



**City of Lucas**  
**Planning and Zoning Commission**  
**May 14, 2020**  
**7:00 PM**  
**City Hall – Council Chambers**  
**665 Country Club Road – Lucas, Texas**

On March 16, 2020 Governor Abbott has suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. Lucas Planning and Zoning Commission meetings will not be open to on-site visitors. In the interim, Planning and Zoning meetings will be available through Ring Central Webinar from your computer or smartphone. **To join the meeting, go to <https://webinar.ringcentral.com/j/1487084724?pwd=a1JXSm9zMm5XQThDZ1hCMWlIVWhvdz09> enter PASSWORD 9727278999** 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](mailto:shenderson@lucastexas.us) by 4:30 pm on the day of the meeting.** The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made.

*Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, May 14, 2020 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 at which time the following agenda will be discussed.*

## **Call to Order**

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

## **Public Hearing Agenda**

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1. Public hearing to consider the request by Alvin and Kimberly Harrison to rezone a 3-acre tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Collin County, Texas, same being a portion of that tract of land conveyed to Hugh McCreery and Dorothy C. McCreery, by deed recorded in Volume 1124, Page 871, Deed Records of Collin County, Texas from Residential (R1.5) to Commercial (C) . The parcel of land

is located on the north side of Parker Road approximately 800 feet west of Stinson Road located at 7403 Parker Road. **(Development Services Director Joe Hilbourn)**

## **Regular Agenda**

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2. Consider approval of the minutes of the April 9, 2020 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
3. 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, to 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)**
4. Discuss and provide direction to staff regarding amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 8. Accessory Buildings, Structures and Uses, Section 14.04.302 Accessory structures, buildings and uses permitted and Section 14.04.304 General accessory buildings and structures regulations. **(Development Services Director Joe Hilbourn)**
5. Discuss and provide direction to staff regarding amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 2 Off-street parking and loading, Section 14.04.038 Driveways, and Chapter 10 of the Stormwater Design Manual. **(Development Services Director Joe Hilbourn)**

## **Executive Session Agenda**

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*As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.*

6. Executive Session: An Executive Session is not scheduled for this meeting.
7. Adjournment.

## **Certification**

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*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 6:00 p.m. on May 8, 2020.*

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*Stacy Henderson, City Secretary*

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



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 01

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Public hearing to consider the request by Alvin and Kimberly Harrison to rezone a 3-acre tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Collin County, Texas, same being a portion of that tract of land conveyed to Hugh McCreery and Dorothy C. McCreery, by deed recorded in Volume 1124, Page 871, Deed Records of Collin County, Texas from Residential (R1.5) to Commercial (C) . The parcel of land is located on the north side of Parker Road approximately 800 feet west of Stinson Road located at 7403 Parker Road.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

#### **Background Information**

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The 3-acre lot located at 7403 Parker Road, is currently zoned Residential (R-1.5). The property has an existing home that is 1,793 square feet. The owners would like to convert the existing home into a state licensed childcare facility.

The applicant states that Littles Academy, LLC has been in business for over 10 years in Lucas, Texas, and due to state regulations, they are limited to care for twelve children per day. Over the past few years, the applicant has turned away dozens of prospective families. With the new home construction in the immediate area, there appears to be a need for quality childcare.

The proposed new facility would become a full-time childcare center, operating from 7 am to 6 pm, Monday through Friday. With the recent expansion of Parker Road, the applicant believes the childcare facility will have minimal impact on traffic. The facility has a septic tank.

The applicant states that a portion of their curriculum will focus on outdoor activities, including small scale farming, and the location on Parker Road would have adequate space for this activity.

#### **Attachments/Supporting Documentation**

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- 1. Public hearing notice
- 2. Location map
- 3. Letter of Intent
- 4. Zoning Concept Plan



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 01

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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This proposal does not meet the City's Comprehensive Plan. Staff is not in favor of amending the Comprehensive Plan.

#### **Motion**

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I hereby make a motion to approve/deny the request by Alvin and Kimberly Harrison to rezone a 3-acre tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Collin County, Texas, from Residential (R1.5) to Commercial (C) located at 7403 Parker Road.





## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, May 14, 2020 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, June 4, 2020 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from R1.5 to Commercial on a parcel of land consisting of 3.00 acres of land more commonly known as 7403 E Parker Road, described as follows:

Being a tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Coffin County, Texas, same being a portion of that tract of land conveyed to Hugh McCreery and wife, Dorothy C. McCreery, by deed recorded in Volume 1124, Page 871, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Heritage Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Volume C, Page 750, Map Records of Collin County, Texas, being along the East line of a tract of land conveyed to Watson McCreary, Jr., by deed recorded in Instrument Number 20130520000686800, Official Public Records of Collin County, Texas and being on or near the most Easterly North line of said Turner Survey and South line of the John Gray 320 acre Survey, Abstract No. 349;

THENCE South 88 degrees 41 minutes 39 seconds East (bearing base from NAD83 Texas North Central Zone No. 4202), along the South line of said Heritage Estates, a distance of 343.48 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to the Craft Family Trust, by deed recorded in Volume 4514, Page 974, Deed Records of Collin County, Texas;

THENCE South 12 degrees 47 minutes 48 seconds East, along a West line of said Craft tract, a distance of 299.18 feet to a 1/2-inch iron rod found for corner;

THENCE South 40 degrees 52 minutes 36 seconds East, along a West line of said Craft tract, a distance of 54.85 feet to an aluminum disc found for corner, said corner being the Southwest corner of said Craft Family Trust tract, same being the Northwest corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20150507000530980, Official Public Records of Collin County, Texas, and being the Northeast corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20150625000771540, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 42 minutes 41 seconds West, along the North line of said State of Texas tract (20150625000771540), a distance of 20.18 feet to an aluminum disc found for corner;

THENCE South 89 degrees 02 minutes 06 seconds West, along the North line of said State of Texas tract (20150625000771540), a distance of 420.27 feet to an aluminum disc found for corner, said corner being the Northwest corner of said State of Texas tract (20150625000771540), same being the Northeast corner of that tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20160322000336720, Official Public Records of Collin County, Texas, and being the Southeast corner of the aforementioned McCreary tract;

THENCE North 00 degrees 52 minutes 39 seconds West, along the East line of said McCreary tract, a distance of 351.08 feet to the POINT OF BEGINNING and containing 130,779 square feet or 3.00 acres of land.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) and it will be presented at the hearing. If you have any questions about the request, please contact Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).

# Location Map

7403 Parker Road



## City of Lucas Zoning

665 Country Club Road  
Lucas, Texas 75002-7651

Letter of Intent for Special Use Permit Application  
Littles Academy, LLC Childcare  
Alvin and Kimberly Harrison, Littles Academy LLC, Owners and Applicant  
7403 Parker Road  
Lucas, TX 75002-7023

Dear Joe Hilbourn,

On February 28<sup>th</sup>, 2020, Alvin and Kimberly Harrison purchased the property at 7403 Parker Road, Lucas, Texas 75002. The property has an existing home that is 1,793 square feet. The tract is 3.00 acres and is currently zoned R1.5. We are looking to obtain a Special Use Permit (SUP) in order to convert the existing house into a state licensed childcare facility.

Littles Academy, LLC has been in business for over 10 years here in Lucas, Texas. Due to state regulations, we are limited to care for twelve children per day. Over the past few years, we have turned away dozens of prospective families. With all the new home construction in the immediate area, there appears to be a need for quality childcare.

The proposed new facility would become a fulltime childcare center, operating from 7am to 6pm, Monday through Friday. With the recent expansion of Parker Road, we feel that a childcare facility will have minimal impact on traffic. The facility has a septic tank, so wastewater would have no impact on the city of Lucas.

A portion of our curriculum will focus on outdoor activities, including small scale farming. We love the serenity of Lucas, and this location would continue with that feel.

We appreciate your consideration of this Special Use Permit request.

Sincerely,  
Alvin and Kimberly Harrison  
Littles Academy, LLC Childcare



PROJECT DESCRIPTION

PROPOSED FUTURE SITE OF LITTLE’S ACADEMY

7403 EAST PARKER ROAD  
ALLEN TX, 75002

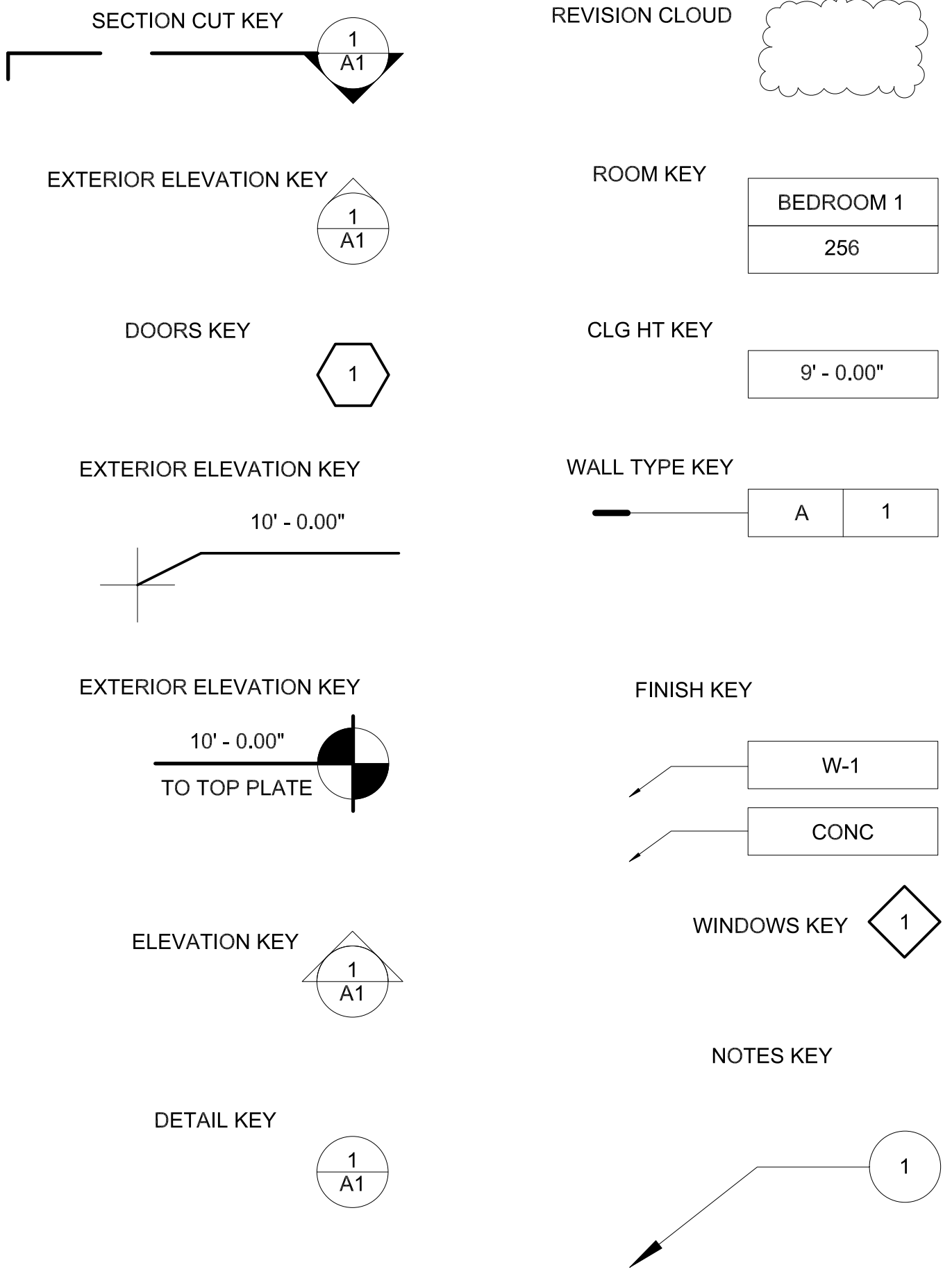
OWNERS  
ALVIN AND KIMBERLY HARRISON  
PH. 972-955-2228  
EM. ALVINHARRISON2@GMAIL.COM

&	AND	F.O.S.	FACE OF STUDS	RAD.	RADIUS
L	ANGLE	FPRF.	FIREPROOF	R.D.	ROOF DRAIN
@	AT	F.S.	FULL SIZE	REC.	RECEPTACLE
	CENTERLINE	FT.	FOOT OR FEET	REF.	REFERENCE
#	DIAMETER OR ROUND	FTG.	FOOTING	REFR.	REFRIGERATOR
	POUND OR NUMBER	G.A.	GAUGE	REINF.	REINFORCED
	ANCHOR BOLT	GAL.	GALLON	REQ.	REQUIRED
A.B.	ACOUSTICAL	GALV.	GALVANIZED	RM.	ROOM
ACOOS.	ADJUSTABLE	G.B.	GRAB BAR	R.O.	ROUGH OPENING
ADJ.	AGGREGATE	GL.	GLASS	R.S.	ROUGH SAWN
AGGR.	ALUMINUM	GR.	GRADE	RWO.	REDWOOD
AL.	APPROXIMATE	GI.	GYPSUM	S.C.	SOLID CORE
APPROX.	ARCHITECTURAL	H.B.	GALV. IRON	SCHED.	SCHEDULE
ARCH.	ASBESTOS	H.C.	HOSE BIBB	SECT.	SECTION
ASB.	ASPHALT	HOR.	HOLLOW CORE	SHR.	SHOWER
ASPH.	BOARD	HDR.	HEADER	SHT.	SHEET
BD.	BUILDING	HDWD.	HARDWOOD	SIM.	SIMILAR
BLDG.	BLOCK	HDWE.	HARDWARE	SPEC.	SPECIFICATION
BLK.	BLOCKING	H.M.	HOLLOW METAL	SO.	SQUARE
BLKG.	BEAM	HORIZ.	HORIZONTAL	SST.	STAINLESS STEEL
BM.	BOTTOM	HR.	HOUR	S.SK.	SERVICE SINK
BOT.	CABINET	HGT.	HEIGHT	STA.	STATION
CAB.	CATCH BASIN	I.D.	INSIDE DIAMETER (DI M)	STD.	STANDARD
C.B.	CERAMIC	INFO.	INFORMATION	STL.	STEEL
CER.	CAST IRON	INSUL.	INSULATION	STOR.	STORAGE
C.I.	CEILING	INT.	INTERIOR	STRL.	STRUCTURAL
CLG.	CLEAR	JAN.	JANITOR	SUSP.	SUSPENDED
CLR.	COLUMN	JT.	JOINT	SYM.	SYMMETRICAL
COL	CONCRETE	KIT.	KITCHEN	T.C.	TOP OF CURB
CONC.	CONNECTION	LAM.	LAMINATE	TEL.	TELEPHONE
CONN.	CONTINUOUS	LAV.	LAVATORY	TER.	TERRAZZO
CONT.	CONTRACTOR	LT.	LIGHT	T. & G.	TONGUE AND GROOVE
CONTR.	CONTROL JOINT	MAS.	MASONRY	THK.	THICK
CJ.	CENTER	MAX.	MAXIMUM	T.P.	TOP OF PAVEMENT
CTR.	DOUBLE	M.B.	MACHINE BOLT	T.V.	TELEVISION
DBL.	DEPARTMENT	M.C.	MEDICINE CABINET	T.W.	TOP OF WALL
DEPT.	DRINKING FOUNTAIN	MECH.	MECHANICAL	TYP.	TYPICAL
D.F.	DETAIL	MEMB.	MEMBRANE	THR.	THRESHOLD
DET.	DIAMETER	MET.	METAL	U.B.C.	UNIFORM BUILDING CODE
DIA.	DIMENSION	MFR.	MANUFACTURER	UNF.	UNFINISHED
DIM.	DISPENSER	MH.	MANHOLE	U.O.N.	UNLESS OTHERWISE NOTED
DISP.	DOWN	MIN.	MINIMUM	UR.	URINAL
DN.	DOOR	MISC.	MISCELLANEOUS	VERT.	VERTICAL
DR.	DRAWER	M.O.	MASONRY OPENING	VEST.	VESTIBULE
DWR.	DOWNSPOUT	MTD.	MOUNTED	W/	WITH
DS.	DRY STANDPIPE	MUL.	MULLION	W.C.	WATER CLOSET
D.S.P.	DRAWING	N.I.C.	NOT IN CONTRACT	WD.	WOOD
DWG.	EACH	NO.	NUMBER	W/O.	WITHOUT
E.J.	EXPANSION JOINT	NOM.	NOMINAL	WP.	WATERPROOF
EL	ELEVATION	N.T.S.	NOT TO SCALE	WT.	WEIGHT
ELEC.	ELECTRICAL	O.A.	OVERALL	W.W.F.	WELDED WIRE FABRIC
ELEV.	ELEVATOR	OBS.	OBSCURE		
EMER.	EMERGENCY	O.C.	ON CENTER		
ENCL.	ENCLOSURE	ACC.	OCCUPANCY		
EO.	EQUAL	O.D.	OUTSIDE DIAMETER (DIM)		
EQPT.	EQUIPMENT	OFF.	OFFICE		
E.W.C.	ELECTRIC WATER COOLER	OPNG.	OPENING		
		OPP.	OPPOSITE		
		PL.	PLATE		
EXST.	EXISTING	P.LAM.	PLASTIC LAMINATE		
EXP.	EXPANSION	PLAS.	PLASTER		
EXT.	EXTERIOR	PLYWD.	PLYWOOD		
F.A.	FIRE ALARM	PT.	POINT		
F.D.	FLOOR DRAIN	P.T.C.	PAPER TOWEL DISPENSER		
FDN.	FOUNDATION	PTN.	PARTITION		
F.E.	FIRE EXTINGUISHER	P.T.R.	PAPER TOWEL RECEPTACLE		
F.E.C.	FIRE EXTINGUISHER CAB.	P.U.C.	PUBLIC UTILITY COMMISSION		
F.H.C.	FIRE HOSE CABINET	Q.T.	QUARRY TILE		
FIN.	FINISH				
FL.	FLOOR				
FLASH.	FLASHING				
FLUOR.	FLUORESCENT				
F.O.C.	FACE OF CONCRETE				



BUILD SITE

DETAILS KEY



ZONING CONCEPT PLAN - EXHIBIT B

CONTACTS


OWNER  
  
Alvin and Kimberly Harrison  
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Office - TBD  
Mobile - 927 955-2228  
E-mail - alvinharrison2@gmail.com

GENERAL CONTRACTOR	ARCHITECT
DESIGNER	STRUCTURAL ENGINEER
PROJECT MANAGER	M.E.P ENGINEER

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TABLE OF PAGE CONTENTS

000	COVER SHEET, ABRIVIATIONS, CONTACTS
A 101	OVERHEAD
A 102	FLOOR PLANS
A 103	FLOOR PLANS
A 104	FLOORING
A 105	ROOF OVERHEAD LAYOUT
A 106	TRUSS AND/OR RAFTER DESIGNS
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS DETAILS
A 500	REFLECTIVE CEILING PLAN
C 101	UTILITY CONNECTIONS
C 102	DRANAGE PLAN
E 101	ELECTRICAL LIGHTING, OUTLETS, SWITCHES
E 102	ELECTRICAL ROUTING
EQ 501	ELECTRICAL PANELS / SPECS
G 001-004	ADA SPECS
G 601	SCHEDULES
G 701	NOTES
I 201	INTERIOR ELEVATIONS
I 202	INTERIOR ELEVATIONS
M1	HVAC DUCT ROUTING
M2	HVAC LOAD AND SPECIFICATIONS
S 101	FLATWORK
S 501	FOOTING AND SUPPORT DETAILS
S 502	STRUCTUREAL SUPPORTS AND LOAD CALCULATIONS
V 101	SURVEY PLAT
V 101	SURVEY PLAT OVERLAY REVISION
I 201	INTERIOR ELEVATIONS
I 202	INTERIOR ELEVATIONS

REVISIONS			 CONSULTING	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><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<i>PLOT PLAN NOTES</i>	<i>GENERAL NOTES (CONT)</i>	<i>GENERAL DEMOLITION NOTES (CONT)</i>
<div><div>1. VERIFY ALL DIMENSIONS, COORDINATES, DEED RESTRICTIONS, ZONING ORDINANCES, BUILDING LINES, AND EASEMENTS PRIOR TO SETTING FORMS. NOTIFY DESIGNER IMMEDIATELY IN THE EVENT OF A DISCREPANCY.</div><div>2. PRIOR TO SETTING FORMS, VERIFY PLAN TO ASSURE CONSTRUCTION IS IN COMPLIANCE WITH LOCAL CODES AND INTERPRETATION OF CODE, NOTIFY DESIGNER OF ANY CONFLICTS BEFORE PROCEEDING,</div><div>3. ALL PLOT PLAN INFORMATION WAS TAKEN DIRECTLY FROM A SURVEY PROVIDED BY THE OWNER.</div></div>	<div><div>11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.</div></div>	<div><div>6. CONTRACTOR TO FLUSH OUT ANY ELECTRICAL SWITCHES AND OUTLETS, GRILLES, CLEAN-OUTS, COVER PLATES, ACCESS DOORS, ETC., THAT MAY CONFLICT WITH THE RENOVATION TO WALLS, FLOORS, AND CEILINGS.</div><div>7. PRIOR TO INSTALLATION OR REPAIR OF WORK ITEMS, SCHEDULE WALK THROUGH MEETING WITH OWNER AND ARCHITECT. CONFIRM SCOPE OF WORK, AND REVIEW CONDITIONS OF PREPARATION AND INSTALLATION PROCEDURES.</div><div>8. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED SO AS TO PRODUCE MINIMAL DISTURBANCE TO EXISTING FACILITY AND NEIGHBORING OCCUPANTS. (I.E. MINIMIZE EXCESSIVE AND PROLONGED NOISE LEVELS AND DUST.</div><div>9. CLEAN AND PREPARE SUBFLOOR PRIOR TO INSTALLATION OF NEW FLOOR.</div><div>10. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING FOR PROTECTION OF EXISTING STRUCTURE TO REMAIN.</div><div>11. REMOVE AND RELOCATE EXISTING UTILITIES AND SURVEILLANCE.</div><div>12. COORDINATE EXACT LOCATIONS OF NEW OPENINGS IN EXISTING WALLS AND PARTITIONS WITH ARCHITECTURAL PLANS.</div><div>13. RE: MEP DRAWINGS FOR DEMOLITION AND RELOCATION OF UTILITIES, COORDINATE WITH MEP ENGINEERS WHERE EXISTING PLUMBING FIXTURES ARE BEING REPLACED, DEMOLISH EXISTING PARTITION TO ACCESS EXISTING PLUMBING LINES AND PATCH TO MATCH EXISTING PARTITION.</div></div>
<i>BUILDING CODES</i>	NOT USED	<i>GENERAL INTERIOR AND FINISH NOTES</i>
<div><div>THIS PROJECT MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FCLLOWING:</div><div>1. CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE (IRC) W/ LOCAL AMENDMENTS.</div><div>NOTIFY THE DESIGNER IMMEDIATELY IN THE EVENT OF DISCREPANCY OR CONFLICT WITH APPLICABLE CODE.</div></div>		NOT USED
<i>GENERAL NOTES</i>		
<div><div>1. CONTACT THE DESIGNER IMMEDIATELY IF THERE IS ANY DISCREPANCY OR VARIATIONS FROM THE CONSTRUCTION DOCUMENTS AND THE EXISTING FIELD CONDITIONS,</div><div>2. CONTACT THE DESIGNER IMMEDIATELY IF THERE IS ANY DISCREPANCY OR VARIATION IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.</div><div>3. CONTACT THE DESIGNER IMMEDIATELY IF THERE IS ANY DISCREPANCY OR VARIATION FROM THE CONTRACT DOCUMENTS AND THE BUILDING CODES.</div><div>4. CONTACT THE DESIGNER IMMEDIATELY IF THERE IS ANY SYMBOL OR ABBREVIATION IN THE CONTRACT DOCUMENTS THAT REQUIRE CLARIFICATION.</div><div>5. DO NOT SCALE DRAWINGS.</div><div>6. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.</div><div>7. BUILDER TO BE RESPONSIBLE FOR COORDINATION &amp; EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS AND PROCEDURES.</div><div>8. BUILDER SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED AS TO AVOID CONFLICT IN THE LOCATION, INSTALLATION AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS.</div><div>9. BUILDER SHALL REVIEW ALL DRAWINGS INCLUDING INTERIOR ELEVATIONS AND ELECTRICAL PLANS PRIOR TO FRAMING. BUILDER SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR THE MECHANICAL LAYOUT. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS AND HVAC DUCTWORK PRIOR TO FRAMING.</div><div>10. ALL NEW GLAZING SHALL HAVE A U-FACTOR AND SHGC IN ACCORDANCE WITH THE ENERGY CODE COMPLIANCE DOCUMENTATION.</div><div>11. FIRE SEAL AROUND ALL CONDUIT PENETRATIONS,</div><div>12. PROVIDE FIRE STOPS AT ALL FLOOR PENETRATIONS.</div><div>13. SMOKE DETECTORS ARE TO BE LOCATED WHERE SHOWN ON THE DRAWINGS BY AND IN ACCORDANCE WITH THE LOCAL BUILDING CODE.</div><div>14. INSTALLATION OF GAS APPLIANCES MUST BE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND THE LOCAL BUILDING CODE.</div><div>15. ALL MECHANICAL EXHAUSTS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING.</div><div>16. TAN KLESS WATER HEATERS TO BE INSTALLED WITH WELDED GALVANIZED STEEL PANS AND OVERFLOW DRAIN TO THE OUTSIDE, COORDINATE LOCATION WITH DESIGNER,</div><div>17. PROVIDE ALL COPPER ELECTRICAL SERVICE. CIRCUIT BREAKERS. PROVIDE DEDICATED OUTLETS FCR: DISPOSAL, MICROWAVES, RANGE, OVENS, WATER HEATER, A/C - HEAT AND CONDENSER UNITS. INSTALL GFI CIRCUITS AT ALL WET LOCATIONS.</div><div>18. SIZE AND PROVIDE SPLIT SYSTEM DX CENTRAL A/C TO SUPPLY AIR AND HEAT. USE STANDARD ASHRAE DESIGN CRITERIA FOR TARRANT COUNTY, TEXAS</div><div>19. VERIFY ALL RETURN AND SUPPLY AIR CHASE SIZES AND LOCATION PRIOR TO CONSTRUCTION.</div><div>20. BUILDER TO COORDINATE W/ APPLICABLE UTILITY COMPANY OR SUPPLIER WHEN REROUTING ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICES,</div><div>21. BUILDER TO VERIFY THAT ALL WORK ON EXTERIOR OF THE PROJECT IS WATER TIGHT &amp; SURFACES EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.</div><div>22. INSTALL ALL FENCING PER DEED RESTRICTIONS AND LOCAL BUILDING CODE.</div><div>23. PROVIDE TEMPERED SAFETY GLASS IN ALL HAZARDOUS LOCATIONS.</div><div><div>1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.</div><div>2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI FOLD CLOSET DOOR ASSEMBLIES,</div><div>4. GLAZING IN ALL UNFRAMED SWINGING DOORS.</div><div>5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES {1524 MM} MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.</div><div>6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE,</div><div>7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:<div><div>7.1. EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET (0.836M2).</div><div>7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.</div><div>7.3. TOP EDGE MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.</div><div>7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.</div></div></div><div>8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.</div><div>10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE</div></div></div>		

REVISIONS	Date				
	Description				
	Approved				
NOTES					
G 701					

DESIGNED03/10/2020  
DRAWN09/00/2019  
BY: BRIAN K. MCGUIGAN

APPROVED  
DATE  
TITLE

LITTLE'S ACCADEMY

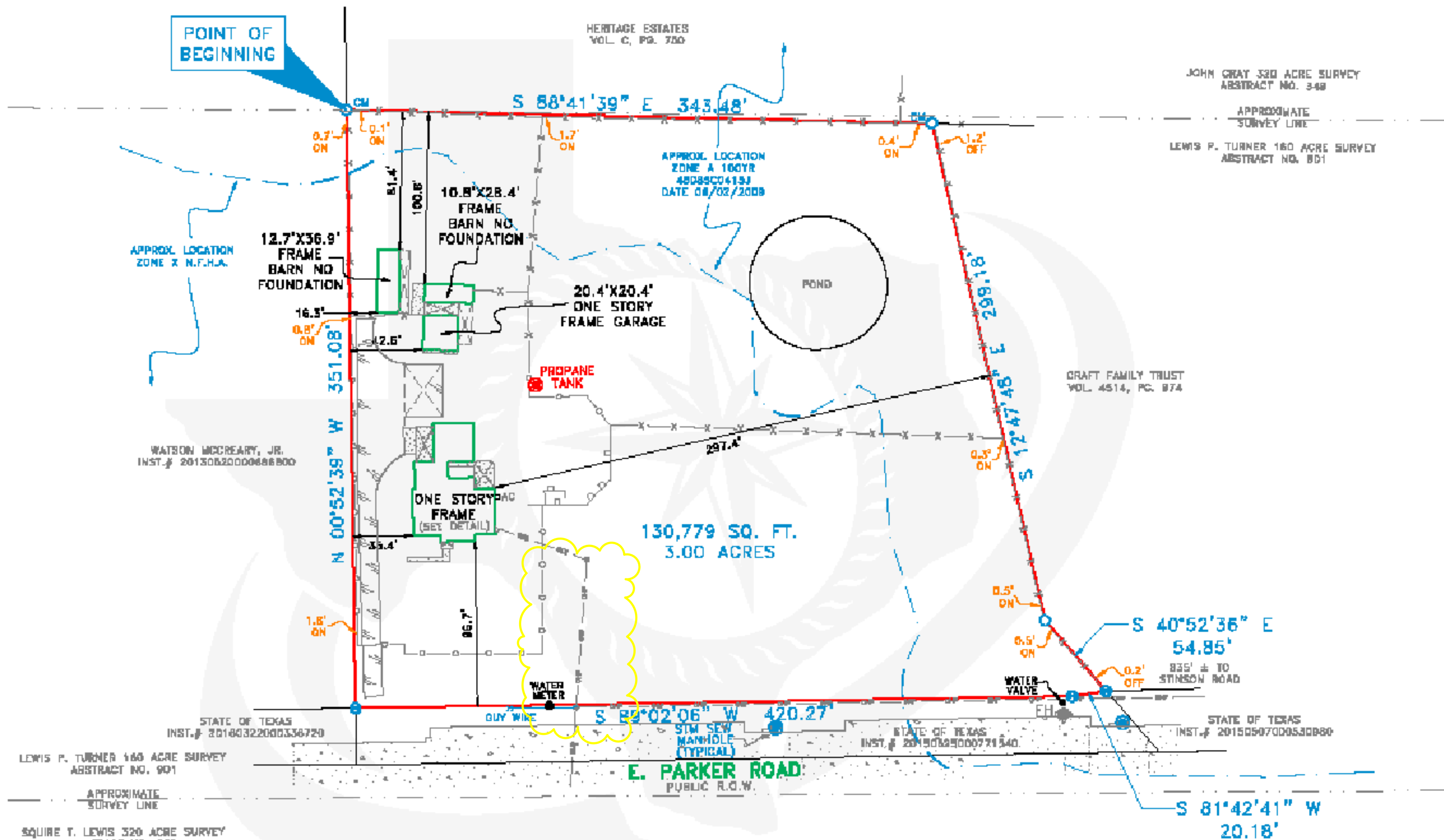
7403 EAST PARKER ROAD

ALLEN, TX

PROPOSED PARKING LOT ADDITION

ADDITION TO EXISTING PROPERTY





### 7403 E. Parker Road

Being a tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Collin County, Texas, same being a portion of that tract of land conveyed to Hugh McCreary and wife, Dorothy C. McCreary, by deed recorded in Volume 1124, Page 871, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Heritage Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Volume C, Page 750, Map Records of Collin County, Texas, being along the East line of a tract of land conveyed to Watson McCreary, Jr., by deed recorded in Instrument Number 2013052000068800, Official Public Records of Collin County, Texas and being on or near the most Easterly North line of said Turner Survey and South line of the John Gray 320 acre Survey, Abstract No. 349;

THENCE South 88 degrees 41 minutes 39 seconds East (bearing base from MAD83 Texas North Central Zone No. 4202), along the South line of said Heritage Estates, a distance of 343.48 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to the Craft Family Trust, by deed recorded in Volume 4514, Page 974, Deed Records of Collin County, Texas;

THENCE South 12 degrees 47 minutes 45 seconds East, along a West line of said Craft tract, a distance of 299.18 feet to a 1/2 inch iron rod found for corner;

THENCE South 40 degrees 52 minutes 36 seconds East, along a West line of said Craft tract, a distance of 54.85 feet to an aluminum disc found for corner, said corner being the Southwest corner of said Craft Family Trust tract, same being the Northwest corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20150507000530980, Official Public Records of Collin County, Texas, and being the Northeast corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20150625000771540, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 42 minutes 41 seconds West, along the North line of said State of Texas tract (20150625000771540), a distance of 20.18 feet to an aluminum disc found for corner;

THENCE South 89 degrees 02 minutes 06 seconds West, along the North line of said State of Texas tract (20150825000771540), a distance of 420.27 feet to an aluminum disc found for corner, said corner being the Northwest corner of said State of Texas tract (20150625000771540), same being the Northeast corner of that tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20160322000336720, Official Public Records of Collin County, Texas, and being the Southeast corner of the aforementioned McCreary tract;

THENCE North 00 degrees 52 minutes 39 seconds West, along the East line of said McCreary tract, a distance of 351.08 feet to the POINT OF BEGINNING and containing 130,779 square feet or 3.00 acres of land.

### SURVEYOR'S CERTIFICATE

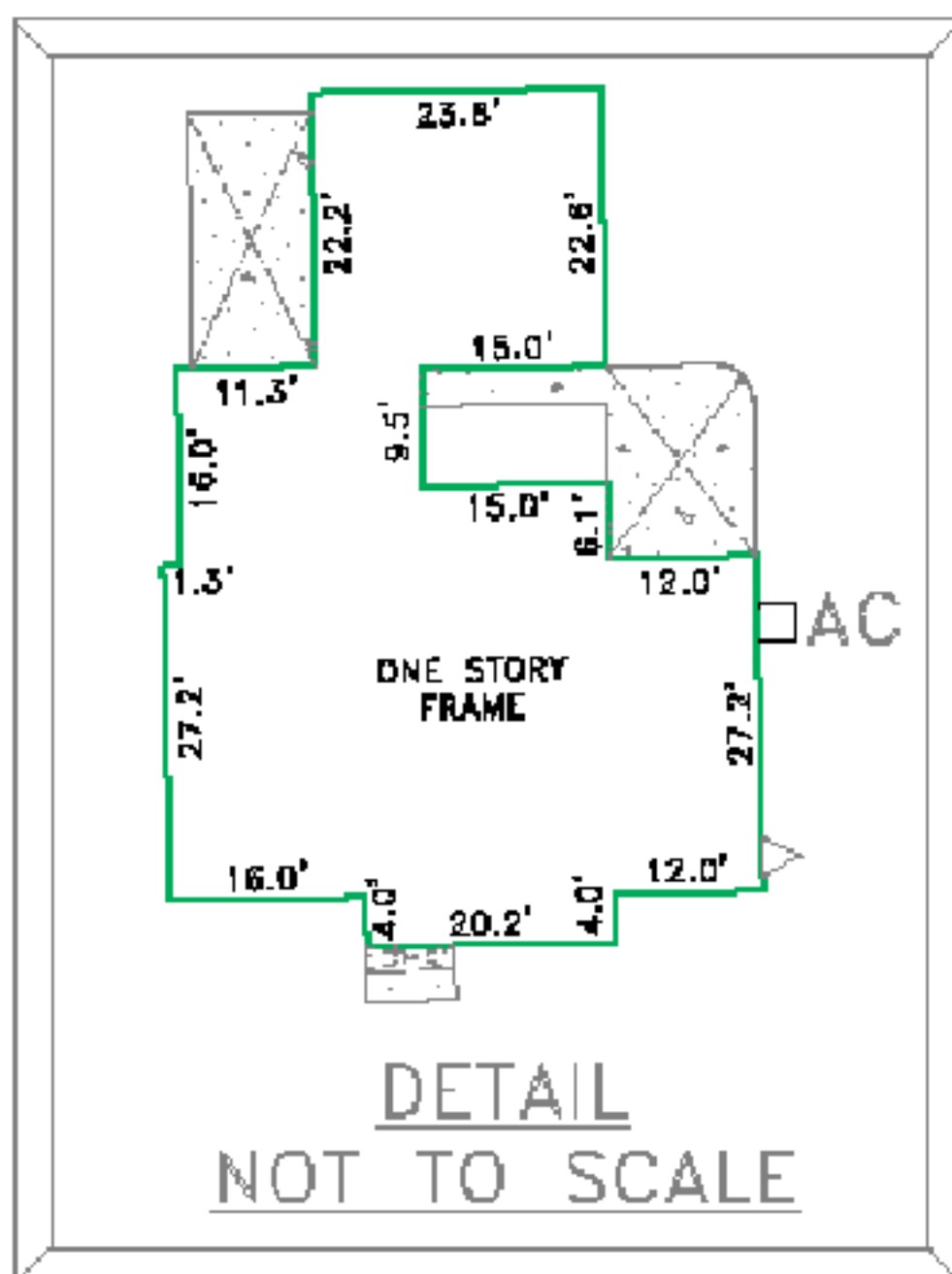
The undersigned Registered Professional Land Surveyor (J.T. Thompson) hereby certifies to Kimberly Harrison and Lawyers Title, in connection with the transaction described in G.F. No. LT-19135-1901352000036-CG that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereat are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 24th day of February, 2020

*J.T. Thompson*  
J.T. Thompson  
Registered Professional Land Surveyor No. 4604



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**Lawyers Title**  
INSURANCE CORPORATION



NOTE: According to the F.L.R.M. in Map No. 4808500415J, this property does lie in Zone A and DOES lie within the 100 year flood zone, EXCEPT AS SHOWN.

ENCLOSURES RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 592, PG. 134

NOTES:  
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.  
ENCLOSURES AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
1/2" IRON ROD FOUND	PT - POOL EQUIPMENT
ALUM. DISC FOUND	COLUMN
1" IRON PIPE FOUND	AG - AIR CONDITIONING
FENCE POST CORNER	FIRE HYDRANT
2" FOUND / SET	
3/8" ROD FOUND	
UNDERGROUND ELECTRIC	
OVERHEAD ELECTRIC	
POWER POLE	
POINT FOR CORNER	
GRAVE/ROCK ROAD OR DRIVE	
CONCRETE PAVING	
DOUBLE SIDED WOOD FENCE	
ASPHALT PAVING	
CHAIN LINK FENCE	
WOOD FENCE	
0.5" WIDE TYPICAL BARNED WIRE	
IRON FENCE	
PIPE FENCE	
COVERED PORCH, DECK OR CARPORT	
OVERHEAD ELECTRIC SERVICE	
OVERHEAD POWER LINE	

<b>CBG</b> SOUTH TEXAS LLC CREATED BY THE COLLEGE OF BUSINESS	
12025 Shiloh Road, Ste. 240 Dallas, TX 75228 P 214.349.5485 F 214.348.2316 Firm No. 10168800 www.cbgtella.com	
SCALE 1" = 60'	DATE 02/24/2020
JOB NO. 2003243	G.F. NO. SEE CERT.
DRAWN CAJ	

METES AND BOUNDS	
LEWIS P. TURNER SURVEY, ABSTRACT NO. 901	
COLLIN COUNTY, TEXAS	
7403 E. PARKER ROAD	

LITTLE'S ACADEMY

PROPOSED PARKING LOT ADDITION  
ADDITION TO EXISTING PROPERTY

CONSULTING

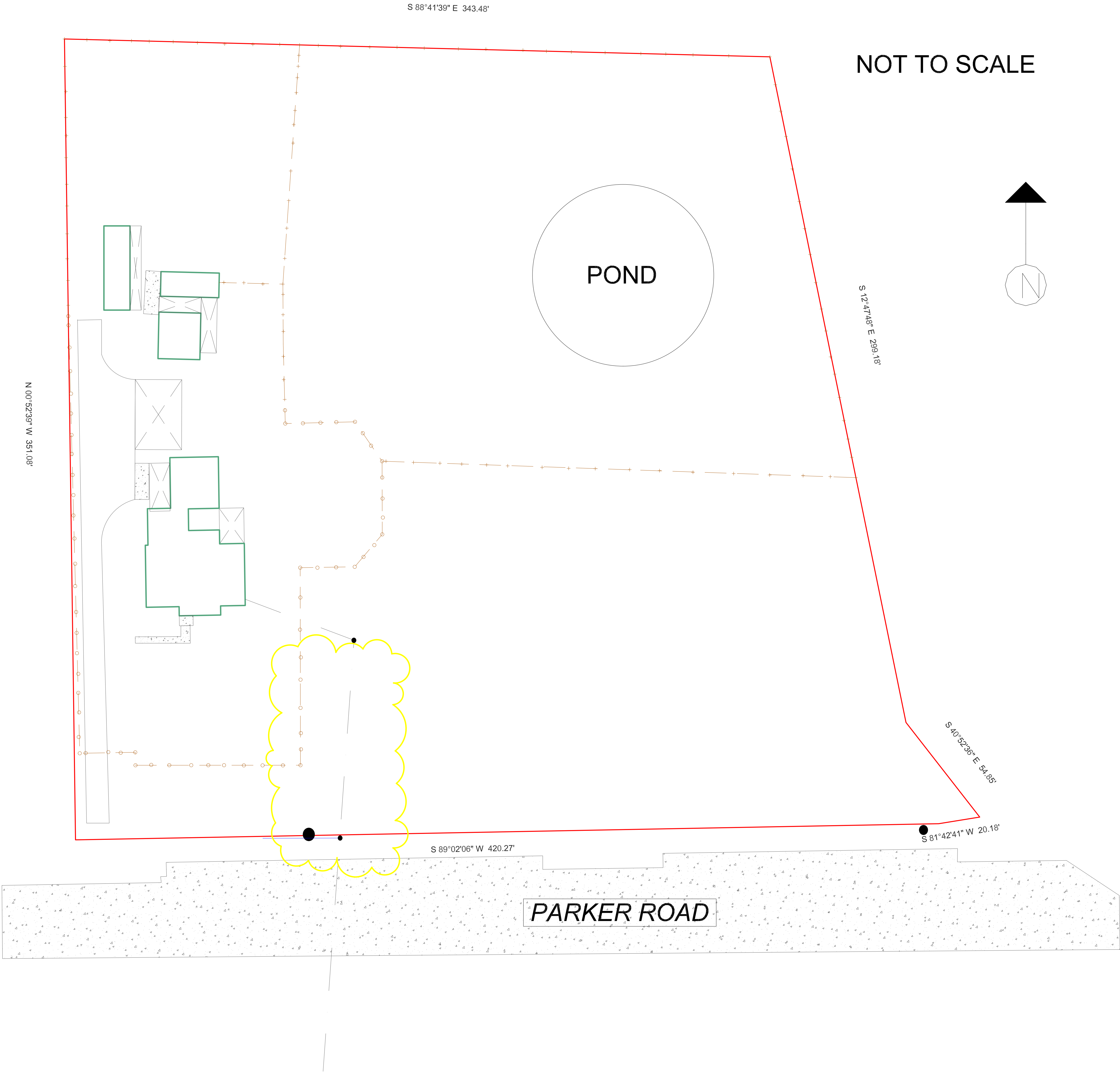
REVISIONS

Date

SURVEY PLAT

V 101





7403 E. Parker Road

Being a tract of land situated in the Lewis P. Turner 160 acre Survey, Abstract No. 901, Collin County, Texas, same being a portion of that tract of land conveyed to Hugh McCreary and wife, Dorothy C. McCreary, by deed recorded in Volume 1124, Page 871, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2 inch iron rod found for corner, said corner being the Southwest corner of Heritage Estates, an Addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Volume C, Page 750, Map Records of Collin County, Texas, being along the East line of a tract of land conveyed to Watson McCreary, Jr., by deed recorded in Instrument Number 20130520000686800, Official Public Records of Collin County, Texas and being on or near the most Easterly North line of said Turner Survey and South line of the John Gray 320 acre Survey, Abstract No. 349;

THENCE South 88 degrees 41 minutes 39 seconds East (bearing base from NAD83 Texas North Central Zone No. 4202), along the South line of said Heritage Estates, a distance of 343.48 feet to a 1 /2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to the Craft Family Trust, by deed recorded in Volume 4514, Page 974, Deed Records of Collin County, Texas;

THENCE South 12 degrees 47 minutes 48 seconds East, along a West line of said Craft tract, a distance of 299.18 feet to a 1 /2 inch iron rod found for corner;

THENCE South 40 degrees 52 minutes 36 seconds East, along a West line of said Craft tract, a distance of 54.85 feet to an aluminum disc found for corner, said corner being the Southwest corner of said Craft Family Trust tract, same being the Northwest corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20150507000530980, Official Public Records of Collin County, Texas, and being the Northeast corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20150625000771540, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 42 minutes 41 seconds West, along the North line of said State of Texas tract (20150625000771540), a distance of 20.18 feet to an aluminum disc found for corner;

THENCE South 89 degrees 02 minutes 06 seconds West, along the North line of said State of Texas tract (20150625000771540), a distance of 420.27 feet to an aluminum disc found for corner, said corner being the Northwest corner of said State of Texas tract (20150625000771540), same being the Northeast corner of that tract of land conveyed to the State of Texas, by deed recorded in Instrument Number 20160322000336720, Official Public Records of Collin County, Texas, and being the Southeast corner of the aforementioned McCreary tract;

THENCE North 00 degrees 52 minutes 39 seconds West, along the East line of said McCreary tract, a distance of 351.08 feet to the POINT OF BEGINNING and containing 130,779 square feet or 3.00 acres of land.

REVISIONS	Designed	03/10/2020
	Drawn	09/00/2019
	BY:	BRIAN K. MCGUIGAN
7403 EAST PARKER ROAD		ALLEN, TX
PROPOSED PARKING LOT ADDITION		Approved _____ Date _____
ADDITION TO EXISTING PROPERTY		Title _____ Job _____ Class _____
<div><div></div><div>CONSULTING</div></div>		
Date	Description	Approved
OVERLAY REVISION		
V 102		



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 02

Requester: City Secretary Stacy Henderson

#### **Agenda Item Request**

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Consider approval of the minutes of the April 9, 2020 Planning and Zoning Commission meeting.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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1. April 9, 2020 Planning and Zoning Commission minutes.

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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I make a motion to approve the minutes of the April 9, 2020 Planning and Zoning Commission meeting.





City of Lucas  
**Planning and Zoning Commission**  
Video Conference Regular Meeting  
April 9, 2020  
7:00 PM

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

### **Call to Order**

---

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

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

**Commissioners Present:**

Vice Chairman David Keer  
Commissioner Peggy Rusterholtz  
Commissioner Andre Guillemaud  
Commissioner Joe Williams  
Commissioner Tim Johnson  
Alternate Commissioner Tommy Tolson

**Staff Present:**

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

**City Council Liaison:**

Mayor Jim Olk

**Commissioner Absent:**

Alternate Commissioner Adam Sussman

### **Public Hearing Agenda**

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

Development Services Director Joe Hilbourn gave a presentation explaining that the specific use permit request proposed a 15,950 square foot indoor batting cage with an area for outdoor batting cages, and an outdoor infield for practice. The outdoor practice field does require a specific use permit and the property is zoned Commercial Business. Staff recommended approval of the specific use permit with a correction to the site plan requiring a 40-inch wainscot of stone around the perimeter of the building.

Matt Moore with Clay Moore Engineering representing the applicant stated he was available to answer any questions.

Chairman Keer opened the public hearing at 7:06 pm, there being no one requesting to speak via the video conference links or registering to speak before the meeting, the public hearing was closed.

Commissioner Rusterholtz asked the hours of operation and the age range of the clientele.

Mr. Moore stated that the average age range is from persons 10 to 18 years of age that would host a combination of private lessons as well as group lessons. Mr. Moore stated the hours of operation would be longer in the summertime, but during the spring and fall it would be from late afternoon to 9 pm.

Commissioner Guillemaud asked if there would be outdoor lighting and fencing proposed.

Mr. Moore stated that no stadium lights were planned for the outdoor field and it was not a full field where games would be held, it was for infield practice only; therefore, no fencing was proposed.

The Commission discussed the need for fencing, such as chain link, and if a backstop was needed around the home plate area. The height of the fencing was also discussed along with the typical height of backstops.

Mr. Moore stated that the field was for defensive drills only, no hitting practice would take place and a backstop was not being proposed.

Commissioner Rusterholtz discussed her concern regarding the noise that would be generated from outdoor batting cages.

Mr. Moore explained that netting would be placed inside the batting cages to assist in absorbing the noise before the ball before it would hit a chain link fence.

Commissioner Guillemaud expressed his concern with the lack of fencing around the perimeter of the property, and that a condition to the specific use permit was needed that no batting practice would take place on the field to protect the nearby residential area and surrounding businesses.

The Commission discussed the need to ensure that no batting practice took place on the infield area, and no pitching machines would be used on the infield area. Mr. Hilbourn also discussed that hours of operation should be included with the specific use permit that included from 6 am to 10 pm.

Mr. Hilbourn summarized the conditions the Commission would like to see in place with the specific use permit request:

- Infield area to be used for defensive practice only, no live batters on the infield
- Chain link fence, six feet in height, to be placed on the north, south and west sides of the property with limited access gates
- No infield lighting allowed without amending the specific use permit
- Hours of operation from 6 am to 10 pm

**MOTION:** A motion was made by Chairman Keer, seconded by Vice Chairman Johnson to recommend approval of the specific use permit by 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 with the following conditions:

- Infield area to be used for defensive practice only, no live batters on the infield
- Chain link fence, six feet in height, to be placed on the north, south and west sides of the property with limited access gates
- No infield lighting allowed without amending the specific use permit
- Hours of operation from 6 am to 10 pm

The motion passed by a 4 to 1 vote with Commissioner Rusterholtz voting in opposition.

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

Development Services Director Joe Hilbourn gave a presentation noting that the specific use permit request included a 11,838 square foot brick and stucco tenant building that would include a drive through window and outdoor dining area. The lot was 1.426 acres and zoned Commercial Business.

Mr. Don Sopranzi with DFW Architects, representing the applicant stated that he did have a tenant for the west end portion of the building and was working with Walmart to finalize details. Mr. Sopranzi stated that he was available to answer any questions.

Chairman Keer opened the public hearing at 7:49 pm, there being no one requesting to speak via the video conference links or registering to speak before the meeting, the public hearing was closed.

Commissioner Rusterholtz asked where the outdoor seating was proposed at the west end of the building. Mr. Hilbourn responded that seating was proposed in front of the building on the sidewalk area. The sidewalk area was approximately 18-20 feet wide.

Mr. Sopranzi stated that there would be limited seating on the sidewalk area and would leave approximately 13 feet of walkway on the sidewalk remaining.

Commissioner Rusterholtz recommended that the dining area should not encroach into the required minimum five-foot walkway area.

**MOTION:** A motion was made by Vice Chairman Johnson, seconded by Commissioner Rusterholtz to recommend approval of the specific use permit on behalf of Ladera Properties for a 11,838 square foot tenant building to include a drive through window and outdoor dining area on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821 located at 2650 West Lucas Road with the condition

that the dining area on the west end of the building does not encroach into the required five-foot sidewalk area. The motion passed unanimously by a 5 to 0 vote.

## **Regular Agenda**

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

**MOTION:** A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to approve the minutes of the March 12, 2020 Planning and Zoning Commission meeting as presented. The motion passed unanimously by a 5 to 0 vote.

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

Development Services Director Joe Hilbourn gave a presentation regarding the preliminary plat explaining that the site was 3.08 acres and zoned for Commercial Business. The lot had no road frontage, and none was required as the property was 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, and the plat provides easements for drainage, utilities and stormwater detention. Mr. Hilbourn stated that the plat meets the City's requirements for a preliminary plat and staff recommends approval as presented.

Commissioner Tolson asked if the stormwater management plan was adequate to move forward. Mr. Hilbourn stated that the City Engineer has asked for some modifications to the stormwater management plan, but overall, the plan was adequate and would be approved before the final plat was submitted. Mr. Hilbourn stated that the applicant has gone above and beyond what is required to meet the City's drainage requirements.

**MOTION:** A motion was made by Chairman Keer, seconded by Commissioner Guillemaud to recommend approval of 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. The motion passed by a 4 to 1 vote with Commissioner Rusterholtz voting in opposition.

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

Development Services Director Joe Hilbourn gave a presentation on the site plan elements noting that the site proposed adequate stormwater runoff detention, minimal impervious cover and complies with the City's site plan requirements, including lighting. The total site requires 15 percent landscape or 20,139 square feet of landscape, 100,431 square feet of landscape was proposed.

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 included 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. Staff recommends approving the site plan, landscape plan, and architectural plans as submitted.

Vice Chairman Johnson asked if a monument sign was proposed. Mr. Hilbourn stated that the only signage proposed was on the building.

**MOTION:** A motion was made by Vice Chairman Johnson, seconded by Commissioner Guillemaud to recommend approval of the site plan, landscape plan, and elevations 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. The motion passed by a 4 to 1 vote with Commissioner Rusterholtz voting in opposition.

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

Mr. Hilbourn asked that this item be tabled as the plans were not yet ready to be considered.

**MOTION:** A motion was made by Chairman Keer, seconded by Commissioner Williams to table this request to a later meeting. The motion passed unanimously by a 5 to 0 vote.

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

Development Services Director Joe Hilbourn gave a presentation discussing the review that had taken place thus far with the Commission regarding drainage in the City and updating the City's stormwater runoff requirements. Mr. Hilbourn noted that an area of concern discussed was homeowner maintenance of drainage on private property. Mr. Hilbourn stated that Staff has brought the following changes outlined below for consideration to be added to the Code of Ordinances:

*Section 6.02.002 Prohibited Acts:*

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

*Section 6.02.003 Abatement:*

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

Commissioner Rusterholtz recommended the following additional changes to be considered:

Section 6.02.002 (a) – remove the redundant language stating “including any contiguous right of way or easements. Mr. Hilbourn stated that he would check with the City Attorney as to whether that language was needed in both locations because it may be referring to two separate violations.

Commissioner Rusterholtz asked why Section 6.02.002 (c) “except for approved retention areas and reservoirs, was being exempted.

Mr. Hilbourn stated that because detention ponds are designed to restrict the flow of water it could not be considered a violation. Mr. Hilbourn stated that the Subdivision Ordinance handles the requirements associated with stagnation of detention ponds.

The Commission discussed right of way and easement maintenance, definition of obstruction in an easement, and requirements for maintenance.

The Commission was in agreement to move forward with the items presented in (a) and (b) above and include those as a recommendation to the City Council.

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

Development Services Director Joe Hilbourn gave a presentation outlining proposed regulations for illicit discharge containing substances that may not be introduced into the City’s Municipal Separate Storm Sewer System (MS4) that included:

- a. No person shall introduce or cause to be introduced into the MS4 any discharge that causes or contributes to causing the City to violate a water quality standard, the City's Texas Pollutant Discharge Elimination System (TPDES) permit, or any state-issued discharge permit for discharges from its MS4.
- b. No person shall dump, drain, spill, leak, pump, pour, emit, empty, discharge, leach, dispose, throw, place or otherwise introduce or cause, allow, or permit to be introduced any of the following substances in or on any public street, alley, storm sewer, drainage structure, drainage channel, stream, river, pond or any other public property.

Commissioner Rusterholtz stated that currently there was not a definition for MS4 in the Code of Ordinances and suggested a definition be added for clarification and read the following definition for consideration:

“Definition for the City’s Municipal Separate Storm Sewer System (MS4): A conveyance or system of conveyances including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels or storm drains and similar means of collecting or conveying water runoff.”

The Commission was in agreement with the proposed illicit discharge regulations outlined above and asked that the definition for MS4 also be included with the additional requirements.

**9. Executive Session.**

An Executive Session was not held at this meeting.

**10. Adjournment.**

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 8:44pm. The motion passed unanimously by a 5 to 0 vote.

---

David Keer, Chairman

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Stacy Henderson, City Secretary



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 03

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, to include a drive-through window and an outdoor dining space on a 1.426 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, otherwise known as 2650 West Lucas Road, Lot 4, Block A of the Walmart Addition.

### **Background Information**

---

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

#### **Site data:**

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

#### **Parking data:**

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





# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 03

#### **Building data:**

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

#### **Landscape data:**

Gross landscape Area: Minimum 15 percent of lot area to be landscaped – total lot area 62,106 feet.

- Required 9,316 square feet
  - provided 17,769 square feet

Parking lot interior landscaping: 1 tree required per 10 parking spaces - 92 spaces.

- Required 10 trees
  - provided 5 trees

Interior planting area for 29,008 square feet lot

- Required 5 percent, 1451 square feet
  - provided 5.7 percent, 1644 square feet

Parking lot perimeter landscaping: 1 tree and 8 shrubs required for every 20' linear feet – 325' linear feet

- Required 17 trees
  - provided 17 trees
- Required 130 shrubs
  - provided 130 shrubs

Landscape edge – West Lucas Road: 1 tree and 8 shrubs required for every 20' linear feet – 240' linear feet

- Required 12 trees, provided 12 trees
  - Required 96 shrubs, provided 96 shrubs

#### **Attachments/Supporting Documentation**

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1. Elevations
2. Landscape and Irrigation Plan
3. Material Board
4. Photometric Plan
5. Rendering 1, 2 & 3
6. Site Data



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 03

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

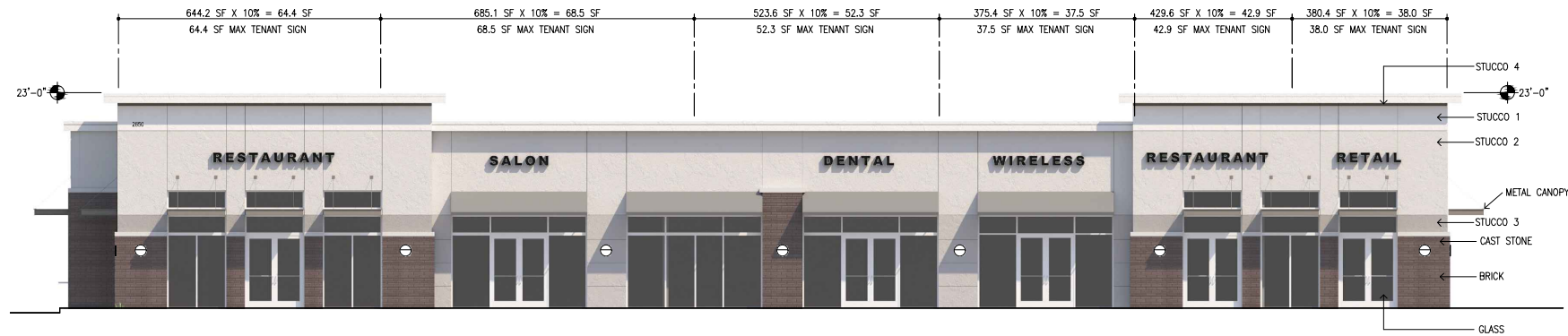
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Staff recommends approving the specific use permit as presented

#### **Motion**

---

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



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

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



LIST OF MATERIALS:		
STUCCO	1,306.3 SF	(73.1%)
BRICK	322.0 SF	(18.0%)
GLASS	122.8 SF	(6.8%)
METAL	38.0 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

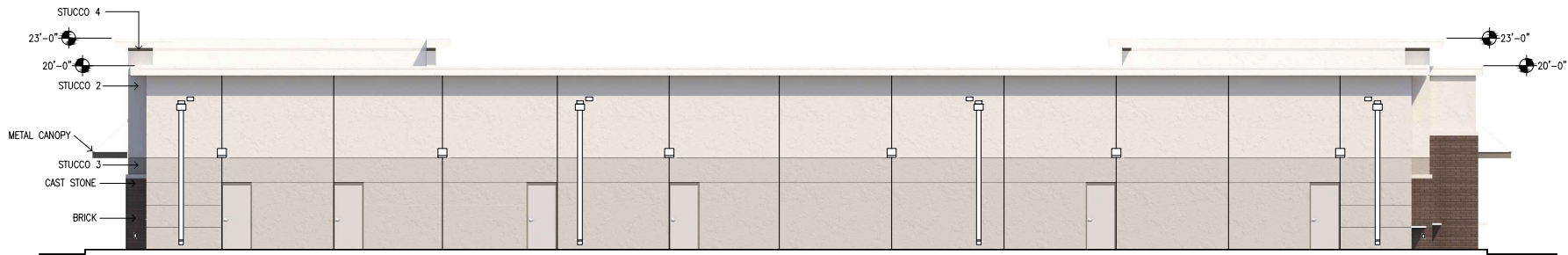
ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.

WEST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF



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

EAST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF



LIST OF MATERIALS:		
STUCCO	2,614.3 SF	(91.3%)
BRICK	29.2 SF	(1.0%)
GLASS	0.0 SF	(0.0%)
METAL	220.9 SF	(7.7%)
FABRIC	0.0 SF	(0.0%)
		100%

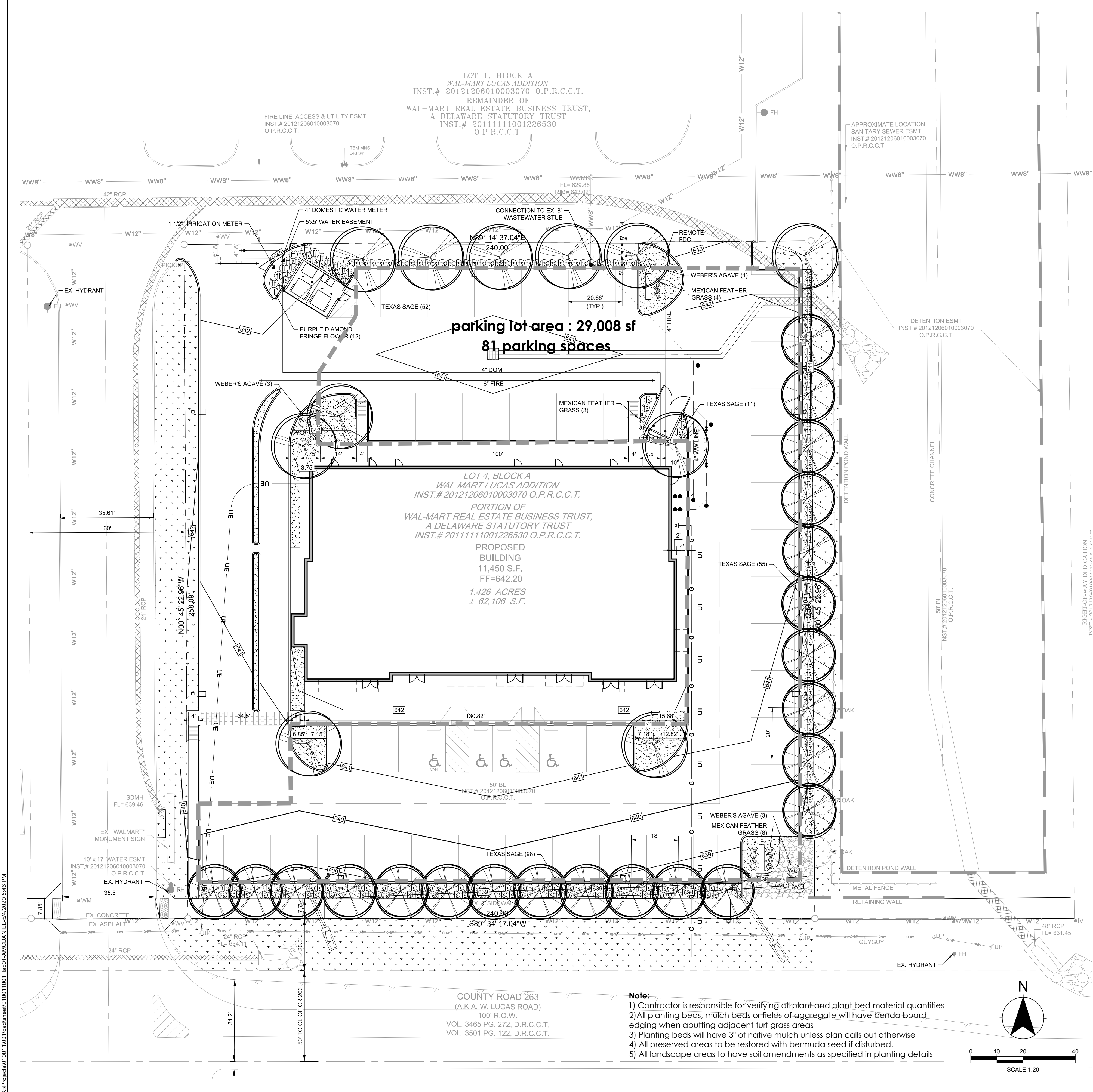
NORTH ELEVATION TOTAL SURFACE AREA = 2,864.4 SF

LUCAS, TEXAS  
DEVELOPER

LUCAS MULTI-TENANT BUILDING  
JCD HOLDINGS LLC

DONALD F.  
SOPRANZI  
AIA, LEED-AP  
ARCHITECT





**Note:**  
1) Contractor is responsible for verifying all plant and plant bed material quantities  
2) All planting beds, mulch beds or fields of aggregate will have bender board edging when abutting adjacent turf grass areas  
3) Planting beds will have 3" of native mulch unless plan calls out otherwise  
4) All preserved areas to be restored with bermuda seed if disturbed.  
5) All landscape areas to have soil amendments as specified in planting details

trees

symbol	count	species	specifications
	11	Live Oak <i>quercus virginiana</i>	4" caliper, minimum 10' height, full canopy
	22	Bald Cypress <i>taxodium distichum</i>	4" caliper, minimum 10' height, full canopy

shrubs/succulents/grasses

symbol	count	species	specifications
	7	Weber's Agave <i>agave weberi</i>	15g, 24" rosette width minimum, spacing per plan
	12	Purple Diamond® Fringe Flower <i>loropetalum chinense 'shang-hi'</i>	5g, 2' on center
	216	Texas Sage 'Green Cloud' <i>leucophyllum frutescens 'green cloud'</i>	5g, 3' on center. 4' height minimum
	3	Mexican Feather Grass <i>nassella tenuissima</i>	1g, 18" on center, ref. details

groundcovers/native seed mixes

symbol	count	species	specifications
	x sf	Common Bermuda seed	ref. seedsources.com for seeding rates/ instructions

planting bed material

symbol	count	species	specifications
	x sf	decomposed granite	4" thick, compacted every inch
	x sf	hardwood mulch	use for all planting beds when plan does not specify, ref. details & notes
	x sf	landscape cobble rock <i>brown creek rock &amp; boulder</i>	sourced from alpine materials alpinematerials.com 817.685.2448
	x lf	bender board edging	color - sand , 1" x 4"

landscape tabulations

gross landscape area	required	provided
Minimum 15% of lot area to be landscaped - total lot area 62,106 sf	9,316 sf	17,769 sf
parking lot interior landscaping	required	provided
1 tree required per 10 parking spaces - 92 spaces	10	5
Interior planting area for 29,008 sf lot	required 5% (1451sf)	provided 5.7% (1644sf)
parking lot perimeter landscaping	required	provided
1 tree and 8 shrubs required for every 20' linear feet - 325' linear feet	17 trees	17 trees
	130 shrubs	130 shrubs
landscape edge - west lucas road	required	provided
1 tree and 8 shrubs required for every 20' linear feet - 240' linear feet	12 trees	12 trees
	96 shrubs	96 shrubs

DATE:	
DESCRIPTION:	
DELTA:	
DATE:	
DESCRIPTION:	
ISSUE:	



</









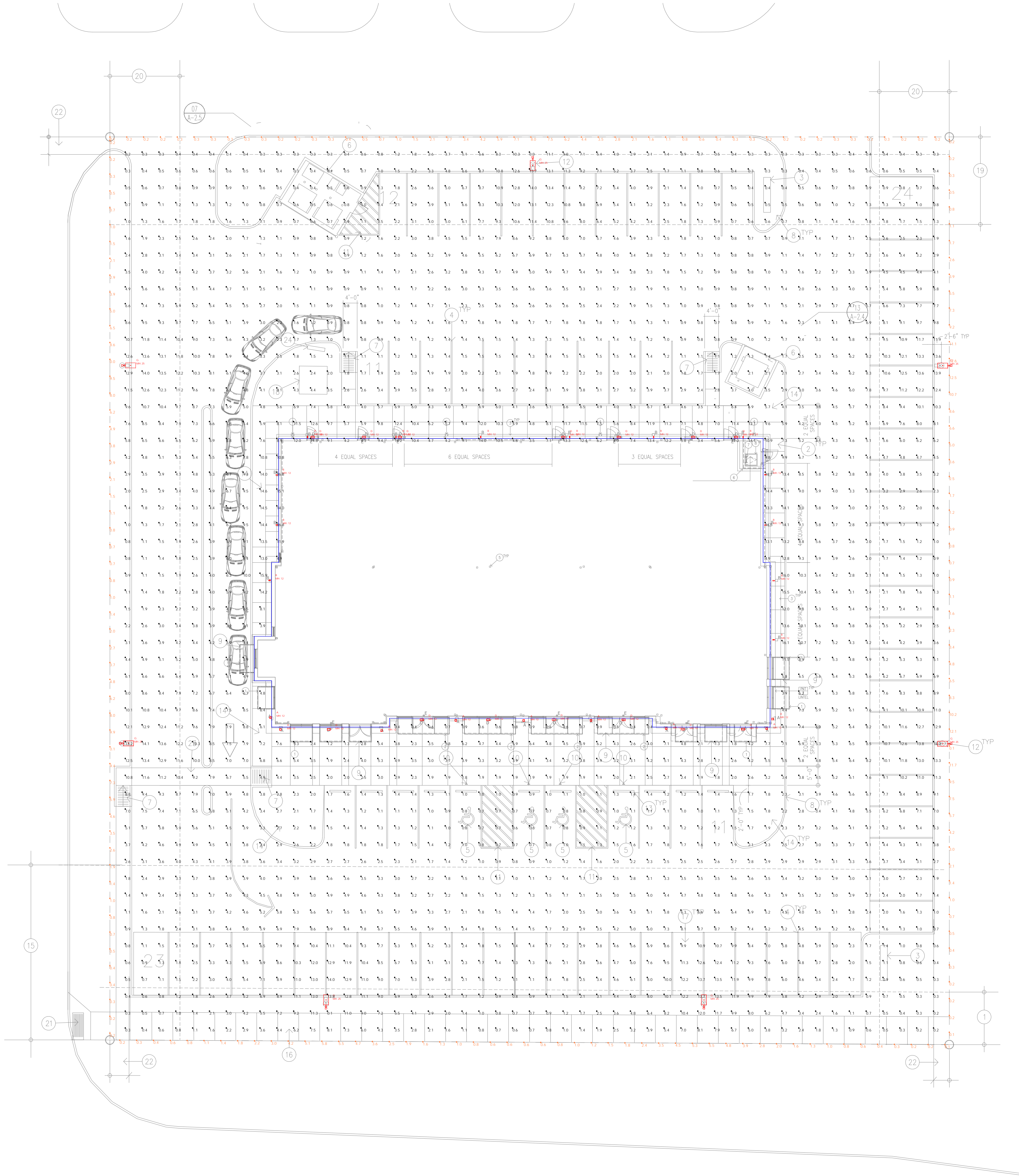
LUCAS MULTI-TENANT BUILDING - MATERIAL SELECTIONS

DONALD F.  
SOPRANZI  
AIA, LEED-AP  
ARCHITECT

LUCAS MULTI-TENANT BUILDING  
JCD HOLDINGS LLC

LUCAS, TEXAS  
DEVELOPER





Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	PSpctLr	PSpctB	CALC HT
PROPERTY LINE	Illuminance	Fc	2.62	12.6	0.0	N.A.	N.A.	5	N.A.	N.A.
SITE	Illuminance	Fc	4.25	16.8	0.0	N.A.	N.A.	5	5	0

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens	
	9	A	SINGLE	0.900	3061-S100	120	1080	1422	
	13	B	SINGLE	0.900	XTOR48	37.7	490.1	4269	
	14	D	SINGLE	0.900	SELW25	0.66	9.240001	60	
	7	G	SINGLE	0.900	T322LEDB-300-UN112-40-T3	299.2	2094.4	36079	

**GENERAL NOTES**

-ASSUMED REFLECTANCE- 0.8 CEILINGS, 0.5 WALLS, 0.2 FLOORS

-WORKPLANE 2'-6" AFF FOR ROOMS AND 0'-0" AFF FOR CORRIDORS

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA, HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15  
EULESS, TEXAS 76040  
TEL: 817-267-9300  
TLS CONSULTANT: WELLINGTON MARINHO  
CLIENT: SOPRANZI ARCH

NO.	REVISION	DATE

SCALE: 1" = 16'-0"  
SHEET SIZE 30" X 42"

JOB NAME:  
**THE SHOPS AT LUCAS**

JOB LOCATION:  
**LUCAS, TEXAS**

DRAWINGS AND DESIGNS USED TO CONSTRUCT:  
We warrant the drawings, specifications, and data provided herein, and the information and representation of the drawings and specifications are based on the information provided to us by the client and are not to be used for any other purpose without the written consent of Texas Lighting Solutions, Inc.

Page Number: 1  
Date: 4/29/2020





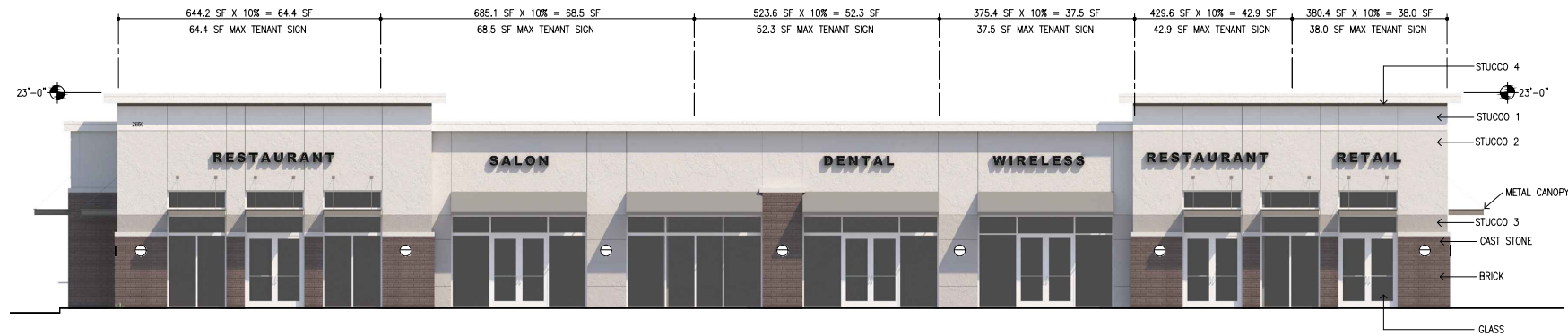
LUCAS MULTI-TENANT BUILDING

DONALD F.  
SOPRANZI  
AIA, LEED-AP  
ARCHITECT

LUCAS MULTI-TENANT BUILDING  
JCD HOLDINGS LLC

LUCAS, TEXAS  
DEVELOPER





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

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



LIST OF MATERIALS:		
STUCCO	1,306.3 SF	(73.1%)
BRICK	322.0 SF	(18.0%)
GLASS	122.8 SF	(6.8%)
METAL	38.0 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

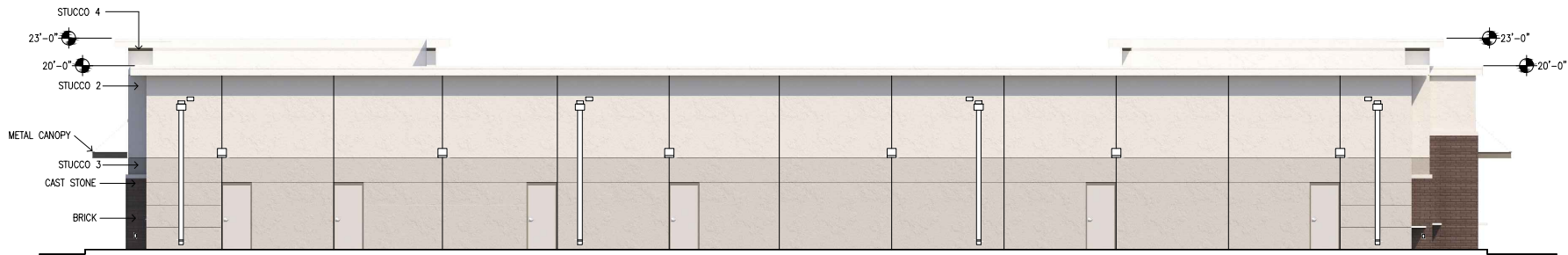
ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.

WEST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF



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

EAST ELEVATION TOTAL SURFACE AREA = 1,789.1 SF



LIST OF MATERIALS:		
STUCCO	2,614.3 SF	(91.3%)
BRICK	29.2 SF	(1.0%)
GLASS	0.0 SF	(0.0%)
METAL	220.9 SF	(7.7%)
FABRIC	0.0 SF	(0.0%)
		100%

NORTH ELEVATION TOTAL SURFACE AREA = 2,864.4 SF

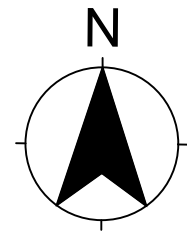
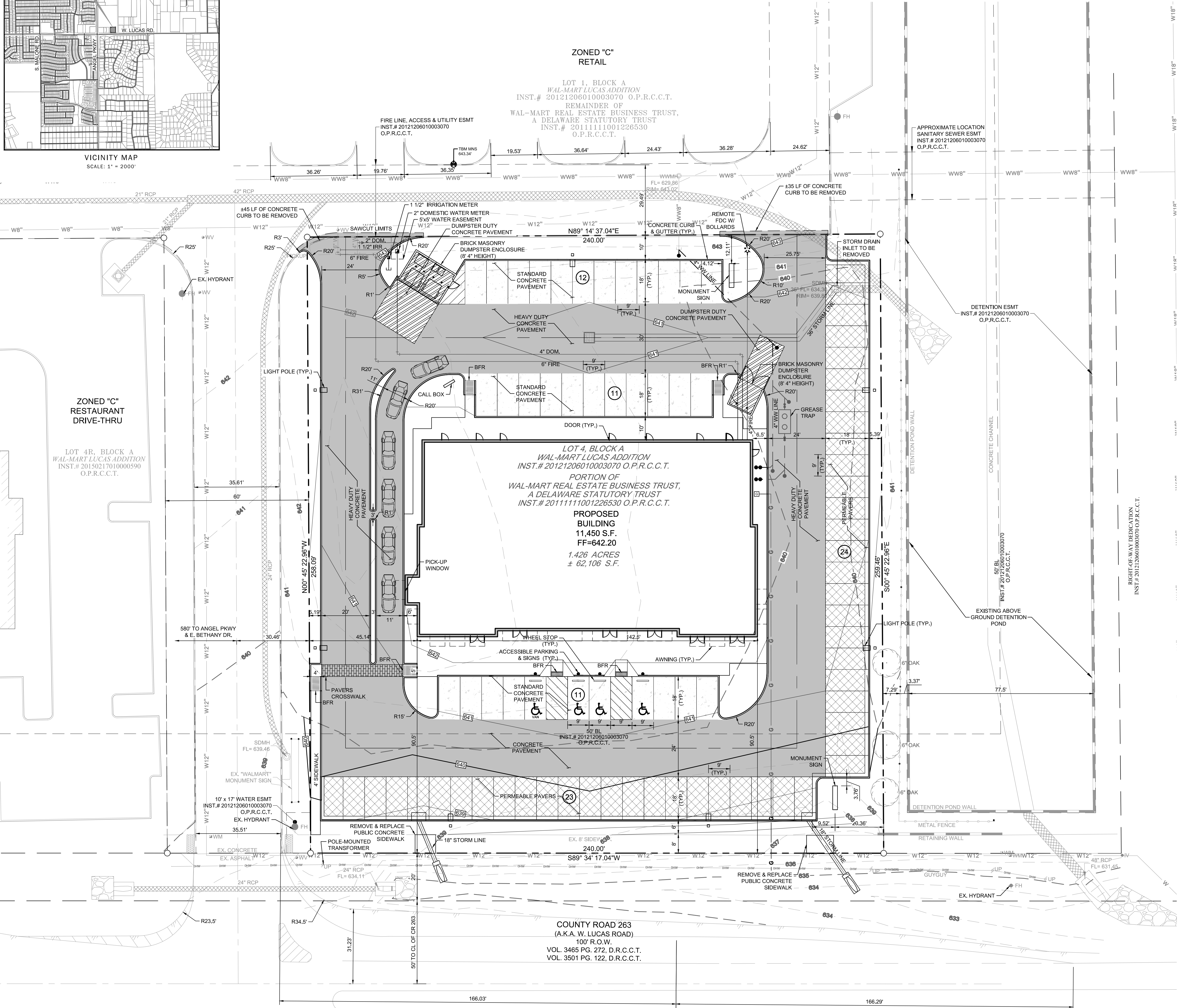
LUCAS, TEXAS  
DEVELOPER

LUCAS MULTI-TENANT BUILDING  
JCD HOLDINGS LLC

DONALD F.  
SOPRANZI  
AIA, LEED-AP  
ARCHITECT



VICINITY MAP  
SCALE: 1" = 2000'



0 10 20 40  
SCALE 1:20

LEGEND

- PERMEABLE PAVERS
- DUMPSTER DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- ELECTRIC TRANSFORMER
- BFR
- VAN ACCESSIBLE PARKING
- ACCESSIBLE PARKING
- SIGN
- LIGHT

SITE DATA SUMMARY TABLE

SITE AREA:	1.42 AC (62,106 S.F.)
BUILDING AREA:	11,450 S.F.
LOT COVERAGE:	0.18%
BUILDING HEIGHT:	23' - 0" 1-STORY
BUILDING USE:	RESTAURANT, RETAIL & OFFICE
PARKING PROVIDED:	81 SPACES (4 ACCESSIBLE)
REQ'D:	80 SPACES (4 ACCESSIBLE) RESTAURANT: 4,175 SF X 50% = 2,087 SF DINING AREA 2,087 SF @ 15 SF PER OCCUPANT = 139 OCCUPANTS 139 OCCUPANTS @ 1:3 = 46 SPACES REQUIRED RETAIL: 5,091 SF @ 1:200 = 26 SPACES REQUIRED OFFICE: 2,116 SF @ 1:300 = 8 SPACES REQUIRED
ZONING:	"C" COMMERCIAL SUP. - DRIVE-THRU RESTAURANT ORDINANCE # 2020-04-00909
IMPERVIOUS COVER	21,737 S.F. (35%)
PERVIOUS:	40,369 S.F. (65%)

DIMENSIONAL CONTROL NOTES

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET 00.03 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS. AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL: ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADII: ALL CURB RADII SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS: CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY: SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:  
JPH LAND SURVEYING  
785 LONESOME DOVE TRAIL  
HURST, TEXAS 76054  
CONTACT: JEWEL CHADD  
PHONE: (817) 431-4971  
EMAIL: JEWEL@JPHLS.COM
- HANDICAP PARKING: HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE: FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
- SIGNS: CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.

**KFM**  
ENGINEERING & DESIGN

OWNER:  
CA LUCAS LLC  
6225 N. MACARTHUR BLVD, STE 400  
IRVING, TEXAS 75038  
CONTACT: AUSTIN CLINKSCALES  
PHONE: (817) 368-9499

ENGINEER:  
KFM ENGINEERING & DESIGN  
6221 N. MAIN STREET, SUITE 415  
GRAPEVINE, TEXAS 76051  
CONTACT: CHARLES E. FOWLER  
PHONE: (817) 416-4KFM

SURVEYOR:  
JPH LAND SURVEYING  
785 LONESOME DOVE TRAIL  
HURST, TEXAS 76054  
CONTACT: JEWEL CHADD  
PHONE: (817) 431-4971

SUBMITTAL LOG

INITIAL SUBMITTAL	5/1/2020
RESUBMITTAL	5/1/2020

SITE PLAN

LOT 4 WAL-MART LUCAS  
1.42 ACRES  
LOT 4, BLOCK A, WAL-MART LUCAS ADDITION  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
CITY PROJECT NO. \_\_\_\_\_



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 04

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

---

Discuss and provide direction to staff regarding amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 8. Accessory Buildings, Structures and Uses, Section 14.04.302 Accessory structures, buildings and uses permitted and Section 14.04.304 General accessory buildings and structures regulations.

#### **Background Information**

---

Due to changes in State law, the City can no longer prohibit building materials that are permitted by the State adopted building code. The question is do we want accessory buildings made from metal in front yards? Storage pods in front yards? Below is the current adopted code with the recommended changes highlighted in yellow.

#### **Section 14.04.302 Accessory structures, buildings and uses permitted**

- (a) Accessory structures or buildings may be erected, maintained, and used for purposes which are clearly accessory to the principal or main structure, building or use permitted on the premises. Except in the agriculture district accessory buildings shall be built after the main building or structure. (Ordinance 2016-10-00845 adopted 10/20/16)
- (b) Accessory structures, buildings and uses shall be so constructed, maintained and utilized so that the use of the building or equipment located does not produce excessive noise, vibration, concussion, dust, dirt, smoke, odors, noxious gases, heat, traffic, glare from artificial illumination or from reflection of natural light and shall be on the premises of the principal or main use, structure, or building except as may be specifically provided herein.
- (c) For any accessory structure, a special exception may be required when the total square footage of the main building and any accessory buildings exceeds 50,000 square feet. Special exceptions may be granted by the city council when such property owner can show the following:
  - (1) Does not contain or support a use inconsistent with the zoning district regulation applicable to the property.
  - (2) Use of structure does not cause traffic congestion.
  - (3) Does not support use by any person other than owner or occupant of the main structure; and





# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 04

- (4) That size and mass of the structure is consistent with the surrounding uses.
- (d) Except as provided herein, no trailers, containers, commercial boxes or other similar structures shall be used as accessory structures or buildings. Exceptions to this subsection (d) are as follows:
  - (1) Agriculture uses with five (5) acres or more may use trailers, containers, or commercial boxes for permanent storage **located behind the main structure and obscured from public view**; or
  - (2) Industrial and commercial users may use trailers, containers, or commercial boxes for temporary storage **located behind the main structure obscured from public view** for a period not to exceed ninety (90) days total in any one calendar year. The director of community development may extend the allowable time in thirty (30) day increments up to a maximum of 180 days, provided the property owner provides just cause for the extension.

#### **Section 14.04.304 General accessory buildings and structures regulations**

In all residential districts, accessory structures shall comply with the following standards except as may be otherwise specifically provided for in this code:

- (1) Types of accessory buildings and structures.
  - (A) Attached accessory building and structures. Accessory buildings and structures that are physically attached to a main building or located less than ten feet (10') from the main building shall be considered attached accessory buildings and shall meet the requirements set forth for attached accessory buildings. These may include but are not limited to garages, carports, guest/servants quarters, patio covers, outdoor kitchens or living areas, decks that exceed 30" in height, deck covers, shops, tool houses, pool houses, and other incidental accessory structures.
  - (B) Detached accessory buildings and structures. Accessory buildings and structures which are physically located ten feet (10') or more from a main building and a minimum of ten feet (10') behind the required front setback line may be considered detached accessory buildings and shall be required to meet the requirements set forth for detached accessory buildings. These may include but are not limited to garages, carports, guest/servants quarters, patio covers, outdoor kitchens or living areas, decks that exceed 30" in height, deck covers, shops, tool houses, pool houses, and other incidental accessory structures.



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 04

(2) Design.

- (A) Attached accessory buildings and structures shall be designed to be architecturally compatible with the main building and constructed of similar materials as the main building.
- (B) Detached accessory buildings shall be constructed of materials designed for construction and have a minimum life expectancy of at least twenty (20) years.

(3) Setbacks.

- (A) Accessory buildings.
  - (i) Front yard setback, a minimum of ten feet behind the rear build line of the main structure unless the building is attached and is designed to be architecturally compatible with the main building and constructed of similar materials as the main building. Then a fifty-foot front yard setback is required.

#### **Attachments/Supporting Documentation**

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NA

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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Staff recommends approving the proposed code changes.

#### **Motion**

---

No motion required, provide direction to staff.



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 05

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

---

Discuss and provide direction to staff regarding amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 2 Off-street parking and loading, Section 14.04.038 Driveways, and Chapter 10 of the Stormwater Design Manual.

### **Background Information**

---

A resident and Planning and Zoning Commissioner Tommy Tolson has brought forward a concern about the City's requirements for culverts outlined below:

Chapter 10, Paragraph J Culvert Design:

Change the last sentence of the second paragraph to read:

"Under private driveways, the culvert pipe material shall be concrete or minimum 16 gauge galvanized or polymer-coated steel for culverts backfilled with reinforced concrete. For private culverts backfilled with soil, the culvert pipe shall be concrete. Under public roads all culvert pipe material shall be concrete."

Correct the language in the second sentence of the second paragraph that currently reads "Consideration shall be given to the discharge velocity from culverts, and the limitations specified culverts shall not be less than 18".

Culverts are addressed in Chapter 10 by referencing the Stormwater Design Manual and in Chapter 14. Below is an excerpt from the Stormwater Design Manual and the current adopted code from both chapters.

### **Storm Water Design Manual ~ Chapter 10**

#### **J. Culvert Design**

At locations of stream or open channel crossings with proposed roadway improvements, it is sometimes necessary to receive and transport storm water under the roadway in culverts. The quantity of flow shall be determined by the appropriate method, and the friction loss through of the culvert shall be calculated by Manning's Formula.



# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 05

Design of culverts shall include the determination of upstream backwater conditions as well as downstream velocities and flooding conditions. Consideration shall be given to the discharge velocity from culverts, and the limitations specified culverts shall not be less than 18". A headwall is required at exposed ends. Under private drives concrete or steel culverts, under public road concrete culverts are required.

#### **Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 2. Off-street parking and loading:**

##### **Section 14.04.038 Driveways**

- (a) The driveway entry radius must not overlap the common property lines as projected to the street.
- (b) Driveway culverts must be sized for each specific application. For new development, culvert size and material will be specified on the final plat drawings for each lot. For all other applications, the culvert size will be specified by the city at the time of the building permit or at the time a drive entry is required by the property owner. Culvert material must be either of reinforced concrete or galvanized corrugated metal.

Culvert Material	Minimum Inside Diameter	Minimum Extension*	Concrete Header Required
Reinforced concrete	18"	36"	No
Galvanized/corrugated metal	18"	N/A	Yes

\* Minimum extension beyond the edge of the driveway. If a header is used, no extension is required.

Corrugated metal culverts may be used only in conjunction with concrete headers.

#### **Staff recommends the following changes highlighted in yellow for the design manual referenced in Chapter 10:**

At locations of stream or open channel crossings with proposed roadway improvements, it is sometimes necessary to receive and transport storm water under the roadway in culverts. The quantity of flow shall be determined by the appropriate method, and the friction loss through the culvert shall be calculated by Manning's Formula.





# City of Lucas

## Planning and Zoning Commission Request

### May 14, 2020

Item No. 05

Design of culverts shall include the determination of upstream backwater conditions as well as downstream velocities and flooding conditions. Consideration shall be given to the discharge velocity from culverts, **the specified design of culverts** shall not be less than 18". A headwall is required at exposed ends. Under private drives concrete or steel culverts are required, under public roads concrete culverts are required. **The design shall include bedding of B+ or better from the NTCOG design manual for all culvert installations.**

**Staff recommends the following changes for Driveway culverts from Chapter 14 highlighted in yellow:**

#### Section 14.04.038 Driveways

- (a) The driveway entry radius must not overlap the common property lines as projected to the street.
- (b) Driveway culverts must be sized for each specific application. For new development, culvert size and material will be specified on the **civil construction plans** for each lot. For all other applications, the culvert size will be specified by the city at the time of the building permit or at the time a drive entry is required by the property owner. Culvert material must be either of reinforced concrete or galvanized corrugated **steel**.

Culvert Material*	Minimum Inside Diameter	Minimum Extension*	Concrete Header Required
Reinforced concrete	18"	36"	No
Galvanized/corrugated metal	18"	N/A	Yes

**\* bedding of B+ or better from the NTCOG design manual for all culvert installations.**

\* Minimum extension beyond the edge of the driveway. If a header is used, no extension is required.

Corrugated **steel** culverts may be used only in conjunction with concrete headers and **shall be a minimum of 16 gauge galvanized or polymer-coated steel.**



**City of Lucas**  
**Planning and Zoning Commission Request**  
**May 14, 2020**

Item No. 05

**Attachments/Supporting Documentation**

---

NA

**Budget/Financial Impact**

---

NA

**Recommendation**

---

Staff is looking for a recommendation from the Planning and Zoning Commission.

**Motion**

---

No motion required, provide direction to staff.