	WILLIAM ENDER SURVEY
	ABSTRACT NO:
	821

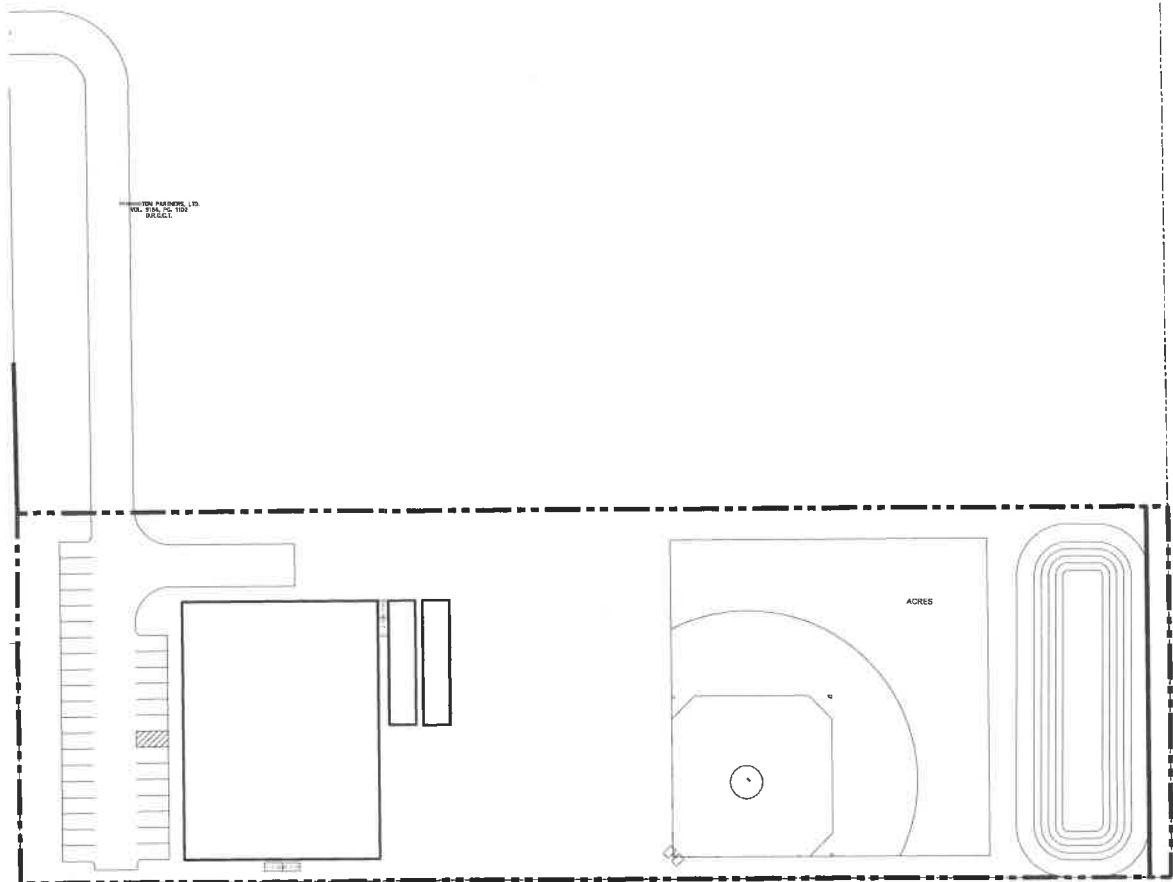
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #408
 BEDFORD, TEXAS 76021
 PHONE: 817.281.9572

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION PURPOSES
 CLAYMOORE ENGINEERING
 AND PLANNING CONSULTANTS
 PREPARED BY: DREW DONOSKY
 DATE: 03/20/2020

**HOMERUN ALLEY
 LUCAS, TEXAS**

CITY SITE PLAN

SHEET
SP-1
 OF 12



TRU PARTNERS, LP
NO. 3784-10-1001
SHEET

ACRES

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

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.

DRAWN BY: **DP**
 CHECKED BY: **DP**



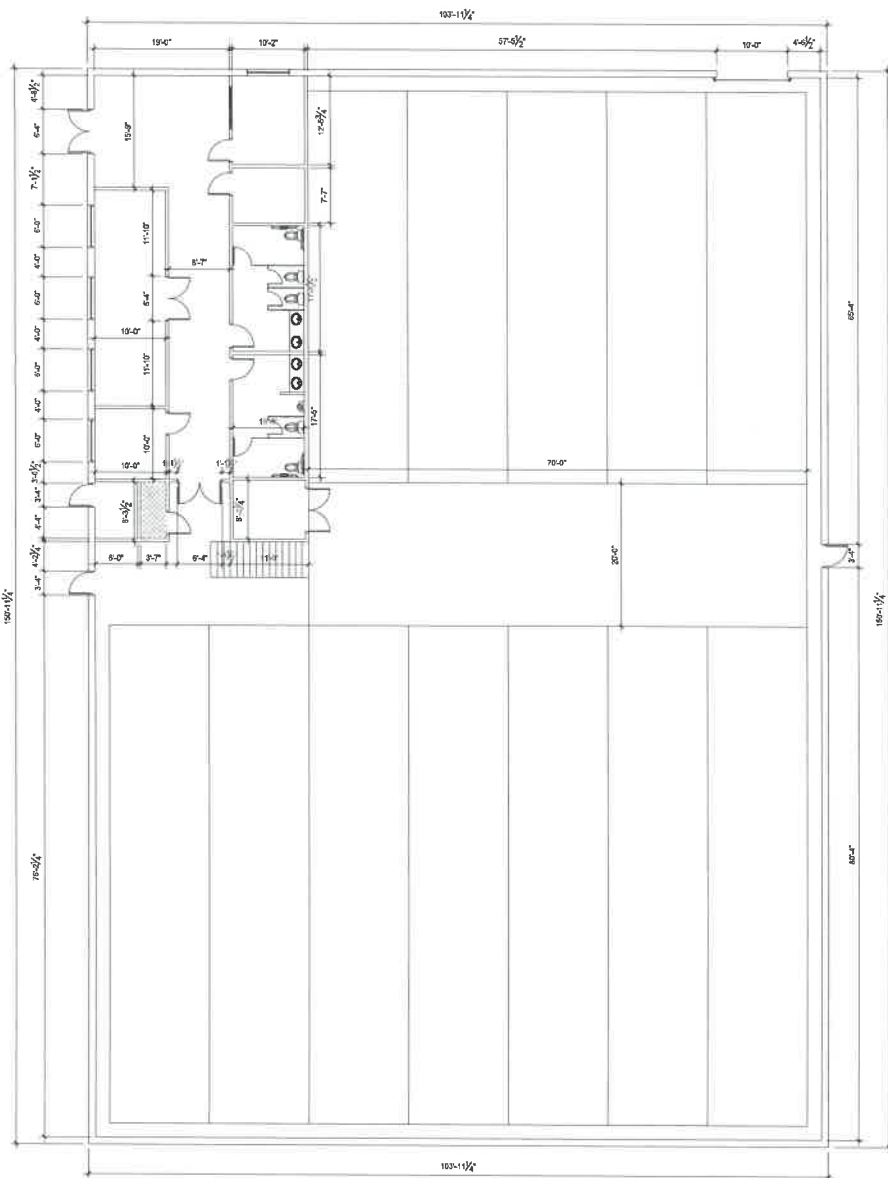
ARCHITECTURE SITE PLAN
 HOME RUN ALLEY INDOOR BASEBALL FACILITY
 ALLISON LANE
 LUCAS, TEXAS 75002

DATE	DESCRIPTION	BY

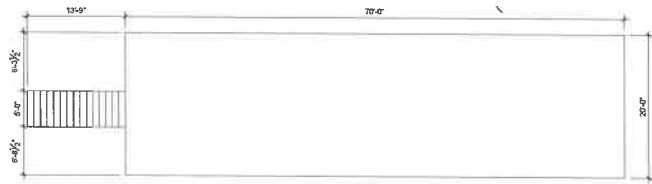
SCALE:
 AS NOTED

PROJECT NO.
058-02

SHEET NO.
A1.0



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

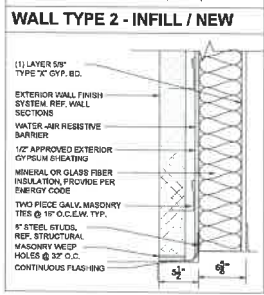
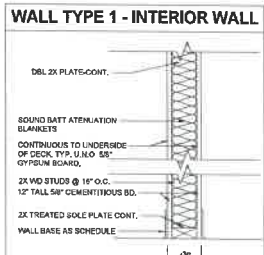


2 MEZZANINE VIEWING DECK FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
- 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).
 - VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
 - 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 GAME IS BEGUN.
 - VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
 - 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.
 - ALL DOORS IF FROM WALL TO DOOR OPENING UNLD. PLACEMENT OF DOOR AND FRAME SHALL COMPLY TO ADA AND TAS ACCESSIBILITY STANDARDS REF. ADA SHEET.

- WALL TYPE NOTES**
- 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.
 - FRAMER SHALL ALLOW FOR DRYWALL AND CORNER BEADS FOR PROPER FINISHED DIMENSIONS REQUIRED AT CRITICAL DIMENSIONS TO INSTALL EQUIPMENT.
 - REFER TO SECTIONS AND DETAILS FOR INSULATION THICKNESS AND "R" RATINGS.

- SIGNAGE & ADA SIGNAGE**
- (M) MENS TOILET
 - (W) WOMENS TOILET
 - (E) EMPLOYEES ONLY
 - (O) OCCUPANCY SIGN
- (ALL SIGNAGE IN THIS SCHEDULE TO BE PROVIDED BY GC)



RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY CALCULATING (FROM TABLE 1) -

BATHROOM OCCUPANTS' TREATMENT OF OCCUPANCY CALCULATIONS BY SEAT

SOBIF FIXTURES

SOB MALE AND SOB FEMALE

TYPE OF FIXTURE	SOB MALE		SOB FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	0	1	3	3
URINAL	0	1	N/A	N/A
LAVATORY'S	1	2	1	2

DRAWN BY: DP
CHECKED BY: DP



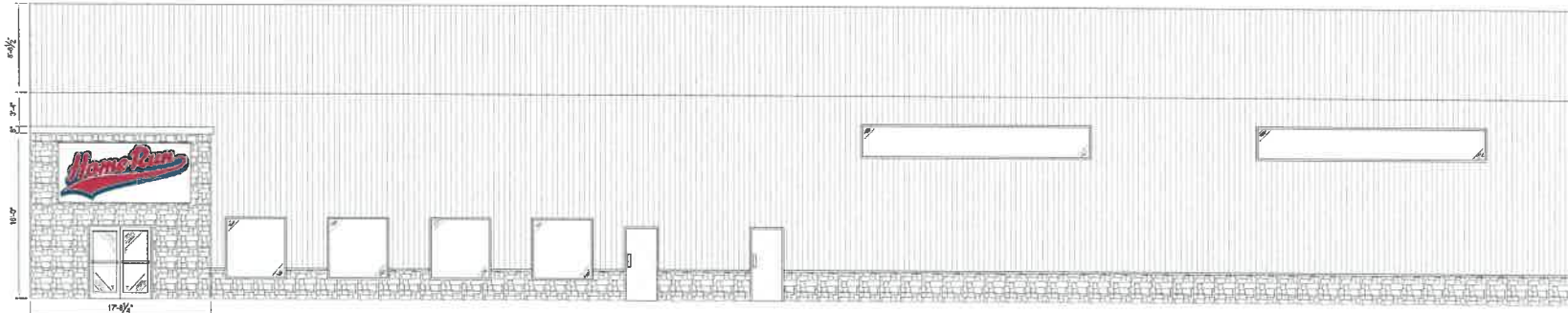
PROPOSED FLOOR PLAN

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

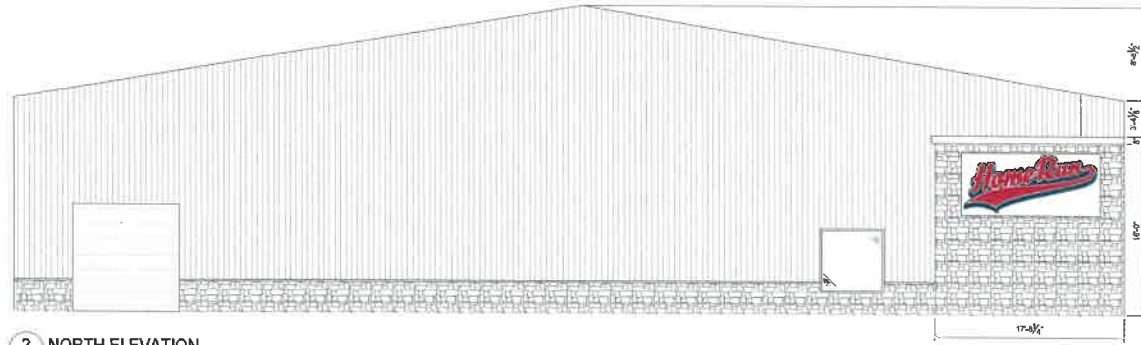
DATE	DESCRIPTION	BY

SCALE: AS NOTED
PROJECT NO. 058-02
SHEET NO. A2.0

DRAWN BY: DP
 CHECKED BY: DP



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



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

ELEVATION MATERIAL CALCULATIONS	
WEST ELEV. SF TOTAL =	3,020 SF
METAL PANELING =	67% (2,031 SF)
GLAZING & DOORS =	12% (364 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)

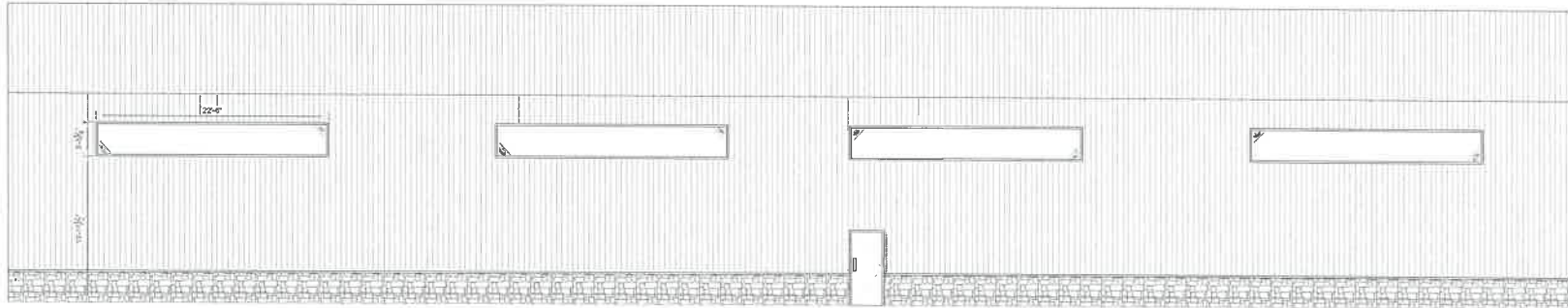
ELEVATIONS
 HOME RUN ALLEY INDOOR BASEBALL FACILITY
 ALLISON LANE
 LUCAS, TEXAS 75002

DATE	DESCRIPTION	BY

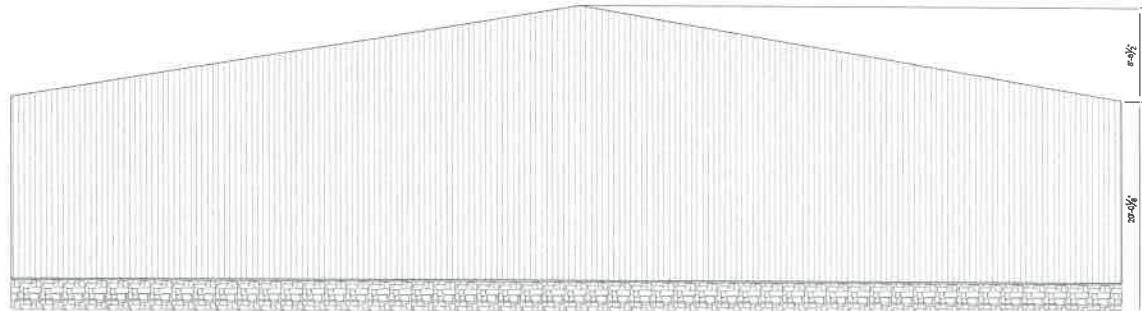
SCALE:
AS NOTED

PROJECT NO.
058-02

SHEET NO.
A4.0



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



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

ELEVATION MATERIAL CALCULATIONS	
EAST ELEV. SF TOTAL =	3,209 SF
METAL PANELING =	74% (2,359 SF)
GLAZING & DOORS =	11% (316 SF)
STONE =	15% (463 SF)
SOUTH ELEV. SF TOTAL =	2,532 SF
METAL PANELING =	68% (2,220 SF)
GLAZING & DOORS =	0% (0 SF)
STONE =	12% (312 SF)

DRAWN BY: DP
CHECKED BY: DP



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

DATE	DESCRIPTION	BY

SCALE:
AS NOTED

PROJECT NO.
058-02

SHEET NO.
A4.1

PLANT LIST

CANOPY TREES			
11	BC	BANK SWISS	Yucca glauca
4	SD	SHRUB DUNE	Yucca glauca
2	CE	CELESTINE	Yucca glauca

SHRUBS & GROUNDCOVERS			
4	DY	DRY YARD	Yucca glauca
5	BA	BANK SWISS	Yucca glauca
6	BA	BANK SWISS	Yucca glauca
63	EL	ELM	Yucca glauca
5	SP	SPRING	Yucca glauca
14	RY	RED YUCCA	Yucca glauca
16	DB	DUNE BUSH	Yucca glauca
7	OL	OLIVE LEAF	Yucca glauca
8	CO	CORONA	Yucca glauca
28	TX	TEXAS	Yucca glauca
7	PM	PANHANDLE	Yucca glauca

**Lucas, Texas
LANDSCAPE CALCULATIONS**

TOTAL AREA	134,258 SF	1,222	100.00%
AREA TO BE LANDSCAPED	26,138 SF	236	100.00%
TOTAL LANDSCAPED AREA	26,138 SF	236	100.00%
AREA TO BE LANDSCAPED	26,138 SF	236	100.00%
PERCENTAGE OF LANDSCAPED AREA	19.5%	236	100.00%
TOTAL PLANTING	236	236	100.00%
PERCENTAGE OF PLANTING	17.6%	236	100.00%

TREE LEGEND

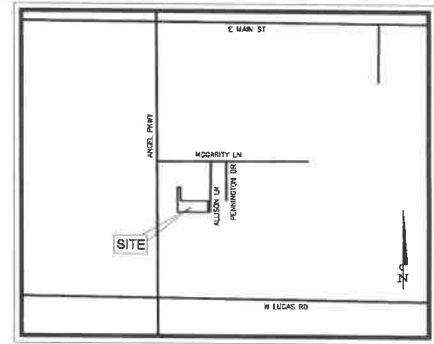


SHRUB LEGEND

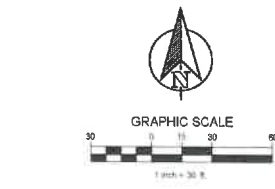
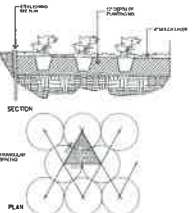
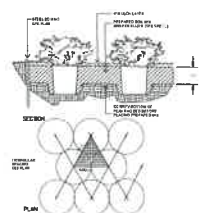
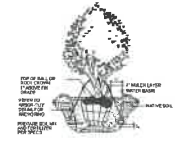


LANDSCAPE NOTES

- The owner has been advised of the potential for trees to grow to the height of the building.
- Install a layer of mulch around the base of all trees.
- Install a layer of mulch around the base of all trees.
- Shrub Dune is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground.
- Shrub Dune is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground.
- Shrub Dune is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground.
- Shrub Dune is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground. It is a tree with a trunk diameter of 1.5 inches at 4.5 feet above the ground.



VICINITY MAP
N.T.S.



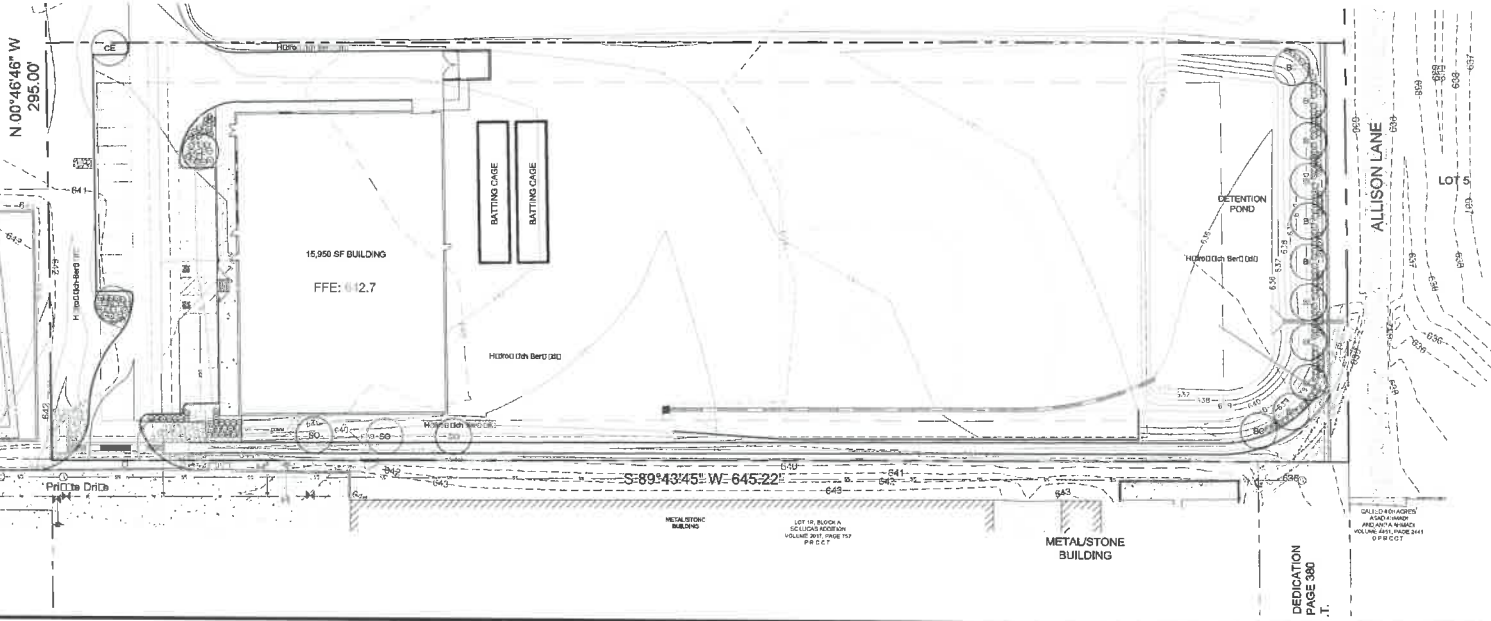
PLANT	QUANTITY	PLANTING RATE	TOTAL PLANTING
11 BC	1	1	1
4 SD	1	1	1
2 CE	1	1	1

1 CANOPY TREE PLANTING

2 MULTI-TRUNK PLANTING

3 SHRUB PLANTING

4 GROUNDCOVER PLANTING



Integration studio
Landscape Architecture - Sustainable Site Planning - Historic Resource Design

John F. Murphy, ASLA
2029 East Oglethorpe
Newport News, VA 23603
Phone: 804.244.5551
www.integrationstudio.com

**HOMERUN ALLEY
LANDSCAPE PLAN**
CITY PROJECT #:

DEVELOPER/OWNER:
SIRIUS BUILDING COMPANY
15036 BELTWAY DR.
ADDISON, TX 75001
PHONE: 214.820.5551

CONTACT: JUSTIN NUNN

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572

CONTACT NAME: DREW DOMOSKY

SURVEYOR:
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
DANTON, TX 76021
PHONE: 817.222.3026

CONTACT NAME: JOHN COX

A PORTION OF PENNINGTON PARTNERS, LTD.
DOCUMENT # 2002006000909110
GROSS: 3.0248 ACRES, (131,760.9 SF)

CITY: LUCAS **STATE:** TEXAS

COUNTY: COLLIN **SURVEY:** WILLIAM ENDER SURVEY **ASST RACD NO.:** 821

CLAY MOORE ENGINEERING
10000 W. LUCAS RD.
LUCAS, TEXAS 75001
PHONE: 972.333.1111
WWW.CMENGINEERING.COM

STATE OF TEXAS
Professional Engineer
No. 973
Exp. 12/31/2020

**HOMERUN ALLEY
LUCAS, TEXAS**

LANDSCAPE PLAN

SHEET
L-1

PLOTTED BY: SSO/TEMLER
PLOT DATE: 3/7/2020 8:17 AM
DRAWING DOCUMENTS AUTO CAD LAYERS HOMERUN ALLEY/HOMERUN ALLEY/HOMERUN ALLEY/LEADING
LAST SAVED: 3-27-2020 8:15 AM



City of Lucas

City Council Agenda Request

April 16, 2020

Item No. 07

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

City Council Agenda Request

April 16, 2020

Item No. 07

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. The coversheet was prepared prior to the Planning and Zoning Commission meeting recommendation from Planning and Zoning will be given during staff presentation.

Motion

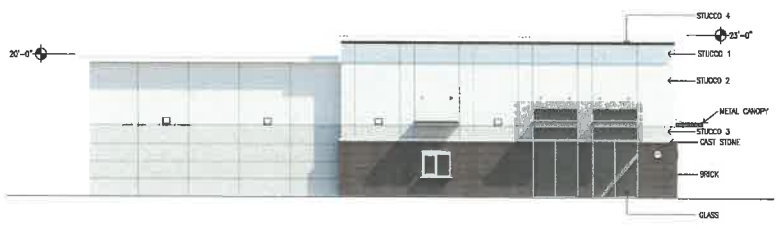
I hereby make a motion to approve/deny the site plan, landscape plan, and elevations submitted by property owner Walmart Real Estate on behalf of Ladera Properties consisting of an 11,838 square foot tenant occupied restaurant, which will include a drive-through window and an outdoor dining space on 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.



LIST OF MATERIALS:

STUCCO	1,550.3 SF	(50.8%)
BRICK	267.5 SF	(8.7%)
GLASS	1,038.8 SF	(34.2%)
METAL	74.4 SF	(2.8%)
FABRIC	116.4 SF	(3.8%)
		100%

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



LIST OF MATERIALS:

STUCCO	1,249.1 SF	(75.4%)
BRICK	225.7 SF	(13.2%)
GLASS	166.4 SF	(9.3%)
METAL	38.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%

WEST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF

FACADE NOTES:

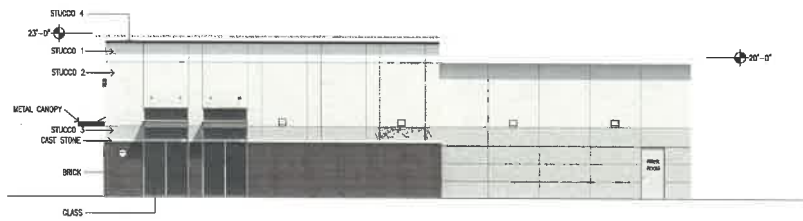
THESE FACADE PLANS ARE FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT.

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.



LIST OF MATERIALS:

STUCCO	1,249.1 SF	(75.4%)
BRICK	251.3 SF	(14.0%)
GLASS	151.8 SF	(8.5%)
METAL	38.9 SF	(2.1%)
FABRIC	0.0 SF	(0.0%)
		100%

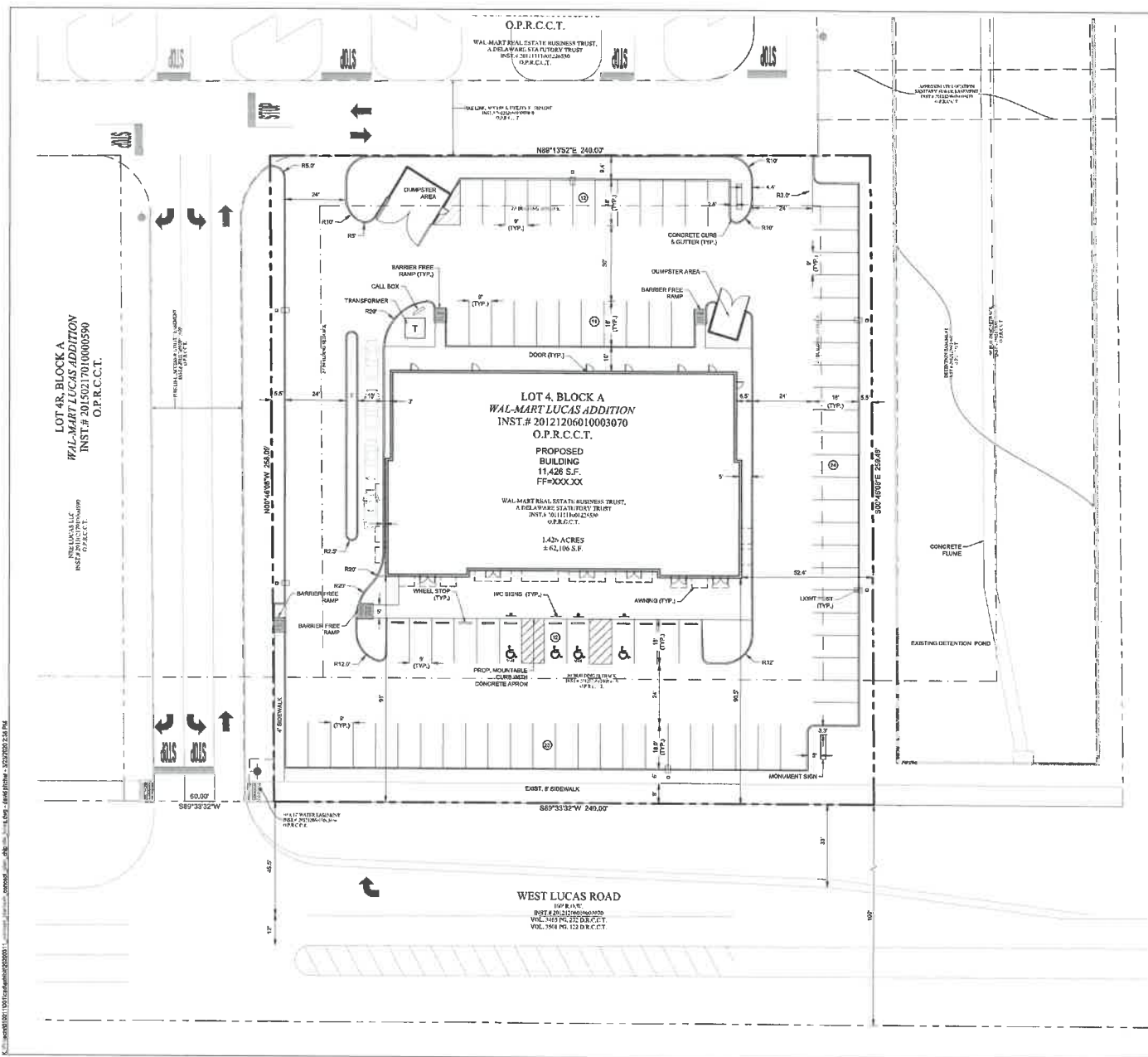
EAST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF



LIST OF MATERIALS:

STUCCO	2,638.7 SF	(82.1%)
BRICK	232 SF	(1.0%)
GLASS	0.0 SF	(0.0%)
METAL	196.5 SF	(6.9%)
FABRIC	0.0 SF	(0.0%)
		100%

NORTH ELEVATION TOTAL SURFACE AREA = 2,864.4 SF



LOT 4, BLOCK A
WAL-MART LUCAS ADDITION
INST. # 20150217010000590
O.P.R.C.C.T.

O.P.R.C.C.T.

LOT 4, BLOCK A
WAL-MART LUCAS ADDITION
INST. # 20121206010003070
O.P.R.C.C.T.

PROPOSED
BUILDING
11,426 S.F.
FF=XXXXXX

WAL-MART REAL STATE BUSINESS TRUST,
A DELAWARE STATE TRUST
INST. # 011217010000590
O.P.R.C.C.T.

1.42+ ACRES
± 62,106 S.F.

PROPT. MOBILE
CLUBS (MEN)
CONCRETE FLOOR

WEST LUCAS ROAD
O.P.R.C.C.T.
INST. # 011217010000590
VOL. 3903 PG. 123 O.P.R.C.C.T.

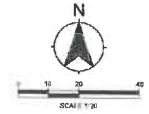
LEGEND

- ELECTRIC TRANSFORMER
- BARRIER FREE RAMP
- VAN ACCESSIBLE PARKING
- ACCESSIBLE PARKING
- SIGN
- LIGHT POLE
- PARKING COUNT

SITE DATA SUMMARY TABLE

EXISTING LOT NUMBER:	LOT 4, BLOCK A
SITE AREA:	1.42+ AC (62,106 S.F.)
BUILDING AREA:	1-STORY 11,426 S.F.
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU - 8,810 SF DENTAL OFFICE - 2,184 SF RETAIL - 6,341 SF
PARKING PROVIDED:	84 SPACES (4 ACCESSIBLE)
FEES:	RESTAURANT WITH DRIVE-THRU: 43 SPACES (127 OCCUPANTS @ 1:3) DENTAL OFFICE - 8 SPACES (1,000 SF) RETAIL - 28 SPACES (1,200 SF)
ZONING:	COMMERCIAL
LANDSCAPE AREA:	18,501 SF
PERMEABLE PAVEMENT AREA:	7,614 SF
TOTAL PERVIOUS COVER:	24,115 SF = 21.601 SF

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.



VICINITY MAP
NTS



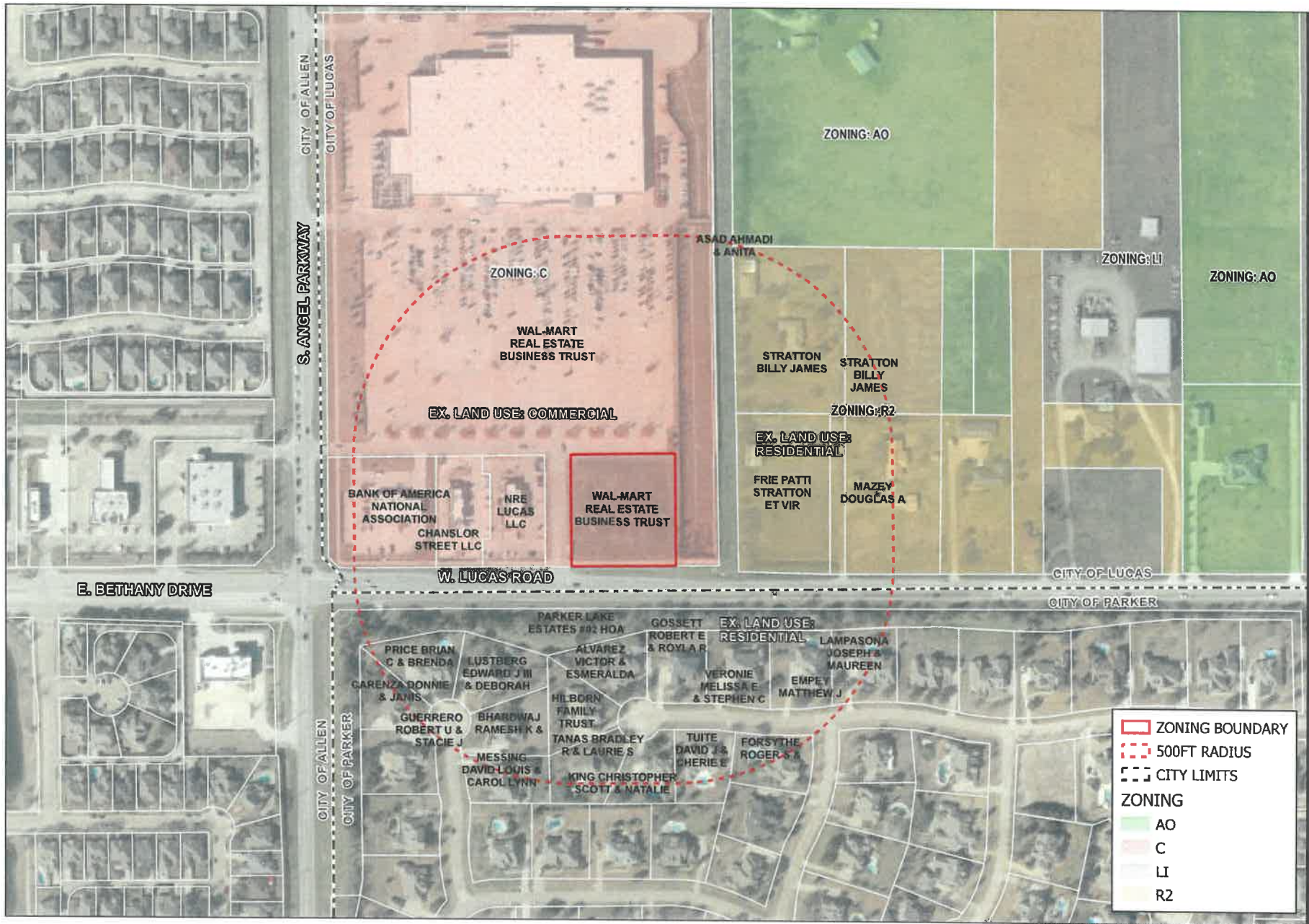
ENGINEER:
KFM ENGINEERING & DESIGN
CONTACT: DAVID FITCHER, P.E.
621 N. MAIN STREET, SUITE 415
GRAPEVINE, TX 75051
817.416.4356
TYPE # F-20021

SURVEYOR:
JPH LAND SURVEYORS
CONTACT: JEWEL CHAD, RPLS
785 LONESOME DOVE TRAIL
HURST, TX 75054
817.431.4971
TSPS FIRM #10019500

ARCHITECT:
DONALD F. SOPRANZI
10300 N. CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TX 75231
817.303.6663

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



ZONING BOUNDARY
 [Red dashed line symbol]

500FT RADIUS
 [Red dashed circle symbol]

CITY LIMITS
 [Dashed line symbol]

ZONING

- [Green box] AO
- [Pink box] C
- [Light blue box] LI
- [Yellow box] R2

KFM
 ENGINEERING & DESIGN

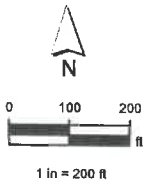
621 N. MAIN ST., SUITE 415
 GRAPEVINE, TX 76051
 817.416.4536
 WWW.KFM-LLC.COM

TBPE: F-20821

PROJECT
LOT 4 WAL-MART ADDITION

TITLE
CONCEPT PLAN OVERALL EXHIBIT

CLIENT
LADERA PROPERTIES



PROJECT NUMBER:
 010011001

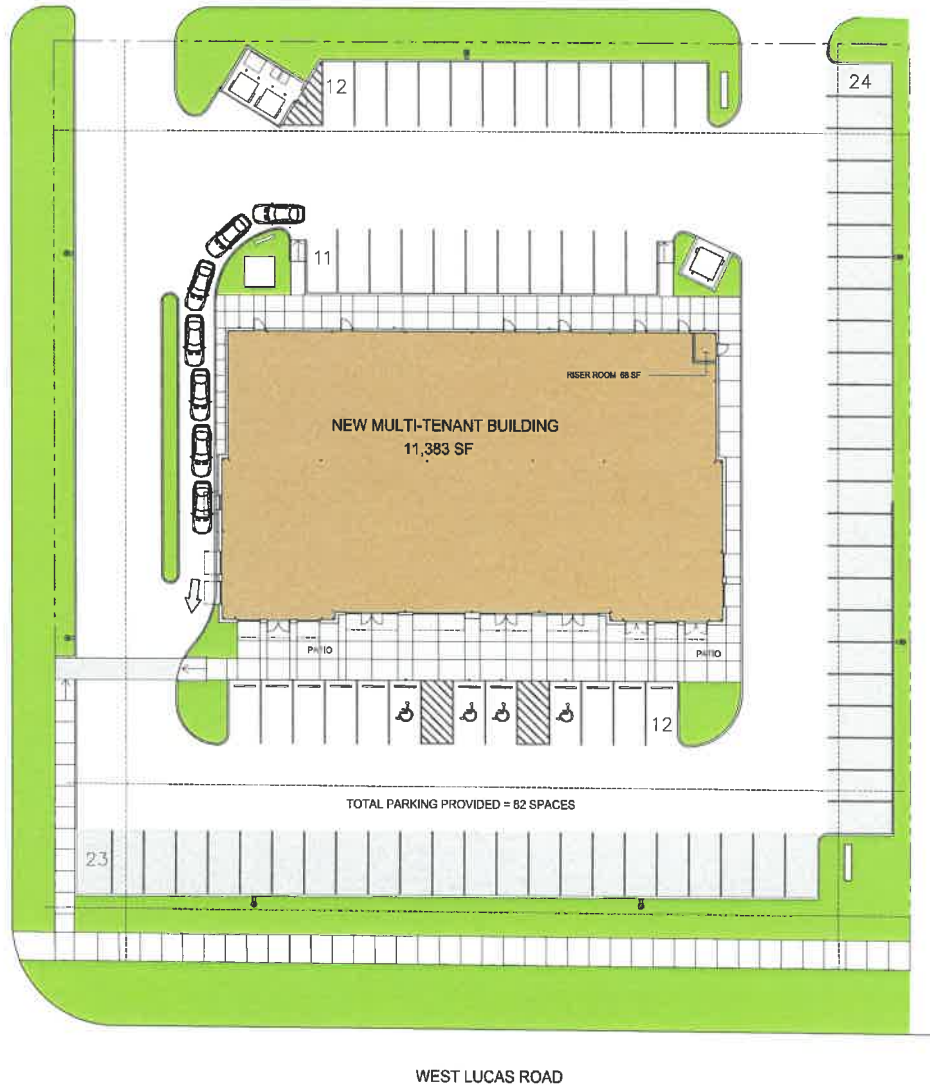
DATE:
 MARCH 12, 2020

SHEET:









WEST LUCAS ROAD

SITE DATA:

TOTAL SITE AREA = 82,200 SF (1.42 ACRES)
 IMPERVIOUS COVER @ 85% MAXIMUM ALLOWED = 40,489 SF
 PERVIOUS COVER @ 15% MINIMUM ALLOWED = 21,301 SF
 LANDSCAPE AREA = 41,611 SF +/-
 PERMEABLE PAVEMENT AREA = 7,814 SF
 TOTAL PERVIOUS COVER = 24,115 SF = 21,861 SF

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

INTERIOR PARKING LOT AREA = 30,568 SF SF
 INTERIOR PARKING LOT LANDSCAPING AREA @ 5% MINIMUM ALLOWED = 1,528 SF
 INTERIOR PARKING LOT LANDSCAPING AREA PROVIDED = 1,507.9 SF > 1,528 SF SF

PARKING DATA:

RETAIL = 5,111 SF @ 1,000 = 22 SPACES REQUIRED
 DENTAL OFFICE = 2,294 SF @ 1,000 = 9 SPACES REQUIRED
 RESTAURANT = 3,210 SF = 1,000 SF DINING AREA
 1,905 SF @ 15 SF PER OCCUPANT = 127 OCCUPANTS
 127 OCCUPANTS @ 13 = 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



City of Lucas

City Council Agenda Request

April 16, 2020

Item No. 08

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider transferring funds from FY 19/20 in the amount of \$85,000 from account 11-8210-420 Public Works Equipment to account 11-8210-421 Public Works Vehicles in the amount of \$45,000 and account 11-8209-421 Engineering Vehicles in the amount of \$40,000 to purchase one truck for the Engineering and one truck for Public Works.

Background Information

The current lockdown/stay at home orders for non-essential business have significantly impacted the availability of trucks and truck beds/toolboxes/utility beds. The referenced items are not considered essential and production of these items has slowed significantly. The lack of production will result in a shortage of product in the coming months. Public Works ordered a truck in October 2019 and to date, there is still no estimated time of arrival due to economic and production downturn. Staff is requesting consideration to move forward with the purchase of two trucks scheduled for replacement in FY 2020-2021 as part of the vehicle replacement schedule, one truck for Engineering and one truck for Public Works using funds originally budgeted for the purchase of the Gradall equipment. If approved, funds will likely need to roll over to the next fiscal year since it is unlikely that a truck ordered today will be ready before October 1, 2020, and it is unlikely that a vehicle meeting our specification is readily available.

Attachments/Supporting Documentation

N/A

Budget/Financial Impact

Department	Account Number	Impact
Public Works/Engineering	11-8210-420	(\$85,000)
Public Works	11-8210-421	\$45,000
Engineering	11-8209-421	\$40,000

11-8210-420 Public Works Equipment:

Original Gradall Budget:	\$284,595
Less Skid Steer Purchase:	\$99,891
Less Crack Sealing Equipment:	\$62,578
Balance Available:	\$122,126



City of Lucas

City Council Agenda Request

April 16, 2020

Item No. 08

Recommendation

Staff recommends purchasing replacement vehicles this fiscal year so we may be able to receive the trucks in a timely manner.

Motion

I hereby make a motion to approve/deny transferring funds from FY 19/20 in the amount of \$85,000 from account 11-8210-420 Public Works Equipment to account 11-8210-421 Public Works Vehicles in the amount of \$45,000 and account 11-8209-421 Engineering Vehicles in the amount of \$40,000 to purchase one truck for the Engineering and one truck for Public Works.



City of Lucas

City Council Agenda Request

April 16, 2020

Item No. 09

Requester: Mayor Jim Olk

Agenda Item Request

Consider adopting Ordinance 2020-04-00910 continuing the Declaration of Local Disaster for Public Health Emergency for the City of Lucas issued March 26, 2020.

Background Information

Mayor Olk executed a Declaration of Local Disaster for Public Health Emergency for the City of Lucas on March 19, 2020, that was extended by the City Council on March 26, 2020. The amended Declaration included the following items:

- For purposes of these regulations, a "Community Gathering" is any indoor or outdoor event or convening, subject to the exceptions and clarifications below, that brings together or is likely to bring ten (10) or more persons at the same time in a single room or other single confined or enclosed space, such as an auditorium, theater, stadium (indoor or outdoor), arena or event center, meeting hall, conference center, large cafeteria, or any other confined indoor or confined outdoor space.
- An outdoor "Community Gathering" under these regulations is limited to events in confined outdoor spaces, which means an outdoor space that:
 - is enclosed by a fence, physical barrier, or other structure; and
 - where people are present and are within arm's length of one another for extended periods.
- These regulations do not prohibit gatherings of people in multiple, separate enclosed spaces in a single building such as a multiplex movie theater, school or office tower, so long as ten (10) people are not present in any single space at the same time. These regulations also do not prohibit the use of enclosed spaces where ten (10) or more people may be present at different times during the day, so long as ten (10) or more people are not present in the space at the same time.
- For purposes of clarity, a "Community Gathering" does not include the following so long as visitors are generally not within arm's length of one another for extended periods:
 - office spaces or residential buildings;
 - grocery stores, shopping malls, or other retail establishments where large numbers of people are present, but it is unusual for them to be within arm's length of one another for extended periods; and,
 - hospitals and medical facilities.



City of Lucas

City Council Agenda Request

April 16, 2020

SECTION 7. All parks and ball fields are closed.

SECTION 8. The Lucas Community Center shall be closed.

SECTION 9. This declaration hereby orders that a restaurant with or without drive-in or drive through services; drive-in restaurant; or drive-through restaurant may only provide take out or drive-in or drive-through services as allowed by law.

SECTION 10. All City Board and Commission meetings, with the exception of Lucas City Council, Planning and Zoning and any other meeting required by law, will be postponed for the duration of this disaster declaration.

SECTION 11. The City of Lucas encourages all its citizens and others within Lucas to abide by the rules as expressed in the Amended Order(s) of Collin County Judge Chris Hill and the proclamations and executive orders of Texas Governor Greg Abbott issued with respect to the COVID-19 emergency.

Attachments/Supporting Documentation

1. Ordinance 2020-04-00910
2. Declaration signed March 26, 2020

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to adopt Ordinance 2020-04-00910 continuing the Declaration of Local Disaster for Public Health Emergency for the City of Lucas issued March 26, 2020.



ORDINANCE 2020-04-00910

[CONTINUING EMERGENCY DECLARATION OF LOCAL DISASTER]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, CONTINUING THE DECLARATION OF LOCAL DISASTER; PROVIDING FOR IMPLEMENTATION OF THE CITY'S EMERGENCY MANAGEMENT PLAN AS PROVIDED IN ARTICLE 1.07 OF THE CITY CODE OF ORDINANCES; ADOPTING THE GOVERNOR'S EXECUTIVE ORDERS BY REFERENCE AS MAY BE AMENDED FROM TIME TO TIME; ADOPTING COLLIN COUNTY'S EMERGENCY ORDERS BY REFERENCE AS MAY BE AMENDED FROM TIME TO TIME; GRANTING THE MAYOR THE POWER AND AUTHORITY TO REVIEW, ADOPT, RATIFY, AND EXECUTE ANY SUBSEQUENT EMERGENCY ORDERS ON BEHALF OF THE CITY COUNCIL; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, beginning in December, 2019, a novel coronavirus, now designated SARS-CoV2 which causes the disease COVID-19, has spread through the world and has now been declared a global pandemic by the World Health Organization; and

WHEREAS, symptoms of COVID-19 include fever, coughing, and shortness of breath. In some cases, the virus has caused death; and

WHEREAS, extraordinary measures must be taken to contain COVID-19 and prevent its spread throughout Dallas and Collin Counties, including the quarantine of individuals, groups of individuals, and property and, additionally, compelling individuals, groups of individuals, or property to undergo additional health measures that prevent or control the spread of the disease; and

WHEREAS, the State of Texas, Collin County, and the Mayor of the City of Lucas, have declared a Declaration of Disaster and have passed Orders related thereto to protect the health or person; and

WHEREAS, the City's emergency management plan has been activated by the Declaration of Local Disaster signed by the Mayor of the City of Lucas on March 19, 2020, which was ratified by the Lucas City Council on March 26, 2020;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. That the findings and recitations set out in the preamble to this Ordinance are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. A local state of disaster for public health emergency is hereby declared for Lucas, Texas, pursuant to section 418.108(a) of the Texas Government Code.

SECTION 3. The City's Emergency Management Plan has been implemented in accordance with the Code of Ordinances and Government Code Section 418.108(d) and shall remain active through the duration of the Disaster Declaration.

SECTION 4. Pursuant to Section 121.003 and 122.006 of the Texas Health and Safety Code, Section 418.108 of the Texas Government Code, and such other powers the City may have under the City Charter and laws, the City Council adopts and approves the following orders to have the force and effect of law and the same shall be enforceable under the terms of this Ordinance, provided further that, in the event of a conflict as to any term in the orders, the orders shall be given priority according to the following order of precedence as to such term: (i) Executive orders promulgated by the Office of the Governor of the State of Texas; (ii) Emergency Orders of Collin County; and (iii) Emergency Orders of the Mayor pursuant to the powers under Section 418.108 of the Texas Government Code and Section 12-2 titled "Emergency Management Program" of the City of Lucas Code of Ordinance.

SECTION 5. Pursuant to Texas Government Code 418 and Article 1.07 of the Code of Ordinances titled "Emergency Management", the Mayor shall be delegated and given the full power and authority, without further action of the City Council, to issue, modify or terminate any lawful order necessary to protect the public health so long as the order does not conflict with this Ordinance.

SECTION 6. The City Council hereby extends indefinitely the local state of disaster declared by the Mayor and previously extended by the Council unless and until terminated by the subsequent order of the Mayor.

SECTION 7. A violation of any provision set forth in any of the orders adopted herein, and, thus, a violation of this Ordinance, shall be subject to criminal penalties as provided for in the City of Lucas Code of Ordinances Section 1-07.01 titled "Offenses; penalties".

SECTION 8. This Ordinance shall take effect immediately from and after its passage as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNSEL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 16th DAY OF APRIL, 2020.

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(04-08-2020:TM 115012)

Stacy Henderson, City Secretary

**CITY OF LUCAS DECLARATION OF LOCAL DISASTER
FOR PUBLIC HEALTH EMERGENCY**

WHEREAS, beginning in December 2019, a novel coronavirus, now designated SARS-CoV2 which causes the disease COVID-19, has spread through the world and has now been declared a global pandemic by the World Health Organization; and,

WHEREAS, symptoms of COVID-19 include fever, coughing, and shortness of breath. In some cases, the virus has caused death; and,

WHEREAS, extraordinary measures must be taken to contain COVID-19 and prevent its spread throughout the City of Lucas, Texas, including the quarantine of individuals, groups of individuals, and property as well as compelling individuals, groups of individuals, or property to undergo additional health measures that prevent or control the spread of disease; and,

WHEREAS, on March 13, 2020, the Governor of the State of Texas has declared a state of disaster for the State of Texas.

NOW, THEREFORE, PURSUANT TO THE AUTHORITY VESTED IN THE MAYOR OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS BY THE CITY CHARTER AS THE PRESIDING OFFICER OF THE GOVERNING BODY OF THE CITY OF LUCAS, AND UNDER TEXAS GOVERNMENT CODE SECTION 418.108, I, JIM OLK, MAYOR OF THE CITY OF LUCAS, TEXAS, DO HEREBY DECLARE THAT:

SECTION 1. A local state of disaster for public health emergency is hereby declared for the City of Lucas, Texas, pursuant to Section 418.108(a) of the Texas Government Code.

SECTION 2. That the City Council, in accordance with the authority vested in the governing body of the City of Lucas, Texas, by Texas Government Code, Section 418.108, hereby renews and continues the Declaration of Local Disaster, which Declaration shall continue until terminated by action of the City Council.

SECTION 3. Pursuant to section 418.108(c) of the Government Code, this declaration of a local state of disaster for public health emergency shall be given prompt and general publicity and shall be filed promptly with the City Secretary.

SECTION 4. Pursuant to Section 418.108(d) of the Government Code, this declaration of a local state of disaster activates the City of Lucas emergency management plan.

SECTION 5. PROHIBITED GATHERINGS. Public or private Community Gatherings (as defined in Section 6 below) are prohibited anywhere in Lucas, Texas.

SECTION 6. DEFINITIONS.

- a. For purposes of these regulations, a "Community Gathering" is any indoor or outdoor event or convening, subject to the exceptions and clarifications below, that

brings together or is likely to bring ten (10) or more persons at the same time in a single room or other single confined or enclosed space, such as an auditorium, theater, stadium (indoor or outdoor), arena or event center, meeting hall, conference center, large cafeteria, or any other confined indoor or confined outdoor space.

- b. An outdoor "Community Gathering" under these regulations is limited to events in confined outdoor spaces, which means an outdoor space that:
 - (i) is enclosed by a fence, physical barrier, or other structure; and
 - (ii) where people are present and are within arm's length of one another for extended periods.
- c. These regulations do not prohibit gatherings of people in multiple, separate enclosed spaces in a single building such as a multiplex movie theater, school or office tower, so long as ten (10) people are not present in any single space at the same time. These regulations also do not prohibit the use of enclosed spaces where ten (10) or more people may be present at different times during the day, so long as ten (10) or more people are not present in the space at the same time.
- d. For purposes of clarity, a "Community Gathering" does not include the following so long as visitors are generally not within arm's length of one another for extended periods:
 - (i) office spaces or residential buildings;
 - (ii) grocery stores, shopping malls, or other retail establishments where large numbers of people are present, but it is unusual for them to be within arm's length of one another for extended periods; and,
 - (iii) hospitals and medical facilities.

SECTION 7. All parks and ball fields are closed.

SECTION 8. The Lucas Community Center shall be closed.

SECTION 9. This declaration hereby orders that a restaurant with or without drive-in or drive through services; drive-in restaurant; or drive-through restaurant may only provide take out or drive-in or drive-through services as allowed by law.

SECTION 10. All City Board and Commission meetings, with the exception of Lucas City Council, Planning and Zoning and any other meeting required by law, will be postponed for the duration of this disaster declaration.

SECTION 11. The City of Lucas encourages all its citizens and others within Lucas to abide by the rules as expressed in the Amended Order(s) of Collin County Judge Chris Hill and the proclamations and executive orders of Texas Governor Greg Abbott issued with respect to the COVID-19 emergency.

SECTION 12. POSTING OF THESE REGULATIONS. The owner, manager, or operator of any facility that is likely to be impacted by these regulations shall post a copy of these regulations onsite and visible to users of the facility and provide a copy to any user of the facility asking for a copy.

SECTION 13. SEVERABILITY. If any subsection, sentence, clause, phrase, or word of these regulations or any application of them to any person, structure, gathering, or circumstance is held to be invalid or unconstitutional by decision of a court of competent jurisdiction, then such decision will not affect the validity of the remaining portions or applications of these regulations.

SECTION 14. EFFECTIVE IMMEDIATELY. These regulations shall be effective immediately and continue until they are either rescinded, superseded, or amended or until they expire pursuant to applicable law.

SECTION 15. SUSPENSION AND MODIFICATION OF ORDINANCES.

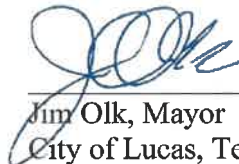
- a. Any ordinances or regulations that would prevent temporary sheltering and housing by the City, State of Texas, or the Federal Government in response to the declared disaster are suspended or modified as necessary to make these regulations effective.
- b. Any ordinances or regulations that conflict with these regulations are suspended or modified as necessary to make these regulations effective.
- c. Suspension or modification of the ordinances and regulations shall remain in effect until these regulations are terminated or until the public health emergency is terminated, whichever is sooner.

SECTION 16. PENALTIES.

- a. These regulations shall have the effect of ordinances when duly filed with the City Secretary.
- b. A person who violates any provision of these regulations, upon conviction, is punishable by a fine of not less than Fifty Dollars (\$50) and not more than Two Thousand Dollars (\$2,000) for each offense.

SECTION 17. That this proclamation shall take effect immediately from and after its issuance.

DECLARED this 26th day of March 2020.



Jim Olk, Mayor
City of Lucas, Texas



City of Lucas City Council Agenda Request April 16, 2020

Requester: Councilmember Debbie Fisher

Agenda Item Request

Discuss and consider halting the Winningkoff construction project and consider evaluating funding for other projects outlined in the Capital Improvement Plan.

Background Information

Before the Winningkoff Road construction project goes forward, I would like to have an evaluation/report on what went wrong and how we are going to make future projects operate better. Key is determining why the area on Blondy Jhune had to be reconstructed when the City hired a Project Manager to mitigate this type of problem. The same contractor is scheduled to do the work on Winningkoff Road.

As the pandemic has greatly impacted our area, should we reprioritize our projects? Further delaying the replacement of the culvert/bridge on Stinson Road concerns me greatly.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

City Council Agenda Request

April 16, 2020

Requester: Mayor Jim Olk

Agenda Item Request

Executive Session:

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

As authorized by Section 551.071 of the Texas Government Code, the City Council 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.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas City Council Agenda Request April 16, 2020

Requester: Mayor Jim Olk

Agenda Item Request

Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA