



City of Lucas  
**Planning and Zoning Commission**  
**December 10, 2020**  
**7:00 PM**  
City Hall – Council Chambers  
and Video Conference  
665 Country Club Road – Lucas, Texas

*Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, December 10, 2020 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.*

On March 16, 2020 Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. In order to practice safe distancing, Lucas Planning and Zoning Commission meetings will be open to on-site visitors in a limited capacity of 15 audience members. Planning and Zoning Commission meetings will also be available through Zoom Webinar from your computer or smartphone. To join the meeting, please click this URL <https://zoom.us/j/92691972860?pwd=cWJxTnZGWW1hZDhDVlFNSXJwZFpTQT09> and enter your name and email address. To join by phone: 1-346-248-7799 Webinar ID: 926 9197 2860 Passcode: 813188

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

## **Call to Order**

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- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance
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## **Public Hearing Agenda**

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1. Public hearing to consider the request by Lucas Christian Academy to amend an existing specific use permit to allow a sports pavilion on a 15.875 acre tract of land in the Lucas Christian Church Addition, Blk A, Lot 1, situated in the City of Lucas, Collin County, Texas located at 505 West Lucas Road. (**Development Services Director Joe Hilbourn**)

- A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action on the specific use permit request
2. Public Hearing to consider the request by David Heaton on behalf of property owners, Lea Hamilton, Rebecca Hamilton and Vicky Parsons for a request to rezone approximately 49.832 acres of land currently zoned Agricultural (AO) to a residential Planned Development, located south and east of East Forest Grove Road approximately .25 miles west of Orr Road, being part of the Calvin Boles Survey, Abstract A0028, Tract 168. **(Development Services Director Joe Hilbourn)**
- A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct public hearing
  - C. Take action regarding proposed Planned Development

## **Regular Agenda**

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

## **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.*

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. 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 December 3, 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

Item No. 01

## Planning and Zoning Commission Request

### December 10, 2020

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Public hearing to consider the request by Lucas Christian Academy to amend an existing specific use permit to allow a sports pavilion on a 15.875 acre tract of land in the Lucas Christian Church Addition, Blk A, Lot 1, situated in the City of Lucas, Collin County, Texas located at 505 West Lucas Road.

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

#### **Background Information**

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Lucas Christian Academy is requesting to amend the current specific use permit to add a sports pavilion. Lucas Christian Academy currently has two existing specific use permits that were granted in 2009 and 2011. Each specific use permit states the following:

- 1. There shall be no additional structures, temporary or permanent, situated, located, constructed or erected on the Property, other than those that currently exist as of the effective date of this Ordinance and those that are depicted on the site plan attached as Exhibit "B".

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

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- 1. Public notice
- 2. Conceptual Rendering
- 3. Survey
- 4. Proposed Site Plan
- 5. Ordinance 2009-06-00648 granting 2009 specific use permit
- 6. Ordinance 2011-04-00679 granting 2011 specific use permit

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

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NA

#### **Recommendation**

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Staff recommends approval of the request as presented.



# City of Lucas

Item No. 01

## Planning and Zoning Commission Request

December 10, 2020

### **Motion**

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I make a motion to recommend to the City Council approving/denying the request by Lucas Christian Academy to amend an existing specific use permit to allow a sports pavilion on a 15.875 acre tract of land located at 505 West Lucas Road.



## NOTICE OF PUBLIC HEARING

Notice is hereby given, that the Planning & Zoning Commission of the City of Lucas, Texas will hold a public hearing on Thursday, December 10, 2020 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, January 7, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider amending an existing SUP to add a sports pavilion more particularly described as follows:

Bill Thomas representing Lucas Christian Academy is requesting an amendment to an existing SUP for Lucas Christian Academy to permit a sports Pavilion on a parcel of land located in the Lucas Christian Church Addition, Blk A, Lot 1, being all of a 15.8750 Acre tract of land, otherwise known as 505 West Lucas Road, Lucas, Texas, 75002.

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, 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 above hearing you may contact [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us)



DISCLAIMER:  
"RENDERING ON THIS SHEET MAY NOT REPRESENT THE MOST CURRENT DESIGN"  
"THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"





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F.M. Highway No. 1378  
(a called 90' right-of-way)

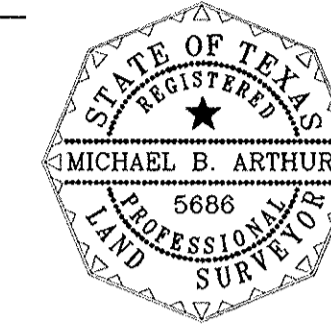
2009060910001430 06/09/2009 09:28:13 AM PL 1/1

**SURVEYOR'S CERTIFICATE**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were property placed under my personal supervision in accordance with the Plotting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur  
Registered Professional Land Surveyor  
Texas Registration No. 5686



Date: 5-28-09

**OWNER'S CERTIFICATE**

COUNTY OF COLLIN X  
STATE OF TEXAS X

WHEREAS, Lucas Christian Church is the owner of a tract of land situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas and being all of those tracts of land described by deed to Lucas Christian Church as recorded in Volume 514, Page 106; Volume 658, Page 310 and Volume 4912, Page 2155, of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the southerly monumented line of F.M. Highway No. 1378 and also being the northeasterly corner of a tract of land described by deed to Gus Gibson, Jr. and Walter G. Bedell, as recorded in Volume 1889, Page 283, D.R.C.C.T.;

THENCE along said southerly monumented line of F.M. Highway No. 1378, the following courses and distances:

North 87°41'26" East, a distance of 454.84' to a point for corner from which an old concrete monument found bears, North 04°16'01" West, a distance of 0.73';

South 89°57'00" East, a distance of 303.67' to a 1/2" iron rod found at the northwesterly corner of a tract of land described by deed to the Town of Lucas, as recorded in Volume 753, Page 89, D.R.C.C.T.;

THENCE South 02°51'01" East, partly along the westerly line of said Town of Lucas tract and also partly along the westerly line of PRADO VERDE ESTATES, as recorded in Volume 10, Page 31, D.R.C.C.T., as distance of 1273.67' to a 3/8" iron rod found at the southwesterly corner of said PRADO VERDE ESTATES, some being the northwesterly corner of a tract of land described by deed to Helga Kudron and Patricia Gibrelth, as recorded in Volume 5465, Page 4694, D.R.C.C.T., said corner also being the northeasterly corner of Lot 3 of HI FLYIN' ACRES, as recorded in Cabinet J, Page 929, of the Map Records of Collin County, Texas;

THENCE South 87°36'17" West, along the northerly line of said Lot 3, a distance of 759.20' to a 5/8" iron rod found for corner, said corner being the southeasterly corner of the aforementioned Gibson/Bedell tract;

THENCE North 02°48'08" West, along the easterly line of said Gibson/Bedell tract, a distance of 1287.30' to the POINT OF BEGINNING and containing 22.366 acres of land, more or less.

COUNTY OF COLLIN X  
STATE OF TEXAS X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 28th day of May, 2009.

Kellie Everhart Maynard  
NOTARY PUBLIC in and for the State of Texas



COUNTY OF COLLIN X  
STATE OF TEXAS X

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That we, LUCAS CHRISTIAN CHURCH, Owner, do hereby bind themselves and their heirs, assignees and successors of the title this plat designating the hereinabove described property as LUCAS CHRISTIAN CHURCH ADDITION, an Amending Plat to the City of Lucas, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any line of procuring the permission of anyone. Additionally we certify that we are the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all plotting ordinances, rules and regulations and resolutions of the City of Lucas, Texas.

Witness our hands at Lucas, Texas, this the 28th day of May, 2009.

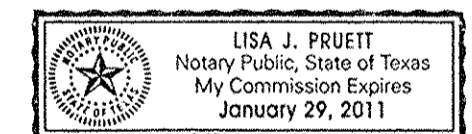
LUCAS CHRISTIAN CHURCH  
John Taylor - Associate Pastor

COUNTY OF COLLIN X  
STATE OF TEXAS X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John Taylor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the 28th day of May, 2009.

Lisa Pruitt  
NOTARY PUBLIC in and for the State of Texas



**CITY APPROVAL CERTIFICATE**

This plat is hereby approved by the Director of Planning and Community Development of the City of Lucas, Texas, in accordance with the Lucas Development Code, Review and Approval Procedures.

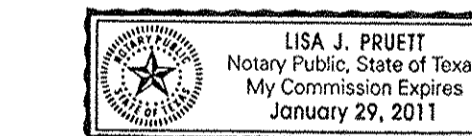
Sara Cudecc  
Director of Planning and Community Development

5-29-09  
Date

ATTEST:  
Lisa Pruitt  
Signature

5/29/09  
Date

Lisa Pruitt Office Coordinator  
Printed Name and Title



The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Lucas Development Code and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his approval is required.

Sara Cudecc  
Director of Public Works

5-29-09  
Date

Filed and Recorded  
Official Public Records  
Stacey Kame, County Clerk  
Collin County, TEXAS  
06/09/2009 09:28:13 AM  
221.00 \$9999  
2009060910001430

2009-224  
Stacy Kame



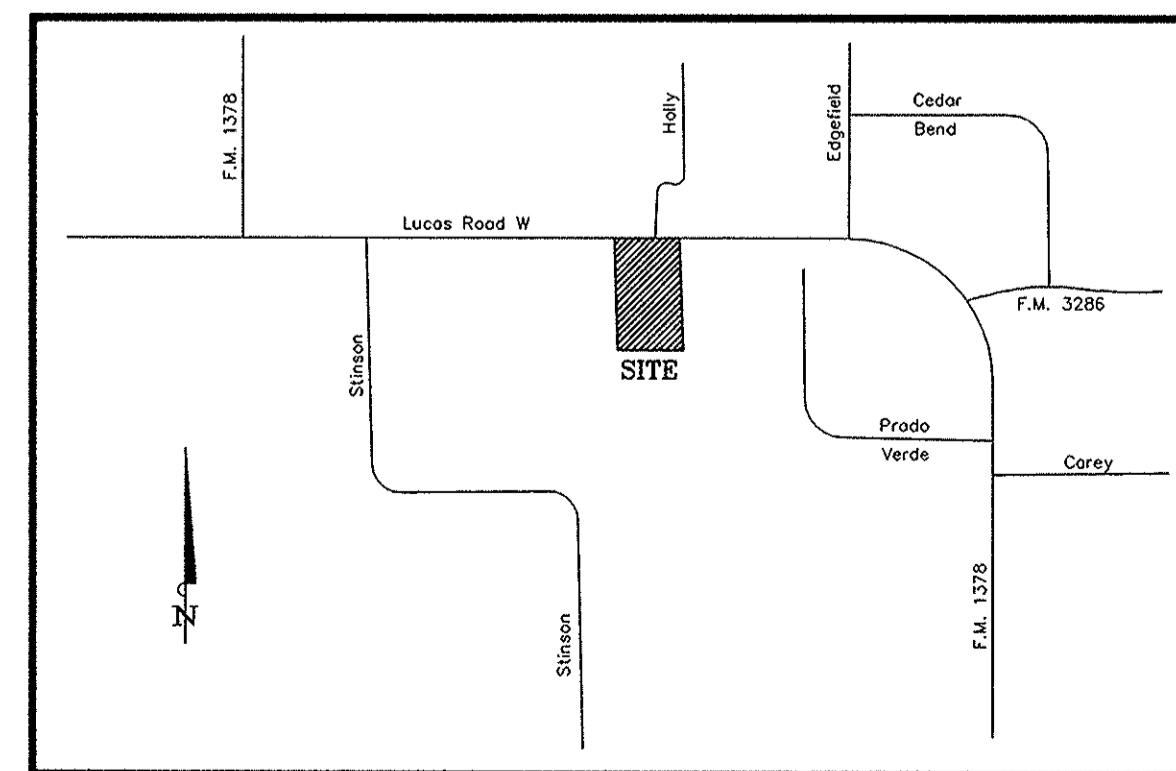
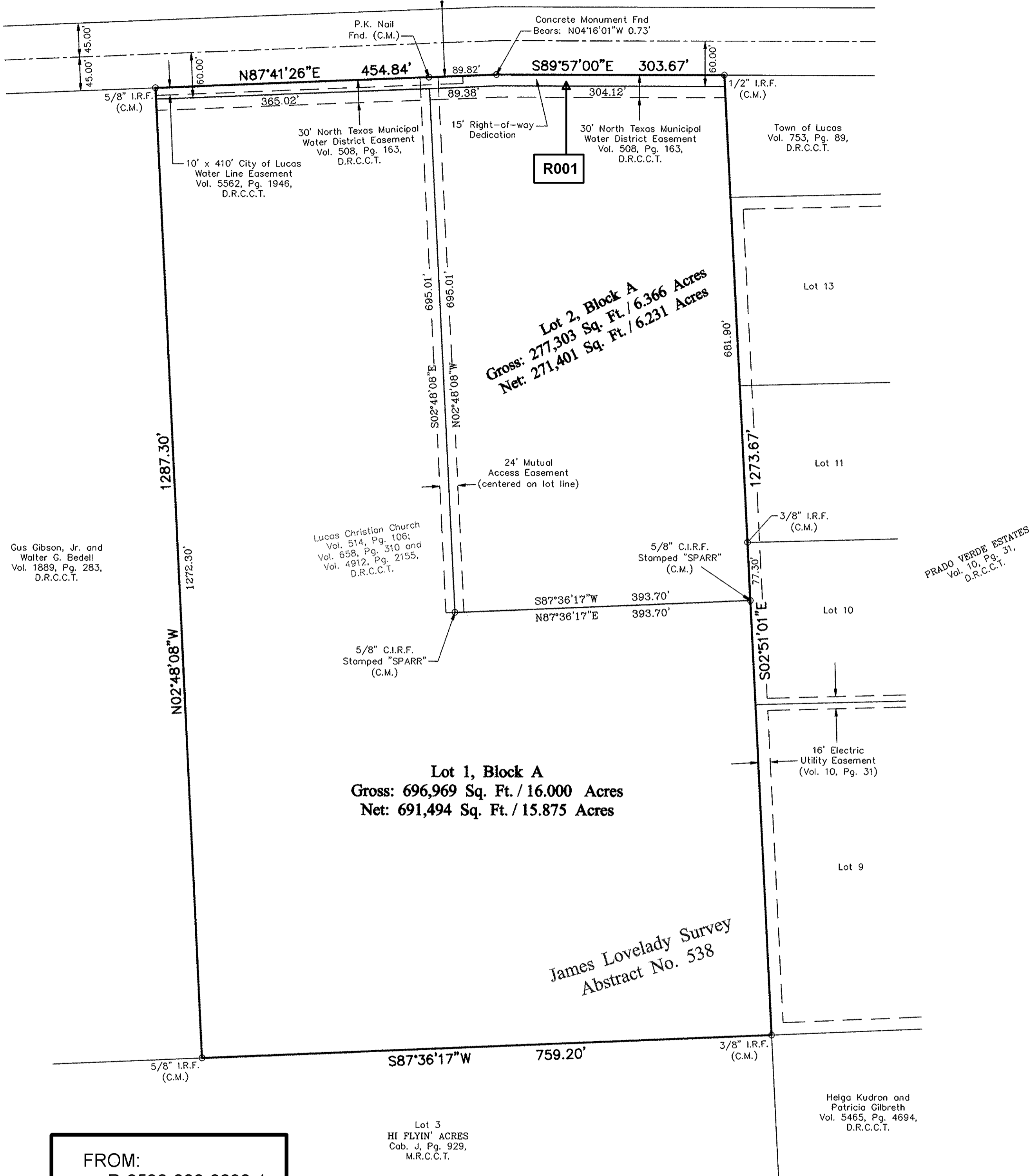
S9765

**LUCAS CHRISTIAN CHURCH ADDITION  
AMENDING PLAT  
LOTS 1 and 2, BLOCK A**

974,272 Sq. Ft. / 22.366 Acres

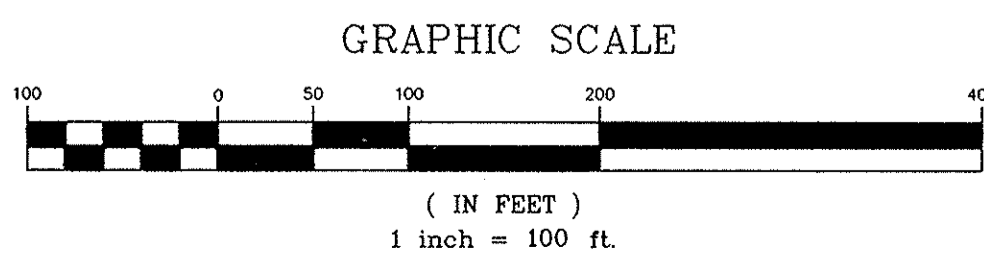
in the  
James Lovelady Survey ~ Abstract No. 538  
in the  
City of Lucas, Collin County, Texas

Date: May, 2009 Scale: 1" = 100'



Vicinity Map  
(not to scale)

FROM:  
R-6538-000-0690-1  
R-6538-000-0160-1  
R-6538-000-0150-1  
FOR TAX YEAR 2010



**NOTES:**

- 1.) Bearings are based on assuming S89°57'00"E along the southerly right-of-way line of F.H. Highway No. 1378.
- 2.) All lots comply with the minimum zoning requirements for the City of McKinney.
- 3.) According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0455 G, Map Revised January 19, 1996, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain."
- 4.) The purpose of this Amending Plat is to split the Lucas Christian Church property into two lots.
- 5.) All lot corners are marked with a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686", unless otherwise noted.



<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Disannexation
<input checked="" type="checkbox"/>	Code of Ordinances
<input type="checkbox"/>	Other

**ORDINANCE # 2009-06-00648**  
**[Lucas Christian Church SUP]**

**AN ORDINANCE OF THE CITY OF LUCAS, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, TO GRANT A SPECIFIC USE PERMIT FOR THE OPERATION OF A CHURCH AND SCHOOL FACILITY FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, A TRACT OF LAND IN THE CITY OF LUCAS, TEXAS LOCATED AT 415 WEST LUCAS ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Lucas is of the opinion that said zoning ordinance should be amended as provided herein;

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

**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 change in zoning to grant a Special Use Permit to allow the use, construction, expansion, renovation, and operation of a church and place of worship and ancillary located at 415 West Lucas Road 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, and the regulations imposed within the R2 Single Family District, subject to the following conditions:

1. The Property may be used as a church and for religious worship and ancillary related uses and purposes, including but not limited to a private school operated by the Lucas Christian Church d/b/a Faith Fellowship;
2. The development of the property shall be in accordance with the site plan, a copy of which is attached hereto as Exhibit "B" and made a part hereof for all purposes;
3. There shall be no additional structures, temporary or permanent, situated, located, constructed or erected on the Property, other than those that currently exist as of the effective date of this Ordinance and those that are depicted on the site plan attached as Exhibit "B"; and
5. This Specific Use Permit is granted to the Lucas Christian Church d/b/a Faith Fellowship and shall be for a period of five (5) years or and from the effective date hereof, after which time it shall automatically terminate. Upon termination, no use or structure shall be grandfathered or considered or deemed to be a lawful nonconforming use or structure. The applicant/owner may, at any time prior to expiration of this Specific Use Permit, apply for a new Specific Use Permit and/or an extension hereof, in conjunction with the submission of a permanent master site plan.

**SECTION 3.** That should any section, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, the Comprehensive Zoning Ordinance, or the Code of Ordinances as an entirety, it being the legislative intent that the provisions of this ordinance are severable and that the ordinance shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

**SECTION 4.** 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 5.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.


**DULY ADOPTED AND APPROVED** by the City Council of the City of Lucas, Texas, this the 4<sup>th</sup> day of June, 2009.

APPROVED:

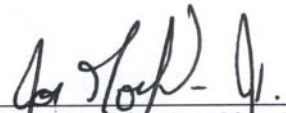


  
\_\_\_\_\_  
Bill Carmickle, Mayor

ATTEST:

  
\_\_\_\_\_  
Kathy Wingo, TRMC, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Joe Gorfida, Jr., City Attorney  
(JJG/cgo/03-31-09/35976)

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Lucas Christian Church and Lucas Christian Academy  
415 W. Lucas Road**

**A0538 LOVELADY, JAS, TRACT 16, ACRES 2.3340,  
A0538 LOVELADY, JAS, TRACT 15, ACRES 2.8000,  
A0538 LOVELADY, JAS, TRACT 69, ACRES 17.232**

EXHIBIT "B"

# Lucas Christian Church

Site Plan 2009



<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Disannexation
<input type="checkbox"/>	Code of Ordinances
<input checked="" type="checkbox"/>	Other

**ORDINANCE # 2011-04-00679**  
**[Specific Use Permit for 505 West Lucas Road]**

**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 WITH SPECIAL CONDITIONS FOR THE OPERATION OF A PRIVATE SCHOOL FACILITY KNOWN AS LUCAS CHRISTIAN ACADEMY FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO, A TRACT OF LAND IN THE CITY OF LUCAS, TEXAS, LOCATED AT 505 WEST LUCAS ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Lucas is of the opinion that said zoning ordinance should be amended as provided herein;

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

**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 change in zoning to grant a Special Use Permit to allow the operation of a private school facility (Grade K-12) known as "Lucas Christian Academy" located at 505 West Lucas Road 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, and the regulations imposed within the R2 Single Family District, subject to the following conditions:

1. The Property may be used for a private school grades K-12 d/b/a as Lucas Christian Academy;



2. The development of the property shall be in accordance with the site plan, a copy of which is attached hereto as Exhibit "B" and made a part hereof for all purposes;
3. There shall be no additional structures, temporary or permanent, situated, located, constructed or erected on the Property, other than those that are depicted on the site plan attached as Exhibit "B";
4. The hours of operation for the campus shall be Monday through Saturday from 7:30 a.m. – 10 p.m.
5. Exterior field lighting shall be restricted to Tuesdays and Thursdays until 9 p.m.; Fridays and Saturdays until 10 p.m. Field lighting is not permitted at any other time.
6. A right turn lane and/or left turn lane shall be constructed on West Lucas Rd. if it is determined through a traffic study completed by the City that one or both are necessary.
7. An earthen berm with a minimum height of 5 feet or live evergreen landscape screening to a minimum of 5 feet shall be constructed on the rear parking lot prior to the completion of the parking lot.

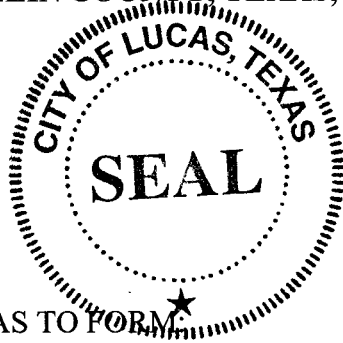
**SECTION 3.** That should any section, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, the Comprehensive Zoning Ordinance, or the Code of Ordinances as an entirety, it being the legislative intent that the provisions of this ordinance are severable and that the ordinance shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

**SECTION 4.** That all provisions of the ordinances of the City of Lucas in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Lucas not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 5.** 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 6.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**DULY PASSED AND APPROVED BY THE CITY COUNSEL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 21<sup>st</sup> DAY OF APRIL, 2011.**



APPROVED:

Rebecca Mark, Mayor

APPROVED AS TO FORM

ATTEST:

Joe Gorfida, Jr., City Attorney  
(JG/04-20-11/49040)

Kathy Wingo, TRMC, CMC, City Secretary

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

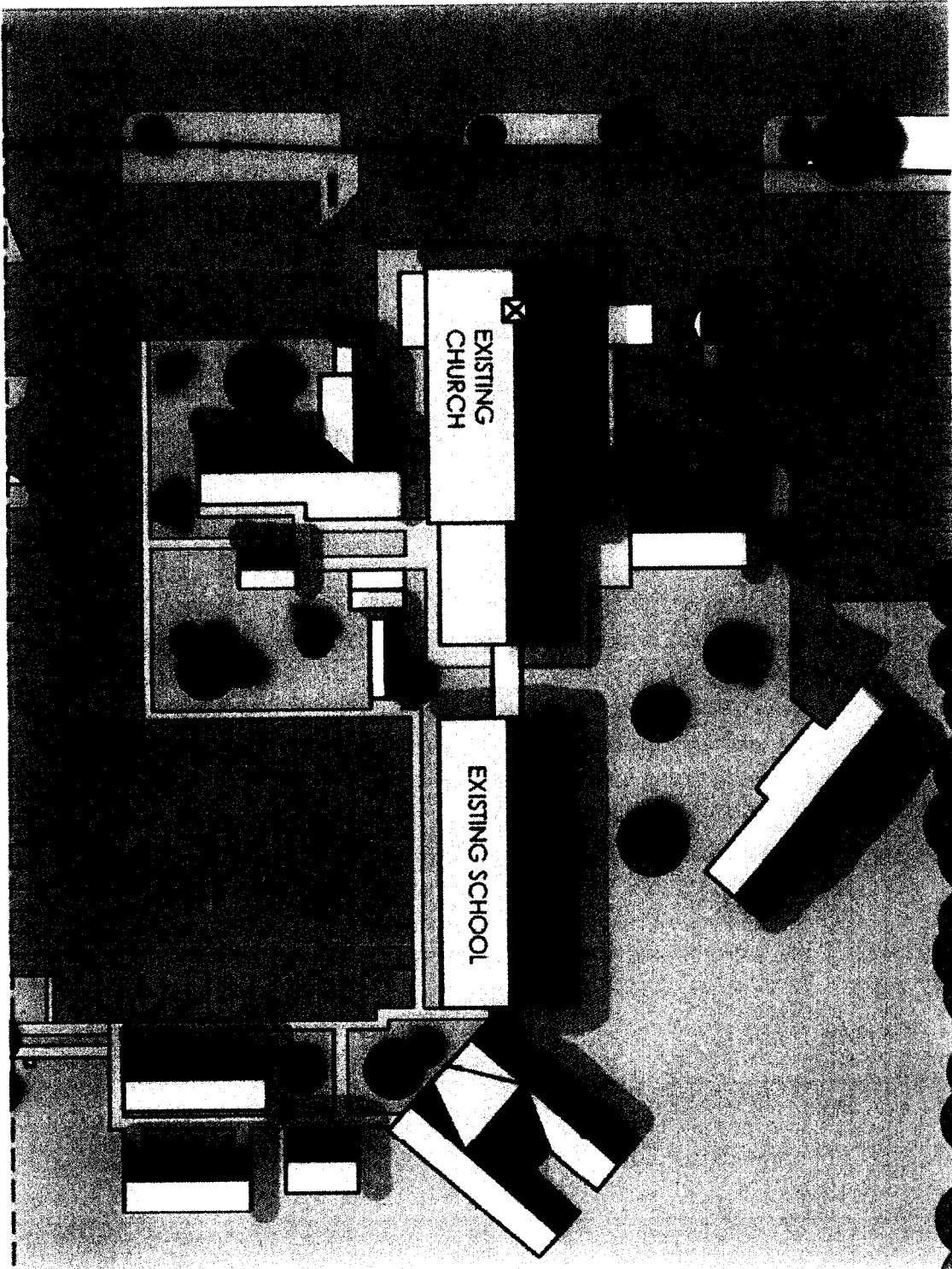
**Lucas Christian Church and Lucas Christian Academy  
415 W. Lucas Road**

**A0538 LOVELADY, JAS, TRACT 16, ACRES 2.3340,  
A0538 LOVELADY, JAS, TRACT 15, ACRES 2.8000,  
A0538 LOVELADY, JAS, TRACT 69, ACRES 17.232**

EXHIBIT "B"

# Lucas Christian Church

Site Plan 2009





# City of Lucas

## Planning and Zoning Commission Request

### December 10, 2020

Item No. 02

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Public Hearing to consider the request by David Heaton on behalf of property owners, Lea Hamilton, Rebecca Hamilton and Vicky Parsons for a request to rezone approximately 49.832 acres of land currently zoned Agricultural (AO) to a residential Planned Development, located south and east of East Forest Grove Road approximately .25 miles west of Orr Road, being part of the Calvin Boles Survey, Abstract A0028, Tract 168.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding proposed Planned Development

#### **Background Information**

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This property consists of 49.832 +/- acres of land and is currently vacant. This property is currently zoned Agricultural (AO) and the applicant is requesting a Planned Development zoning.

Cornerstone Ranch is a McKinney nonprofit home and day program for people with special needs like Down Syndrome, Autism, and Cerebral Palsy.

The applicant first brought consideration of the request forward with a presentation to the City Council at their October 1, 2020 regularly scheduled City Council meeting.

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

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- 1. Public Notice
- 2. Cornerstone Ranch History
- 3. Survey
- 4. Concept Plan
- 5. Cornerstone Ranch Purpose and Impact
- 6. Cornerstone Ranch Development Regulations

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

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NA



Item No. 02

**City of Lucas**  
**Planning and Zoning Commission Request**  
**December 10, 2020**

**Recommendation**

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Staff likes the concept and proposed use. The density is very similar to R-2. Staff feels input from the surrounding community is extremely important with this issue.

**Motion**

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I make a motion to recommend to the City Council approving/denying the request to rezone approximately 49.832 acres of land zoned Agricultural (AO) to a residential Planned Development located south and east of East Forest Grove Road approximately .25 miles west of Orr Road, being part of the Calvin Boles Survey, Abstract A0028, Tract 168.



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a Public Hearing on Thursday, December 10, 2020 at 7:00 p.m. and City Council will conduct a public hearing on Thursday, January 7, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a Planned Development District for a parcel of land currently zoned A0. The use being a non-profit home and day program for people with special needs. The parcel of land being generally located South and East of East Forest Grove Road approximately .25 miles of Orr Road, being part of the Calvin Boles Survey, Abs A0028 Calvin Boles Survey, Tract 168, 49.832 Acres. More particularly described as follows:

SITUATED in Collin County, Texas. in the Calvin Boles survey, Abstract No 28, being a survey of the 50-acre tract described in a deed from Sibyl C Hamilton and C Ferrill Hamilton to Victoria Hamilton Parsons, dated May 24, 1990, recorded in volume 3279, page 919 of the Collin County deed records and a survey of the 31,168 square feet of land described in a quit claim deed from Shipley Venture IV, Ltd. to Victoria Hamilton Parsons, et al, dated May 22, 2001, recorded in volume 4926, page 1210 of the Collin County deed records.

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 question about the request contact Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).

## **Answering the Call The Future of Cornerstone Ranch in Lucas**

### **Executive Summary**

Cornerstone Ranch is a McKinney nonprofit home and day program for people with special needs like Down syndrome, autism, and cerebral palsy. We would like to relocate to Lucas and currently have 50 acres on the east end of Forest Grove under contract. We are seeking rezoning and any other necessary development agreements prior to closing. This document is an introduction to our program and the potential land use.

### **An Unseen Need**

When a person with special needs graduates high school, what do they do? We all see the person that is bagging groceries at the supermarket, but what about the other 99% of people with Down syndrome, autism, cerebral palsy, and a host of other disabilities? There are over 150,000 people in North Texas that can not live independently due to cognitive disability and their future is bleak. Most are sitting at home being babysat by the television. Their parents can't find meaningful activities for them and live in fear of the day they can no longer care for their adult child with special needs.

As parents age and the inevitable comes, where do these people with disabilities go? Most get forced into state funded homes where compassion is scarce and safety is questionable. They get sent to daycare centers where they sit for hours without input or meaningful activity. Abuse and neglect are rampant amongst this vulnerable population.

There have been medical advances in the last 30 years that are allowing people with disabilities to live longer than ever before. There has also been a substantial rise in the incidence of disabilities like autism. With these two factors, there is a looming housing crisis for people that are outliving their parents, but are not able to care for themselves.

These families are in dire need of hope and the comfort of someone willing to walk with them through this journey. Cornerstone is answering the call.

### **A Brief History**

In 1999, David and Cynthia Heaton began dreaming of a community that would become Cornerstone Ranch. They were college students at SMU and dedicated much of their time volunteering with a special needs group in Dallas. They realized that something had to be done for these students as they graduated from high school. Without the ability to live



independently, their friends with disabilities were forced into dangerous living situations, or left alone and isolated.

After graduating from college as young newlyweds, the Heatons opened their home to three young men with special needs. In 2004, the Heatons saw that the need was too great to stop there, so they purchased 42 acres outside McKinney, and began construction on the 10,000-square foot home on the property. In 2006, the first residents moved in and the Heatons and another staff family lived on property with them, providing 24/7 care.

Programs for an active lifestyle of service were developed and the Cornerstone Ranchers (that's what we call our program participants) began serving at local churches, food pantries, and Meals on Wheels. Other parents began to ask if their adult children could spend the day with us despite the fact that the house was full and there were no more residential spaces open. This was the beginning of the day program and it developed over the years to include its own activity center facility on property for a growing total of 36 adults with special needs. Many of them are waiting for more homes to be built on the property so they can be full time residents at the Ranch.

Cornerstone Ranch has faithfully served their friends with special needs for 13 years. We host several groups from around the country every year that use Cornerstone as a model to start their own programs.

### **Mission and Vision**

**Our mission** is to empower adults with special needs to live the abundant life they were created for.

**Our vision** is to change the way people with special needs are cared for in North Texas by presenting a replicable model that is professional in care, pure in service, and founded on faith.

### **Program Description**

We provide 24/7 care in a home for six people with intellectual disabilities and a thriving day program for 38. Our Ranchers learn to be active members of the community by selling their organic produce at the McKinney Farmers Market and they love to serve the community by packing and delivering Meals on Wheels every week. We host therapeutic art and ceramics classes and teach life skills through programs like our cooking class. We are very engaged in the community and attend local high school football games, enjoy meals at local restaurants, and go to church as a family. The Ranch is a safe place where independence thrives, character grows and confidence is nurtured.

People with special needs require special care. We specialize in the health and wellness of our friends with disabilities that are in our care at Cornerstone Ranch. Through our own unique programs and strategic local partnerships, we are able to provide healthier, happier lives for our Ranchers. With professionals trained to work with adults with Down syndrome, autism, and cerebral palsy, we are seeing lives changed at Cornerstone.

Our Ranchers are growing in independence as they learn a variety of daily living skills, overcoming sensory limitations, and learning how to advocate for themselves and their peers with disabilities.

Cornerstone Ranch empowers its Ranchers through a combination of support and services that we call **CARE**: Community, Agriculture, Residential, and Enrichment. This program builds their confidence, strengthens their independence, and helps them live full, productive lives.

**COMMUNITY**: Cornerstone Ranchers contribute to the local community through compassionate service while developing meaningful connections and intentional relationships. This also informs the community to have a greater awareness of the capabilities of individuals with disabilities.

**AGRICULTURE**: Cornerstone Ranch is a peaceful 42-acre sanctuary providing the ideal environment to experience God's creation and personal growth through therapeutic animal care and organic gardening. Ranchers learn to take care of a variety of gardens and a greenhouse at the Ranch as well as our alpacas. At the Ranch we have over 10,000 square feet of gardens for organic vegetables, herbs, and flowers. By planting, caring for, and harvesting our own organic vegetables, the Ranchers are exposed to a healthy lifestyle and they help sustain the Ranch. They sell the excess at the local McKinney Farmers Market.

**RESIDENTIAL**: Cornerstone Ranch has a unique, faith-based approach to family style living that fosters safe and nurturing relationships, in a lifelong home for our Ranchers. From the very beginning, the Ranch has been a safe place with high standards of excellence in care, living environment, nutrition, and service. Our Ranchers are recognized as unique individuals, not as case numbers. Our house-parents live on-site 24/7 and have been involved with Cornerstone Ranch since we opened our doors in 2006.

**ENRICHMENT**: Cornerstone Ranch empowers our Ranchers to embrace their individual skills, talents, and purpose through stimulating activities for personal development, creative expression, and meaningful production. Working with clay, yarn, or wood improves fine motor skills and keeps the brain stimulated. Our Ranchers are empowered to explore their individual gifts through a unique blend of occupational and physical therapy within the creative process. With every personal achievement, they grow in self-esteem.

### **The Long-Term Vision**

We have a vision for a community for people with special needs. We would like to build 4-6 large homes where 8 people with disabilities and two staff families will live in a community together. During the day they will participate in therapeutic enrichment activities, horticulture programs, fitness activities, and job training programs in facilities on site. There are no other nonprofit programs providing residential care like this in all of Collin County, but there are several similar communities around the country that we visit and learn from.

### **The Call for Growth and Need for Relocation**

We feel an urgent need to build more homes. We receive calls every few days from families that are in desperate need of placement for their loved ones. These are often parents that are declining in health and know they can no longer care for their adult child with special needs. We also receive calls from the siblings of people with disabilities that are not able to care for their brother or sister with special needs when the parents have passed away. We stopped adding people to our waiting list once we got over 40. It would include hundreds of people if we allowed it to grow. The need is staggering and we feel that we must take action now to be a solution for as many families as we can. We feel like we are strong enough organizationally and financially to replicate and thrive.

The need to provide more homes is urgent and we were ready to embark on a capital campaign in the fall of 2018 to raise money and build two additional homes on our current property. Around that same time we began to encounter many delays and roadblocks set forth by the City of McKinney. We later found that this was due to McKinney's desire to build a six lane highway through our property. We fought against that road and the plans have been rerouted, but it is still very close to our property and there are two other major roads planned to run near our property lines. We are completely surrounded with highways and major roads in the city and county master thoroughfare plans. Additionally, the area around us has been rezoned to "Industrial" use which will bring another level of noise and possibly even localised pollution to our property. These changes destroy the peaceful sanctuary that our Ranchers require.

We have committed to our Rancher's families that we will protect and take care of their children for the rest of their lives. Thus, we must look at the 20 and 30 year plan for our surrounding area and it is obvious that it is an untenable situation. We must relocate to protect our residents in the future.

Due to the overwhelming need for homes, we have a sense of urgency to find land as soon as possible.

### Why Lucas

We are very excited to relocate to a thriving community like Lucas. There are several reasons we feel this property would be an ideal place for us:

- **The lay of the land.** We can build our complete vision over the years without getting close to the borders of the property and disturbing the neighbors.
- **Low density.** We would like to build 4-6 houses on almost 50 acres- that fits with the quiet, low density feel of the area.
- **Ideal location.** The property is a sanctuary while only being minutes away from everything our residents need.
- **Consistency for our Ranchers.** The majority of our day program Ranchers, volunteers, and donors live within 15 minutes of the property. If we have to move out of the area, it would be highly detrimental to our program and those we impact.

### Design and Style

We are building a quaint gated community. Heavy landscape screening and entrance gates will be similar to other gated developments on Forest Grove. Buildings will be white brick and designed with a modern farmhouse aesthetic.





**Complete Build-out Square Footages**

The homes will be two story residences, but the rest of the buildings will be single story and designed in a residential style.

Residences- 11,000 sq ft

Administration- 4,000 sq ft

Chapel- 5,000 sq ft

Arts Center- 8,000 sq ft

Dining Room- 5,000 sq ft

Gym (basketball court, pool, fitness room)- 15,000 sq ft

Barn- 2,000

*50k  
Square footage*

**Project Phasing Estimate**

**Phase One:** Construction begins January 2022

Two homes, the therapeutic arts center, a barn for tractor storage and alpacas, and possibly the administrative building. We will initiate major screening (entry gate, western berms, split rail fence, trees, shrubs).

**Phase Two:** Construction begins 2029

Two homes, the dining room, and chapel

### **Phase Three: Construction begins 2036**

Two homes and the gym

#### **Estimated number of permanent residents.**

Phase One: 16 residents

Build-Out: 48 residents

#### **Estimated Average Daily visitors**

Phase One: 8

At build-out: 15

#### **Estimated impact on emergency services**

We have had 2 ambulance calls in 14 years of operation. Both were minor issues and only one included precautionary transport. We do not work with the medically fragile or those with behaviour issues, so we have very few problems.

#### **Estimated impact on traffic.**

The people we care for don't drive. The residential staff live on property, so they won't be driving in and out to go to work. There would be much greater traffic increases if 2 acre homes covered the property like the current zoning suggests.

Phase One: We estimate that an average of 27 cars will pass through the gates daily.

Build-out: We estimate that an average of 50 cars will pass through the gates daily.

#### **False Assumptions**

With such a unique project, it would be easy to assume several things about our usage, but I encourage you to inquire about anything you have concerns with.

- **Property value decreases.** We do things at a first class level and will far exceed the building standards set forth by the city. Even so, we will have plenty of screening around the property to provide a visual barrier. We will appear to be another upscale gated neighborhood similar to those of our neighbors on Forest Grove.
- **It's a strictly residential area.** It is mostly a residential area of Lucas and we will mostly build residences. Yet, it is important to note that there is a church, water treatment center, and several businesses in the immediate area mixed in with the residential uses. We will look much more residential than any of these other existing uses.

#### **Organizational Sustainability**

Cornerstone always had a small, but consistent donor base that has generously covered our needs. In the past few years our donor base has expanded tremendously to a variety of

different groups, interests, and geographic areas. Since 2017 we have had almost 1,000 donors give over \$3,500,000 and we feel like we have just begun caring for our donors as we should. Many of these new donors are getting to know Cornerstone and have not yet reached their giving capacity with us. We have significant momentum with our supporters and believe they are ready to fund a capital campaign when our new location is identified. At least two donors are considering gifts of over a million dollars.

### **Timeline of Growth and Challenges**

- 1999 - The Heaton's have a plan for Cornerstone
- 2001 - Heaton's graduate from SMU and take in three boys with special needs
- 2004 - Land is purchased and construction begins
- 2006 - Cornerstone welcomes its first residents, programs are developed
- 2012 - Day program begins for non-residential participants
- 2015 - An Activity Center is built to expand the day program
- 2016 - Annexed into McKinney city limits
- 2016 - McKinney determines long term Industrial zoning around Cornerstone
- 2018 - TXDOT releases plans for a highway through Cornerstone and we fight it
- 2019 - A group of cities and the county work together to re-route the highway and other major roads next to Cornerstone
- 2019 - The Cornerstone Board decides to pursue relocation

### **Board of Directors**

- Steve Fischer, Member - Lead Pastor of Care at Stonebriar Community Church
- Cynthia Heaton, Secretary - Founder and Director of Operations at Cornerstone
- David Heaton, Member - Founder and Executive Director at Cornerstone
- Chris Jones, Member - Senior VP of Sales and Paragon Healthcare
- Jimmy Laferney, Vice Chair - Anesthesiologist, Co-founder & Vice President of Medical Staff Affairs, Baylor Medical Center at Frisco
- Charlie Philips, Member - Attorney, Philips and Epperson
- Micky Reeves, Treasurer - Wealth Advisor at Buckingham Strategic Wealth
- Kirt Ruby, Chair - Senior Product Manager at Interstate Batteries
- John Stroud, Member - Director of Business Development at Merit Energy
- Morgan Taylor, Member - Interior Designer and Cornerstone Art Class Director

### **Community Volunteer and Financial Support**

100 Men of Frisco	City of McKinney
Beautiful Lives Project	City of University Park
Charity out of Love	Collin College EMS Program
City of Allen	Collin College Nursing Program
City of Frisco	Cornerstone Christian Academy
City of Lucas	Downtown McKinney Business Owners

Empty Bowls  
Frisco Fresh Market  
Frisco RoughRiders Baseball  
Girl Scouts  
Hugs Cafe  
John Paul School  
Legacy Christian Academy  
Lovejoy Boys Basketball Boosters  
Lovejoy Ladies Basketball Booster Club  
McKinney Christian Academy  
McKinney Farmer's Market  
Mckinney Lions Club  
McKinney Rotary Foundation  
Notre Dame School of Dallas

Pioneers & Patriots  
Profound MicroFarms  
Rotary Club of McKinney Sunrise  
Sounds of the Trumpet  
Sunrise Rotary Club  
Tejas Carriage Association  
Town of Fairview  
University of North Texas  
University of Texas at Dallas  
Young Life Capernaum - Allen  
Young Men's Service League - Allen  
Young Men's Service League - Frisco  
Young Men's Service League - Lovejoy

#### **Foundation Financial Support**

AT&T  
Bank of America Charitable Foundation  
Benevity Causes  
Communities Foundation of Texas  
ExxonMobil Foundation  
Fidelity Charitable Gift Fund  
George & Claudette Hatfield Foundation  
Give With Liberty  
Greater Houston Golf Charity  
Joining the Pieces Foundation  
Joseph W Semmer Lovingkindness Fdn  
Love Life Foundation  
Matetich Family Charitable Fund  
National Christian Foundation  
North Texas Community Giving Fdn

One Heart Group  
Raymond James Charitable  
Ronald & Lois Shern Family Trust  
Schwab Charitable  
Seed Project Foundation  
The Dallas Foundation  
The Nathaniel Foundation  
Tolleson Wealth Management  
Tomas R Manson Family Trust  
Vanguard Charitable Endowment  
Walmart Foundation  
Waterstone  
Wells Fargo Community Support  
Women's Non-Profit Alliance Corp  
Your Cause

#### **Corporate Volunteer and Financial Support**

Accenture  
Active Network  
Air Liquide USA  
Ally Financial Inc. Corporate Citizenship  
American Funds  
AMG Equipment

Arch Re Facultative Underwriters Inc.  
Baylor Healthcare System  
Berry Family Services, Inc.  
Buckingham Strategic Wealth  
Bullseye Media  
Canyons Rock Climbing



Carter Wealth Management  
Catapult Consulting  
Chick-fil-A in McKinney  
Cleve Adamson Custom Homes  
Cross First Bank  
Elke's Cafe  
First United Bank  
Hannah Gigley Real Estate  
Harvest Seasonal Restaurant  
Insperty  
Interstate Batteries, Inc.  
JCPenney Corporation  
Johnson & Johnson  
JSH Enterprise  
KBM Designs  
Keller Williams - Frisco  
Kendra Scott  
Kroger CS  
Legacy Dermatology  
Legacy ER  
Liberty Mutual  
Lisotta Inc  
MAC Executive Recruiters  
McKinney Wine Merchant  
Miklis Printing, Inc  
Mitel Networks Corporation  
Murray & Mensch, P.C., CPA

Osburn Contractors  
Owner Finance Homes  
Pace Graphics  
Philips & Epperson Attorneys  
ProCom Consulting  
RBK Partners  
Reserve Auto Group  
RightNow Ministries International  
Sage Settlement  
Service King  
Sierra Management Group  
Simpson Strong-Tie Co.  
Southwest Airlines  
Success North Dallas  
Teel Insurance Advisors  
Texas First Rentals  
The Ward Group  
Thinkpad Solutions  
Third Coast Bank  
Thistle Floral  
Titan Consulting  
Tour De Profit Business Advisors  
Toyota of Rockwall  
Tracy Locke Marketing  
Tres Aguilas Management  
US Bank  
US Health Advisors

### **Church Volunteer and Financial**

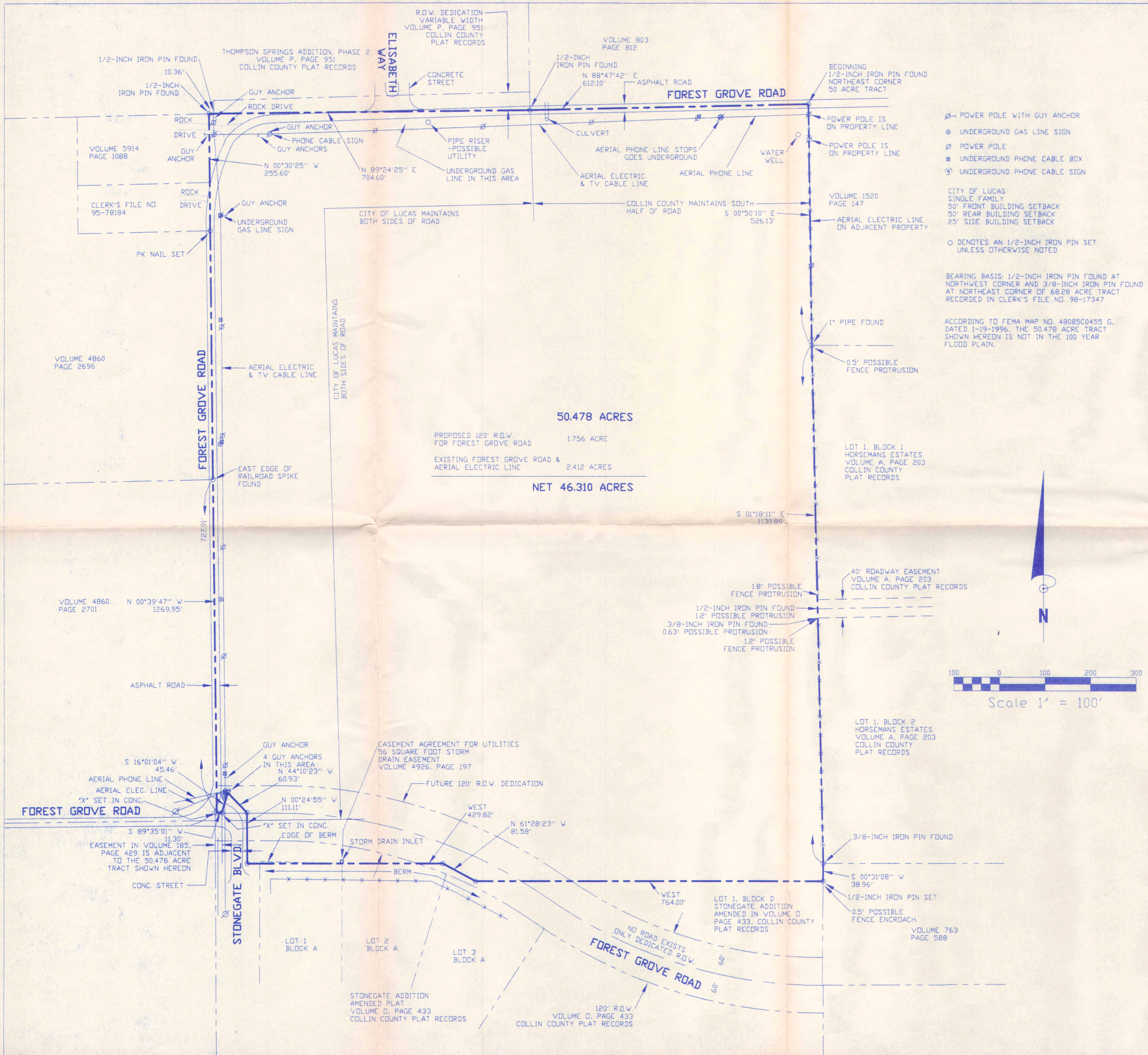
#### **Support**

Allen Heights Baptist  
Centennial Church  
Chase Oaks  
Cottonwood Creek  
Creekwood UMC  
First Baptist McKinney  
First UMC McKinney  
Genesis Metro  
Greenville Oaks

One Community Church  
Preston Trail Community Church  
Revival House Church  
St. Mark's Episcopal  
St. Gabriel Catholic  
Stonebriar Community Church  
Trinity Presbyterian McKinney  
Washington Community Fellowship  
Watermark Church

### **Stewardship**

- IRS 501(c)(3) designation for Cornerstone Ministries Inc., we have a DBA for Cornerstone Ranch, EIN: 41-2053259.
- Cornerstone Ranch has no debt service, and is debt free. This was a commitment made by the governing board many years ago. On our financials, there is record of a loan from our founders and a portion of that loan is forgiven every year and will continue until completely forgiven.
- We are approved by the Evangelical Council for Financial Accountability. The ECFA serves as a financial accountability partner to ministries who voluntarily seek accreditation and continue to faithfully demonstrate their commitment to ECFA's high standards. The standards are set at a high level to provide the essential guardrails for financial integrity in churches and ministries of all sizes.
- We undergo annual audits from a respected CPA that specialises in nonprofit financials.



**50.478 ACRES**

PROPOSED 120' R.O.W. FOR FOREST GROVE ROAD 1.756 ACRE

EXISTING FOREST GROVE ROAD & AERIAL ELECTRIC LINE 2.412 ACRES

**NET 46.310 ACRES**

**DESCRIPTION 50.478 ACRES**

SITUATED in Collin County, Texas, in the Calvin Boles survey, Abstract No. 28, being a survey of the 50 acre tract described in a deed from Sibyl C. Hamilton and C. Ferrill Hamilton to Victoria Hamilton Parsons, dated May 24, 1990, recorded in volume 3279, page 919 of the Collin County deed records and a survey of the 31,168 square feet of land described in a quit claim deed from Shipley Venture IV, Ltd. to Victoria Hamilton Parsons, et al, dated May 22, 2001, recorded in volume 4926, page 1210 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at an 1/2-inch iron pin found at the northeast corner of said 50 acre tract, in the center of Forest Grove Road (east-west paved road); same being the northwest corner of the 2.12 acre tract recorded in volume 1520, page 147;

THENCE South 00°50'10" East, with the west line of said 2.12 acre tract and generally near an old fence, 526.13 feet to an one-inch pipe found near a corner post at the southwest corner of said 2.12 acre tract; same being the northwest corner of Horsemans Estates recorded in volume A, page 203 of the Collin County plat records;

THENCE South 01°18'11" East, with the west line of said Horsemans Estates and generally near a fence, 1130.88 feet to a 3/8-inch iron pin found at the southwest corner of said Horsemans Estates and the southeast corner of said 50 acre tract; same being the northeast corner of said 31,168 square feet of land;

THENCE South 00°31'08" West, generally near a fence and with the east line of said 31,168 square feet of land, 38.96 feet to an 1/2-inch iron pin set at the southeast corner of said 31,168 square feet of land; same being the northeast corner of Stonegate Addition according to the amended plat recorded in volume O, page 433 of the Collin County plat records;

THENCE westerly with the north line of said Stonegate Addition as follows:

THENCE West, with the south line of said 31,168 square feet of land, 764.00 feet to an 1/2-inch iron pin set at the southwest corner of said 31,168 square feet of land;

THENCE North 61°28'23" West, with the southwest line of said 31,168 square feet of land, 81.58 feet to an 1/2-inch iron pin set at the northwest corner of said 31,168 square feet of land;

THENCE West, 429.82 feet to an 1/2-inch iron pin set at a north inside corner of said Stonegate Addition;

THENCE North 00°24'55" West, with an east line of said Stonegate Addition, 111.11 feet to an 1/2-inch iron pin set at a northeast corner of said Stonegate Addition;

THENCE North 44°10'23" West, with the northeast line of said Stonegate Addition, 60.93 feet to an 1/2-inch iron pin set at the north corner of said Stonegate Addition; same being on the east side of said Forest Grove Road;

THENCE South 16°01'04" West, with the northwest line of said Stonegate Addition, 45.46 feet to an "x" cut set in concrete at an inside corner of said Stonegate Addition;

THENCE South 89°35'01" West, with the north line of said Stonegate Addition, 11.30 feet to an "x" cut set in concrete in the east line of the 15.685 acre tract recorded in volume 4860, page 2701;

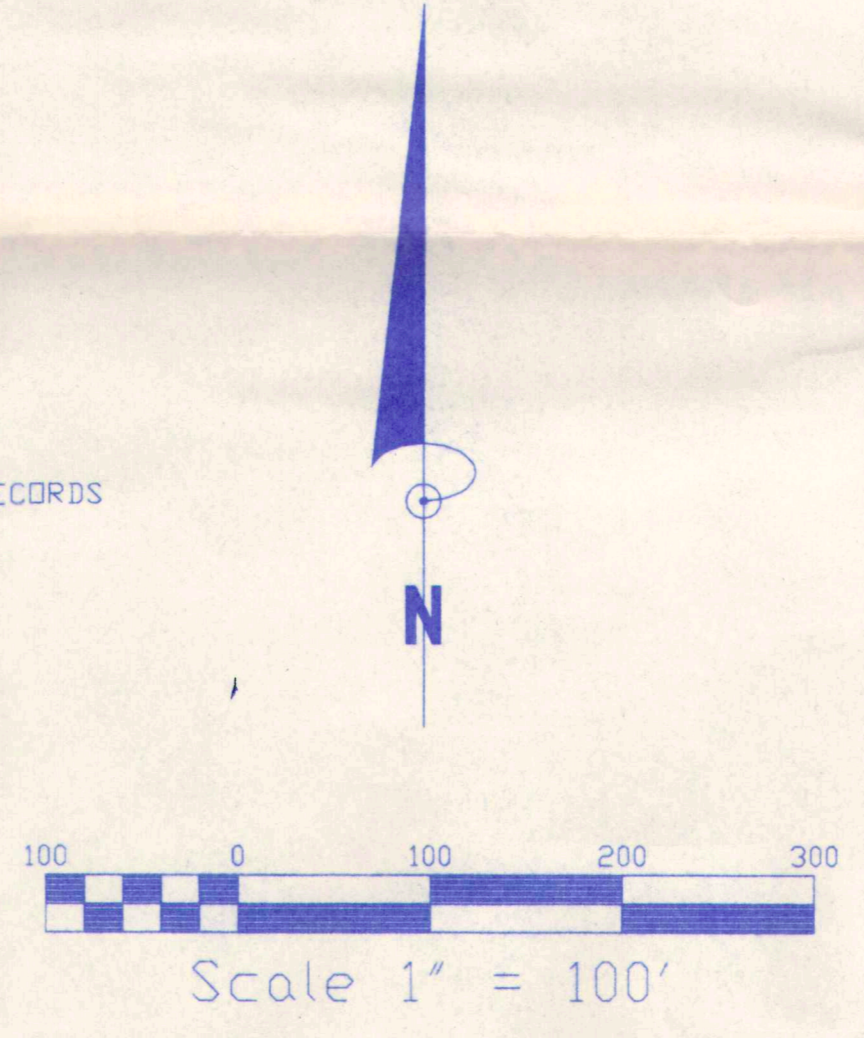
THENCE North 00°39'47" West, with the east line of said 15.685 acre tract and generally with the center of said Forest Grove Road, passing on the east edge of a railroad spike found at the northeast corner of said 15.685 acre tract at 727.91 feet and continuing with the east line of the 16.304 acre tract recorded in volume 4860, page 2696, in all, 1269.95 feet to a PK nail set at the east-northeast corner of said 16.304 acre tract;

THENCE North 00°30'25" West, with said Forest Grove Road and leaving said road at approximately 100 feet and continuing in all, 255.60 feet to an 1/2-inch iron pin found at the northwest corner of said 50 acre tract and the northeast corner of the 1.00 acre tract recorded in volume 5914, page 1088; same being in the south line of Thompson Springs Addition, Phase 2, recorded in volume P, page 951 of the Collin County plat records;

THENCE North 89°24'25" East, with the south line of said Thompson Springs Addition, passing an 1/2-inch iron pin found at 10.36 feet and continuing and coming to said Forest Grove Road at approximately 150 feet and continuing along and near said road, 704.60 feet to an 1/2-inch iron pin found in the center of said Forest Grove Road at the southeast corner of said Thompson Springs Addition;

THENCE North 88°47'42" East, with said Forest Grove Road, 612.10 feet to the PLACE OF BEGINNING and containing 50.478 acres.

- ⊗ POWER POLE WITH GUY ANCHOR
  - ⊗ UNDERGROUND GAS LINE SIGN
  - ⊗ POWER POLE
  - ⊗ UNDERGROUND PHONE CABLE BOX
  - ⊗ UNDERGROUND PHONE CABLE SIGN
- CITY OF LUCAS SINGLE FAMILY  
50' FRONT BUILDING SETBACK  
50' REAR BUILDING SETBACK  
25' SIDE BUILDING SETBACK
- DENOTES AN 1/2-INCH IRON PIN SET UNLESS OTHERWISE NOTED
- BEARING BASIS: 1/2-INCH IRON PIN FOUND AT NORTHWEST CORNER AND 3/8-INCH IRON PIN FOUND AT NORTHEAST CORNER OF 68.28 ACRE TRACT RECORDED IN CLERK'S FILE NO. 98-17347
- ACCORDING TO FEMA MAP NO. 48085C0455 G, DATED 1-19-1996, THE 50.478 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.



**Surveyor's Certification**

I hereby certify that on the 14<sup>TH</sup> day of September, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and visible improvements thereon, if any, and as to the other matters shown thereon, that the area or quantity of the subject property as set forth in this survey is accurate to the nearest one thousandth (1/1,000)(rounded downward) of an acre, and that this survey correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property.

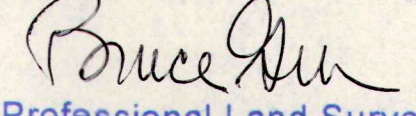
Except as shown on this survey, there are no encroachments upon the subject property by visible improvements on adjacent property, there are no party walls with or encroachments upon adjacent property, streets or alleys by any visible improvements on the subject property and, to my knowledge, there are no conflicts or protrusions.

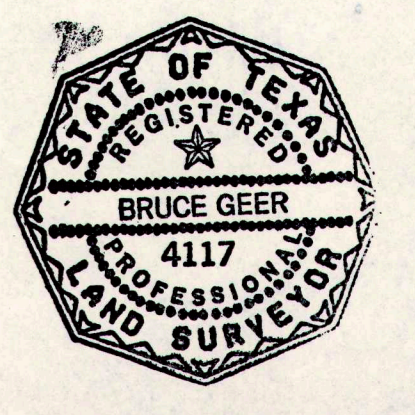
Adequate ingress to and egress from the subject property, is provided by Forest Grove Road, same being paved, prescriptive right-of-way only and maintained mostly by the City of Lucas and some by the County of Collin (extents of maintenance shown on plat hereon).

Front, rear and side yard building setback lines on the subject property are located as shown thereon.

For other zoning restrictions, see City of Lucas zoning ordinance.

No part of the subject property lies within a 100-year flood plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Act of 1973, as amended.

  
 Bruce Geer, Registered Professional Land Surveyor No. 4117  
 1512 W. University, Suite 300  
 McKinney, Texas 75069  
 (972) 562-3959  
 (972) 542-5751 fax



# ZONING CONCEPT PLAN - EXHIBIT B



existing tree mass across from proposed entry

assumed r.o.w.

14

dry creek bed drainage feature

07

13

assumed r.o.w.

W Forest Grove RD

14

13

14

13

drive for fire access only

## legend

- 01. ENTRANCE GATE
- 02. ADMINISTRATION
- 03. GARDEN
- 04. BARN
- 05. GREENHOUSE
- 06. CHAPEL
- 07. PRAYER GARDEN
- 08. DINING
- 09. RECREATION
- 10. ARTS CENTER
- 11. PASTURE
- 12. RESIDENCES
- 13. MEADOWS
- 14. LANDSCAPE FENCING AND FEATURES

This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with 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.



**brent design**  
designing the space between

Cornerstone Ranch  
Build Out Concept Plan  
Lucas Texas



november 19, 2020

# ZONING CONCEPT PLAN - EXHIBIT B



This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with 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.

## legend

- 01. ENTRANCE GATE
- 02. ADMINISTRATION
- 03. ARTS CENTER
- 04. GARDEN
- 05. BARN
- 06. RESIDENCES
- 07. LANDSCAPE FENCING AND FEATURES



**brent design**  
designing the space between

Cornerstone Ranch  
Phase I Concept Plan  
Lucas Texas



november 19, 2020

**Exhibit D – Purpose and Impact  
Cornerstone Ranch**

Cornerstone Ranch is requesting the rezoning of the Forest Grove parcel from Agricultural zoning to a Planned Development with an underlying Agricultural zoning base.

- A. Residential Capacity: This land will be used to provide much needed residential care for people with special needs. Up to 48 people with disabilities will live in six homes at Cornerstone while being cared for 27.6 staff and their families.
  
- B. Transportation: Due to the abilities of the people we care for, they do not drive cars. We expect our traffic impact to be minimal. During our first phase of development, we expect to have 27 cars enter/exit daily and eventually 50 cars at buildout.
  
- C. Wastewater and Runoff: The development will not rely on city sewer lines. There is sufficient area to follow all codes regarding aerobic septic systems and runoff detention.
  
- D. Conformance to the Comprehensive Plan: The city's land use plan indicates R2 for the property. Our development is actually less dense than that plan suggests and will be less impactful on transportation and emergency services than a typical development of 2 acre lots. The Agricultural and Open Space characteristics of the property will remain intact.

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**Exhibit C – Development Regulations  
Cornerstone Ranch**

The Property shall be developed and used in accordance with the applicable provisions of the City of Lucas Code of Ordinances, as dated December of 2020, except to the extent modified by the Development Regulations set forth below.

- A. Concept Plan: The property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit B and incorporated herein by reference (the “Concept Plan”). Minor modifications to the general arrangement of buildings, drives, pedestrian connections and site circulation that do not alter the general Concept Plan may be made at the time of plat approval.
- B. Base Zoning: The Property shall be developed in accordance with the development standards of the “AO” Agriculture District except as modified by this Ordinance.
- C. Use Regulations: The Property will be designated for the sole purpose of providing assisted-living and/or care programs. Permitted uses will be as specified in section 14.03.801, schedule of uses, and article 14.02 division 4, specific use permits, unless otherwise specified in D.) Permitted Uses below. The maximum number of Community Homes as described herein, shall be six (6).
- D. Permitted Uses: In addition to the use designations permitted in Sec. 14.03.801 of the City of Lucas Zoning Ordinance, within “AO” Agriculture District, the property may be used and developed for the following private uses:

1. Permitted by right:

Residential Uses:

- a) Community Homes (maximum six (6) homes)

Private Educational, Institutional, and Special Uses:

- b) Adult Car Program
- c) Athletic field(s), sports court(s), play equipment, trail(s)
- d) Chapel
- e) Fitness and health center, gym, recreation facility
- f) Food hall or cafeteria
- g) Kitchen, cooking and food preparation
- h) Seasonal open market
- i) Other uses as may be agreed to with Staff

Office and Professional:

- j) Office space – general

E. Definitions:

1. Community Homes: Community Homes may have up to eight (8) disabled persons, regardless of their legal relationship to one another, two (2) supervisory personnel host families, and one (1) temporary guest persons/family. A maximum of six (6) Community Homes shall be permitted.
2. Adult Care Program: A program providing care for the overall health and wellbeing of persons with special needs, including education, training, physical wellness, therapeutic activities, spiritual development, and emotional support.

F. Height Regulations: Buildings will not exceed thirty-five feet (35') or two and one-half (2 ½) stories in height with the exception of the chapel and fitness and health center/gym/recreation facility which shall not exceed forty feet (40'), not including elements and features described in the City of Lucas Zoning Ordinance Sec. 14.04.121(a).

G. Area Regulations: Area regulations will be as set forth in Sec. 14.03.113 of the City of Lucas Zoning Ordinance with the following modifications:

1. Lot width. The width of the lot shall not be less than one hundred fifty feet (150') at the front street property line.
2. Lot coverage. The cumulative total of all lots shall not be more than thirty percent (30%) of the total lot area covered by the combined area of the main buildings and accessory buildings.
3. Side yard. There shall be no interior side yard setbacks within the Property.
4. Building Separation. Building separation will be a minimum of ten feet (10').

H. Parking: Cornerstone Ranch has minimal parking needs. None of the clientele of the Cornerstone Ranch ministry drive automobiles. Those attending car programs are dropped off and picked up at specified times. The staff living on the grounds within the Community Homes have no additional parking needs beyond those provided within the home.

The Concept Plan has been designed in such a way to keep buildings close and walkable. Any movement from building or various site locations not achieved through walking will be provided by golf carts.

Paved parking for shift staff and guest parking shall be provided in accordance with the parking standards defined below, irrespective of building square footage, and with no distance restriction for provided parking space to building served.

- a) Activity Center and Gym: 20 spaces
- b) Administration: 10 spaces
- c) Arts Center: 5 spaces



- d) Barn: 4 spaces
  - e) Chapel: 20 spaces
  - f) Community Homes: Two (2) covered and/or enclosed spaces per supervisory host family per dwelling unit plus 3 guest spaces per home.
  - g) Dining Hall / Cafeteria / Kitchen: 5 spaces
  - h) Other Uses: 0 (shared use parking throughout site)
- I. Gated Access: Gated access to the property as well as additional gated access within the property for purposes of securing the residential Community Homes separate from the rest of the Property, is permitted.
- J. Building Square Footages:
- 1. Residences- 11,000 sq ft each
  - 2. Administration- 4,000 sq ft
  - 3. Chapel- 5,000 sq ft
  - 4. Arts Center- 8,000 sq ft
  - 5. Dining Room- 5,000 sq ft
  - 6. Gym (basketball court, pool, fitness room)- 15,000 sq ft
  - 7. Barn- 2,000 sq ft

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# City of Lucas

## Planning and Zoning Commission Request

### December 10, 2020

Item No. 03

Requester: City Secretary Stacy Henderson

#### **Agenda Item Request**

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

#### **Background Information**

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NA

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

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1. November 12, 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 November 12, 2020 Planning and Zoning Commission meeting.



City of Lucas  
**Planning and Zoning Commission**

Regular Meeting  
November 12, 2020  
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

## **MINUTES**

### **Call to Order**

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Chairman Keer called the meeting to order at 7:00 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited.

**Commissioners Present:**

Chairman David Keer  
Vice Chairman Tim Johnson  
Commissioner Peggy Rusterholtz  
Commissioner Tommy Tolson  
Commissioner Joe Williams  
Alternate Commissioner Dusty Kuykendall  
Alternate Commissioner Adam Sussman

**Staff Present:**

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

**City Council Liaison:**

Mayor Jim Olk

### **Public Hearing Agenda**

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- 1. Public hearing to consider the request by Homerun Alley to amend an existing specific use permit to allow exterior field lighting and live batting practice 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 located at 573 South Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation regarding the specific use permit request.

The public hearing was opened at 7:06 pm and the following individuals spoke during the public hearing:

- Ken Judd, 405 Pennington, spoke against the request.
- Ryan Mulholland, owner of Homerun Alley spoke in favor of the request.
- Muhammad Hayat, developer for Homerun Alley, spoke regarding the request and lighting proposed.

Chairman Keer read emails received from Lucas residents into the record:

- Austin Sears, 204 Estelle Lane, in favor of the request
- Steve and Vanessa Maxwell, 430 Pennington, opposed to the request
- Jose Mendoza, 410 Pennington, opposed to the request
- Marc Keller, 450 Pennington, opposed to the request
- Stacy Geipe, 420 Pennington, opposed to the request
- Ken Judd, 445 Pennington, opposed to the request
- Erika Busey, Pennington, opposed to the request
- Gul Khan, 400 Pennington, opposed to the request
- Stan and Claire Therneau, 435 Pennington, opposed to the request

The public hearing was closed at 7:16 pm.

**MOTION:** A motion was made by Commissioner Rusterholtz, seconded by Commissioner Tolson to deny the request to amend an existing specific use permit by Homerun Alley to allow exterior field lighting and live batting practice on a 3.08 acre tract of land located at 573 South Angel Parkway. The motion to deny passed unanimously by a 5 to 0 vote.

## **Executive Session Agenda**

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### **8. Executive Session.**

The Planning and Zoning Commission convened into Executive Session at 7:25 pm.

The Planning and Zoning reconvened from Executive Session at 8:02 pm. There was no action taken as a result of the Executive Session.

### **Public Hearing Agenda continued:**

### **2. Public hearing to consider amendments to the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, by adding Division 12 Personal Broadband Antenna and Support Structures.**

Chairman Keer opened the public hearing at 8:04 pm and the following individuals spoke during the public hearing:

- Aubrey Stock, 1615 Lynn Lane, spoke against Sections 14.04.441 4a and 4b of the proposed amendments.
- Courtney Morris, City Attorney, spoke stating the ordinance was in compliance with FCC rules.
- Paul Rathgeb, 10 Rollingwood Drive, discussed Section 4 of the proposed amendments regarding WISPs stating it was a commercial use.
- Mark Skaggs, 1807 Chatfield Lane, spoke in favor of finding a solution to the internet concerns.
- Kenny Corley, 1045 Clove Glen, spoke against the request.
- Matt Stroud, 5 Citrus Way, spoke against the request.
- Josh Mercer, 950 Honeysuckle Lane, spoke regarding the request and the use of towers.

- Amye Mercer, spoke in favor of the request and spoke to installation of personal antennas.
- Jodi Mejia, 2385 E. Hendrix, spoke in favor of the request.
- Bryan Howard, Estelle Lane, spoke against the request.
- Shane Noack, 21 Rollingwood Circle, spoke against the request.
- Laura Howard, spoke regarding placement of towers in residential areas and against the request.

Chairman Keer closed the public hearing at 8:31pm.

**MOTION:** A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to approve amendments to the City’s Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, by adding Division 12 Personal Broadband Antenna and Support Structures with the addition that antenna and support structure be added to the Schedule of Uses, Chapter 14 for Residential and Agriculture districts. The motion carried unanimously by a 5 to 0 vote.

**3. Public hearing to consider amending the City’s Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways, to address driveway culvert installation and design criteria.**

Chairman Keer opened the public hearing at 8:42 pm, there being no one wishing to speak the public hearing was closed at 8:43 pm.

The following corrections were made to the amendments:

- Section 14.04.038 (b) Driveways be amended to include: ...minimum 16 gauge galvanized corrugated steel;
- Section 14.04.038 (b) (3) Driveways be amended to include: No header is required for temporary culverts.
- Section 14.04.038 (c) Driveways be amended to include: ...shall be maintained by property owner...

**MOTION:** A motion was made by Commissioner Johnson, seconded by Commissioner Rusterholtz to approve amending the City’s Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways, to address driveway culvert installation and design criteria with the corrections presented. The motion passed unanimously by a 5 to 0 vote.

## **Regular Agenda**

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**4. Consider amending the City’s Code of Ordinances, Chapter 10 Stormwater Design Manual, Section J to amend driveway culvert installation and design criteria.**

The following corrections were made to the amendments:

- Section 14.04.038 (b) Driveways be amended to include: ...minimum 16 gauge galvanized corrugated steel;

- Section 14.04.038 (b) (3) Driveways be amended to include: No header is required for temporary culverts.
- Section 14.04.038 (c) Driveways be amended to include: ...shall be maintained by property owner...

**MOTION:** A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to approve amending, Chapter 10 Stormwater Design Manual, Section J to amend driveway culvert installation and design criteria with the corrections presented. The motion carried unanimously by a 5 to 0 vote.

- 5. Consider a request by Gouri R. Joshi on behalf of Our Haven Investment Property LLC, to vacate the existing plat of Cameron Estates creating 14 single family lots being all of a 32.80 tract of land situated in the J. Thompson Survey, ABS # 893, located at the northeast corner of the intersection of Snider Lane and Shady Lane.**

Development Services Director Joe Hilbourn gave presentation on the request.

Raja Khanzada, the applicant, spoke in favor of the request.

**MOTION:** A motion was made by Commissioner Williams seconded by Commissioner Tolson to approve vacating the existing plat of Cameron Estates creating 14 single family lots being all of a 32.80 tract of land situated in the J. Thompson Survey, ABS #893, located at the northeast corner of the intersection of Snider Lane and Shady Lane. The motion passed unanimously by a 5 to 0 vote.

- 6. Consider approval of the minutes of the October 8, 2020 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Tolson to approve the minutes of the October 8, 2020 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

- 7. Consider the appointment of a Vice Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2021.**

**MOTION:** A motion was made by Vice Chairman Johnson, seconded by Commissioner Williams to appointment Peggy Rusterholtz as the new Vice Chairman of the Planning and Zoning Commission to serve for a period of one year ending December 31, 2021. The motion passed unanimously by a 4 to 0 vote, with Commissioner Tolson abstaining.

**9. Adjournment.**

**MOTION:** A motion was made Vice Chairman Johnson, seconded by Chairman Keer to adjourn the meeting at 9:04 pm. The motion passed unanimously by a 5 to 0 vote.

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David Keer, Chairman

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Stacy Henderson, City Secretary