



City of Lucas  
**Planning and Zoning Commission**  
**November 12, 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, November 12, 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

## **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**)

- 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 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. **(Development Services Director Joe Hilbourn)**
- A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action on the proposed amendments
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. **(Development Services Director Joe Hilbourn)**
- A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action on the proposed amendments

## **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. **(Development Services Director Joe Hilbourn)**
- 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)**
- 6. Consider approval of the minutes of the October 8, 2020 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
- 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. **(Planning and Zoning Commission)**

## **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.*

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

9. 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 November 6, 2020.*

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*Stacy Henderson, City Secretary*

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



# City of Lucas

## Planning and Zoning Commission Request

### November 12, 2020

Item No. 01

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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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.

- 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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Homerun Alley is building a 15,950 square foot indoor batting cage with an area for outdoor batting cages, and an outdoor infield for practice. The current specific use permit allows the items outlined below. The specific use permit does not currently allow live batters or lighting. The site is currently zoned Commercial Business.

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

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

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1. Public notice
2. Photometric Plan
3. Field Dimensions
4. Turtle Cage
5. Neighboring Approval Letter – 400 Pennington
6. Neighboring Approval Letter – 405 Pennington
7. Neighboring Approval Letter – 2540 McGarity



# City of Lucas

Item No. 01

## Planning and Zoning Commission Request

November 12, 2020

### **Budget/Financial Impact**

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NA

### **Recommendation**

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Staff does not recommend approving the amendments to the specific use permit.

### **Motion**

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I hereby make a motion to recommend approving/denying to the City Council 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.



## 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, November 12, 2020 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, December 3, 2020 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider amending an existing SUP for sports fields more particularly described as follows:

Ryan Mulholland with Home Run Alley LLC is requesting an amendment to an existing SUP for Homerun Alley to permit exterior field lighting, and live batting practice. For a parcel of land located in the William Snider Survey, Abs A0821 Tract 60, being all of a 3.08 Acre tract of land, otherwise known as 573 South Angel Parkway 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)

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpLr	PtSpTb	CALC HT
PL	Illuminance	Fc	0.59	4.0	0.0	N.A.	N.A.	5	N.A.	N.A.
SITE	Illuminance	Fc	6.22	53.3	0.0	N.A.	N.A.	5	5	0
INFIELD	Illuminance	Fc	33.43	53.3	11.6	2.88	4.59			

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens	
	3	P4	ROTATED OPT	0.90	SPL2-Spec-Pro-2-Spotlight	1015.4	6092.4	128295	

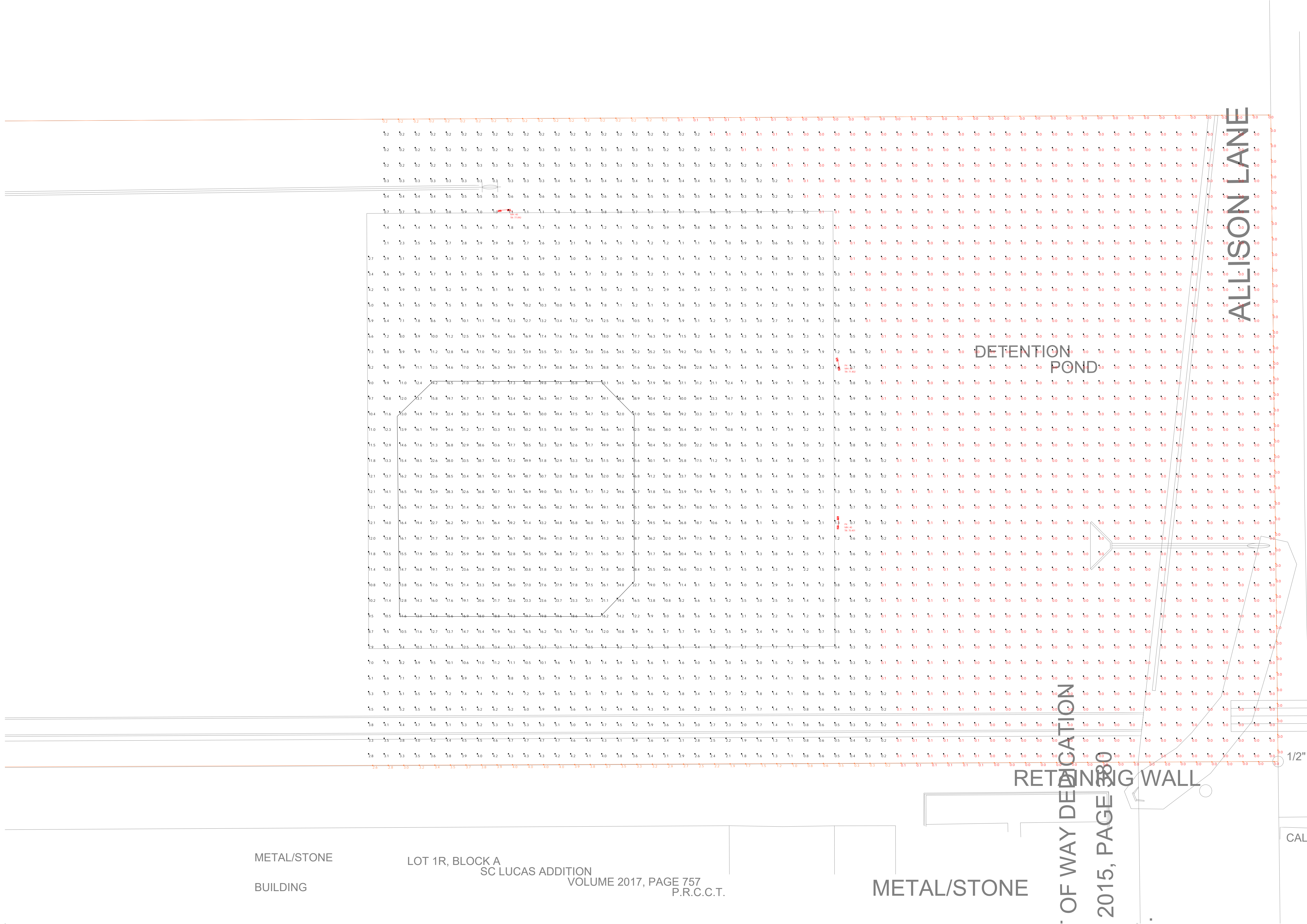
**GENERAL NOTES**

- ASSUMED REFLECTANCE- 0.8 CEILINGS, 0.5 WALLS, 0.2 FLOORS
- WORKPLANE 2'-6" AFF FOR ROOMS AND 0'-0" AFF FOR CORRIDORS
- THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.
- THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.
- CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



**TEXAS LIGHTING SOLUTIONS**

831 WEST EULESS BLVD, SUITE 15  
EULESS, TEXAS 76040  
TEL: 817-267-9300  
TLS CONSULTANT: WELLINGTON MARINHO  
CLIENT: Clay Moore Engineering (Arthur Elgin)



NO.	REVISION	DATE

SCALE:  
1" = 16'-0"  
SHEET SIZE 24" X 36"

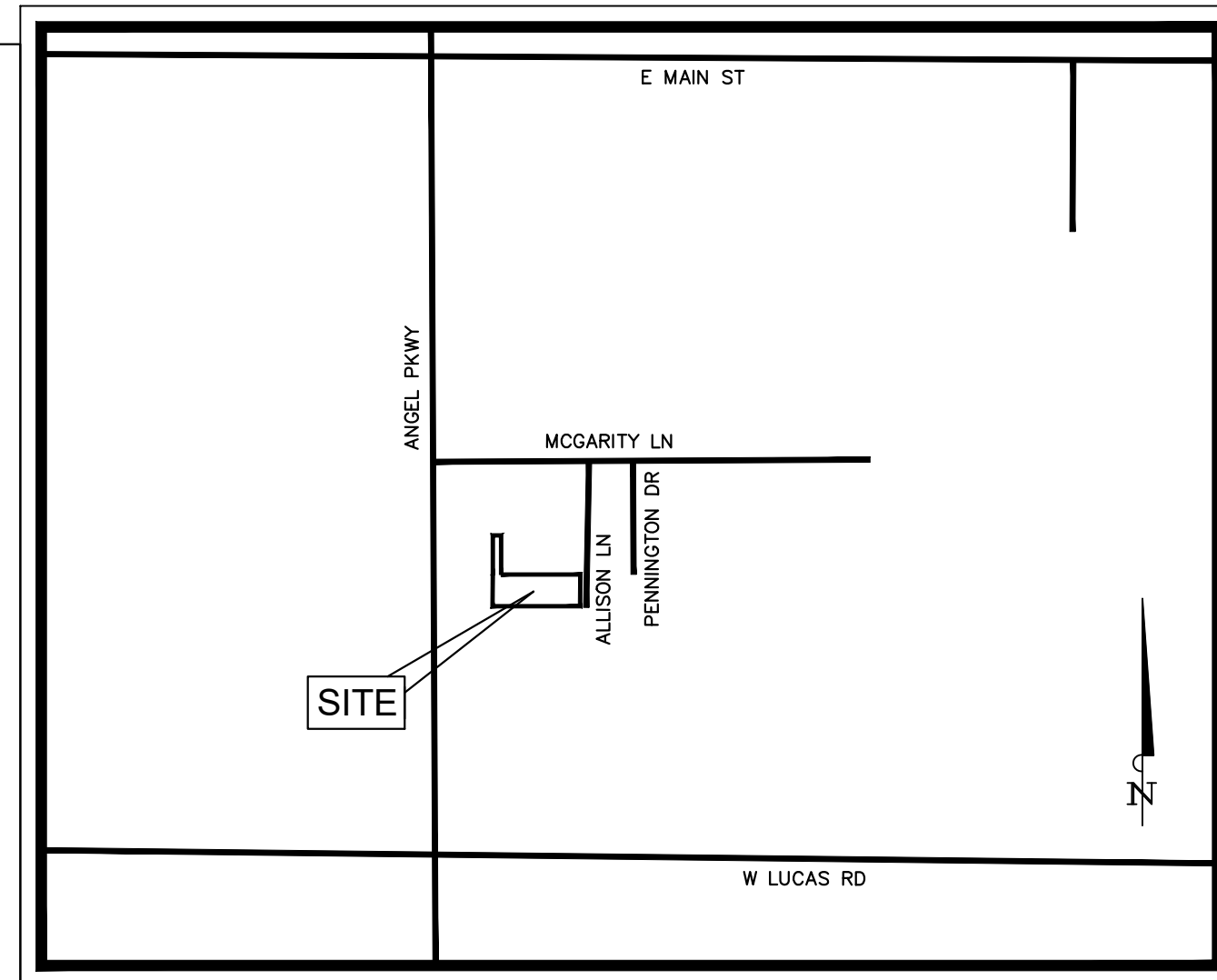
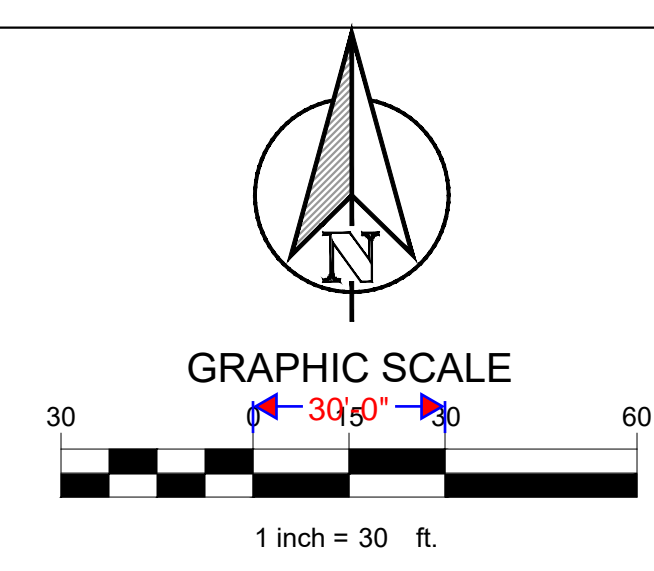
JOB NAME:  
**HOME RUN ALLEY**

JOB LOCATION:  
**LUCAS, TEXAS**

**HOMERUN ALLEY  
 LUCAS, TEXAS**

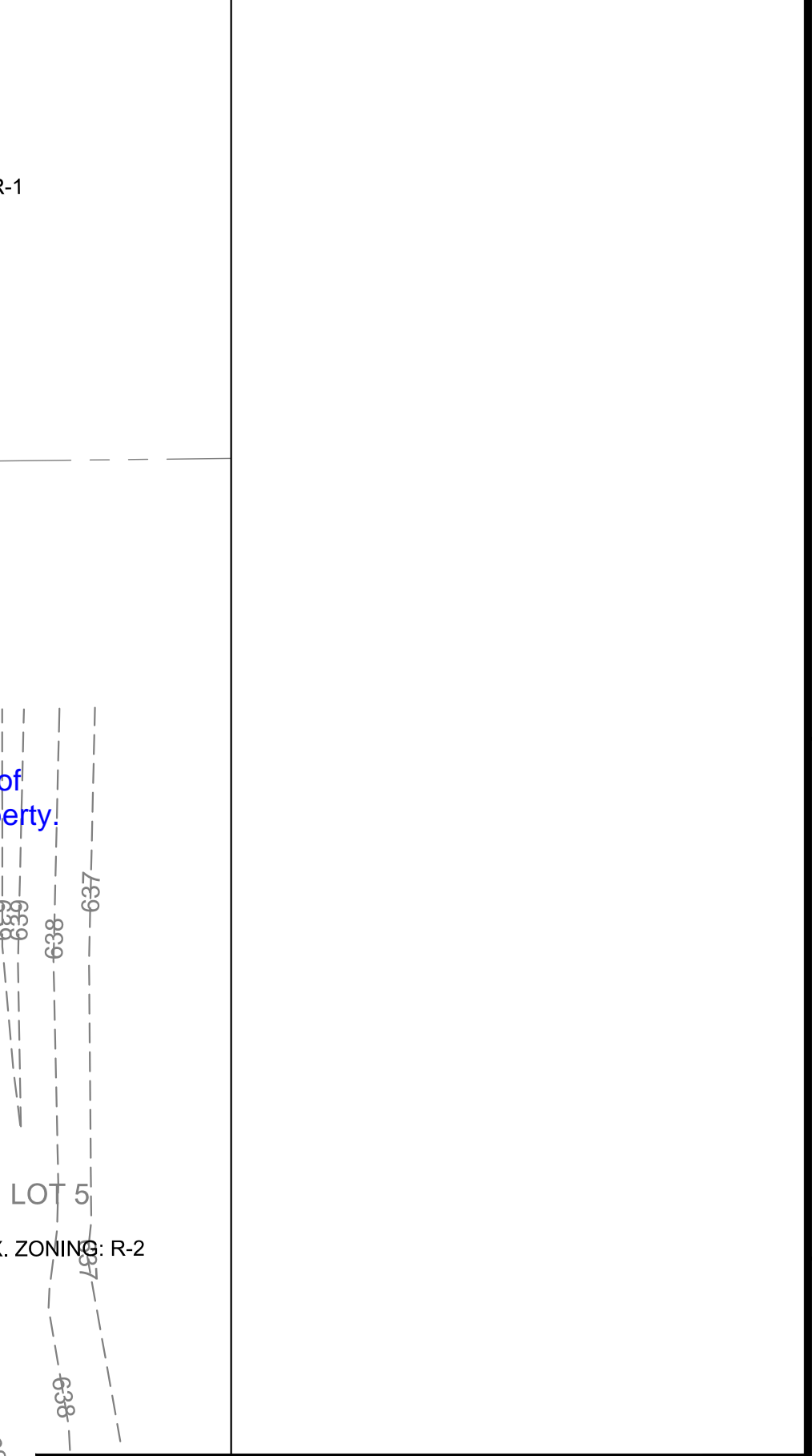
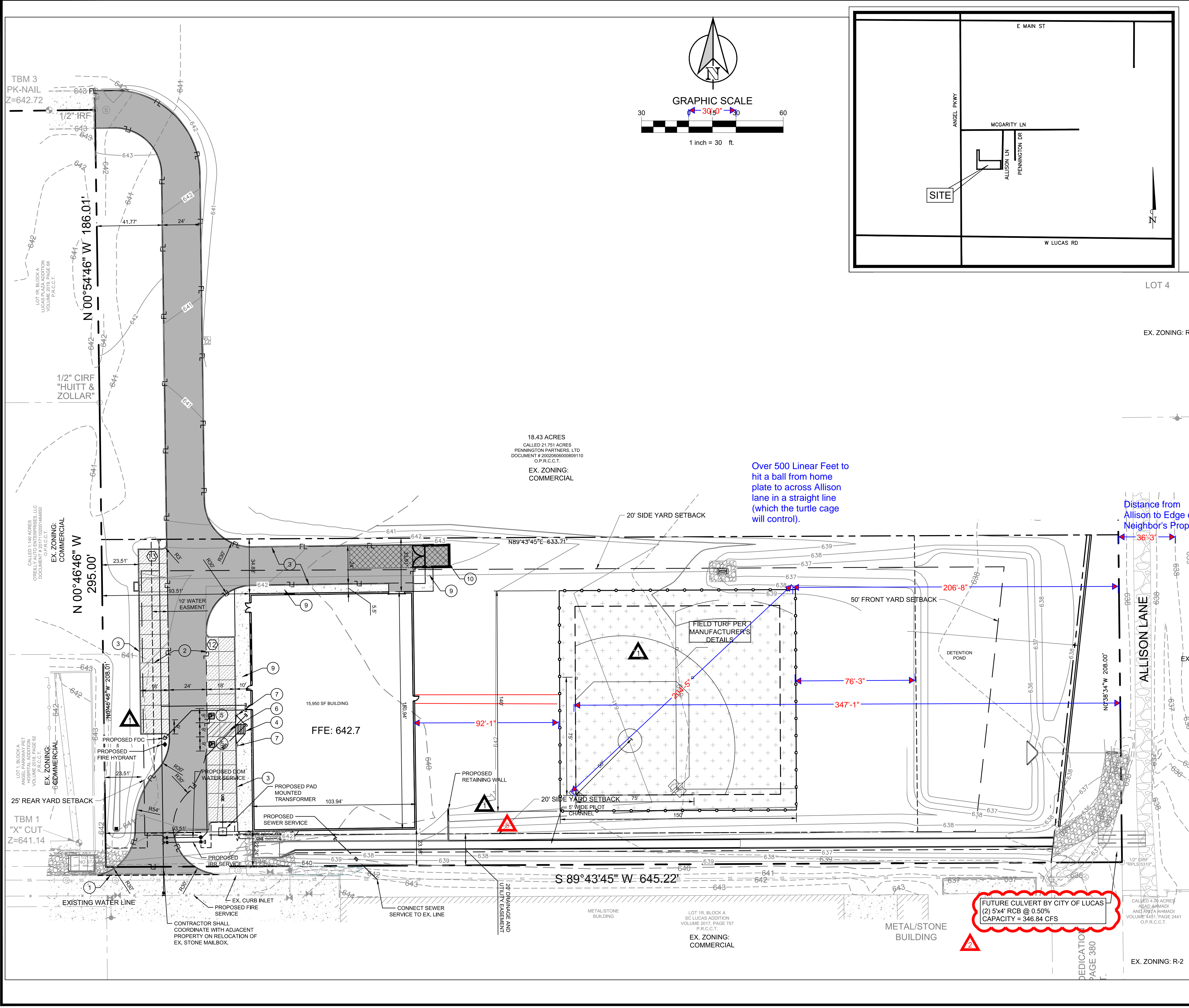
**CITY SITE PLAN**

NO.	DATE	REVISION	BY
1	07/09/2020	VE COMMENTS	ASD
2	06/09/2020	VE REVISIONS 1	LRR



**FLOODPLAIN NOTE**  
 THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 48085C040S.

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 7/9/2020 12:47 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 7/8/2020 4:34 PM

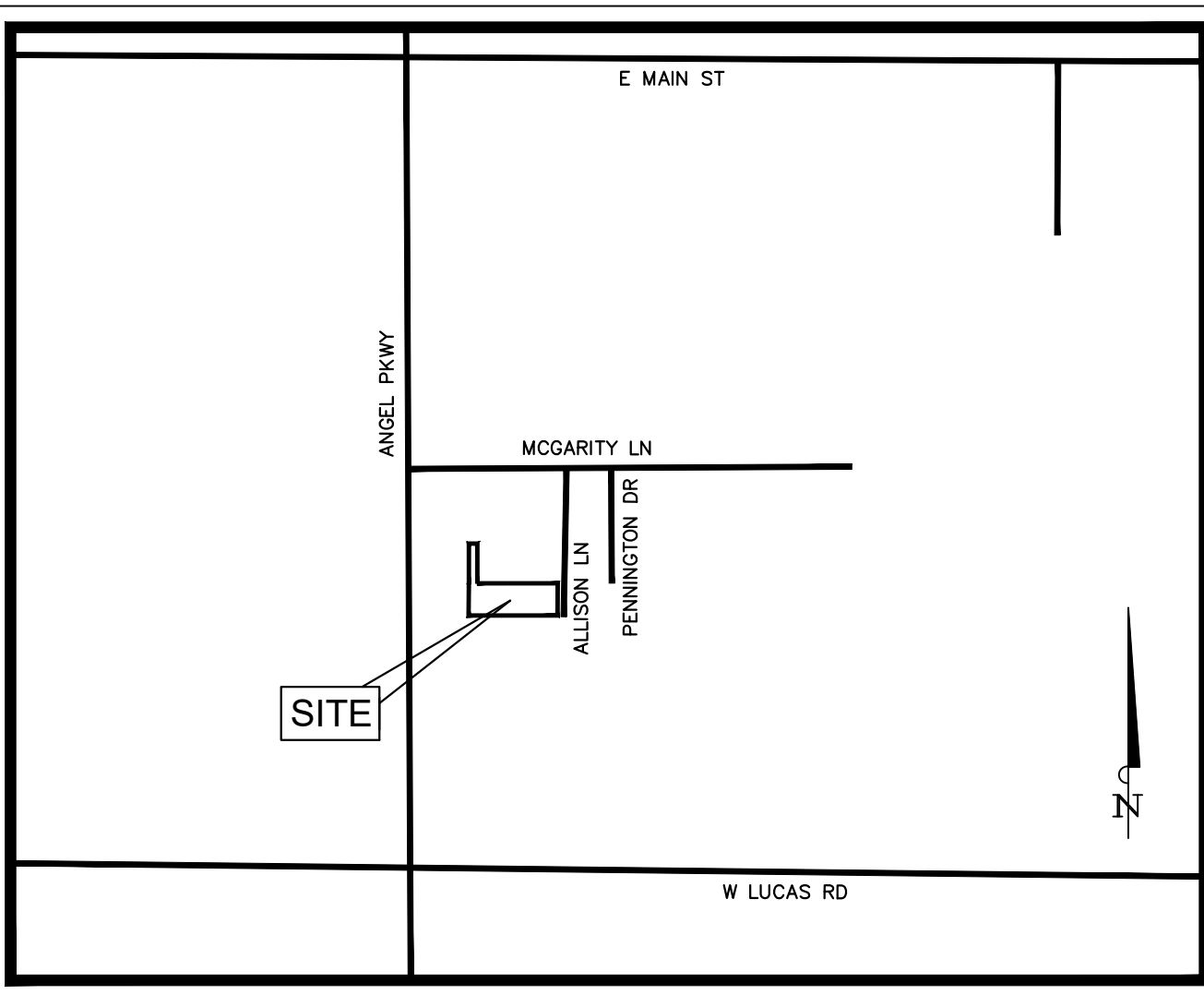
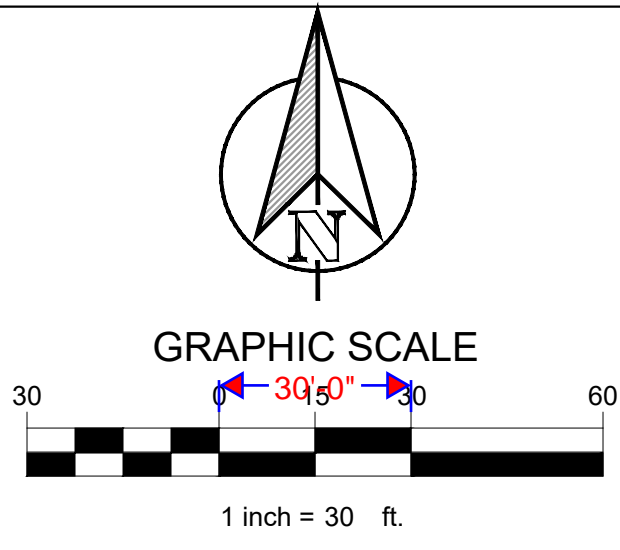


<b>HOMERUN ALLEY</b>		
<b>SITE PLAN</b>		
CITY PROJECT #:		
DEVELOPER/OWNER:		
SIRIUS BUILDING COMPANY 15036 BELTWAY DR. ADDISON, TX 75001 PHONE: 214-870-5551 CONTACT: JUSTIN NUNN		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: DREW DONOSKY		
SURVEYOR:		
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET, DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: JOHN COX		
LEGAL DESCRIPTION:		
A PORTION OF PENNINGTON PARTNERS, LTD. DOCUMENT # 20020606000809110 GROSS: 3.0248 ACRES, (131,760.9 SF)		
CITY:	STATE:	
LUCAS	TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO.
COLLIN	WILLIAM SNIDER SURVEY	821

FUTURE CULVERT BY CITY OF LUCAS  
 (2) 5'x4' RCB @ 0.50%  
 CAPACITY = 346.84 CFS



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

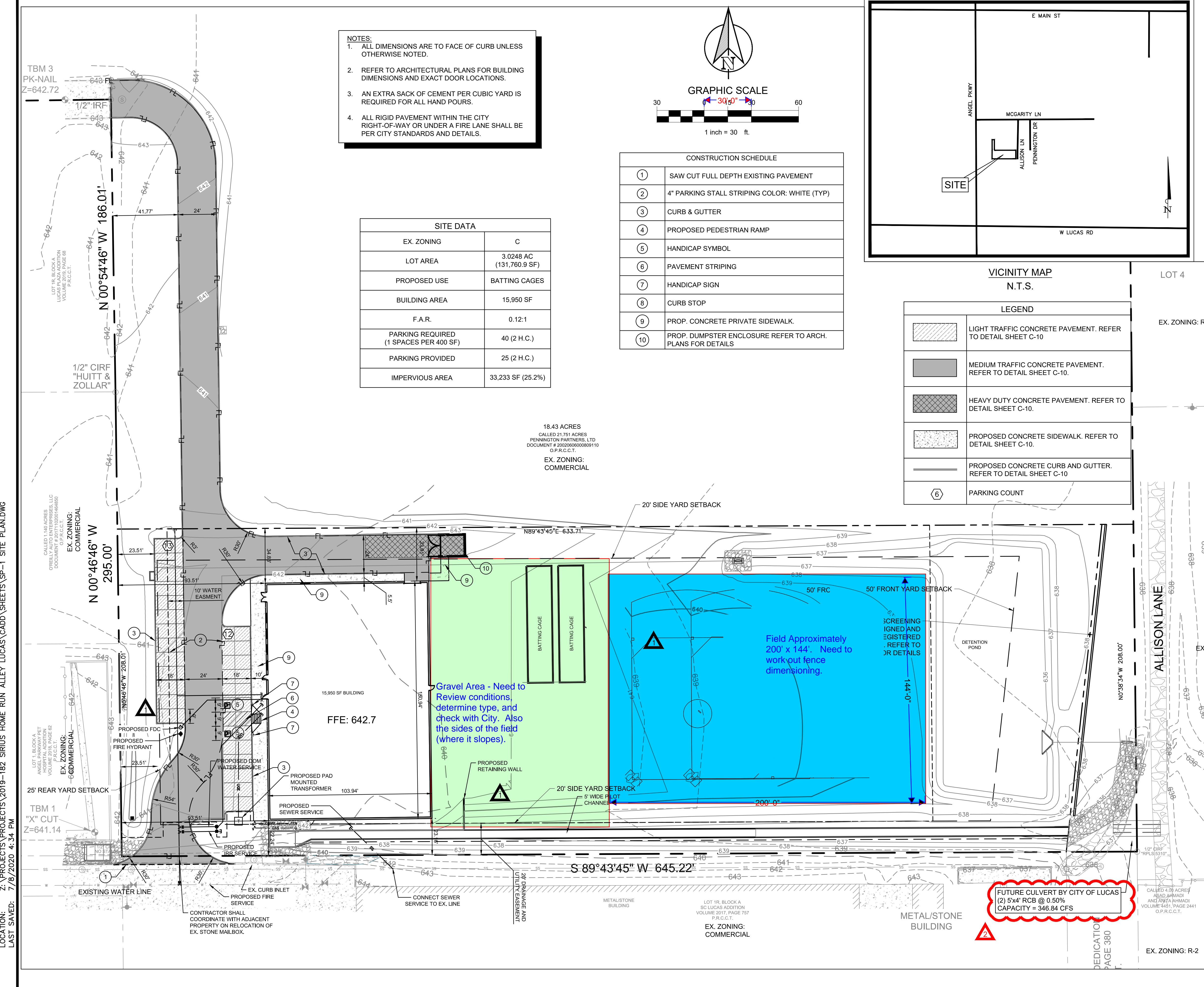


**FLOODPLAIN NOTE**  
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SITE DATA	
EX. ZONING	C
LOT AREA	3.0248 AC (131,760.9 SF)
PROPOSED USE	BATTING CAGES
BUILDING AREA	15,950 SF
F.A.R.	0.12:1
PARKING REQUIRED (1 SPACES PER 400 SF)	40 (2 H.C.)
PARKING PROVIDED	25 (2 H.C.)
IMPERVIOUS AREA	33,233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

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

LEGEND	
	LIGHT TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10
	MEDIUM TRAFFIC CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10.
	HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL SHEET C-10.
	PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL SHEET C-10.
	PROPOSED CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEET C-10
⑥	PARKING COUNT



**HOMERUN ALLEY**

**SITE PLAN**  
 CITY PROJECT #:

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

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

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

LEGAL DESCRIPTION:  
**A PORTION OF PENNINGTON PARTNERS, LTD.  
 DOCUMENT # 2002060000809110  
 GROSS: 3.0248 ACRES, (131,760.9 SF)**

CITY: LUCAS STATE: TEXAS

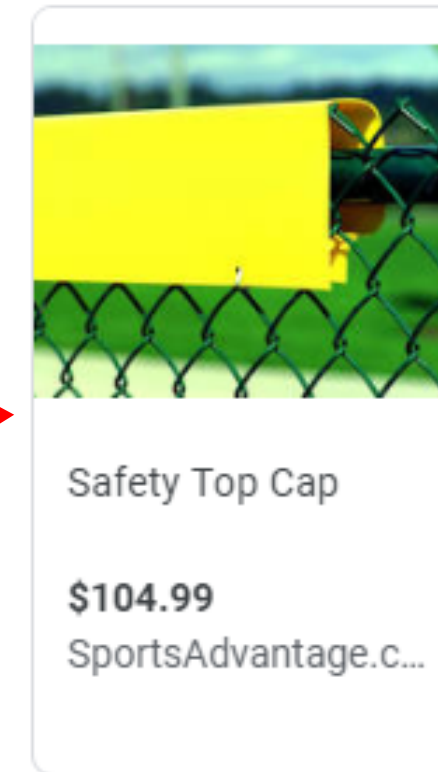
COUNTY: COLLIN SURVEY: WILLIAM SNIDER SURVEY ABSTRACT NO.: 821

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 7/9/2020 12:47 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2019-182 SIRIUS HOME RUN ALLEY LUCAS\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 7/8/2020 4:34 PM

DEDICATION PAGE 380

## Scopes / Pricing Considerations

1. Gravel vs. Hydromulch and Temp / Permanent Irrigation Systems. Gravel type, city approval? What about side of field and detention pond?
2. Concrete - Dugout, Storage Unit, and 4' wide sidewalk.
3. Fence
  - \*\*Chain Link Around Field - 6' tall typical - Need to determine dimensions, spacing from baseline, etc. Standard Galvanize chain link.
  - \*\*Field to have 1 double gate and 1 man gate at the end of the sidewalk
  - \*\*Yellow Safety topper on fence perimeter (breakout cost).
  - \*\*Chain link around dug out. 8' tall ceiling height.
  - \*\*Chain link around batting cages. Need to determine ceiling height. Man Gate into each.
4. Finalize storage unit cost - 200 sq ft.
5. Roller Shade Pricing at 5 exterior windows and one interior.



This type of safety top on chain link vs. the rounded.

***We Are Open for Business! Please Call or Email With Any Questions***

Home (<http://www.hittingworld.com/>) > Nets & Screens (<https://www.hittingworld.com/baseball-softball-nets-screens-s/87.htm>) > Backstops (<https://www.hittingworld.com/Baseball-Backstops-s/923.htm>) >

## JayPro Grand Slam Batting Cage



([cdn3.volusion.com/xmqo7.amhs2/v/vspfiles/photos/JPS-BBGS18-2.jpg?v-cache=1403615177](http://cdn3.volusion.com/xmqo7.amhs2/v/vspfiles/photos/JPS-BBGS18-2.jpg?v-cache=1403615177))

[Larger Photo](#) (<http://cdn3.volusion.com/xmqo7.amhs2/v/vspfiles/photos/JPS-BBGS18-2.jpg?v-cache=1403615177>) [Email a Friend](#) (/EmailaFriend.asp?ProductCode=JPS%2DBBGS18)

(<http://www.hittingworld.com:80/JayPro-Grand-Slam-Batting-Cage-p/jps-bbgs18.htm>)

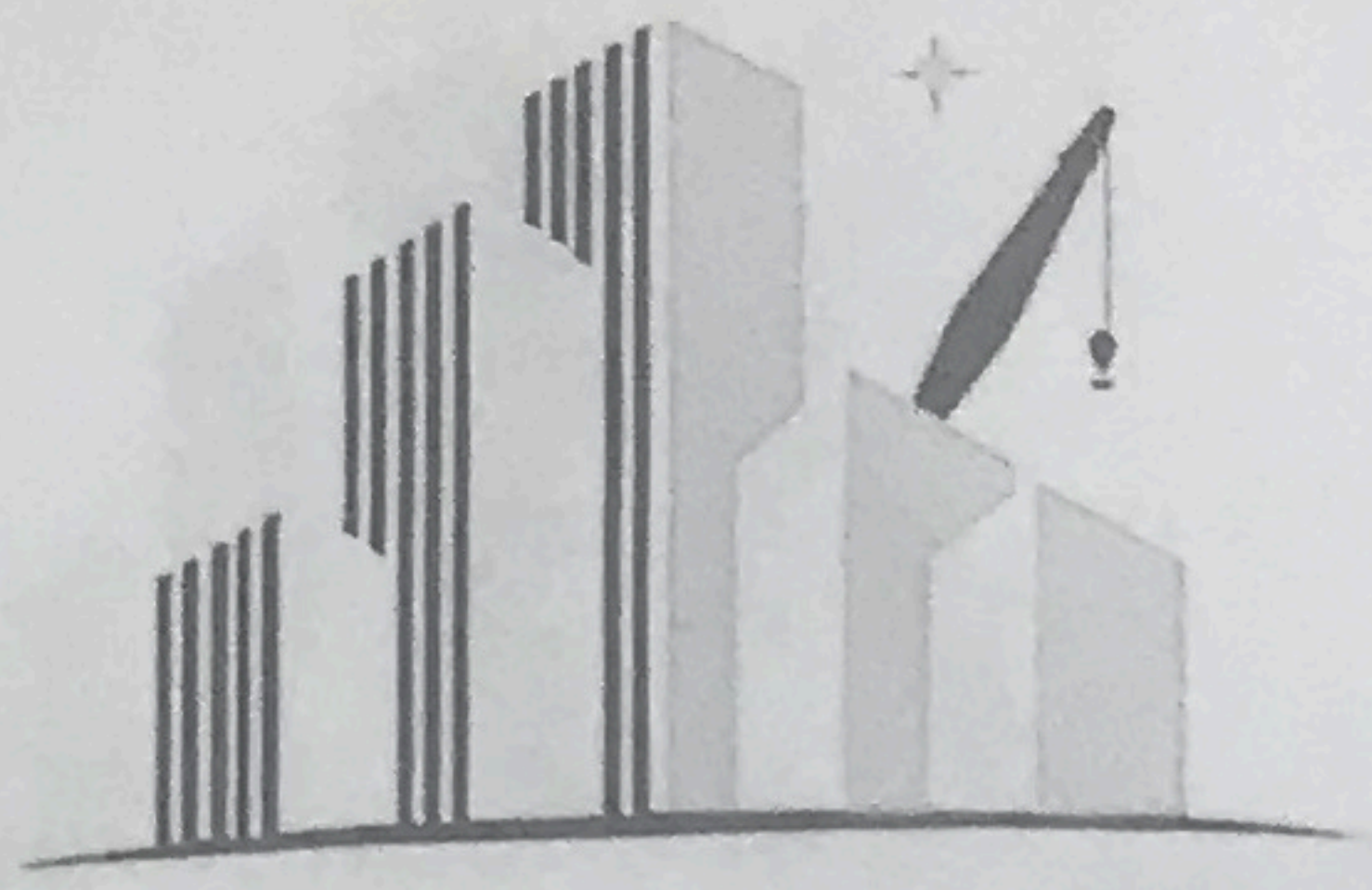
(<http://www.hittingworld.com:80/JayPro-Grand-Slam-Batting-Cage-p/jps-bbgs18.htm>)

### DESCRIPTION

Designed for semi-professional and collegiate use, this portable batting cage offers heavy-duty construction and a full line of features.

#### Features

- Size is 18' wide by 22' deep by 12' high
- Constructed of 2" heavy wall aluminum tubing
- Easy to fold and collapses to just 5' high
- Frame features handy strut holders and coaches rear safety railing for safe observation
- Transports easily on three 16" pneumatic turf wheels
- Black heavy duty #42 climatized nylon net
- Includes red heavy vinyl coated nylon skirt that protects the metal frame and gives the pitcher an attractive visual backstop to prevent distraction
- Rear net baffle reduces wear and tear on net and skirt
- 60' of ricochet cushion reduces rebound and frame damage
- Accessories such as coaches viewing stand, additional ricochet cushion and weather resistant tape are sold separately
- Available in Green, Navy, Red, and Royal skirts
- [Click Here for Assembly Instruction \(http://www.jaypro.com/documents/bbgs-18.pdf\)](http://www.jaypro.com/documents/bbgs-18.pdf)



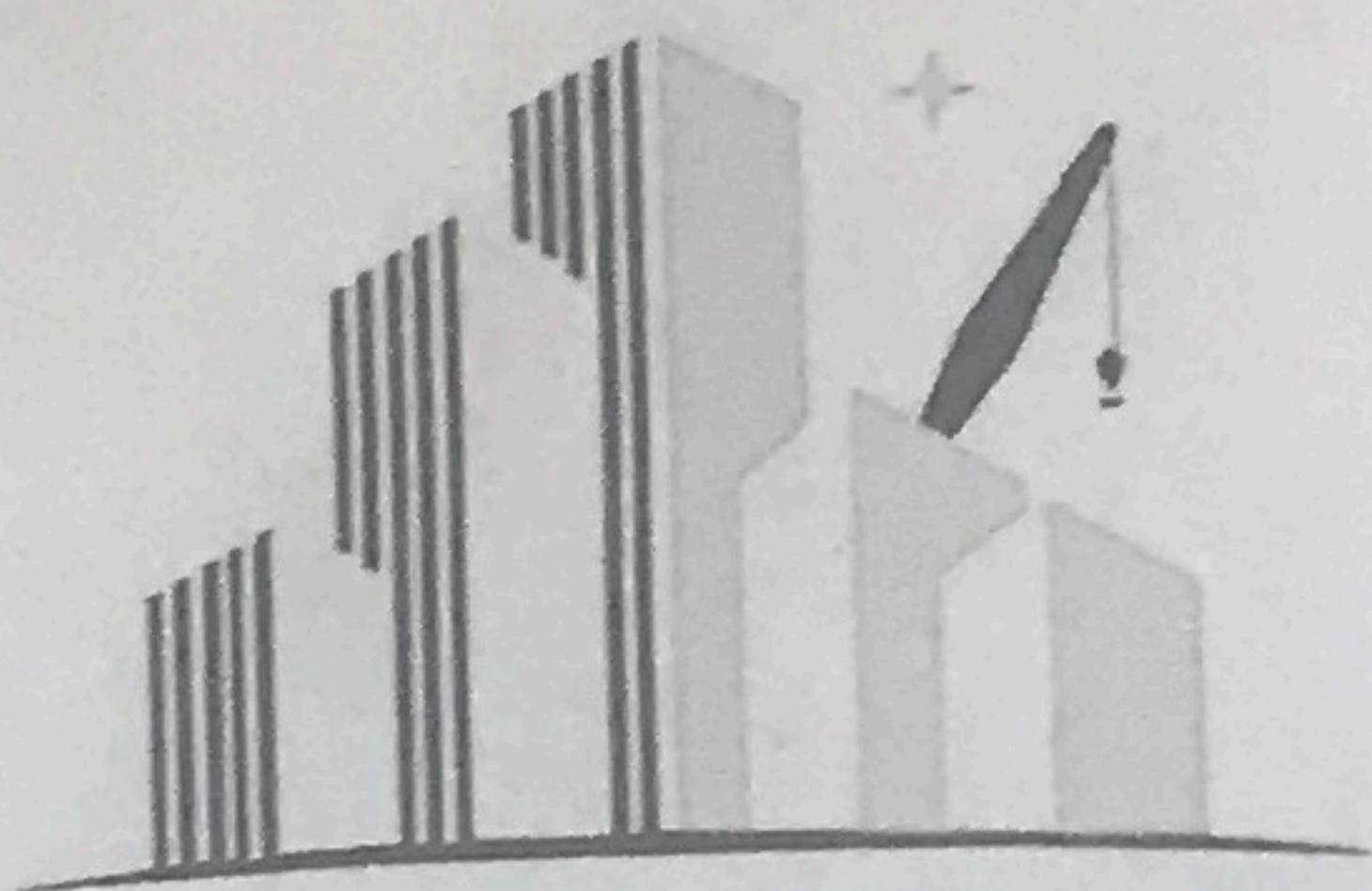
**SIRIUS BUILDING COMPANY**

To Whom it My Concern:

I, Owner / Resident Gul Khan at address

400 Pennington, Lucas TX approve the use of lighting for the outdoor field at Home Run Alley. As shown to me on the attached sheets, there will be no light leakage onto or near my property from the lighting being installed on the practice field. It has also been described to me that the field will be used for little league practice and that the action of hitting baseballs will have no affect on my personal property as the distance between my property and home plate will be well over 300 linear feet. My signature of this letter will act as my approval for the use of field lighting and little league batting practice on said field.

Signature of Owner / Resident: Caulf Date: 10/26/20



**SIRIUS BUILDING COMPANY**

To Whom it My Concern:

I, Owner / Resident Soney Alexander at address 405 Pennington Dr approve the use of lighting for the outdoor field at Home Run Alley. As shown to me on the attached sheets, there will be no light leakage onto or near my property from the lighting being installed on the practice field. It has also been described to me that the field will be used for little league practice and that the action of hitting baseballs will have no affect on my personal property as the distance between my property and home plate will be well over 300 linear feet. My signature of this letter will act as my approval for the use of field lighting and little league batting practice on said field.

Signature of Owner / Resident: [Signature]

Date: 10/26/2019



## SIRIUS BUILDING COMPANY

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To Whom it My Concern:

I, Owner / Resident Atchayya Parochun at address

2540 McGarity Ln Luban TX 75046 approve the use of lighting for the outdoor field at Home Run Alley. As shown to me on the attached sheets, there will be no light leakage onto or near my property from the lighting being installed on the practice field. It has also been described to me that the field will be used for little league practice and that the action of hitting baseballs will have no affect on my personal property as the distance between my property and home plate will be well over 300 linear feet. My signature of this letter will act as my approval for the use of field lighting and little league batting practice on said field.

Signature of Owner / Resident:

Atchayya Parochun

Date:

10/21/2020



# City of Lucas

## Planning and Zoning Commission Request

### November 12, 2020

Item No. 02

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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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.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action on the proposed amendments

#### **Background Information**

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The Planning and Zoning Commission discussed and reviewed proposed amendments to the Code of Ordinances related to personal broadband communication antennas at their September 10 and October 8, 2020 meetings.

Amendments came before the Planning and Zoning Commission due to Staff receiving two requests for personal broadband communication antennas and support structures. The most similar use the City has is amateur radio communication antennas and support structures. Wireless services require line of site and with the topography and natural trees in the City, line of site can be difficult if not impossible to obtain without the installation of antenna support structures (towers). The FCC has adopted Section 332(c)(7) of the Communications Act that preserves state and local authority over zoning and land use decisions for personal wireless service facilities but sets forth specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record.

All amendments discussed and proposed by the Planning and Zoning Commission have been incorporated into Attachment No. 1, Division 12 Personal Broadband Antenna and Support Structure amendments, and will be forwarded to the City Council by ordinance if approved.

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

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- 1. Division 12 Personal Broadband Antenna and Support Structures amendments
- 2. Notice of Public Hearing



# City of Lucas

Item No. 02

## Planning and Zoning Commission Request

November 12, 2020

### **Budget/Financial Impact**

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NA

### **Recommendation**

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Staff recommends approving the proposed code changes.

### **Motion**

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I hereby make a motion to recommend approving/denying to the City Council proposed changes 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.



## **Chapter 14.04 Supplemental Regulations**

### ***Add new section-***

## **Division 12 Residential Broadband Antenna Support Structures**

### **Sec. 14.04.441 Purpose**

The provisions of this division apply only to broadband antenna support structures in residential and agricultural districts. These regulations are adopted for the following purposes:

- (1) To protect and provide for the public health, safety and general welfare of the city.
- (2) To enhance the ability of the providers of wireless broadband services to provide such services to the community safely, effectively, and efficiently.
- (3) To provide regulations for the safe and secure installation of broadband antenna support structures.
- (4) To minimize the number of broadband antenna support structures in a neighborhood and adjacent area:
  - (a) Broadband antenna support structure owners are encouraged and authorized to allow their Wireless Internet Service Provider (WISP) to use their broadband antenna support structure as a relay, hub, transmitter or micro pop location.
  - (b) Regarding other sections of the municipal code, the use described above shall not be considered a commercial usage.

### **Section 14.04.442 Definitions**

For the purpose of this division and notwithstanding any conflicting definition contained in this chapter:

*Broadband Antenna.* Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used exclusively for transmitting, receiving or repeating broadband wireless signals.

*Broadband antenna support structures.* A freestanding structure such as a tower or pole, built and designed to support the antenna and other equipment used to receive wireless broadband services.

*Compelling communication needs.* A need for relief based on the inability of the applicant to obtain line of sight due to engineering, technical, or physical characteristics, such as trees, buildings, or structures located on the subject and adjacent properties that obstruct or significantly impede communications to and from the subject property.

*Design Review Committee.* Group comprised of three (3) staff members including the City Manager, City Engineer and Development Services Director responsible for review and approval for relief of certain regulations in this chapter. An alternate staff member may be appointed in the absence of one of the committee members to facilitate the review process.

### **Section 14.04.443 General requirements**

- (a) Broadband antennas and support structures shall be considered accessory uses.
- (b) Broadband antenna and broadband support structure installations shall comply with all other requirements of city ordinances and the zoning ordinance with the exception of those specified within this division.
- (c) All broadband antennas and broadband antenna support structures must meet or exceed current standards and regulations, and registration requirements of the Federal Aviation administration (FAA), the Federal Communications Commission (FCC), and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply as required by the regulating authority.

(d) A building permit is required for all broadband antenna support structures. All broadband antenna support structure installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association as may be amended from time to time. Review of the building permit and any subsequent review by the Design Review Committee must be conducted within reasonable time frame to prevent or delay installation, maintenance or use of broadband antennas in accordance with FCC regulations.

(e) All broadband support structures and broadband antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the city's radio frequencies and public safety operations as required by the FCC.

#### **Sec. 14.04.444 Height**

The maximum height for a broadband antenna support structure in any district shall be eighty (80) feet. Upon showing of a compelling communications need, the design review committee may administratively approve a height greater than eighty (80) feet.

#### **Sec. 14.04.445 Broadband Antennas and broadband antenna support structure standards**

- (a) Number and size. The number and size of broadband antennas placed upon a broadband antenna support structure used for broadband communications shall be limited by the wind load requirements contained in the current version of the city's building codes or by the manufacturer's specifications for wind loading, whichever is more restrictive.
- (b) Location. To the extent possible, broadband antenna support systems should be in areas to provide minimal impact on the community. Alternative or stealth designs are encouraged for all broadband antenna support structures.
- (c) Setbacks.

(1) Front yards. Broadband antenna support structures (including guy wires, foundations, anchors, and other components of the structure) shall not be permitted in required front yards.

(A) Exception:

Upon showing of a compelling communications need, the design review committee may administratively approve a broadband antenna and broadband support structure placement in front yards.

(2) Rear yards. Guy wires and broadband antenna and broadband support structures shall not be permitted in required rear yard setbacks. Minimum setbacks for broadband antenna support structures shall be the same as those required for accessory buildings in the applicable residential or agricultural district.

(A) Exception:

Upon showing of a compelling communications need, the design review committee may administratively approve guy wires, broadband antenna and broadband support structures in rear yard setbacks.

(3) Side yards. Guy wires and broadband antenna and broadband support structures shall not be permitted in required side yard setbacks. Minimum setbacks for broadband antenna support structures shall be the same as those required for accessory buildings in the applicable residential or agricultural district.

(A) Exception:

Upon showing of a compelling communications need, the design review committee may administratively approve guy wires, broadband antennas and broadband support structures in side yard setbacks.

(d) Separation. There shall be no minimum or maximum separation requirements for broadband antenna support structures from other structures on the same lot of record.

(e) Lights. Lights other than lights required or recommended by the FAA mounted on antenna support structures shall comply with the city's dark sky ordinance.

(f) Construction standards. Broadband antenna support structures shall be installed in accordance with the manufacturer's specifications. Modifications to the manufacturer's installation specifications shall bear the seal and signature of a Texas licensed professional engineer.

(g) Maintenance. Broadband antennas and broadband antenna support structures that have, due to damage, lack of repair, or other circumstances, become unstable, lean significantly out-of-plumb, or pose a danger of collapse shall be removed or brought into repair within 90 days following notice given by the building official; provided that the building official may order immediate action to prevent an imminent threat to public safety or property.

(h) Removal. If the broadband antenna support structure and broadband antennas are no longer being utilized, the owner of the property on which an antenna structure is located shall remove the structure from the property within 90 days.



## 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, November 12, 2020 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, December 3, 2020 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

Consider adding a new section to Chapter 14.04 Supplemental Regulations, Division 12 Residential Broadband Antenna Support Structures to regulate broadband antenna support structures in residential and agricultural zoning districts to protect and provide for public health, safety and general welfare of the City; enhance the ability of wireless broadband service providers to provide such services to the community in a safe, effective and efficient manner; and to provide height, placement, and construction standards.

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)



**City of Lucas**  
**Planning and Zoning Commission Request**  
**November 12, 2020**

Item No. 03

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

---

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.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action on the proposed amendments

### **Background Information**

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At the May 14, 2020 Planning and Zoning Commission meeting, the Commission discussed various options for culvert design standards. Planning and Zoning Commissioner Tommy Tolson volunteered to bring back the design criteria discussed during the meeting and proposed changes.

At the September 10, 2020 Planning and Zoning meeting, the Commission was in agreement with the proposed amendments outlined in Attachment No. 2, Proposed changes to Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways.

The City Attorney has reviewed language with Commissioner Tolson regarding the proposed amendments for clarification and will be forwarded to the City Council by ordinance if approved.

### **Attachments/Supporting Documentation**

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- 1. Public Hearing Notice
- 2. Proposed changes to Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways

### **Budget/Financial Impact**

---

NA

### **Recommendation**

---

Staff recommends the Planning and Zoning Commission approve as presented.



**City of Lucas**  
**Planning and Zoning Commission Request**  
**November 12, 2020**

Item No. 03

**Motion**

---

I make a motion to recommend approval/denial to the City Council of the proposed changes 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.

**Proposed Changes:**

Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways

Section 14.04.038 Driveways

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

Culvert Material <sup>1</sup>	Minimum Inside Diameter	Minimum Extension <sup>2</sup>	Concrete Header Required
Reinforced concrete	18"	36"	No
Galvanized/corrugated steel	18"	N/A	Yes <sup>3</sup>

- 1. Embedment of Class B+ or better per NCTCOG design manual drawing 3020 dated October 2004 required for all permanent culvert installations.
- 2. Minimum extension beyond the edge of the driveway. If a header is used, no extension is required.
- 3. No culvert is required for temporary culverts

( c ) All culverts shall be maintained by property owners to allow unimpeded flow through the culvert pipe at all times.



## 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, November 12, 2020 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, December 3, 2020 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

### Section 14.04.038 Driveways

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

Culvert Material <sup>1</sup>	Minimum Inside Diameter	Minimum Extension <sup>2</sup>	Concrete Header Required
Reinforced concrete	18"	36"	No
Galvanized/corrugated steel	18"	N/A	Yes <sup>3</sup>

- 1. Embedment of Class B+ or better per NCTCOG design manual drawing 3020 dated October 2004 required for all permanent culvert installations.
- 2. Minimum extension beyond the edge of the driveway. If a header is used, no extension is required.
- 3. No culvert is required for temporary culverts

(c) All culverts shall be maintained by property owners to allow unimpeded flow through the culvert pipe at all times.



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)



# City of Lucas

## Planning and Zoning Commission Request

### November 12, 2020

Item No. 04

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

---

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

### **Background Information**

---

At the May 14, 2020 and September 10, 2020 Planning and Zoning Commission meetings, the Commission discussed various options for culvert design standards. The amendments outlined in Section J below were proposed by the Commission to be incorporated into the Stormwater Design Manual related to culvert design and are being recommended for approval.

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

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

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

Design of culverts shall include the determination of upstream backwater conditions as well as downstream velocities and flooding conditions. Consideration shall be given to the discharge velocity from culverts, and the limitations specified culverts with the limitation that culvert pipe diameter shall be minimum 18". A headwall is required at exposed ends. Under private driveways, permanent culverts (those with reinforced concrete, asphalt, or AASHTO #3 gravel paving over the culvert) and temporary culverts (those without paving over the culvert) shall be constructed with reinforced concrete or minimum 16 gauge galvanized corrugated steel pipe. Temporary culverts and driveways must be removed within 18 months of permit issuance and the open channel reconstructed to its original design. Under public roads reinforced concrete culverts are required. Permanent culvert design shall include minimum embedment of Class B+ per the North Central Texas Council of Governments (NCTCOG) design manual drawing 3020 dated October 2004.

Should the Planning and Zoning Commission approve the proposed amendments, this item will be forwarded to the City Council for approval by ordinance.

### **Attachments/Supporting Documentation**

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NA



**City of Lucas**  
**Planning and Zoning Commission Request**  
**November 12, 2020**

Item No. 04

**Budget/Financial Impact**

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NA

**Recommendation**

---

Staff recommends approval of the amendments as presented

**Motion**

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I make a motion to recommend approval/denial to the City Council of the proposed amendments to the City's Code of Ordinances, Chapter 10 Stormwater Design Manual, Section J to amend driveway culvert installation and design criteria as outlined.



**City of Lucas**  
**Planning and Zoning Commission Request**  
**November 12, 2020**

Item No. 05

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

---

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.

### **Background Information**

---

The property at the northeast corner of Snider Lane and Shady Lane is currently zoned R-2 and has an approved final plat. The final plat was never recorded with Collin County records. The property was rezoned from AO to R-2 on May 1, 2006, and the final plat was approved at the August 14, 2006 City Council meeting. The vacating plat vacates the internal easements and rights of ways but leaves the right of way dedications intact for Snider Lane and Shady Lane.

At a future date the applicant intends to ask for a zoning change from R-2 to R-1, Staff has expressed a very low probability of approval for the future zoning change request.

### **Attachments/Supporting Documentation**

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1. Vacating plat

### **Budget/Financial Impact**

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NA

### **Recommendation**

---

Staff recommends approval of the vacating plat as presented

### **Motion**

---

I make a motion to recommend approval/denial of the 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 located in the J. Thompson Survey, ABS # 893.

REBA MOTSINGER  
INST. NO. 20080602000656180  
O.P.R.C.C.T.

RICHARD W. SCHERTZ &  
STEPHANIE M. SCHERTZ  
INST. NO. 20130816001163530  
O.P.R.C.C.T.

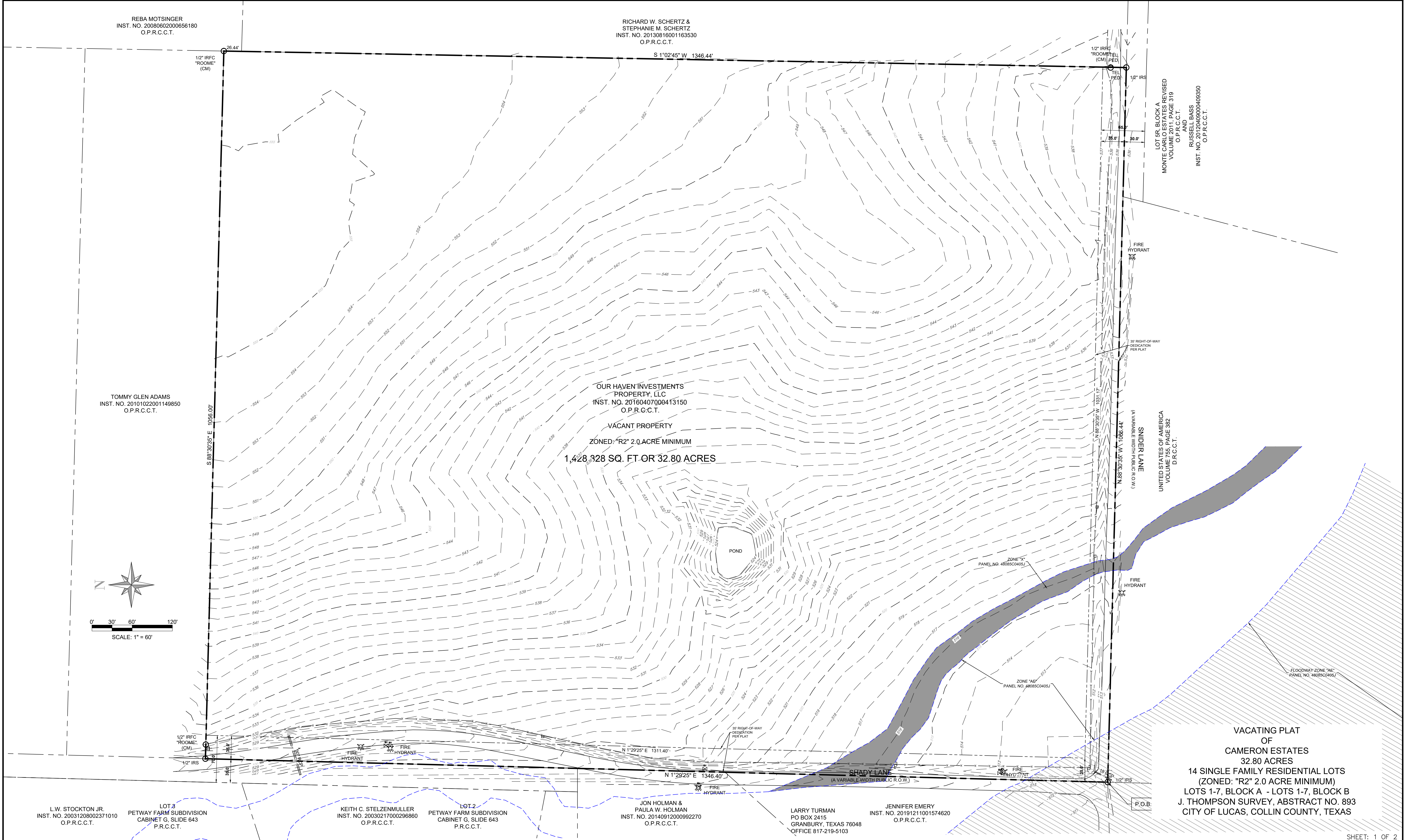
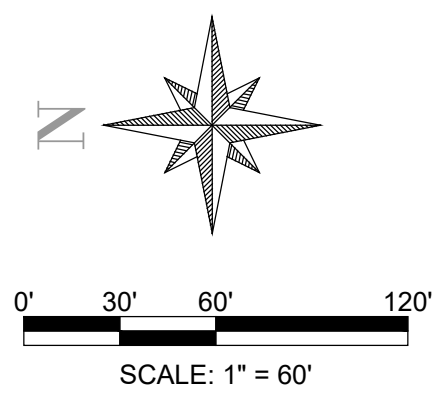
LOT 5R, BLOCK A  
MONTE CARLO ESTATES REVISED  
VOLUME 2011, PAGE 319  
O.P.R.C.C.T.  
AND  
RUSSELL BASS  
INST. NO. 20080604009350  
O.P.R.C.C.T.

TOMMY GLEN ADAMS  
INST. NO. 20101022001149850  
O.P.R.C.C.T.

OUR HAVEN INVESTMENTS  
PROPERTY, LLC  
INST. NO. 20160407000413150  
O.P.R.C.C.T.

VACANT PROPERTY  
ZONED "R2" 2.0 ACRE MINIMUM  
1,428,328 SQ. FT OR 32.80 ACRES

UNITED STATES OF AMERICA  
VOLUME 2011, PAGE 382  
O.P.R.C.C.T.



L.W. STOCKTON JR.  
INST. NO. 20031208002371010  
O.P.R.C.C.T.

LOT 3  
PETWAY FARM SUBDIVISION  
CABINET G, SLIDE 643  
P.R.C.C.T.

KEITH C. STELZENMULLER  
INST. NO. 20030217000296860  
O.P.R.C.C.T.

LOT 2  
PETWAY FARM SUBDIVISION  
CABINET G, SLIDE 643  
P.R.C.C.T.

JON HOLMAN &  
PAULA W. HOLMAN  
INST. NO. 20140912000992270  
O.P.R.C.C.T.

LARRY TURMAN  
PO BOX 2415  
GRANBURY, TEXAS 76048  
OFFICE 817-219-5103

JENNIFER EMERY  
INST. NO. 20191211001574620  
O.P.R.C.C.T.

VACATING PLAT  
OF  
CAMERON ESTATES  
32.80 ACRES  
14 SINGLE FAMILY RESIDENTIAL LOTS  
(ZONED: "R2" 2.0 ACRE MINIMUM)  
LOTS 1-7, BLOCK A - LOTS 1-7, BLOCK B  
J. THOMPSON SURVEY, ABSTRACT NO. 893  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

SHEET: 1 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GULLY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		TELEPHONE MANHOLE
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		ELECTRIC BOX

NO.	DATE	REVISION
1.		
2.		
3.		

**LARRY TURMAN**  
SURVEYING \* CONSULTING \* MANAGEMENT

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO:	20-076
DATE:	October 18, 2020
SCALE:	1" = 60'
DRAWN BY:	RP

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS Our Haven Investments Property, LLC, is the owner of a 32.80 acre tract of land out of the J. Thompson Survey Abstract No. 893 in Collin County, Texas, being heirs of all of that certain tract of land conveyed to Our Haven Investments Property, LLC, by General Warranty Deed with Vendor's Lien as recorded in Instrument No. 20160407000413150, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with cap for corner, said point being at the southwest corner of said Our Haven Investments Property, LLC tract, same point being in the southeast corner of that certain tract of land conveyed to Jennifer Emery by deed as recorded in Instrument No. 20191211001574620, Official Public Records, Collin County, Texas, said point being at the intersection of Snider Lane and Shady Lane, said point also being in the north line of that certain tract of land conveyed to United States of America by deed as recorded in Volume 755, Page 382, Deed Records, Collin County, Texas;

THENCE North 01 degrees 29 minutes 25 seconds East, along the west line of said Our Haven Investments Property, LLC tract and along the centerline of said Shady Lane, a distance of 1346.40 feet to an 1/2 inch iron rod set with cap for corner, said point being the northwest corner of said Our Haven Investments Property, LLC tract, same point being the southwest corner of that certain tract of land conveyed to Tommy Glen Adams by deed as recorded in Instrument No. 20101022001149850, Official Records, Collin County, Texas;

THENCE South 88 degrees 30 minutes 35 seconds East, departing the centerline of said Shady Lane and along the common line of said Adams tract and said Our Haven Investments Property, LLC tract, passing a 1/2 inch iron rod found with cap stamped "Roome" for corner at a distance of 21.09 feet, and continuing for a total distance of 1056.00 feet to a 1/2 inch iron rod found with cap stamped "Roome" for corner, said point being the northeast corner of said Our Haven Investments Property, LLC tract, same point being the southeast corner of said Adams tract, said point being in the west line of that certain tract of land conveyed to Reba Motsinger by deed as recorded in Instrument No. 20080602000656180, Official Public Records, Collin County, Texas;

THENCE South 01 degrees 02 minutes 45 seconds West, along the common line of said Motsinger tract and said Our Haven Investments Property, LLC tract, a distance of 1346.44 feet to 1/2 inch iron rod set for corner, said point being the southwest corner of that certain tract of land conveyed to Richard W. Schertz and Stephanie M. Schertz by deed as recorded in Instrument No. 20130816001163530, Official Public Records, Collin County, Texas, same point being the southeast corner of said Our Haven Investments Property, LLC tract, same point being in the centerline of said Snider Lane;

THENCE South 88 degrees 03 minutes 35 seconds West, along the south line of said Our Haven Investments Property, LLC tract and along the center line of said Snider Lane, a distance of 1066.44 feet to the POINT OF BEGINNING and containing 1,428,829 square feet or 32.80 acres of computed land.

OWNER'S DEDICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

The Our Haven Investments Property, LLC, Owner, acting by and through the undersigned, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as Cameron Estates, an addition to the City of Lucas, and hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easements strips shown on this plat for mutual use and accommodations of garbage collecting 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 building, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements strips, and any public utility shall shall at all times have the right of ingress and egress to and from and upon the said easements strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I/we certify that I/we (indicate correct options) are the sole owners of the dedicated property and that no others's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_  
Prem Adhikari, Member

By: \_\_\_\_\_  
Gouri R. Joshi, Member

By: \_\_\_\_\_  
Numa K. Pandey, Member

By: \_\_\_\_\_  
Uttam Lamichhane, Member

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Prem Adhikari, Member known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Gouri R. Joshi, Member known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Numa K. Pandey, Member known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Uttam Lamichhane, Member known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

NOTES:

- Cameron Estates is situated within the City Limits of Lucas, Texas.
- Based on scaling the surveyed lot shown hereon onto FEMA Flood Insurance Rate Map, No. 48085C0405J (Effective date 06-02-09), said lot lies within Zone X, Zone X shaded and Zone AE (base flood elevation determined). Surveying Company makes no statement as to the likelihood of the actual flooding of said surveyed lot.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creek or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
- Notice: Selling a portion of this addition by metes and bound is a violation of the County Ordinance and State law and is subject to fines and withholdings of utilities and building permits.
- Verify exact location of underground utilities prior to any digging or construction.
- Tree removal and lot grading may be required on individual lots for On-site Sewage Facility installation and/or operation.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.

ON-SITE SEWAGE FACILITIES (OSSF) NOTES:

- Must maintain State-mandated setback of all on-site sewage facility components from any/all easements and drainage areas, sharp breaks and/or creeks/rivers/ponds, etc. (per State Regulations).
- There were no permitted/approved existing structures of OSSFs on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development prior to any use.
- Tree removal and lot grading may be required on individual lots for On-site Sewage Facility installation and/or operation.
- There are no water wells noted in this subdivision and no water wells allowed without prior approval from Collin County Development Services.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on the plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used

\_\_\_\_\_  
Registered Sanitarian or Designated Representative  
Collin County Development Services

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

\_\_\_\_\_  
Larry Turman  
R.P.L.S. NO. 1740

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Larry Turman known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas.

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission      Date

ATTEST:

\_\_\_\_\_  
Signature      Date

Name & Title

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

\_\_\_\_\_  
Director of Public Works      Date

The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances or as may have been amended or modified, as allowed, by the Planning and Zoning Commission as to which his/her approval is required.

\_\_\_\_\_  
Director of Planning and Community Development      Date

VACATING PLAT  
OF  
CAMERON ESTATES  
32.80 ACRES  
14 SINGLE FAMILY RESIDENTIAL LOTS  
(ZONED: "R2" 2.0 ACRE MINIMUM)  
LOTS 1-7, BLOCK A - LOTS 1-7, BLOCK B  
J. THOMPSON SURVEY, ABSTRACT NO. 893  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

LARRY TURMAN  
PO BOX 2415  
GRANBURY, TEXAS 76048  
OFFICE 817-219-5103

TBPS No. 101733-00

SHEET: 2 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GULLY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

<p><b>LARRY TURMAN</b> <i>SURVEYING * CONSULTING * MANAGEMENT</i></p> <p>1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063</p> <p>(817) 354-1445 surveygroup@att.net</p>	JOB NO:	20-017
	DATE:	October 18, 2020
	SCALE:	
	DRAWN BY:	RP



# City of Lucas

## Planning and Zoning Commission Request

### November 12, 2020

Item No. 06

Requester: City Secretary Stacy Henderson

#### **Agenda Item Request**

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

#### **Background Information**

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NA

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

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1. October 8, 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 October 8, 2020 Planning and Zoning Commission meeting.



City of Lucas  
**Planning and Zoning Commission**  
Video Conference Regular Meeting  
October 8, 2020  
7:00 PM  
City Hall – 665 Country Club Road – Lucas, Texas  
**MINUTES**

### **Call to Order**

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Chairman Keer called the video conference 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

### **Regular Agenda**

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- 1. Consider approval of the minutes of the September 10, 2020 Planning and Zoning Commission meeting.**

Vice Chairman Johnson requested a change to page 2, paragraph 4, bullet #7 of the minutes. The text refers to “hand” radio. Vice Chairman Johnson requested the word be changed to “ham” radio.

**MOTION:** A motion was made by Vice Chairman Johnson, seconded by Chairman Keer to approve the minutes as amended. The motion passed unanimously by a 5 to 0 vote.

- 2. Discuss and provide direction to staff regarding amending the City’s Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, by adding Division 12 Personal Broadband Antenna and Support Structures.**

Development Services Director Joe Hilbourn gave a presentation discussing amendments requested by the Planning and Zoning Commission that included the following:



Related to Use:

Adding Division 12.4(a) and 12.4(b) Personal Broadband Antenna and Support Structures to Chapter 14 Zoning with the following:

- (4) Minimize the number of broadband antenna support structures in a neighborhood and adjacent area:
  - (a) Broadband antenna support structure owners are encouraged and authorized to allow their Wireless Internet Service Provider (WISP) to use their broadband antenna support structure as a relay, hub, transmitter or micro pop location.
  - (b) Regarding other sections of the municipal code, the use described above shall not be considered a commercial usage.

Related to Height, Location & Setbacks:

- To the extent possible, broadband antenna support systems should be in areas to provide minimal impact on the community. Alternative or stealth designs are encouraged for all broadband antenna support structures.
- Maximum height of 80 feet unless approved by the Development Review Committee for a greater height
- Front yard setback of 50 feet unless approved by the Development Review Committee for less
- Side and rear yard setbacks of 20 feet unless approved by the Development Review Committee for less

Related to Construction Standards:

- Broadband antenna support structures shall be installed in accordance with the manufacturer's specifications. Modifications to the manufacturer's installation specifications shall bear the seal and signature of a Texas licensed professional engineer

Commissioner Rusterholtz inquired if the proposed addition adequately addressed the possible use of Broadband antenna support structures as cell towers? Mr. Hilbourn stated that the structure can only be used as a relay, hub, transmitter, or micro pop location and specific language prohibits any manner of commercial usage.

City Attorney Courtney Morris noted that she had consulted with several attorneys specializing in utilities law, who all believed the ordinance did not conflict with any federal regulations.

No formal action was taken on this item, the Commission directed staff to prepare an ordinance and public hearings for the proposed amendments.

## **Executive Session Agenda**

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### **3. Executive Session.**

An Executive Session was not held at this meeting.

4. **Adjournment.**

**MOTION:** A motion was made Commissioner Williams, seconded by Commissioner Rusterholtz to adjourn the meeting at 7:09 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



Item No. 07

**City of Lucas**  
**Planning and Zoning Commission Request**  
**November 12, 2020**

Requester: Planning and Zoning Commission

**Agenda Item Request**

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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.

**Background Information**

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NA

**Attachments/Supporting Documentation**

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NA

**Budget/Financial Impact**

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NA

**Recommendation**

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NA

**Motion**

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I make a motion to appoint \_\_\_\_\_ as Vice Chairman of the Planning and Zoning Commission for a period of one (1) year with a term ending December 31, 2021.