



AGENDA

City of Lucas Planning and Zoning Commission

August 9, 2018

7:00 PM

City Hall - 665 Country Club Road – Lucas, Texas – 75002

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, August 9, 2018 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 at which time the following agenda will be discussed.

Call to Order

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

Regular Agenda

1. Consider approval of the minutes of the June 14, 2018 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
2. Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned VC (Village Center) to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey. **(Development Services Director Joe Hilbourn)**

Executive Session Agenda

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

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

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on August 3, 2018.

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 Joseph Hilbourn at 972-912-1206 or by email at jhilbourn@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

August 9, 2018

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the June 14, 2018 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. Minutes of the June 14, 2018 Planning and Zoning Commission meeting.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the June 14, 2018 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission

Regular Meeting

June 14, 2018

7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

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

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

Commissioners Present:

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

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Planning Coordinator Donna Bradshaw

City Council Liaison Absent:

Mayor Jim Olk

Regular Agenda

1. **Consider approval of the minutes of the April 12, 2018 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.

2. **Consider the request by Steve Lenart on behalf of Liberty Bankers Insurance Company for an amended final plat for Lakeview Downs, a tract of land being 148.812 acres of land located in the Thomas James Survey ABS# 477, and the Montgomery Birch Survey ABS# 115, located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots.**

Development Services Director Joe Hilbourn gave a presentation explaining that the project was initially approved when the City of Lucas was a General Law city. Final plats were approved prior to the start of construction and no preliminary plat process was in place. The parcel of land has an approved final plat and is located in the City's ETJ. As part of approval process for the amended final plat, the developer has submitted an application for annexation. Mr. Hilbourn

further explained that during construction, changes were made to the plat necessitating the need for an amended final plat. Mr. Hilbourn noted amendments had been made to reducing right of way widths and equestrian trails.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend approval of the amended final plat for Lakeview Downs located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots. The motion passed unanimously by a 5 to 0 vote.

3. Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.

Development Services Director Joe Hilbourn gave a presentation noting that the parcel of land had an approved site plan, specific use permit and preliminary plat. The final plat would create one lot proposing three retail spaces and meets all City's requirements.

MOTION: A motion was made by Commissioner Sperling, seconded by Commissioner Williams to recommend approval of the final plat for Lot 1, Block A of the Lucas Plaza Addition. The motion passed unanimously by a 5 to 0 vote.

4. Consider the request by Jacobs Engineering Group on behalf of Saint Paul Inspiration LLC for approval of a preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots.

Development Services Director Joe Hilbourn gave a presentation explaining that the project was located within the City of Lucas ETJ and had both an approved development agreement and concept plan. The project was part of a Municipal Utility District that would supply sewer and water service for the project. The preliminary plat consists of 296 lots, 289 of which are residential. Mr. Hilbourn noted that lot size varies from 8,000 square feet on the southern end to 10,000 square feet on the northern end of the subdivision. The lots conform to both the approved development agreement and concept plan, and the plat conforms to the City of Lucas Code of Ordinances.

Commissioner Johnson asked if there would be a connection to Osage Lane.

Mr. Hilbourn stated not at this time but may in the future. Current connections include one on Brockdale and the other through the Brockdale subdivision.

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to recommend approval of the preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots. The motion passed unanimously by a 5 to 0 vote.

5. Executive Session.

An Executive Session was not held at this meeting.

6. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:18 pm. The motion passed unanimously by a 5 to 0 vote.

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Agenda Request

August 9, 2018

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned VC (Village Center) to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey.

Background Information

This property consists of in total approximately 7.23 +/- acres of land and is currently vacant. This property is currently zoned VC and the applicant is requesting that a Planned Development (PD) district be created for this parcel. Several deviations are being requested from the current VC requirements related to height regulations, area regulations and landscape requirements as outlined below:

Current Zoning Requirements	Deviation Being Requested
<p>Section 14.03.294 - Height regulations Building height. Buildings shall not exceed a height of more than twenty-five feet (25').</p>	<p><i>Proposed height 35'</i></p>
<p>Section 14.03.295 - Area regulations (c) Front yard. Minimum fifty feet (50') from property line. (d) Side yard. Minimum fifty feet (50') from property line. (e) Rear yard. Minimum fifty feet (50') from property line.</p>	<p>(c) <i>Front yard. 20'</i> (d) <i>Side yard. 20'</i> (e) <i>Rear yard. 10'</i></p>
<p>Section 3.18.028 - Landscape edge (adjacent to all streets) In all zoning districts, a twenty-foot landscape edge must be provided along the entire length of the portion of the perimeter of the lot where a public or private street exists, exclusive of driveways and access ways at points of ingress and egress to and from the lot.</p>	<ul style="list-style-type: none"> ▪ <i>Landscape buffer FM1378/Country Club 15'</i> ▪ <i>Landscape buffer Jessica Lane & Interior lots 10'</i>
<p>Section 14.03.295 (a) - Area regulations Lot area. Minimum three (3) acres net, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey.</p>	<ul style="list-style-type: none"> • <i>Lot area. Minimum one (1) acres net, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey.</i>



City of Lucas

Planning and Zoning Agenda Request

August 9, 2018

Item No. 02

<p>Sec. 14.04.033 - Off-street nonresidential parking Offices, general One (1) space for each three hundred square feet (300') of floor area – minimum five (5)</p>	<p>▪ <i>Offices, general One (1) space for each three hundred square feet (300') of floor area – minimum five (5) spaces. Parking spaces shall be accrued for the entire site, not on a per lot basis.</i></p>
<p>Section 10.03.123 - Streets and drainage Private drives. The following are required for private drives.</p> <ol style="list-style-type: none">1. A minimum pavement width of twenty-four (24) feet constructed in accordance with the paving design manual;2. Within an access, drainage, and utility easement with a minimum width of fifty (50) feet;3. Shall be in a separated lot dedicated to and maintained by an HOA; and4. (4) Shall be all the same design, engineering, and planning elements as a city street.	<ol style="list-style-type: none">(2) <i>Width and easements as needed.</i>(3) <i>Shall be dedicated as an access easement, and fire lane.</i>

Attachments/Supporting Documentation

1. Preliminary Site Plan
2. Location Map

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the Planned Development with the following additional modifications:

1. 50% Austin Stone on front elevations
2. Create dead-end on Jessica Lane/ gated through street
3. Remove entrance from Country Club. The City Engineer has concerns about site distance.

Motion

No action at this time, this item will have to come back as a public hearing once the Planning and Zoning Commission and the property owners have agreed upon district requirements. The district requirements must be posted as part of the public notice.

PD-2 DISTRICT
 COUNTY OF TARRANT, TEXAS
 COUNTY CLERK'S OFFICE
 1200 WEST 11TH STREET, SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: (817) 871-1234
 FAX: (817) 871-1235

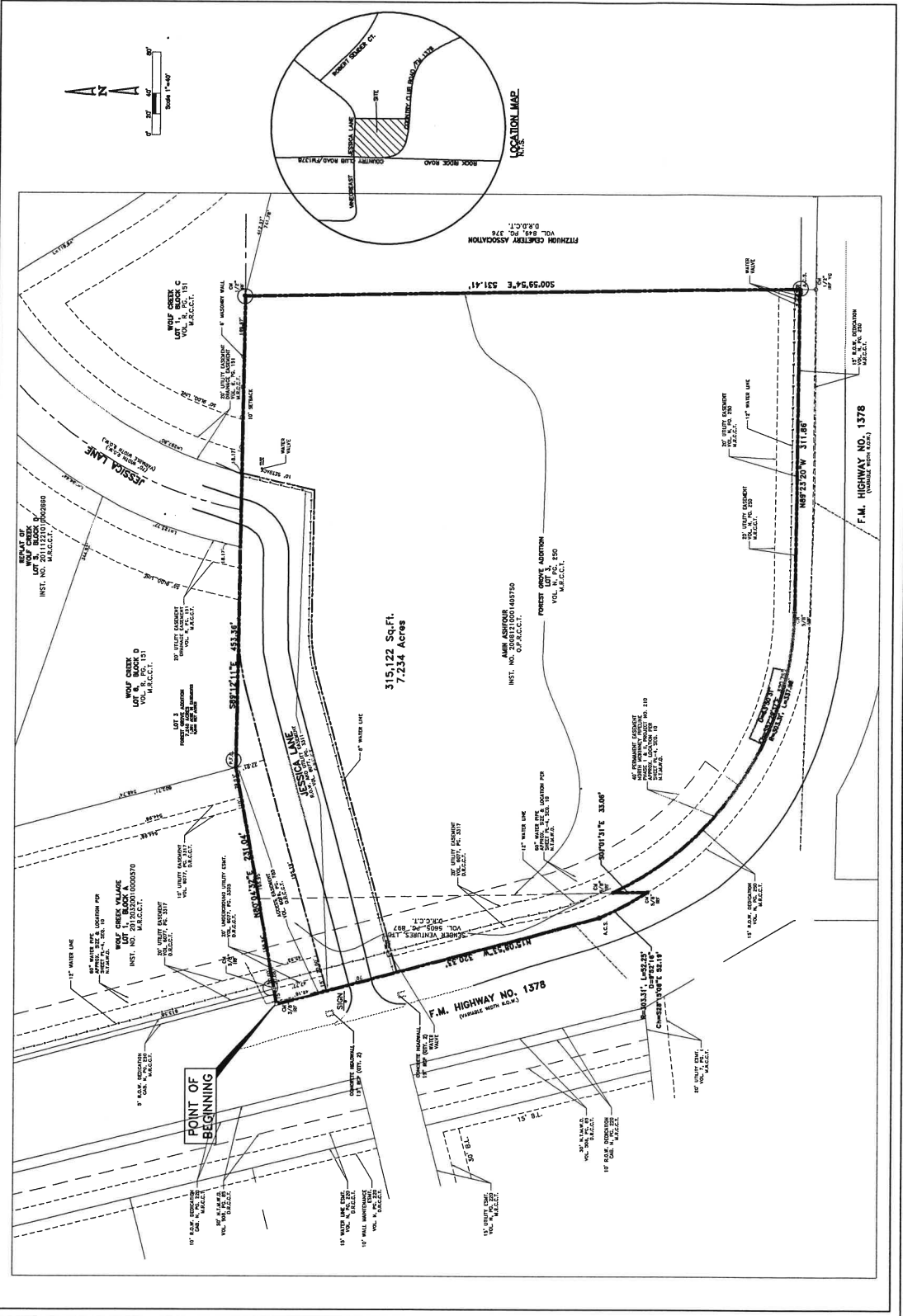
ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533-7181
 EMAIL: naim1207@yahoo.com
 FIRM # - 13340

DATE	REVISIONS
11/23/18	ISSUED FOR PERMITS

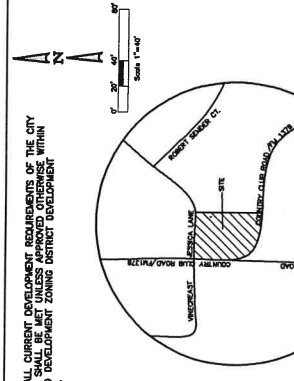
STATE OF TEXAS
 COUNTY OF TARRANT
 PUBLIC RECORDS SECTION
 1000 WEST 11TH STREET, SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: (817) 871-1234
 FAX: (817) 871-1235



DATE	BOOK	PAGE
7/28/18	11-407	
NDA	NDA	
802/LUCAS-18		



STATEMENT: ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THE CITY PLANNING AND DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.



SITE DATA SUMMARY TABLE

PROPOSED LAND USE	AS-2 (SINGLE-FAMILY RESIDENTIAL)
CURRENT ZONING	VILLAGE CENTER DISTRICT (VC)
TOTAL SITE AREA	7.234 ACRES/315,122 SF
MAX. HEIGHT (AS PER CURRENT ZONING)	20'
MAX. LOT COVERAGE (CURRENT & PROPOSED)	70%
MAX. LOT COVERAGE (CURRENT)	60%
MAX. LOT COVERAGE (PROPOSED)	70%
NO. OF PLOTS	202
NO. OF PLOTS (TOTAL & OF SPACES)	202
NO. OF PLOTS (TOTAL & OF SPACES)	202
BUILDING SETBACK LINE (CURRENT ZONING)	2
FRONT	50'
REAR	50'
SIDE	50'
BUILDING SETBACK LINE (PROPOSED PS)	50'
FRONT	50'
REAR	50'
SIDE	50'
LANDSCAPE BUFFER (CURRENT ZONING)	20'
SH 10/COUNTRY CLUB ROAD	20'
JESSICA LAKE	20'
LANDSCAPE BUFFER (PROPOSED)	15'
SH 10/COUNTRY CLUB ROAD	15'
SESSION LANE & INTERIOR LOTS	10'

WATER NOTES:

- WATER SERVICE FROM THE WATER MAIN SHALL BE PROVIDED FROM THE EXISTING 12" WATER MAIN RUNNING ON THE WEST SIDE OF THE PROPERTY.
- THE OWNER/DEVELOPER AT HIS/HER OPTION SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION OF THE WATER SERVICE LINE.
- WATER MAINS WITH IRONATION WATER SERVICE SHALL BE INSTALLED BY THE OWNER/DEVELOPER AT HIS/HER OPTION.
- ANY WATER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY THE OWNER/DEVELOPER AND BE SUBJECT TO CITY INSPECTION.
- A 3" DRAINAGE PIPING AND BE INSTALLED BY THE OWNER/DEVELOPER.

DUMPSTER GENERAL NOTES:

- DUMPSTER TO BE SCREENED BY 24" X 24" MESH METAL MESH TO MATCH BUILDING WITH 30" X 30" SOLID METAL GATE PER CITY CODE.
- SCREENING ENCLOSURE CAN NOT BE PLACED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

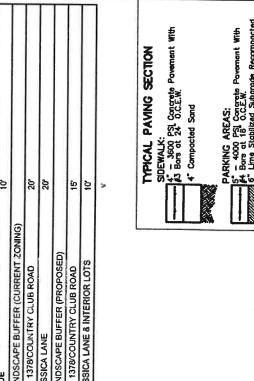
WASTE WATER NOTE:

WASTE WATER SHALL BE INSTALLED IN EACH LOT AS PER COLLIN COUNTY CODES AND REGULATIONS.

INSTALL TYPE III BARRICADE AS PER TADOT STANDARD

SCREENING, SCREENING AND FENCING:

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



PRELIMINARY SITE PLAN

DATE: 7/29/18

SCALE: 1"=40'

PROJECT: 820-LUCAS-18

DATE: 7/29/18

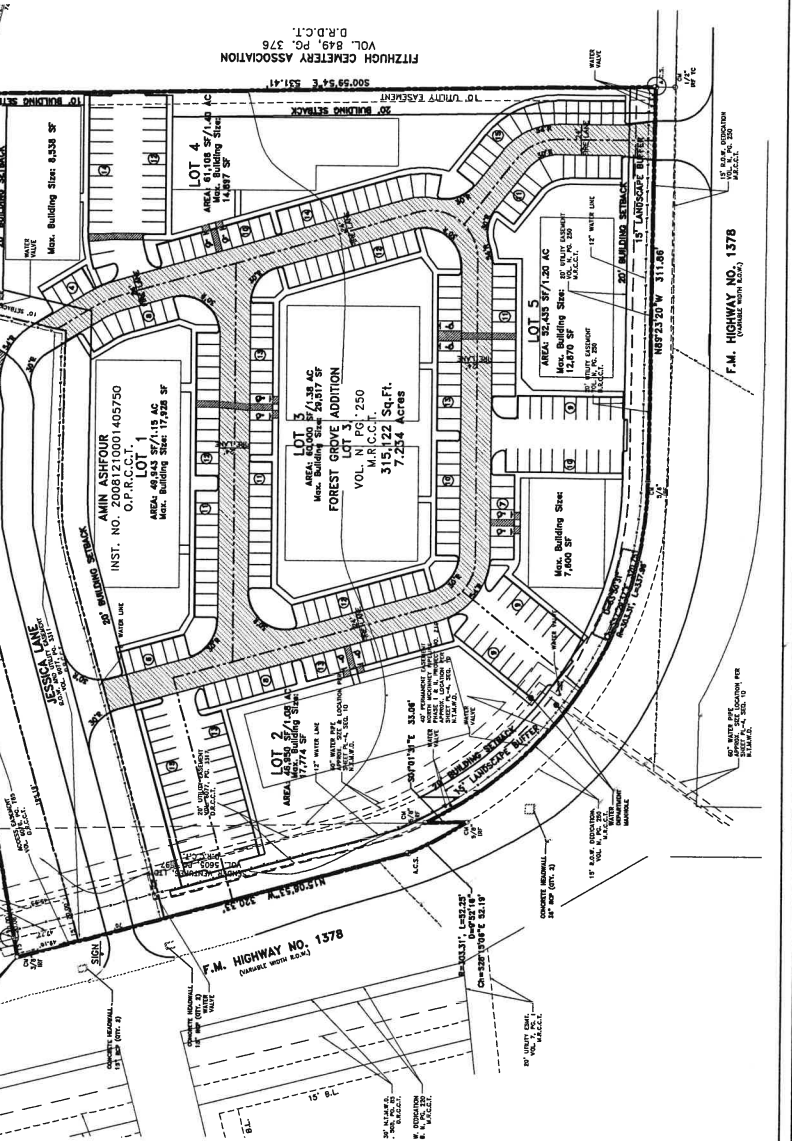
SCALE: 1"=40'

PROJECT: 820-LUCAS-18

DATE: 7/29/18

SCALE: 1"=40'

PROJECT: 820-LUCAS-18



WATER NOTES:

- WATER SERVICE FROM THE WATER MAIN SHALL BE PROVIDED FROM THE EXISTING 12" WATER MAIN RUNNING ON THE WEST SIDE OF THE PROPERTY.
- THE OWNER/DEVELOPER AT HIS/HER OPTION SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION OF THE WATER SERVICE LINE.
- WATER MAINS WITH IRONATION WATER SERVICE SHALL BE INSTALLED BY THE OWNER/DEVELOPER AT HIS/HER OPTION.
- ANY WATER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY THE OWNER/DEVELOPER AND BE SUBJECT TO CITY INSPECTION.
- A 3" DRAINAGE PIPING AND BE INSTALLED BY THE OWNER/DEVELOPER.

DUMPSTER GENERAL NOTES:

- DUMPSTER TO BE SCREENED BY 24" X 24" MESH METAL MESH TO MATCH BUILDING WITH 30" X 30" SOLID METAL GATE PER CITY CODE.
- SCREENING ENCLOSURE CAN NOT BE PLACED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

WASTE WATER NOTE:

WASTE WATER SHALL BE INSTALLED IN EACH LOT AS PER COLLIN COUNTY CODES AND REGULATIONS.

INSTALL TYPE III BARRICADE AS PER TADOT STANDARD

SCREENING, SCREENING AND FENCING:

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

WATER NOTES:

- WATER SERVICE FROM THE WATER MAIN SHALL BE PROVIDED FROM THE EXISTING 12" WATER MAIN RUNNING ON THE WEST SIDE OF THE PROPERTY.
- THE OWNER/DEVELOPER AT HIS/HER OPTION SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION OF THE WATER SERVICE LINE.
- WATER MAINS WITH IRONATION WATER SERVICE SHALL BE INSTALLED BY THE OWNER/DEVELOPER AT HIS/HER OPTION.
- ANY WATER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY THE OWNER/DEVELOPER AND BE SUBJECT TO CITY INSPECTION.
- A 3" DRAINAGE PIPING AND BE INSTALLED BY THE OWNER/DEVELOPER.

DUMPSTER GENERAL NOTES:

- DUMPSTER TO BE SCREENED BY 24" X 24" MESH METAL MESH TO MATCH BUILDING WITH 30" X 30" SOLID METAL GATE PER CITY CODE.
- SCREENING ENCLOSURE CAN NOT BE PLACED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

WASTE WATER NOTE:

WASTE WATER SHALL BE INSTALLED IN EACH LOT AS PER COLLIN COUNTY CODES AND REGULATIONS.

INSTALL TYPE III BARRICADE AS PER TADOT STANDARD

SCREENING, SCREENING AND FENCING:

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

WATER NOTES:

- WATER SERVICE FROM THE WATER MAIN SHALL BE PROVIDED FROM THE EXISTING 12" WATER MAIN RUNNING ON THE WEST SIDE OF THE PROPERTY.
- THE OWNER/DEVELOPER AT HIS/HER OPTION SHALL BE RESPONSIBLE FOR THE COST OF INSTALLATION OF THE WATER SERVICE LINE.
- WATER MAINS WITH IRONATION WATER SERVICE SHALL BE INSTALLED BY THE OWNER/DEVELOPER AT HIS/HER OPTION.
- ANY WATER SERVICE LOCATED OUTSIDE OF STREET ROW SHALL BE INSTALLED BY THE OWNER/DEVELOPER AND BE SUBJECT TO CITY INSPECTION.
- A 3" DRAINAGE PIPING AND BE INSTALLED BY THE OWNER/DEVELOPER.

DUMPSTER GENERAL NOTES:

- DUMPSTER TO BE SCREENED BY 24" X 24" MESH METAL MESH TO MATCH BUILDING WITH 30" X 30" SOLID METAL GATE PER CITY CODE.
- SCREENING ENCLOSURE CAN NOT BE PLACED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

WASTE WATER NOTE:

WASTE WATER SHALL BE INSTALLED IN EACH LOT AS PER COLLIN COUNTY CODES AND REGULATIONS.

INSTALL TYPE III BARRICADE AS PER TADOT STANDARD

SCREENING, SCREENING AND FENCING:

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

Proposed ~
Lucas Ranch

