



AGENDA

PLANNING AND ZONING COMMISSION MEETING

September 12, 2024 | 6:30 PM

Council Chambers

City Hall | 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, September 12, 2024, beginning at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Commission will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the Communications Specialist prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Communications Specialist Joshua Menhennett at jmenhennett@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

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

Consent Agenda

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

1. Consent Agenda:
 - A. Approval of the minutes of the July 11, 2024 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing and consider approving a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.

- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Zoning Change Request
(Presenter: Development Services Director Joe Hilbourn)
3. Conduct a public hearing and consider approving a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.
- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Zoning Change Request
(Presenter: Development Services Director Joe Hilbourn)
4. Conduct a public hearing and consider updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.
- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on Thoroughfare Plan
(Presenter: Development Services Director Joe Hilbourn)

Executive Session

An Executive Session is not scheduled for this meeting.

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 September 6, 2024.

Joshua Menhennett, Communications Specialist

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 Communications Specialist Joshua Menhennett at 972.912.1214 or by email at jmenhennett@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

September 12, 2024

Requester: Planning and Zoning Commission

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the August 8, 2024 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. August 8, 2024 Planning and Zoning Commission Meeting minutes

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the Consent Agenda as presented.

Motion

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



MINUTES

PLANNING AND ZONING COMMISSION MEETING

August 8, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Frank Hise
Alternate Commissioner John Awezec
Alternate Commissioner Sean Alwardt

Staff Present:

City Attorney Courtney Morris
CIP Manager Patrick Hubbard
Communications Specialist Joshua Menhennett

City Council Liaison Present:

Mayor Dusty Kuykendall

Commissioners Absent:

Commissioner James Foster

Call to Order

The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the July 11, 2024 Planning and Zoning Commission meeting.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Alternate Commissioner Awezec to approve the consent agenda. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

2. Consider the request by Michelle Tilotta with LJA Engineering on behalf of Inspiration West, LLC for final plat approval of a parcel of land being 73.159 acres, part of the James Anderson, Abstract No.17 and Dennis Kinsaul, Abstract No.502, more commonly known as Inspiration Phase Ten within the City of Lucas Extra Territorial Jurisdiction (ETJ).

CIP Manager Patrick Hubbard presented the details of the final plat.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Alternate Commissioner Alwardt to approve the final plat for Inspiration West, LLC for final plat approval of a parcel of land being 73.159 acres, part of the James Anderson, Abstract No.17 and Dennis Kinsaul, Abstract No.502, more commonly known as Inspiration Phase Ten within the City of Lucas ETJ. The motion passed unanimously by a 5 to 0 vote.

3. Executive Session: There was not an executive session scheduled for this meeting.

4. Adjournment.

Chairman Tolson adjourned the meeting at 6:35 pm.

Tommy Tolson, Chairman

Joshua Menhennett, Communications Specialist



City of Lucas

Planning and Zoning Agenda Request

September 12, 2024

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider approving a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Zoning Change Request

Background Information

This lot is 39.715 acres of land currently zoned AO, and the applicant is requesting a change in zoning on 21.3 acres of the tract to R-1.5, leaving the rest agriculture, this is the land under the High-Tension wires. The intention is to use the remainder for equestrian purposes. The request does match the City of Lucas Comprehensive Plan.

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Depiction
- 3. Legal Description
- 4. Location Map
- 5. Comprehensive future land use map

Budget/Financial Impact

NA

Recommendation

The request complies with the City's Comprehensive Plan.

Motion

I make a motion to approve/deny a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.



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, September 12, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, September 19, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request for rezoning 21.322 acres of a called 39.715 parcel of land from A-O to R-1.5 on a acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being more particularly described as follows:

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:

BEGINNING in the approximate center line of the gravel pavement of Lewis Lane, an undefined width prescriptive right-of-way, and being in the northerly line of said McCahill tract;

THENCE along the said northerly line of said McCahill tract, the following courses and distances:

North 88 degrees 20 minutes 47 seconds East, a distance of 1,126.22 feet;

North 01 degrees 09 minutes 04 seconds West, a distance of 99.97 feet;

North 88 degrees 07 minutes 17 seconds East, a distance of 539.66 feet;

THENCE departing the said northerly line of said McCahill tract, along the easterly line of said McCahill tract, the following courses and distances:

South 00 degrees 56 minutes 52 seconds East, a distance of 225.86 feet;

South 84 degrees 05 minutes 09 seconds East, a distance of 310.55 feet;

South 35 degrees 59 minutes 03 seconds East, a distance of 389.23 feet;

THENCE departing the said easterly line of said McCahill tract, over and across said McCahill tract, the following courses and distances: id approximate center line of the gravel pavement of Lewis Lane;

North 90 degrees 00 minutes 00 seconds West, a distance of 1,823.81 feet to a point at the beginning of a tangent curve to the left;

Along said tangent curve to the left having a central angle of 08 degrees 33 minutes 07 seconds, a radius of 775.00 feet, and an arc length of 115.68 feet (chord bears South 81 degrees 26 minutes 53 seconds West, 115.57 feet) to a point at the end of said curve;

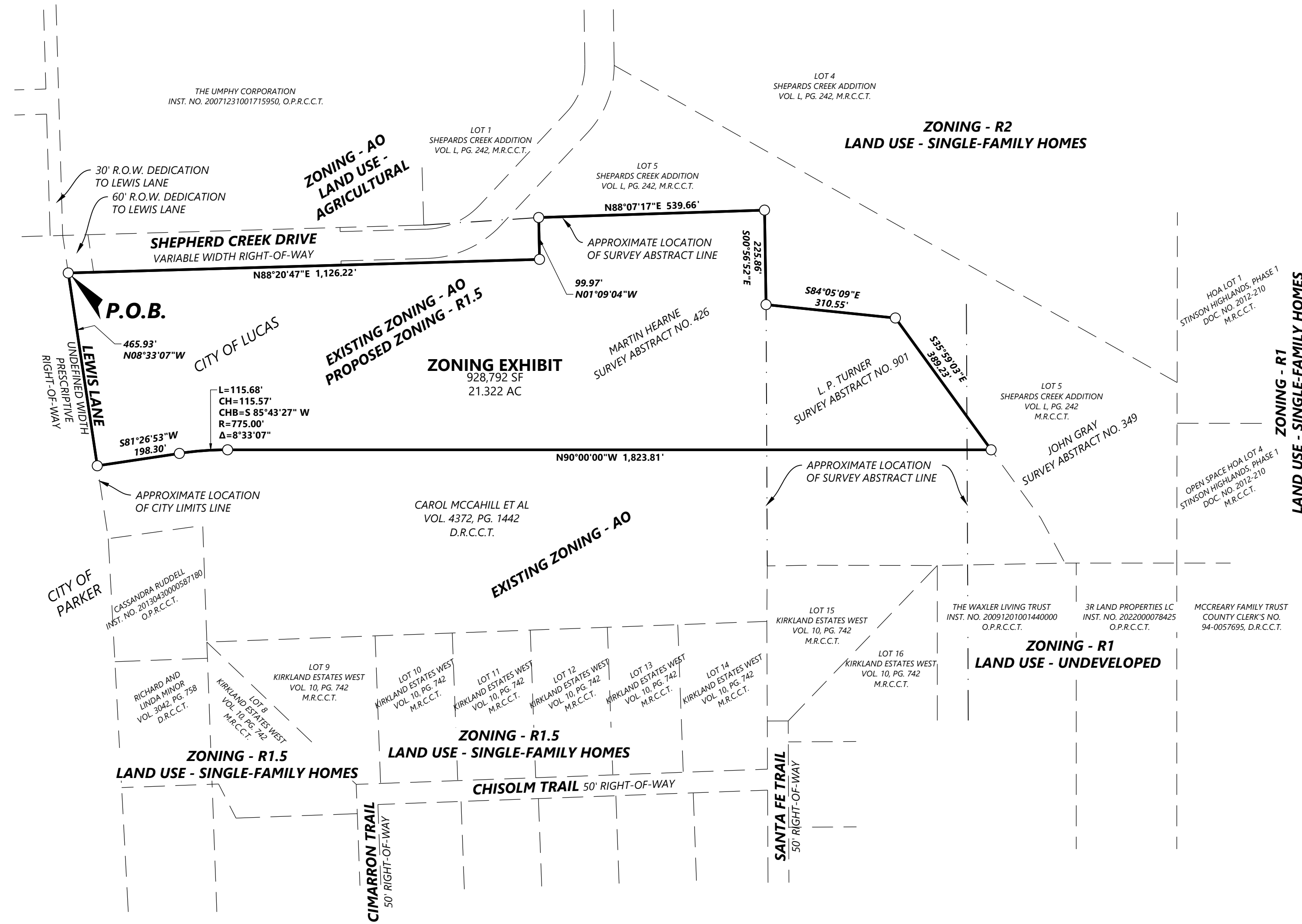
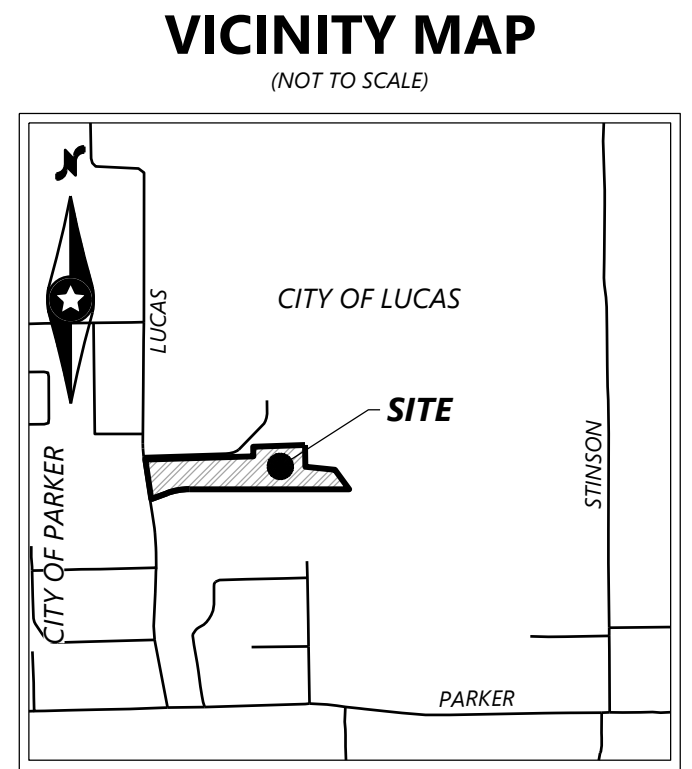
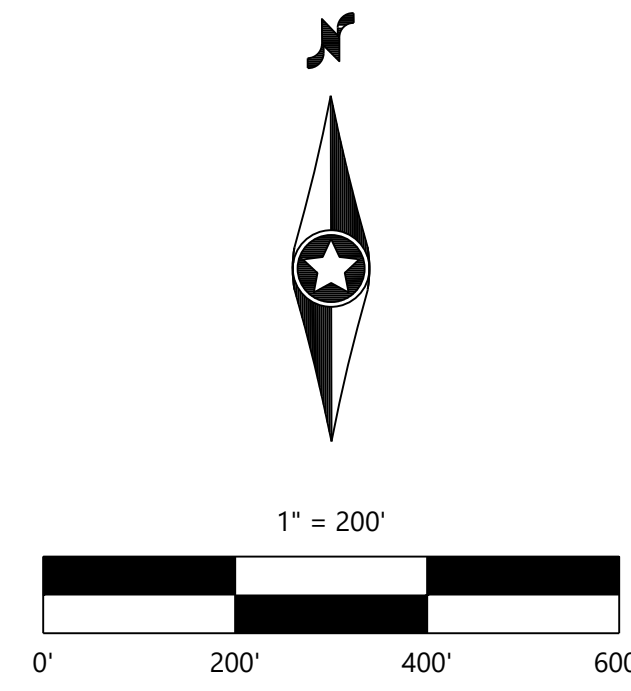
South 81 degrees 26 minutes 53 seconds West, a distance of 198.30 feet to a point in the westerly line of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the POINT-OF-BEGINNING, containing 928,792 square feet or 21.322 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Otherwise known as the Sluth East corner of Lewis lane and Shepherds Creek intersection.

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, Toshia Kimball, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.



LEGAL DESCRIPTION

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:
BEGINNING in the approximate center line of the gravel pavement of Lewis Lane, an undefined width prescriptive right-of-way, and being in the northerly line of said McCahill tract;
THENCE along the said northerly line of said McCahill tract, the following courses and distances:
North 88 degrees 20 minutes 47 seconds East, a distance of 1,126.22 feet;
North 01 degrees 09 minutes 04 seconds West, a distance of 99.97 feet;
North 88 degrees 07 minutes 17 seconds East, a distance of 539.66 feet;
THENCE departing the said northerly line of said McCahill tract, along the easterly line of said McCahill tract, the following courses and distances:
South 00 degrees 56 minutes 52 seconds East, a distance of 225.86 feet;
South 84 degrees 05 minutes 09 seconds East, a distance of 310.55 feet;
South 35 degrees 59 minutes 03 seconds East, a distance of 389.23 feet;
THENCE departing the said easterly line of said McCahill tract, over and across said McCahill tract, the following courses and distances:
North 90 degrees 00 minutes 00 seconds West, a distance of 1,823.81 feet to a point at the beginning of a tangent curve to the left;
Along said tangent curve to the left having a central angle of 08 degrees 33 minutes 07 seconds, a radius of 775.00 feet, and an arc length of 115.68 feet (chord bears South 81 degrees 26 minutes 53 seconds West, 115.57 feet) to a point at the end of said curve;
South 81 degrees 26 minutes 53 seconds West, a distance of 198.30 feet to a point in the westerly line of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;
THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the POINT-OF-BEGINNING, containing 928,792 square feet or 21.322 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

- NOTES:
1. BEARINGS FOR THIS DESCRIPTION CITED ARE BASED ON GRID NORTH STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION (CORS 96).
2. A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT OF SURVEY.
3. THIS EXHIBIT AND THE DESCRIPTION ATTACHED WERE PREPARED USING RECORD DOCUMENTS. NO FIELD WORK WAS COLLECTED OR MONUMENTATION VERIFIED ON THE GROUND.
4. DEVELOPMENT OF PROPERTY WILL BE IN ACCORDANCE WITH CITY OF LUCAS DEVELOPMENT STANDARDS.

LEGEND table with columns for symbols and descriptions: D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS; R.O.W. RIGHT-OF-WAY; P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS; O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; CAB. CABINET; VOL. PG. VOLUME, PAGE; P.O.B. POINT OF BEGINNING

CHECKED: JBA
DRAWN: ARR
HORIZONTAL SCALE: 200'

INITIAL ISSUE: 2024-08-12
REVISIONS:
PREPARED FOR:

LANDPLAN DEVELOPMENT CORP.

BEING LOCATED IN THE MARTIN HEARNE SURVEY, ABSTRACT NO. 426, THE L.P. TURNER SURVEY, ABSTRACT NO. 901, AND THE JOHN GRAY SURVEY, ABSTRACT NO. 349 COLLIN COUNTY, TEXAS

Westwood logo

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www.westwoodps.com
Westwood Professional Services, Inc.
TBEELS ENGINEERING FIRM REGISTRATION NO. 17156
TBEELS SURVEYING FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT
21.322 ACRES

SHEET NUMBER: 1 OF 1
DATE: 2024/08/22

PROJECT NUMBER: 0057626.000

LEGAL DESCRIPTION

BEING a 21.322 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and being a part of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 21.322 acre tract being more particularly described as follows:

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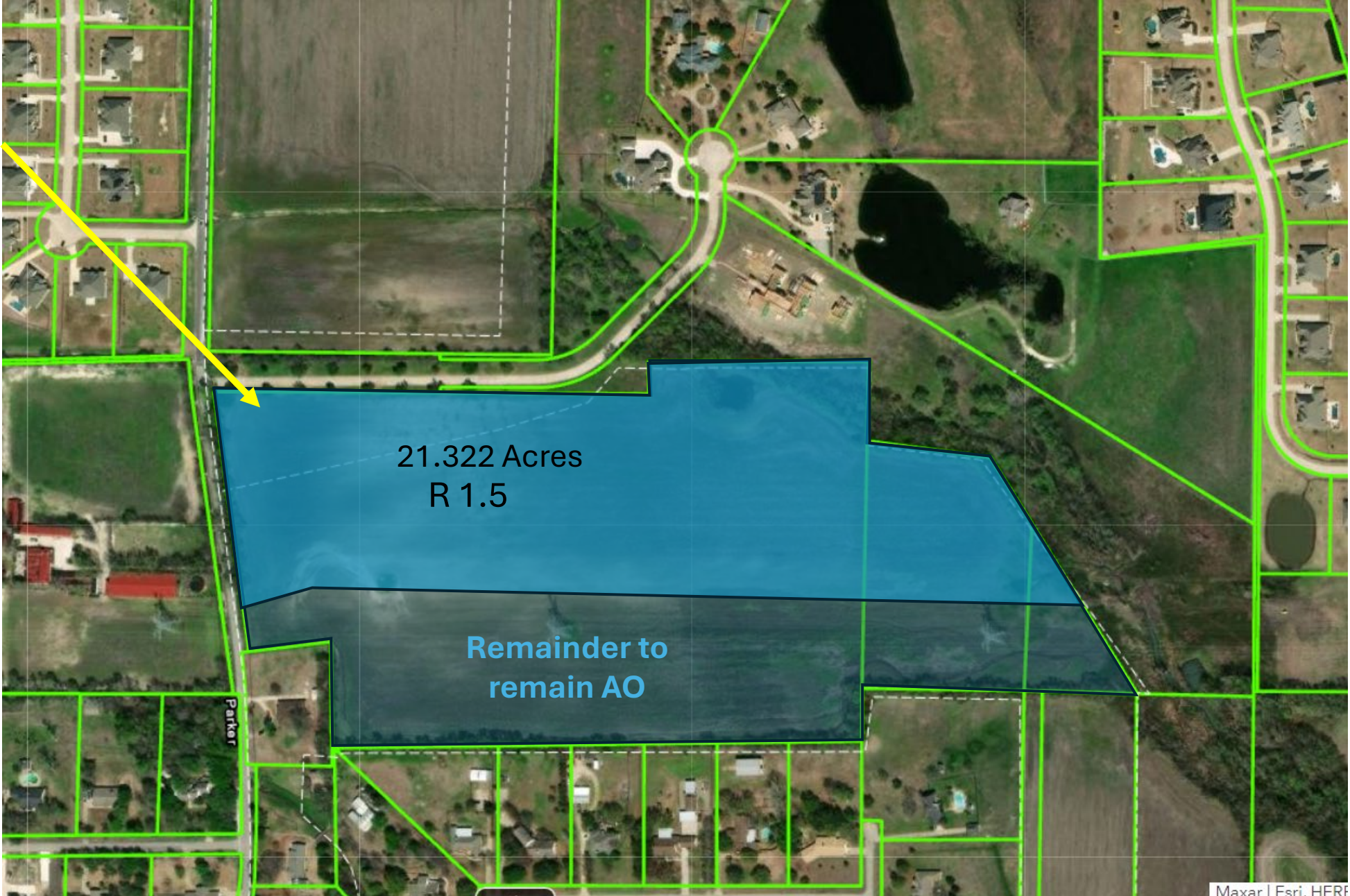
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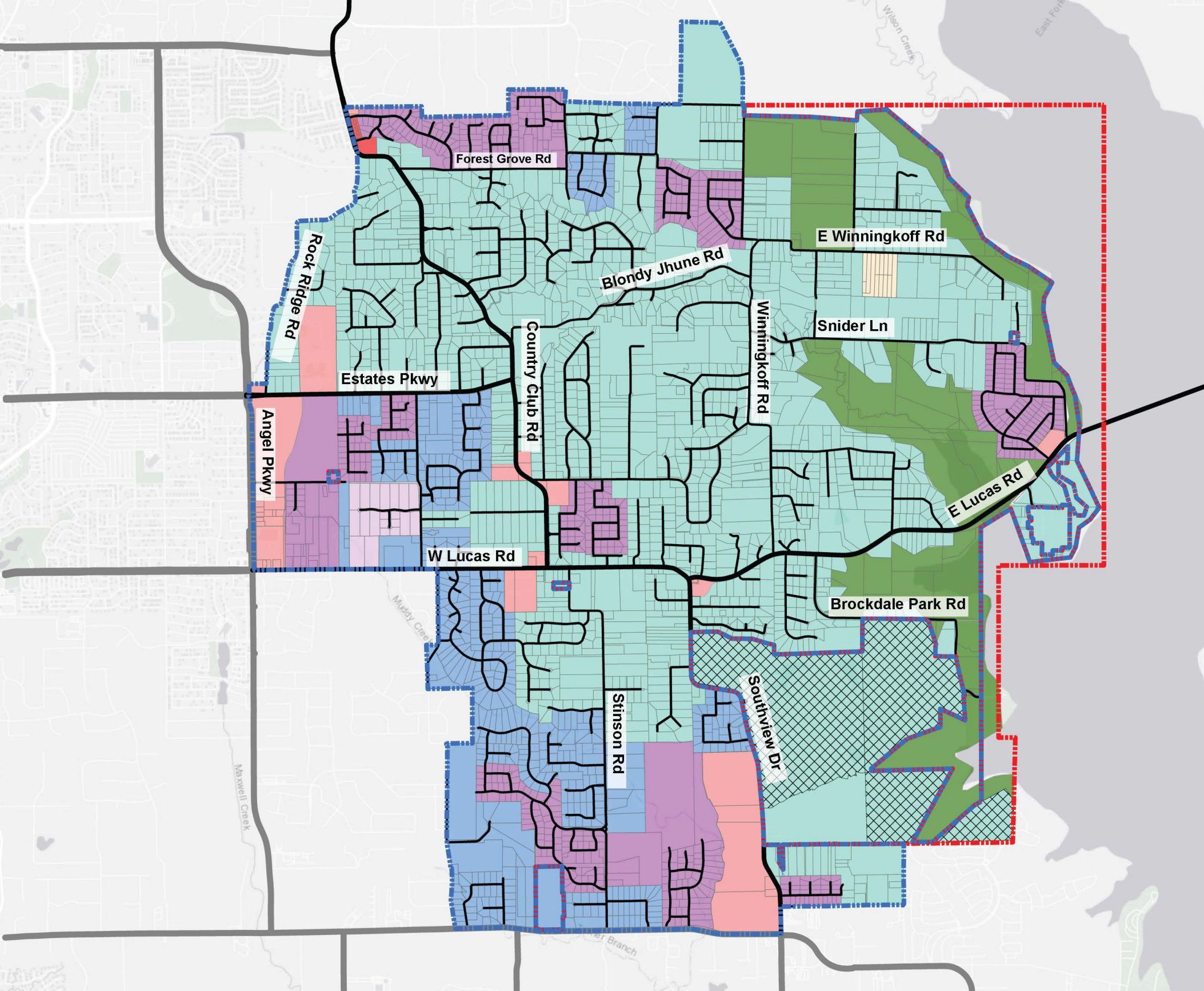
THENCE North 08 minutes 33 seconds 07 West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 465.93 feet to the **POINT-OF-BEGINNING**, containing 928,792 square feet or 21.322 acres of land.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

Location Map

Lewis Lane Rezoning





LEGEND

Land Use

- R2 (Single Family Residential 2 Acre Lots)
- R1.5 (Single Family Residential 1.5 Acre Lots)
- R1 (Single Family Residential 1 Acre Lots)
- ED (Estate Development District)
- MHD (Manufactured Housing)
- Commercial
- Village Center
- Open Space

Boundaries

- Corporate Boundary (City Limit)
- ETJ Boundary (Extraterritorial Jurisdiction)

Overlays

- Areas Managed by Municipal Utility District

Future Land Use Plan City of Lucas 2022

Revised: November 14, 2022
Adopted: _____





City of Lucas

Planning and Zoning Agenda Request

September 12, 2024

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider approving a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Zoning Change Request

Background Information

This lot is 11.0438 acres of land currently zoned R2, and the applicant is considering subdividing the property into five lots. The request does not match the City of Lucas Comprehensive Plan.

This tract is part of the Skidmore addition. The first 20 acres were subdivided in 1973 to the Hickory Hills Country Estates sub-division and were given a designation of R-2 but less than 2-acre lot size on over half of the lots. (see attached plat)

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Depiction
- 3. Legal Description
- 4. Location Map
- 5. Hickory Hills Country Estates Plat

Budget/Financial Impact

NA

Recommendation

The proposed zoning request does not comply with the City's Comprehensive Plan, if the Planning and Zoning Commission approves the change, they should also recommend a change to the Comprehensive Zoning Map to reflect the change.



City of Lucas
Planning and Zoning Agenda Request
September 12, 2024

Item No. 03

Motion

There are two separate motions one is for denial, two is for approval.

1. I make a motion to deny a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.
2. I make a motion to approve a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) and amend the Comprehensive Zoning Map on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.



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, September 12, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, September 19, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request for rezoning a parcel of land from R-2 to R-1.5 on a 11.0438 acre tract of land out of the Skidmore Addition in Collin County Texas, being all of that certain tract of land according to the plat thereof recorded in Volume J, Page 420, Map Records, Collin County, Texas, and being more particularly described as follows:

Tract I

Address: 725 Stinson Road, Lot 2, Block A of Skidmore Addition, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume J, Page 420, Map Records, Collin County, Texas

Tract II

Address: on Hickory Hill Street, Lot 9A, of Hickory Hill Street, Lot 9A, of Hickory Hill Country Estates, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 156, Map Records, Collin County, Texas

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) A part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0455G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone AE). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION

On the basis of my knowledge, information and belief, I certify to Abernathy, Roeder, Boyd & Joplin, P.C. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

Date:3/9/2005 Revised: _____ Job No. LB49580

Title commitment/Survey Request File No. 1412001274

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, Toshia Kimball, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.

Stinson Rezoning Depiction



PROPERTY DESCRIPTION

Tract I

Address: 725 Stinson Road, Lot 2, Block A of Skidmore Addition, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume J, Page 420, Map Records, Collin County, Texas

Tract II

Address: on Hickory Hill Street, Lot 9A, of Hickory Hill Street, Lot 9A, of Hickory Hill Country Estates, an Addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 156, Map Records, Collin County, Texas

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) A part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0455G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone AE). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION

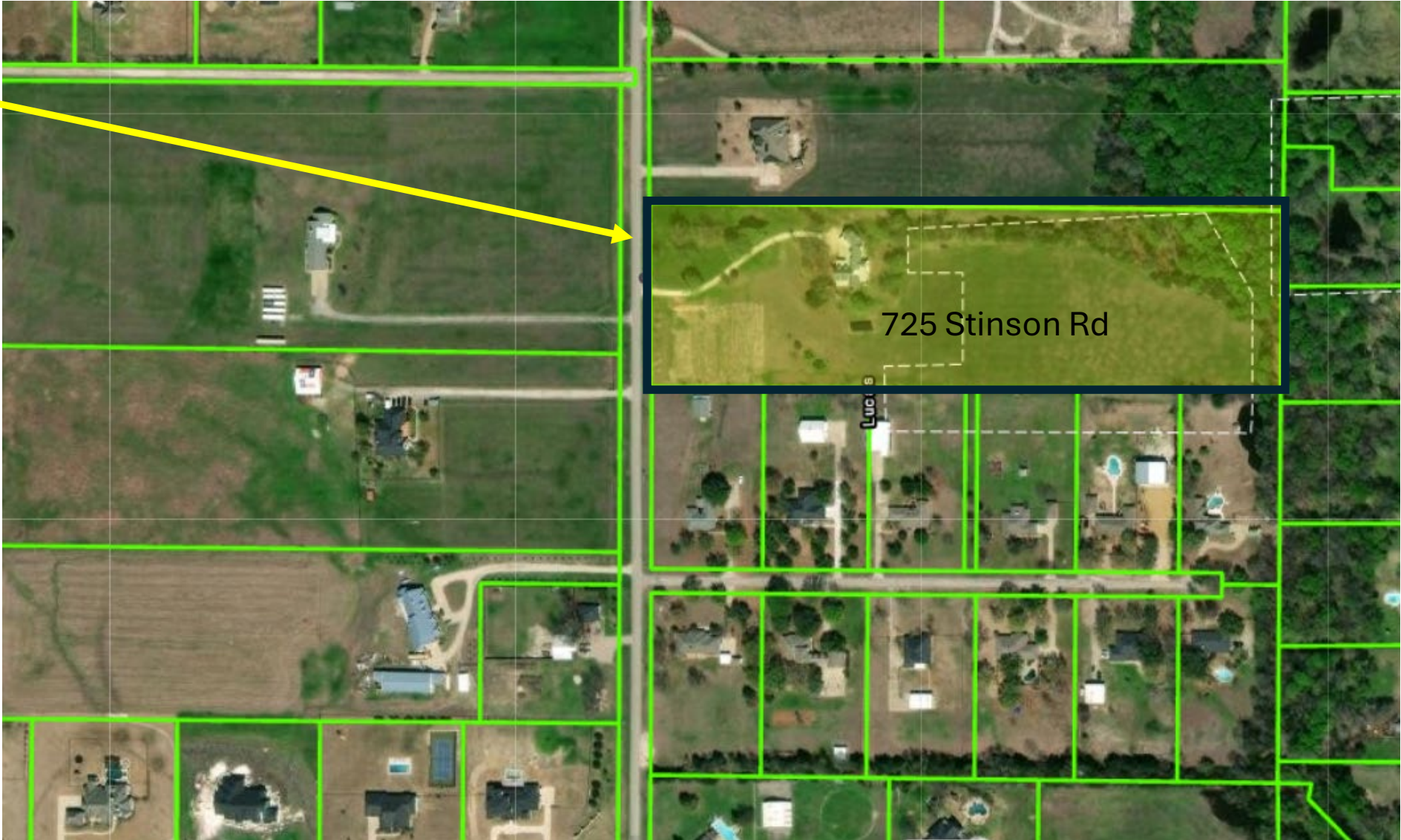
On the basis of my knowledge, information and belief, I certify to Abernathy, Roeder, Boyd & Joplin, P.C. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

Date:3/9/2005 Revised: _____ Job No. LB49580

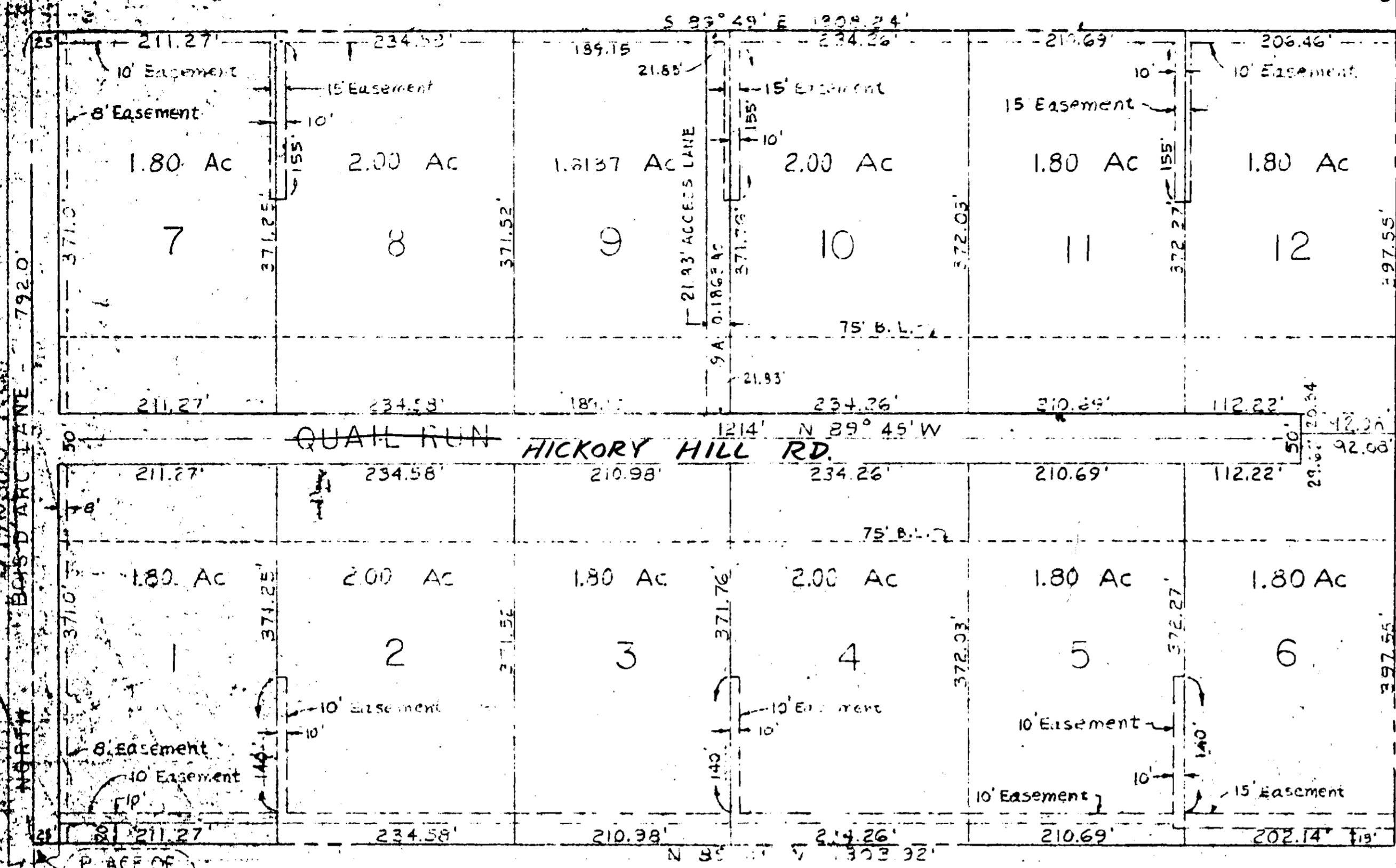
Title commitment/Survey Request File No. 1412001274

Location Map

725 Stinson



725 Stinson Rd



CERTIFICATE OF APPROVAL
 Approved this 21 day of JANUARY 1973, by the City Council of Lucas, Texas.
 HELEN STARNES, CLERK OF DISTRICT COURT, COLLIN COUNTY, TEXAS
 BY: [Signature] DEPUTY
 [Signature] Mayor
 [Signature] Councilman

CERTIFICATE OF APPROVAL
 Approved this 21 day of JANUARY 1973, by the City Council of Lucas, Texas.
 FRANK LATES, ZONING COMMISSIONER
 [Signature] Mayor

OWNER'S CERTIFICATE
 WHEREAS, ROGER SKIDMORE, INCORPORATED, is the owner of a tract of land situated in Collin County, Texas, in the James Lovelady Survey, Abstract No. 534, about one mile South of the Town of Lucas, and being a part of a 34.442 acre tract of land conveyed to said Corporation by Dorothy and Rlijah Skidmore by deed dated January 24, 1972, and recorded in Volume 808, Page 454, of the Collin County Deed Records, and being more particularly described by metes and bounds as follows:
 BEGINNING at an iron pin set at the Southwest corner of the said 34.442 acre tract of land and in the center of a public road;
 THENCE North 792.0 feet with the West line of said 34.442 acre tract of land and in the center of said public road to an iron pin at a Northwest corner of said 34.442 acre tract;
 THENCE South 89 deg 49 min East 1331.24 feet across an open field to an iron pin set in the East line of said 34.442 acre tract for a corner; said corner being in an old fence;
 THENCE South 0 deg 18 min 31 sec West 795.1 feet with the East line of said 34.442 acre tract and with an old fence to an iron pin set at the Southeast corner of said 34.442-acre tract for a corner;
 THENCE North 89 deg 41 min West 1528.92 feet with the South line of said 34.442 acre tract and with an old fence and hedge row to the PLACE OF BEGINNING and containing 24.268 acres of land.
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That ROGER SKIDMORE, INCORPORATED, does hereby adopt this plat designating the hereinabove described property as HICKORY HILL COUNTRY ESTATES, an addition to the City of Lucas, Texas, and does hereby dedicate to the public use the street shown hereon; and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use, or using same. Any public utility shall have right of ingress and egress to and from said easement strips for constructing, inspecting and maintaining its system without procuring the permission of anyone.
 Witness my hand at McKinney, Texas, this 18th day of January, 1973.
 ROGER SKIDMORE, INCORPORATED
 [Signature] President

STATE OF TEXAS
 COUNTY OF COLLIN
 Before me, the undersigned, a Notary Public in and for Collin County, Texas, on this day personally appeared RILJAN (ROGER) SKIDMORE, President of ROGER SKIDMORE, INCORPORATED, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said ROGER SKIDMORE, INCORPORATED, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
 Given under my hand and seal of office, this the 18th day of Jan, A.D., 1973.
 [Signature]
 Notary Public in and for Collin County, Texas

ENGINEER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF COLLIN
 KNOW ALL MEN BY THESE PRESENTS: THAT I, G.M. GEER, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lucas, Texas.
 [Signature]
 G.M. GEER, LICENSED STATE LAND SURVEYOR
 AND REGISTERED PUBLIC SURVEYOR
 TEXAS REG. NO. 3258

STATE OF TEXAS
 COUNTY OF COLLIN
 Before me, the undersigned, a Notary Public in and for Collin County, Texas, on this day personally appeared G.M. GEER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
 Given under my hand and seal of office this 18th day of Jan, A.D., 1973.
 [Signature]
 Notary Public in and for Collin County, Texas

ACCT #1073
 REVISED
 FINAL PLAT
 HICKORY HILL
 COUNTRY ESTATES.
 JAMES LOVELADY SURVEY ABSTRACT NO. 534
 LUCAS, COLLIN COUNTY, TEXAS
 SCALE: 1"=100'
 JAN. 1973
 REVISED AUG. 31, 1973
 ROGER SKIDMORE, INCORPORATED
 OWNERS AND DEVELOPERS
 ROUTE NO. 2
 MCKINNEY, TEXAS
 PHONE 442-2491



City of Lucas Planning and Zoning Commission Agenda Request

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Thoroughfare Plan

Background Information

The City of Lucas City Council approved modifications to the City of Lucas Comprehensive Plan on May 4, 2023. These revisions, in part, changed the plan for how West Lucas Road would connect to Stinson Road. Since that time, staff evaluated the constructability and functionality of several concepts for implementing the proposed modifications and discussed potential options with TxDOT. Staff presented the findings of this analysis to City Council on June 6, 2024.

The modified plan reflects the preferred option for the realignment of Stinson Road discussed by City Council at said meeting. This is the extension of Edgewood drive to create a four-way intersection with West Lucas Road and connect south to Stinson Road. This item presents the discussed change. Given considerable effort, this was concluded by engineering and planning analysis, independently and in consultation with TxDOT, to be the most functional option for connecting Stinson Road to West Lucas Road.

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Updated Thoroughfare Plan Map

Budget/Financial Impact

NA

Recommendation

City staff recommends approving a recommendation to City Council to accept the updates to the City of Lucas Thoroughfare Plan.



City of Lucas
Planning and Zoning Commission
Agenda Request

Item No. 04

Motion

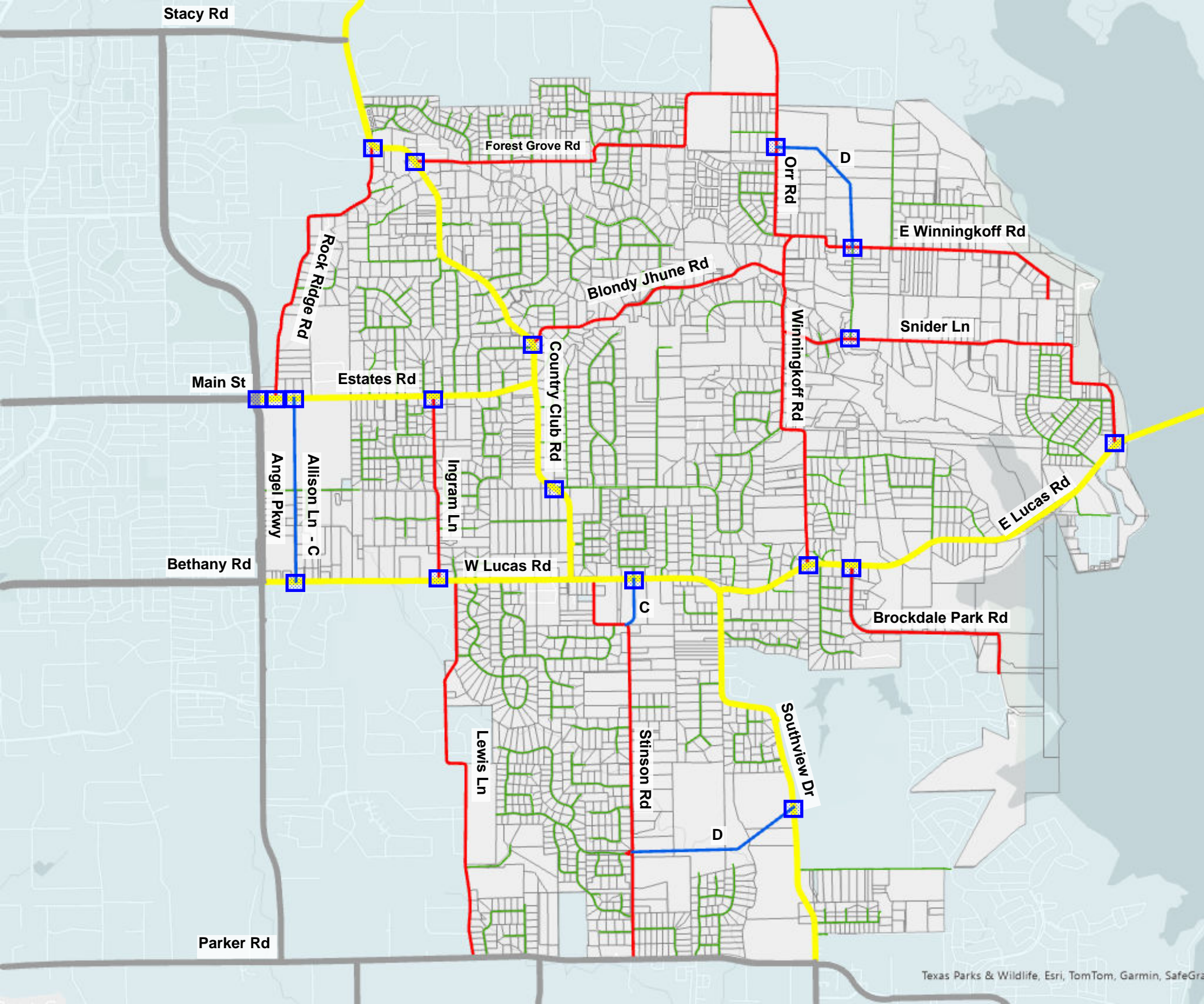
I make a motion to recommend to the City Council to approve/deny updates to the City of Lucas Comprehensive Plan amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.



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, September 12, 2024, at 6:30 p.m. and that the City Council of the City of Lucas, Texas will conduct a second public hearing on Thursday, September 19, 2024 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider an update to the City's Master Thoroughfare Plan.

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 tkimball@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.



LEGEND					
Type	Color	# of Lanes	Divided	Pavement Width (ft)	Right-of-Way Width (ft)
A	Grey	6	Yes	78 + 16ft Median	120
B	Yellow	4	Varies	52-54	60
C	Red	2	No	24-28	50
D	Green	2	No	24	50
Proposed	Blue	As Labeled	As Labeled	As Labeled	As Labeled

 Proposed Intersection Improvement

- Notes:**
1. Type D roads are shown for reference only and are not modified by this plan.
 2. Private roads and driveways generally are not shown except where valuable for readability.
 3. The blue shaded area is outside of City Limits.
 4. Only the Northern 2,300 ft (approx) of Lewis Lane is Lucas maintained.
 5. Only the Southern 300 ft (approx) of Rock Ridge Rd is Lucas maintained.

Thoroughfare Plan City of Lucas 2022

Revised: September 3, 2024
Adopted: September 19, 2024

