



## AGENDA

# PLANNING AND ZONING COMMISSION MEETING

December 12, 2024 | 6:35 PM or immediately following the  
Capital Improvements Advisory Committee Meeting

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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*Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, December 12, 2024, beginning at 6:35 pm or immediately following the Capital Improvements Advisory Committee Meeting 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 Executive Administrative Assistant 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 Executive Administrative Assistant, Morgan Kowaleski at [mkowaleski@lucastexas.us](mailto:mkowaleski@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**

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

### **Consent Agenda**

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*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 November 14, 2024 Planning and Zoning Commission meeting.

## Public Hearing

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2. Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titled “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action on the request  
(Presenter: Development Services Director Joe Hilbourn)
3. Conduct a public hearing and consider approving a request for a Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.
  - 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)

## Regular Agenda

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4. Consider approval of a request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for approval of a final plat for Enchanted Creek Estates Phase 2B, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 104.595 acres.  
(Presenter: Development Services Director Joe Hilbourn)
5. Consider a request by Tom Dayton, on behalf of Preston Walhood, for a final plat for Dean Farms on a parcel of land consisting of 44.084 acres, located in the John McKinney Survey, Abstract Number 596, creating 27 single-family lots and two common spaces on the east side of Stinson Road, approximately 55 feet south of the roundabout.  
(Presenter: Development Services Director Joe Hilbourn)

## Executive Session

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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.*

2. An Executive Session is not scheduled for this meeting.

## Adjournment

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3. 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, TX 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on December 6, 2024.*

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*Morgan Kowaleski, Executive Administrative Assistant*

*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 City Secretary Toshia Kimball at 972.912.1211 or by email at [kimball@lucastexas.us](mailto:kimball@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### December 12, 2024

Requester: Planning and Zoning Commission

#### **Agenda Item Request**

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Consent Agenda:

- A. Approval of the minutes of the November 14, 2024 Planning and Zoning Commission meeting.

#### **Background Information**

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NA

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

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- 1. November 14, 2024 Planning and Zoning Commission Meeting minutes

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

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NA

#### **Recommendation**

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Staff recommends approval of the Consent Agenda as presented.

#### **Motion**

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





## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

November 14, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

**Commissioners Present:**

Chairman Tommy Tolson  
Commissioner Frank Hise  
Commissioner James Foster  
Alternate Commissioner Brian Dale  
Alternate Commissioner John Awezec

**Staff Present:**

City Secretary Toshia Kimball  
City Manager, John Whitsell  
Development Services Director Joe Hilbourn  
Executive Admin Assistant Morgan Kowaleski  
CIP Manager Patrick Hubbard

**Commissioners Absent:**

Vice-Chairman Joe Williams  
Commissioner Sean Alwardt

**Staff Absent:**

City Attorney Courtney Morris

**City Council Liaison Present:**

Mayor Dusty Kuykendall

#### Call to Order

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

Chairman Tolson indicated both alternate commissioners will act as voting members.

#### Consent Agenda

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**1. Consent Agenda:**

**A. Approval of the minutes of the October 10, 2024, Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Alternate Commissioner Awezec, seconded by Alternate Commissioner Dale to approve the consent agenda as written. The motion passed by a 4-0 vote.

#### Regular Agenda

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**2. Consider the appointment of a Vice-Chairperson for the Capital Improvements Advisory Committee.**

**MOTION:** No motion was made on this item. Chairman Tolson ruled the agenda item out of order. It will be scheduled for discussion during a separate CIP meeting to take place immediately before the next regularly scheduled Planning and Zoning Commission meeting.

At the request of Development Services, the agenda items were discussed in the following order: Agenda Item #5, Agenda Item #4, and Agenda Item #3.

## **Public Hearing**

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- 5. Consider amendments to an existing SUP at Lucas Christian academy to amend the school's master plan at 505 West Lucas Road Lot 1, Block A of Lucas Christian Church Addition being all of a 16-acre tract of land, is asking to incorporate an adjacent tract ABS A0538 JAS LOVELADY SURVEY, TRACT 21, 22.679 ACRES, and a new master plan.**

Development Services Director Joe Hilbourn provided a presentation on this item, covering the meets and bounds of the proposed addition, the tree inventory, the current conditions of the existing SUP, and the proposed amendments to those conditions.

Commissioner Hise inquired whether the amended SUP would remove current conditions #5 (exterior lighting restrictions) and #6 (construction of right and left turn lanes on West Lucas Road). Director Hilbourn explained that a lighting restriction was not included in the amended SUP because the football stadium has been relocated farther from nearby residential properties.

Commissioner Hise further asked if the removal of the two conditions was requested by LCA. Director Hilbourn clarified that the proposed conditions were a recommendation from City Staff but noted that changes could be made at the Commission's discretion.

Chairman Tolson opened the Public Hearing at 6:47PM

Joseph Walker with Lucas Christian Academy, 2505 Peachtree Lane, McKinney, Texas, 75072 provided a presentation on this item, spoke, and requested the Commission's approval.

Gavin Newman with GFF Design, 1142 N Edgefield Avenue, Dallas, Texas, 75208 spoke and requested the Commission's approval.

Jeffrey Dolian with Kimley Horn, 13455 Noel Road, Suite 700, Dallas, Texas, 75036, spoke and requested the Commission's approval.

Chuck Ruckel, Lucas, Texas, is in opposition of this item. Mr. Ruckel's spoke on his concerns with noise pollution and asks for an engineer to review any potential flooding of Muddy Creek before continuing with the expansion of LCA.

Sean Watts, 1115 Snider Lane, Lucas, Texas, 75002, spoke in favor of this item.

Suzanne Woodburn, 350 Shiloh Drive, Lucas, Texas, 75002, spoke in favor of this item.

David Osburn, 13 Manor Lane, Lucas, Texas, 75002, spoke in favor of this item.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, spoke on his concerns regarding light pollution, noise pollution, and drainage issues related to the expansion.

Lindsay Hickland, 116 Rockland Trail, Lucas, Texas 75002, emailed in favor of this item.

John & Ginger Riggins, 2 Earls Court, Lucas, Texas, 75002, emailed in favor of this item.

Chairman Tolson closed the Public Hearing at 7:05PM for Commission deliberation.

The Commission requested a detailed schedule outlining the specific days and times Lucas Christian Academy plans to host games and activities that would necessitate the use of stadium lighting. LCA representative, Joseph Walker, relayed their requested schedule to the Commission for their approval.

Alternate Commissioner Awezec inquired whether any drainage studies had been conducted to evaluate if potential runoff, particularly at Muddy Creek, could be properly managed. Jeffrey Dolian, a representative from Kimley Horn, responded that a detailed drainage study has not yet been completed but would be conducted as construction plans for each individual phase of the project are developed.

Commissioner Foster expressed his support for the proposed amendment of the Specific Use Permit (SUP).

Chairman Tolson raised a question regarding the inclusion of a 65-foot steeple in the presented Master Plan. Director Hilbourn clarified that for schools, the maximum allowable height for a steeple is 60 feet. However, staff strongly recommends against approving a 60-foot steeple due to the city's limited fire resources and staffing. Gavin Newman, a representative from GFF Design, explained that the remainder of the building would not exceed 45 feet in height, including screening for air conditioning units. Director Hilbourn advised the Commission to discuss and stipulate any height requirements during the meeting. This would allow Lucas Christian Academy sufficient time to adjust their designs, if necessary, prior to submitting the elevations for review.

Chairman Tolson reopened the Public Hearing at 7:45PM.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, asked if hours of construction would be part of the proposal. Director, Joe Hilbourn clarified that hours of construction are enforced by city ordinance, and are Monday-Saturday, 7AM – 6PM.

Chairman Tolson closed the Public Hearing at 7:46PM.

**MOTION:** A motion was made by Chairman Tolson, seconded by Commissioner Foster to approve amendments to an existing SUP at Lucas Christian academy to amend the school's master plan at 505 West Lucas Road Lot 1, Block A of Lucas Christian Church Addition being all of a 16 acre tract of land, is asking to incorporate an adjacent tract ABS A0538 JAS LOVELADY SURVEY, TRACT 21, 22.679 ACRES, and a new master plan subject to the following conditions:

- Items 1, 2, and 3 from the existing SUP (Ordinance #2011-04-00679) will remain in effect.
- Hours of operation will be restricted to:
  - Monday through Thursday: 7:30 AM – 10:30 PM
  - Saturday: 9:00 AM – 6:00 PM
- Exterior field lighting will be restricted to:
  - Monday, Tuesday, and Thursday: until 9:30 PM
  - Friday: until 10:30 PM

- Item #7 will be amended to require full live screening with the following specifications:
  - Minimum size of 25-gallon plants
  - Maximum spacing of 10 feet
  - Inclusion of a hedge row in between the screening.

The motion carried with a vote of 4-1, with Commissioner Hise voting in opposition.

## Regular Agenda

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4. **Consider approval of a request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayed for approval of a final plat for Enchanted Creek Estates Phase 2B, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 104.595 acres.**

Development Services Director, Joe Hilbourn provided a presentation on this item, informing the Commission of the current outstanding conditions.

**MOTION:** A motion was made by Alternate Commissioner Awezec, seconded by Commissioner Hise to deny the request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayed for approval of a final plat for Enchanted Creek Estates Phase 2A, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 31.149 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive. The motion carried with a vote of 4-1, with Alternate Commissioner Dale voting in opposition.

3. **Consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titled “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.**

Development Services Director Joe Hilbourn provided a presentation on this item, highlighting a few additional grammatical corrections.

**MOTION:** A motion was made by Alternate Commissioner Dale, seconded by Commissioner Foster to approve amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titled “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. The motion carried with a unanimous vote of 5-0.

**Note:** This agenda item was discussed and acted upon without being formally opened as a public hearing, as required by procedural rules. It will be revisited and properly presented as a public hearing at a future Commission meeting.

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

**7. Adjournment.**

Chairman Tolson adjourned the meeting at 8:13 pm.

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Tommy Tolson, Chairman

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Morgan Kowaleski, Executive Admin Assistant



# City of Lucas

## Planning and Zoning Agenda Request

### December 12, 2024

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item**

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Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titled “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.

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

#### **Background Information**

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On December 7, 2023, the City Council agreed to form a Council Subcommittee consisting of Mayor Jim Olk, Councilmember Dusty Kuykendall, and Councilmember Tim Johnson to further review Chapter 14 and make additional proposed changes. On January 18, 2024, the Council Subcommittee met with Development Services Director Joe Hilbourn and Assistant City Manager Kent Souriyasak to discuss new edits and agreed to move forward with final recommended changes to Chapter 14 excluding accessory buildings which will be reviewed separately.

Prior to Mayor Olk's departure the subcommittee for accessory buildings met and had some discussions regarding ADU's. On October 10<sup>th</sup> staff brought forward an attempt to replicate what we had discussed. I also tried to address the pool house/art studio concern.

Staff received a request from a citizen to take a fresh look at chapter 14 Supplementary regulations division 7 lighting.

Proposed amendments discussed at the October 10<sup>th</sup> Planning and Zoning Commission meeting are attached as a supporting document.

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

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1. Public Notice
2. Proposed Amendments to Chapter 14



# City of Lucas

## Planning and Zoning Agenda Request

### December 12, 2024

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

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NA

#### **Recommendation**

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#### **Motion**

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I make a motion to approve/deny amendments to the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning", 14.03.472 titled "Building Regulations", (i) Impervious coverage and Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses".



## 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 November 14, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, December 5, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titles “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.

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](mailto: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](mailto:jhilbourn@lucastexas.us).



Industrial zoning district change:

§ 14.03.472 Building regulations.

- (a) All drive-through, drive-in and drive-up businesses shall require a specific use permit.
- (b) All mechanical equipment shall be screened from public view either by landscaping materials or materials that blend with the building.
- (c) Refuse collection areas shall be screened from public view.
- (d) Parking and drives to be weather-impervious surface. Parking and fire lanes shall be a minimum of three thousand five hundred pounds per square inch (3,500 psi) concrete of six inches (6") thick with six inches (6") of flex base material compacted to ninety-five percent (95%).
- (e) Outside storage as allowed by specific use permit.
- (f) Loading docks to be at rear or side of building and shall be screened from public view or residential zoning districts.
- (g) A specific use permit shall be required when the total square footage of the principal building and/or any accessory buildings exceeds fifty thousand square feet (50,000 sq. ft.).
- (h) Replacement of buffering/screening/fencing: all existing buffering, screening, and fencing that is replaced is required to be replaced with materials required by code for new construction. If there is no material listed for the application then the replacement will match existing material for buffering, screening, or fencing, of the item being replaced
- (i) Impervious coverage. The maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area.

*Accessory Building definition change:*

Accessory buildings and structures.

Buildings or structures located on the same lot as a dwelling or other principal building, the use of which is subordinate in area, volume, and extent as well as incidental in use to the use of the dwelling or other principal building. An accessory building or use is:

- (1) Subordinate to and serves a principal building or principal use;
- (2) Subordinate in area, extent, or purpose to the principal building or principal use served.
- (3) Contributes to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and
- (4) Located on the same building lot as the principal use served.
- (5) "Accessory" when used in the text shall have the same meaning as accessory use.

§ 14.04.301 Purpose.

The purpose and intent of the accessory building, accessory structures and accessory use regulations is to:

- (1) Maintain neighborhood and community integrity and preserve the existing character of neighborhoods by encouraging compatible land uses.
- (2) Provide the residents of the city the opportunity to use their property to enhance the quality of life and/or fulfill personal objectives as long as the use of the property is compatible with the land uses or character of the neighborhood.
- (3) Assure that public and private services such as streets, water, stormwater drainage, and electrical systems are not burdened by accessory uses to the extent that the accessory usage exceeds that which is normally associated with the principal use of the property.

§ 14.04.302 Accessory buildings, structures, and uses permitted.

- (a) Accessory buildings and structures may be erected, maintained, and used for purposes which are clearly subordinate to the principal building, structure, or use permitted on the premises.
- (b) Accessory buildings, structures, and uses shall be so constructed, maintained, and utilized so that the use of the building, structure or equipment located therein does not produce excessive noise, vibration, concussion, dust, dirt, smoke, odors, noxious gases, heat, traffic, glare from artificial illumination or from reflection of light that may be offensive to persons of ordinary sensibilities that occupy surrounding properties.
- (c) The total square footage of the principal building or structure and any accessory buildings or structures shall not exceed the lesser of fifty thousand (50,000) square feet or thirty percent (30%) of the lot square footage without a specific use permit. Additionally, the total square footage of an accessory dwelling unit (ADU) shall not exceed six hundred (600) square feet without a specific use permit. A specific use permit for an ~~accessory dwelling unit (ADU)~~ in excess of six hundred (600) square feet may be ~~P~~permitted by the city council when such property owner can show the following:
  - (1) Does not contain or support a use inconsistent with the zoning district regulation applicable to the property;
  - (2) Use of structure does not cause traffic congestion;
  - (3) Does not support use by any person other than owner or occupant of the principal building, structure, or dwelling; and
  - (4) That size and mass of the structure is consistent with the surrounding uses.
- (d) Except as provided herein, no trailers, containers, commercial boxes or other similar prefabricated containers shall be used as accessory buildings or structures. Exceptions to this subsection (d) are as follows:

(1) Agriculture uses with five (5) acres or more may utilize trailers, containers, or commercial boxes for permanent storage located behind the principal building or structure and completely obscured from public view; or

(2) In industrial and commercial zoned districts, trailers, containers, or commercial boxes for temporary storage facilities may be used for a period not to exceed ninety (90) days total in any one calendar year. Such industrial or commercial temporary storage facilities shall be located behind the principal building or structure and completely obscured from public view. The director of development services may extend the allowable time in thirty (30) day increments up to a maximum of one hundred and eighty (180) days, provided the property owner provides just cause for the extension.

(e) Except in the agricultural use district (AO), accessory buildings shall be built after the principal building or structure is substantially complete. Accessory buildings used for agricultural purposes that may be built before the principal building or structure in AO districts:

(1) Include, but are not limited to: pole barns, livestock barns, riding arenas, implement storage facilities, and loafing sheds.

(2) Shall not contain area(s) designed or intended to be used for human habitation for living, sleeping, cooking and/or eating.

(f) Game/party room, art studio, or pool house may be a standalone structure, or attached but not interconnected to the principal building, structure, or dwelling. All areas associated with, or providing support to a Game/party room, art studio, or pool house shall be used in calculating the square footage of the Game/party room, art studio, or pool house. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, covered vehicle storage areas, utility rooms, and similar spaces. Game/party room, art studio, or pool house shall comply with the following:

Commented [JH1]: Added or

Commented [JH2]: Changed added an N should be and

(1) In R-2, R-1.5, R-1, ED, and AO zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

#### § 14.04.303 Exemptions.

The following accessory structures are exempt from this division:

(1) Retaining walls;

(2) Air-conditioning mechanical equipment;

(3) Uncovered flatwork (such as, but not limited to, patios, sidewalks, concrete pool decking and driveways);

(4) Playhouses less than one hundred and twenty-five (125) square feet without running water or electricity, playground equipment, tree forts, and similar structures located behind the front of the principal building or structure; and

(5) Temporary (less than seven (7) days) membrane structures (such as, but not limited to, tents and bounce houses).

#### § 14.04.304 General accessory buildings and structures regulations.

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

##### (1) Types of accessory buildings and structures.

(A) Attached accessory buildings and structures. Accessory buildings and structures that are physically attached to a principal building ~~or structure or located less than ten feet (10') from the principal building or structure~~ shall be considered attached accessory buildings or structures.

(B) Detached accessory buildings and structures. Accessory buildings and structures which are physically ~~located ten feet (10') or more~~ **detached** from a principal building ~~or structure~~ and a minimum of ten feet (10') behind the ~~required front setback line~~ **main structure** **principal building** shall be considered detached accessory buildings.

##### (2) Design.

(A) Attached accessory buildings and structures shall be designed to be architecturally compatible with the principal building, structure or dwelling and constructed of similar materials as the principal building.

(B) Detached accessory buildings shall be constructed of materials designed for construction and have a minimum life expectancy of at least twenty (20) years.

**(C ) Accessory buildings shall not have spaces for cooking, ~~eating~~, or sleeping areas except as provided in 14.04.304 (4)**

##### (3) Setbacks.

###### (A) Accessory buildings:

(i) Front yard setback: Attached accessory buildings or structures shall meet the required setback of the principal building or structure. Detached accessory buildings or structures shall be **set back** a minimum of ten feet (10') behind the rear build line of the principal building, structure or dwelling. A specific use permit may be **permitted** to allow a detached accessory building or structure to be located in front of the principal building, structure or dwelling in AO and R-2 (Residential 2-acre) zoned districts and shall require a **minimum** three-hundred foot (300') front yard setback.

(ii) Rear yard setback: Accessory building and structures shall have a minimum setback of twenty feet (20').

(iii) Side yard setbacks: Accessory building and structures shall be twenty feet (20') unless the side yard is adjacent to a street. Side yards adjacent to a street shall meet the required side yard setbacks as the principal building or structure.

(iv) Where a build line is established on a plat, which is not consistent with this article, the build line that is the greater distance from the front property line shall be observed.

(v) No required parking shall be allowed within the required front yard setback.

(B) In-ground swimming pools, sports courts, tennis courts and similar uses shall maintain a minimum rear yard setback of ~~twenty-five feet (25')~~ **fifty feet (50')**, a minimum side yard setback of ~~twenty feet (20')~~ **twenty-five feet (25')**. ~~and if the An in-ground pool is located~~ in front of the principal building ~~it shall maintain a minimum front yard setback of a minimum of~~ three hundred feet (300'). In-ground swimming pool setbacks shall be measured from the inside wall of said pool.

(C) The inside wall of an above-ground swimming pool and any elevated decking associated with an ~~above-ground~~ swimming pool shall be located behind the principal building and shall maintain a minimum rear yard setback of fifty feet (50') and a minimum side yard setback of twenty-five feet (25').

(4) Accessory dwelling units (ADUs). ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. ~~An ADU may be a standalone structure, attached but not~~ **ADU is considered part of the principal building provided it is interconnected to or attached by a breezeway a minimum of twenty feet (20') wide and not greater than twenty-four feet (24') long. the principal building, structure, or dwelling, or be a part of a permitted accessory building.** **ADU's may be standalone structures, attached but not interconnected to the principal building, structure, or dwelling, or be part of a permitted accessory building.** All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, ~~and~~ covered vehicle storage areas, ~~toilet rooms, utility spaces, and similar areas.~~ The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

(A) General regulations for ADUs:

(i) Only one (1) ~~accessory dwelling unit~~ **ADU** may be constructed or maintained on a lot.

(ii) ADUs shall meet the requirements for safety and occupancy of the International Residential Code as adopted by the city from time-to-time.

(iii) ADUs may not be rented, bartered, leased, or exchanged separate and apart from the principal building or structure.

(iv) ~~Detached~~ ADUs **that are standalone structures** shall be limited to a maximum height of twenty-five feet (25') measured to the peak of the roof of the structure.

(v) ADU's shall have a minimum rear yard setback of fifty feet (50'), a side yard setback of twenty-five feet (25'), and a minimum of ten feet ~~(10')~~ **(10')** behind the ~~main structure~~ **principal building**.

(B) Specific regulations for ADU square footage based on zoning district:

Commented [JH3]: Added 10 in parenthesis

(i) In R-2, R-1.5, R-1, and AO zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

~~(ii) In R-1.5 zoning districts, a maximum of six hundred (600) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and two hundred (1,200) square feet.~~

~~(iii) In R-1 and AO zoning districts, a maximum of six hundred (600) square feet. An additional four hundred (400) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand (1,000) square feet.~~



# City of Lucas

## Planning and Zoning Agenda Request

### December 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 Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.

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

#### **Background Information**

---

This lot is 41.9954 acres of land currently located in a Commercial Business (CB) Zoning District. The applicant is proposing a planned development. The planned development site plan, elevations of known tenant spaces, material board for future development, a sign plan, and district requirements / development regulations submitted by the applicant and amended at staff's request. The engineering department, public works, development services, fire department, and admin have reviewed for compliance, and needs. The applicant has been very responsive to staff requests. Preliminary drainage plans and engineering have been reviewed by staff and city attorney. We anticipate more detailed drainage plans and engineering to follow approval of PD overlay

The applicant is proposing 8 buildings with a proposed 110,214 square feet of building with an additional 12 pad sites without dedicated buildings for future development. The parking ratio of 8.4 per 1,000 square feet of gross space for a total of 920 Parking spaces. The proposed uses include an anchor grocer Tom Thumb, retail, fitness, gas station and restaurants. The proposed elevations are modern with a country feel, blending country elements with upscale architecture. The site has an approved development agreement, this request is consistent with the approved development agreement. The site is fed by a 12-inch water main from the east side, and a 12-inch water main from the north side creating a loop for the project and for the southeast corner of the city completing a proposed water looping project for the city. The site has access to a sewer lift station that is in the process of completion in accordance with the approved development agreement.

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

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1. Public Notice
2. Proposed Development Regulations
3. Exhibit E Legal description
4. Exhibit D Site Plan
5. Exhibit C Signs
6. Exhibit B Color Board/Materials
7. Exhibit A Elevations proposed tenants





**City of Lucas**  
**Planning and Zoning Agenda Request**  
**December 12, 2024**

Item No. 03

8. Location Map
9. Engineering acceptance letter.

**Budget/Financial Impact**

---

NA

**Recommendation**

---

**Motion**

---

I make a motion to approve/deny a request for a Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 41.9954 acres (1,829,317 square feet) in the A0017 James Anderson Survey, Sheet 2, Tract 27 and Tract 29, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.



## 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 December 12, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, January 2, 2025, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request a request by Winstead PC on behalf of Steve Gregory with JCBR Holdings, LLC for a PD, Planned Development on a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas and being part of a called 367.347 acre tract of land described in Special Warranty Deed to JCBR HOLDINGS, LLC, recorded in Instrument No. 20110222000191070, Official Public Records, Collin County, Texas, and being part of a called 2.00 acre tract of land described in General Warranty Deed to JCBR Holdings LLC, recorded in Instrument No. 20150302000222420 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found at the southwest end of a corner clip at the intersection of the north right-of-way line of Parker Road (also known as F.M. No. 2514, a variable width right-of-way) and the west right-of-way line of Southview Drive (also known as F.M. Road 1378, a variable width right-of-way), said point also being a southeast corner of said 367.347 acre tract;

**THENCE** with said north right-of-way line of Parker Road, the following courses and distances:

North 89°48'38" West, a distance of 801.93 feet to a 5/8-inch iron rod found for corner;  
South 88°25'33" West, a distance of 194.94 feet to a 5/8-inch iron rod found for corner;  
North 89°51'51" West, a distance of 305.21 feet to a 5/8-inch iron rod found for corner;  
North 86°12'54" West, a distance of 267.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,828.00 feet, a central angle of 10°48'32", and a chord bearing and distance of North 84°27'35" West, 344.34 feet;  
In a westerly direction, with said non-tangent curve to the right, an arc distance of 344.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 72°59'38" West, a distance of 74.76 feet to a point for corner in said north right-of-way line of Parker Road;

**THENCE** departing said north right-of-way line of Parker Road, with the east line of Enchanted Creek Phase IB, an addition to the City of Lucas, according to the plat recorded in Instrument No. 20150612010002100 of said Official Public Records, the following courses and distances:

North 58°50'27" East, a distance of 26.36 feet to a point for corner;  
North 04°32'46" East, a distance of 83.77 feet to a point for corner;

North 08°18'33" West, a distance of 429.94 feet to a point for corner;  
North 03°05'56" West, a distance 163.45 feet to a point for corner;

**THENCE** departing said east line of Enchanted Creek Phase IB, over and across said 367.347 acre tract and said 2.00 acre tract, the following courses and distances:

North 90°00'00" East, a distance of 1,432.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 00°00'00" East, a distance of 411.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 211.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the west line of said 2.00 acre tract;  
North 00°00'00" East, a distance of 105.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 384.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 528.00 feet, a central angle of 16°58'52", and a chord bearing and distance of South 10°26'40" East, 155.91 feet, in said west right-of-way line of Southview Drive;

**THENCE** with said west right-of-way line of Southview Drive, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 156.49 feet to a point for corner  
South 02°01'58" East, a distance of 658.47 feet to a point for corner;  
South 00°36'17" East, a distance of 414.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
South 89°36'14" West, a distance of 28.52 feet to a 5/8-inch iron rod with plastic cap stamped "PBJ SURVEYING" found for corner;  
South 00°23'46" East, a distance of 16.38 feet a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found for the northeast end of said corner clip;

**THENCE** with said corner clip, South 45°06'51" West, a distance of 43.68 feet to the **POINT OF BEGINNING** and containing 1,829,317 square feet or 41.9954 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

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](mailto: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](mailto:jhilbourn@lucastexas.us).

## **Planned Development Standards**

### **A. General.**

These development standards apply to the approximate cumulative 41.9954-acre tract as described in the legal description (Exhibit E) (the "Property"), attached herein. Unless otherwise provided herein, development of the Property shall be in accordance with the City of Lucas's (the "City") Code of Ordinances (the "Code"), as may be amended.

### **B. Site Plan.**

The Property shall generally be developed in accordance with the Site Plan (Exhibit D), attached herein. In the event of a conflict between the Site Plan and these development standards set forth herein, these development standards shall apply.

C. Use Regulations. In addition to those specified below, all uses permitted in the Commercial Business (CB) District are permitted by right, subject to any use specific restrictions provided below.

1. Automobile repair minor
  - a. Only permitted by right on lots 1, 2, 3, 5, 6, 7, 11, 12 and 16;
2. Convenience store with refueling station;
3. Department store (retail);
4. Farmer's market;
5. Hobby or toy store;
6. Medical minor emergency clinic;
7. Outside display of merchandise;
  - a. Only permitted by right on areas shown on the Site Plan;
8. Paint store;
9. Pet shop; Only permitted by right on lots 1, 2, 3, 5, 6, 7, 8, 9, 11, 16 and 17;
10. Pharmacist or drug store (with a drive through);
11. Refueling station;
12. Restaurant drive in;
13. Restaurant drive-through;
  - a. Permitted subject to Development Review Committee ("DRC") review and approval of stacking for drive-through services which shall not extend into roadways, driveways, or other lots.

14. Restaurant with food smoked on site;
  - a. Only permitted by right on lots 1, 2, 3, 5, 6, 7, 8, 11, and 16;
15. Therapeutic massage;
  - a. Permitted subject to DRC review and approval; and
  - b. Such therapeutic massage uses shall not be open after 9:00pm on any day.
16. Used clothing store; and
17. Vehicle wash.

D. Development Regulations. Unless otherwise stated herein, the general provisions set forth in the Code, including the City's Zoning Ordinance (the "Zoning Ordinance"), as amended, apply. The Property shall be developed in accordance with the Commercial Business (CB) District regulations, except as provided herein. In the event of a conflict between the Zoning Ordinance and these development standards set forth herein, these development standards shall apply.

1. Building Height.
  - a. Maximum height.
    - i. Lots 9, 10, and 17: 42 feet.
    - ii. Lots 5 and 8: 35 feet.
    - iii. All other lots shall comply with the CB District standards.
2. Setbacks.
  - a. Side yard: no minimum setback between interior lot lines.
  - b. Rear yard: no minimum setback between interior lot lines.
  - c. All periphery setbacks shall comply with the CB District standards.
3. Business operations.
  - a. Outside dining is permitted.
  - b. Office uses shall be considered service type uses.
4. Off-street parking and loading.
  - a. Off-street parking and loading shall be provided as shown on the Site Plan and as further provided in Section E of these standards.
5. Impervious coverage.
  - a. Maximum impervious coverage for the Property is 70% with an additional allowance of up to 10% for pervious coverage.

6. Landscaping and tree conservation.

a. Landscaping.

- i. Approved landscape material includes turf grasses.
- ii. One (1) shade tree and eight (8) shrubs for every seventy-five (75) linear feet of frontage is required.
- iii. One (1) shade tree for every 40 feet of adjacency to property used or zoned for single-family or duplex.
- iv. A minimum of 20 percent of the Property (excluding right of way) shall be maintained as landscaped area.
- v. A minimum of 5 percent of each individual lot (excluding right of way) shall be maintained as landscaped area.
- vi. A minimum of 5 percent of interior parking lots shall be maintained as landscaped area.
- vii. Floodplain area shall be considered landscape area subject to the following:
  - A. Floodplain area shall be reasonably maintained in a state of good repair and neat appearance so as to not interfere with use of the floodplain area as landscape area.

b. Tree Conservation.

- i. Mature trees within the area identified as “tree preservation zone” on the Site Plan may not be voluntarily removed by the Property owner.

7. Signs. Signage must be provided in accordance with the following and as shown on the Site Plan and the Sign Elevations (Exhibit C).

- a. Maximum height of a freestanding sign shall be 15 feet.

b. Monument Signs.

- i. Maximum height of a monument sign shall be 15 feet.
- ii. The sign area illustrating the business name shall not exceed 100 square feet. The overall sign area, including the base and/or supporting frame, may be no more than 150 square feet.
- iii. The minimum distance between signs is 50 feet.

c. Attached Signs.

i. Canopy, awning, and arcade signs are permitted.

ii. Except as otherwise provided herein, one (1) attached sign is allowed on the front façade of a building. Additional signs may be placed on any other facade of a building if such façade faces an abutting drive or parking lot. Attached signs may be a maximum of 10 percent of the total area of the front façade or 150 square feet, whichever is larger.

iii. For tenants occupying a building or suite 7,000 square feet or more, multiple attached signs are permitted. The total area of signs located on the primary facade shall not exceed 10 percent of the primary façade area. The total area of signs located on secondary facades shall not exceed 5 percent of the secondary façade area.

iv. Additional signs for a refueling station may be located on the three (3) primary facias of the refueling station canopy. The maximum sign area for the canopy-attached signs shall be the same as the maximum area permitted for the building-attached signs.

d. Sign illumination.

i. Signs related to a refueling station used to advertise fuel prices shall have no hour restrictions for operation or illumination.

ii. Signs related to a grocery store use located on a lot used for a refueling station may be illuminated from dusk to daylight.

iii. All other signs related to a grocery use must extinguish illumination at 12:00am.

8. Miscellaneous.

a. A specific use permit shall be required when the total square footage of a single use exceeds 80,000 square feet.

b. No screening shall be required along the western property line.

c. Parking lot layout, landscaping, buffering and screening is not required to minimize direct views of parked vehicles from streets.

d. Off street loading areas are not required to be located at the rear of a building and are not required to be screened from adjacent single-family residential use.

e. "Strip-type" commercial development is permitted as generally shown on the Site Plan.

- f. Screening is not required for transformers, utility meters, and other machinery.
- g. The City of Lucas wastewater lift station providing service to the Property shall be screened with wrought-iron fencing.
- h. Transformers, lift stations, utility meters, and other machinery are not required to be located at the rear property line, drive, or alley.
- i. Storefronts or faces of buildings shall provide architectural elements in order to achieve varying façade geometry and articulation.
- j. Direct light sources shall not produce glare at the property line, but may be visible at the property line at ground level or above, but must be, as much as physically possible, contained to the target area.
- k. Bays for automobile repair uses may not face a public thoroughfare.
- l. Outdoor storage , display and use Only permitted by right in areas clouded and labeled on the proposed site plan for outdoor storage, all other outdoor storage, display and use by SUP only.

E. Major Development Standards. Except as provided herein, the major development standards in section 14.03.355 of the Zoning Ordinance shall apply.

- 1. The maximum height of any wall is not limited by proximity to a residential zoning district.
- 2. No landscape area, including a landscaped street or landscaped pedestrian way, or other appropriate landscape or hardscape features is required to separate lots from each other.
- 3. Parking is not required to be divided into multiple lots and may contain more than 120 parking spaces. No maximum number of total off-street parking serving development on the Property.
- 4. Minimum parking space dimensions shall be nine feet (9') wide and eighteen feet (18') in length.
- 5. A covered passenger loading area is not required except for a medical minor emergency clinic.
- 6. No elevation or change in materials is required to differentiate pedestrian walkways from driving surfaces, except for pedestrian walkways contiguous with buildings.
- 7. No reader boards having changeable copy, electronic or otherwise, are allowed except for any signs related to a refueling station or a convenience store with refueling station.
  - a. Reader boards related to a refueling station having a changeable copy, electronic, or otherwise may be located on a:



- i Monument sign;
- ii Canopy sign; or
- iii Any other sign permitted by these standards or the Code to display fuel pricing.

8. No bus pullout or shelter is required to be developed on-site or off-site in relation to the Property.

F. Site plan, landscape plan, and building design.

1. Amendments to the Site Plan that conform to the requirements of this planned development shall be approved and do not require public hearings. Amendments to the Site Plan may not increase maximum height or density, decrease maximum impervious coverage, or decrease minimum setbacks.

2. A landscape plan shall be approved if it conforms to the requirements of this planned development, and no public hearings are required. Minor amendments to the approved landscape plan may be approved administratively by the DRC.

3. Building design and materials.

a. Lot 4, 8, 9, 10, and 17.

- i. Building design, materials, and appearance for lots 4, 8, 9, 10, and 17 shall be provided in accordance with the Retail Design Package (Exhibit A).

b. All other lots shall provide building design, materials, and appearance generally consistent with the Materials Board (Exhibit B).

4. Development of the Property shall be consistent with the Site Plan.

## PROPERTY DESCRIPTION

**BEING** a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas and being part of a called 367.347 acre tract of land described in Special Warranty Deed to JCBR HOLDINGS, LLC, recorded in Instrument No. 20110222000191070, Official Public Records, Collin County, Texas, and being part of a called 2.00 acre tract of land described in General Warranty Deed to JCBR Holdings LLC, recorded in Instrument No. 20150302000222420 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with plastic cap stamped "PJB SURVEYING" found at the southwest end of a corner clip at the intersection of the north right-of-way line of Parker Road (also known as F.M. No. 2514, a variable width right-of-way) and the west right-of-way line of Southview Drive (also known as F.M. Road 1378, a variable width right-of-way), said point also being a southeast corner of said 367.347 acre tract;

**THENCE** with said north right-of-way line of Parker Road, the following courses and distances:

North 89°48'38" West, a distance of 801.93 feet to a 5/8-inch iron rod found for corner;  
South 88°25'33" West, a distance of 194.94 feet to a 5/8-inch iron rod found for corner;  
North 89°51'51" West, a distance of 305.21 feet to a 5/8-inch iron rod found for corner;  
North 86°12'54" West, a distance of 267.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,828.00 feet, a central angle of 10°48'32", and a chord bearing and distance of North 84°27'35" West, 344.34 feet;  
In a westerly direction, with said non-tangent curve to the right, an arc distance of 344.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 72°59'38" West, a distance of 74.76 feet to a point for corner in said north right-of-way line of Parker Road;

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**THENCE** departing said east line of Enchanted Creek Phase IB, over and across said 367.347 acre tract and said 2.00 acre tract, the following courses and distances:

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North 00°00'00" East, a distance of 411.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 211.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the west line of said 2.00 acre tract;  
North 00°00'00" East, a distance of 105.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;  
North 90°00'00" East, a distance of 384.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 528.00 feet, a central angle of 16°58'52", and a chord bearing and distance of South 10°26'40" East, 155.91 feet, in said west right-of-way line of Southview Drive;

**THENCE** with said west right-of-way line of Southview Drive, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 156.49 feet to a point for corner

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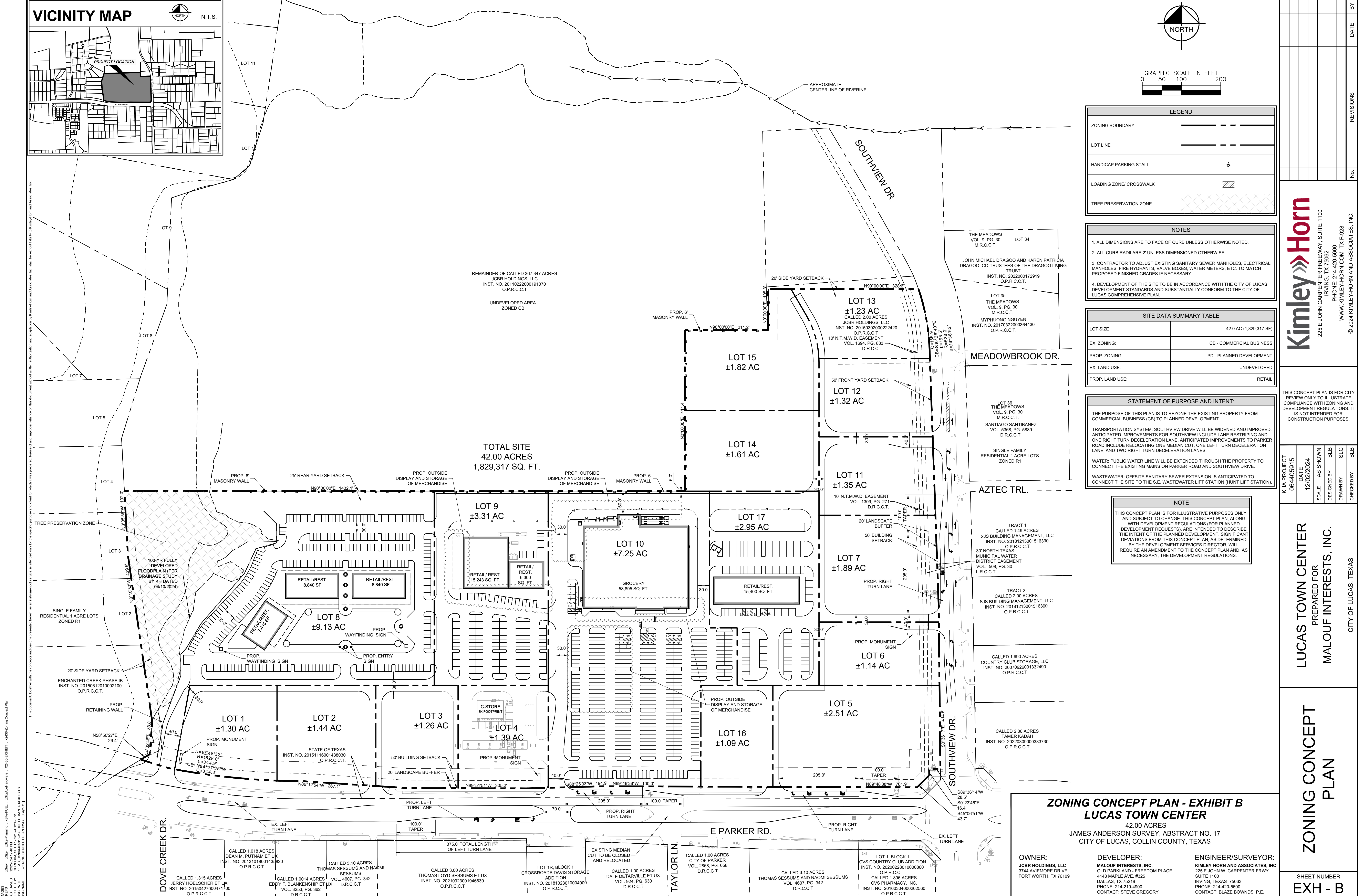
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**THENCE** with said corner clip, South 45°06'51" West, a distance of 43.68 feet to the **POINT OF BEGINNING** and containing 1,829,317 square feet or 41.9954 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).



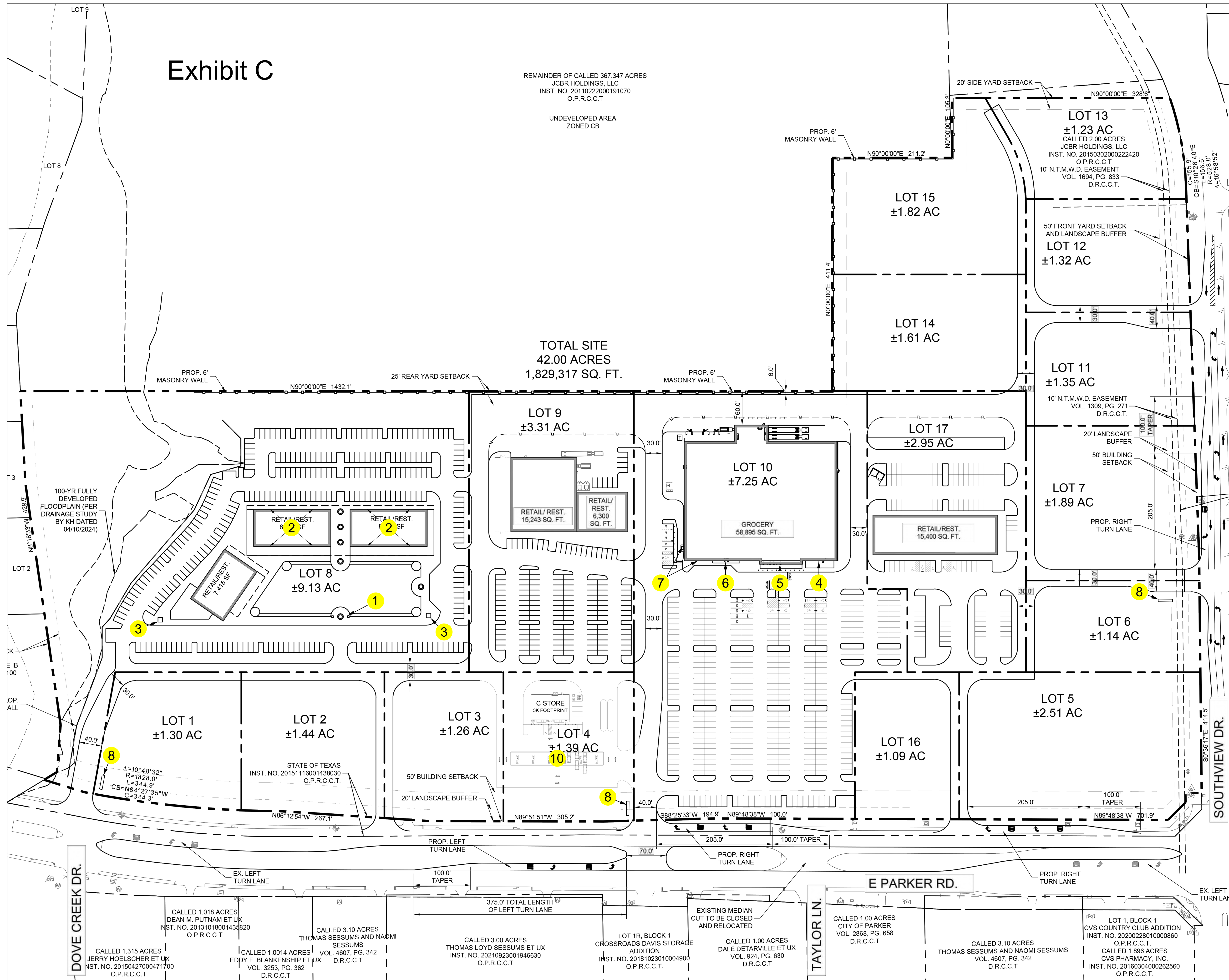




REMAINDER OF CALLED 367.347 ACRES  
JCBR HOLDINGS, LLC  
INST. NO. 20110222000191070  
O.P.R.C.C.T

UNDEVELOPED AREA  
ZONED CB

TOTAL SITE  
42.00 ACRES  
1,829,317 SQ. FT.

 $1'' = 80'$ 

GFF ARCHITECTS INC.  
3030 NOWITZKI WAY  
SUITE 400  
DALLAS, TX 75204  
COLEMAN BRINK  
214.686.3533

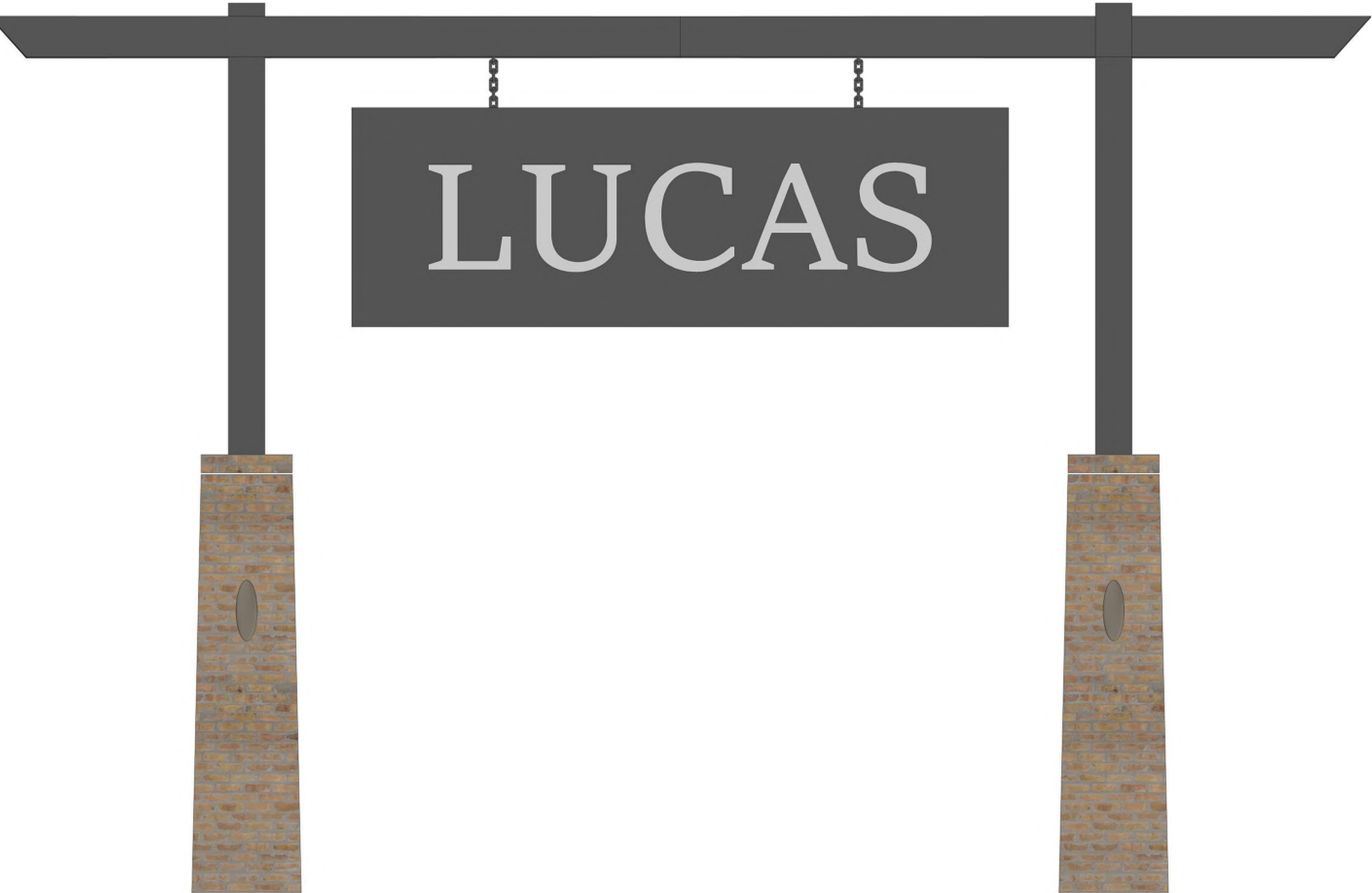
# SCHEMATIC DESIGN

A-1





3 MULTI-FACE WAYFINDING SIGNAGE - LOT 8  
1/2" = 1'-0"



1 DOUBLE-SIDED FEATURE SIGNAGE - LOT 8  
1/2" = 1'-0"



2 RESTAURANT DOUBLE-SIDED HANGING SIGNAGE - LOT 8  
1/2" = 1'-0"

OWNER / APPLICANT  
MALOUF INTERESTS  
OLD PARKLAND - FREEDOM PLACE  
4143 MAPLE AVE  
SUITE 325  
DALLAS, TEXAS 75219  
STEVE GREGORY  
214.770.2888

ARCHITECT  
GFF ARCHITECTS INC.  
3030 NOWITZKI WAY  
SUITE 400  
DALLAS, TX 75204  
COLEMAN BRINK  
214.686.3533

LUCAS RETAIL PLANNING

LUCAS, TEXAS

SCHEMATIC DESIGN

THIS DOCUMENT IS  
NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION.

Drawn  
Approved

GFF ARCHITECTS

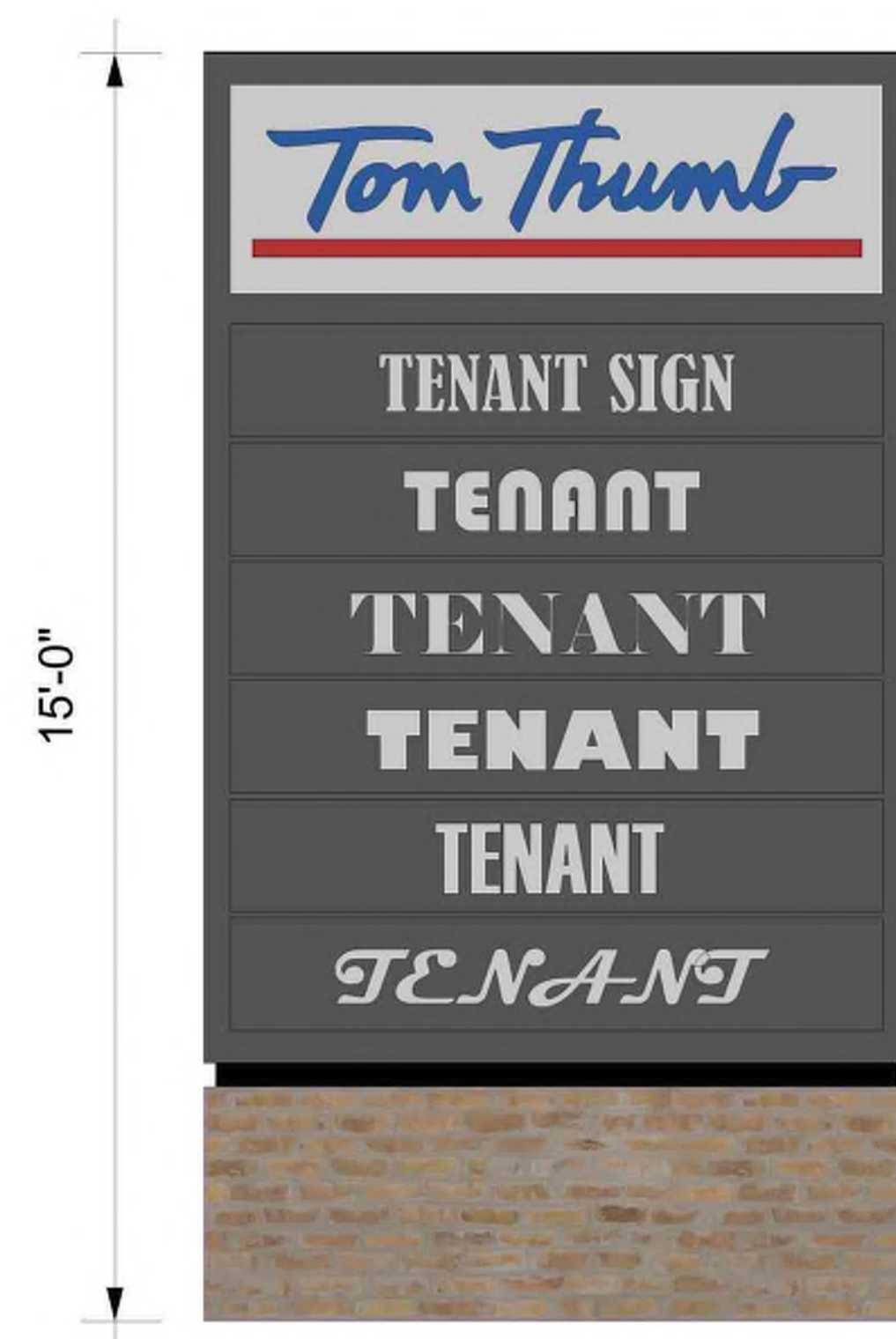
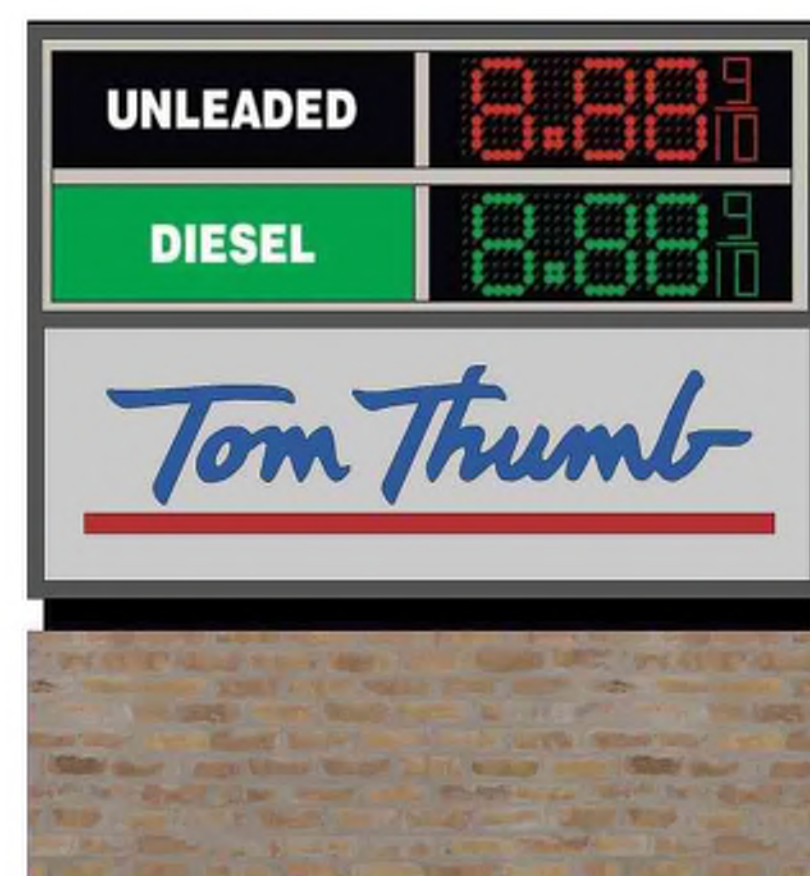
SIGNAGE

Project No. 23103.00  
Date 12.2.2024









OWNER / APPLICANT

MALOUF INTERESTS  
OLD PARKLAND - FREEDOM PLACE  
4143 MAPLE AVE  
SUITE 325  
DALLAS, TEXAS 75219  
STEVE GREGORY  
214.770.2888

ARCHITECT

GFF ARCHITECTS INC.  
3030 NOWITZKI WAY  
SUITE 400  
DALLAS, TX 75204  
COLEMAN BRINK  
214.686.3533

# LUCAS RETAIL PLANNING

LUCAS, TEXAS

## SCHEMATIC DESIGN

[illegible]

THIS DOCUMENT IS  
NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION.

Drawn \_\_\_\_\_

Approved \_\_\_\_\_

GFF ARCHITECTS

## SIGNAGE

Project No.	23103.00
Date	12.2.2024









COMPOSITE WOOD PLANK - SOFFIT



BRICK BLEND - RUNNING BOND



PAINTED CMU - MULTIPLE NEUTRAL COLORS



CORRUGATED METAL ROOF AND WALL PANEL



CLEAR ANODIZED ALUMINUM STOREFRONT



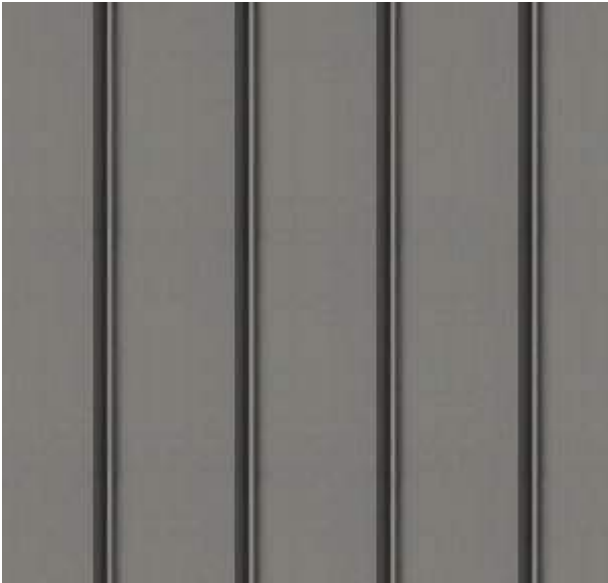
COMPOSITE WOOD PLANK - WALL SIDING



WHITE BRICK- RUNNING BOND



CHARCOAL GRAY PAINT



STANDING SEAM METAL PANEL - SLATE GRAY



BLACK ANODIZED ALUMINUM STOREFRONT

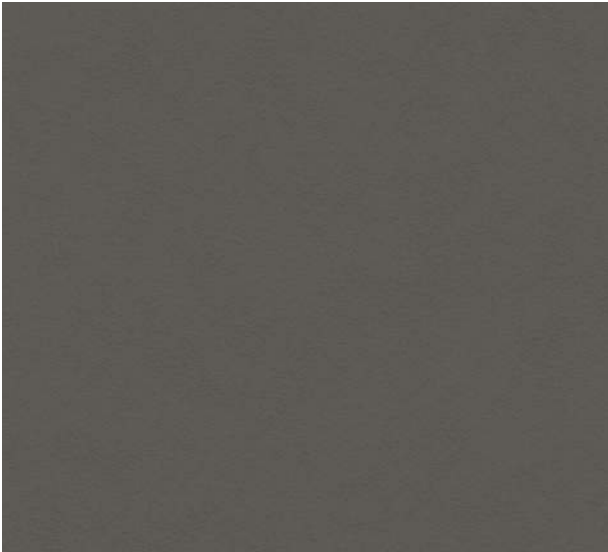
# Exhibit C



WOOD-LOOK METAL PANEL TO MATCH WALL SIDING



WHITE STUCCO - SHERWIN WILLIAMS 7008 ALABASTER



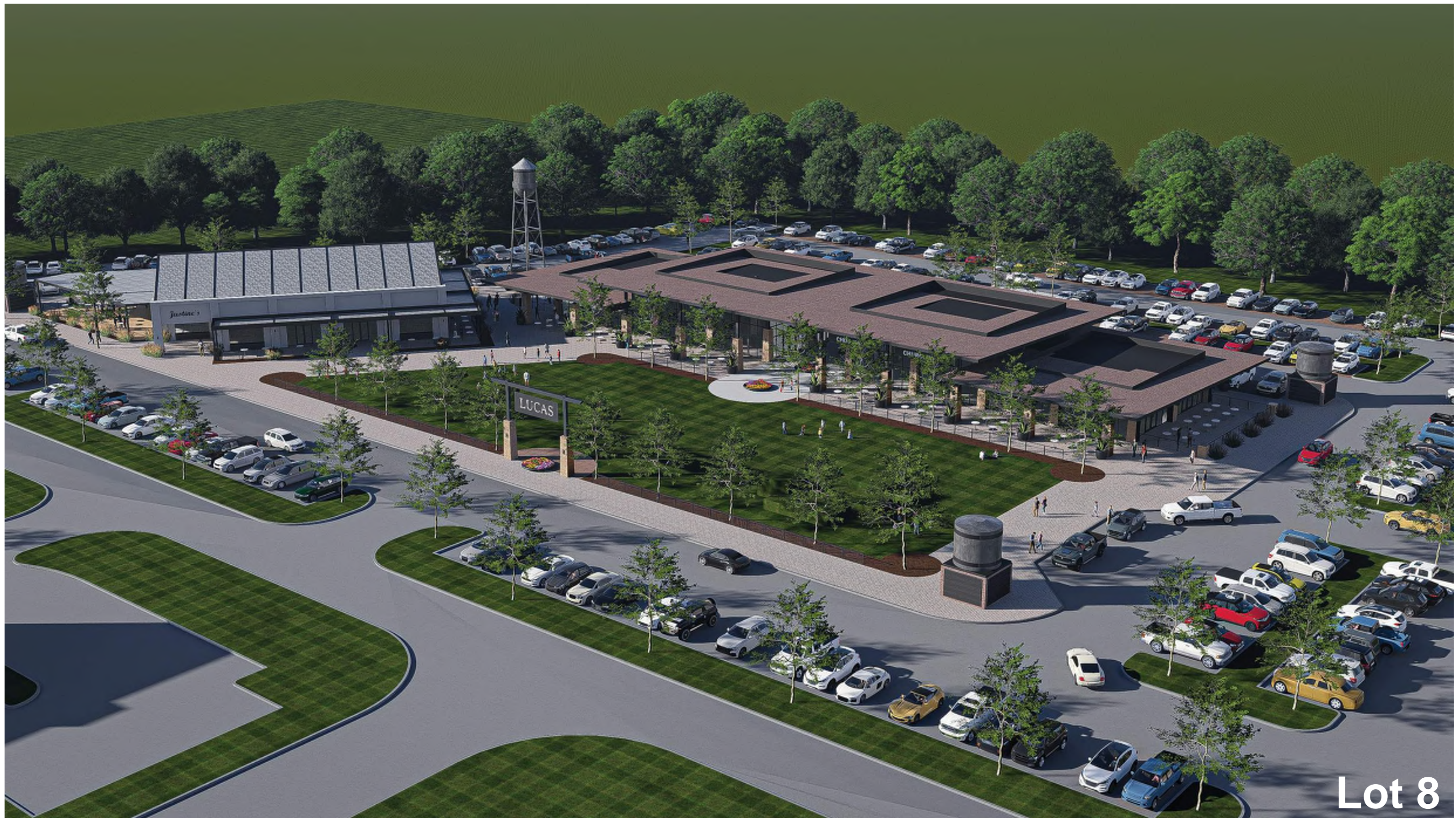
CHARCOAL STUCCO - SHERWIN WILLIAMS 7019 GAUNTLET GRAY



HONED NATURAL LIMESTONE VENEER

# Lucas Retail Design









Lot 8









Lot 8





Lot 8





Lot 8



















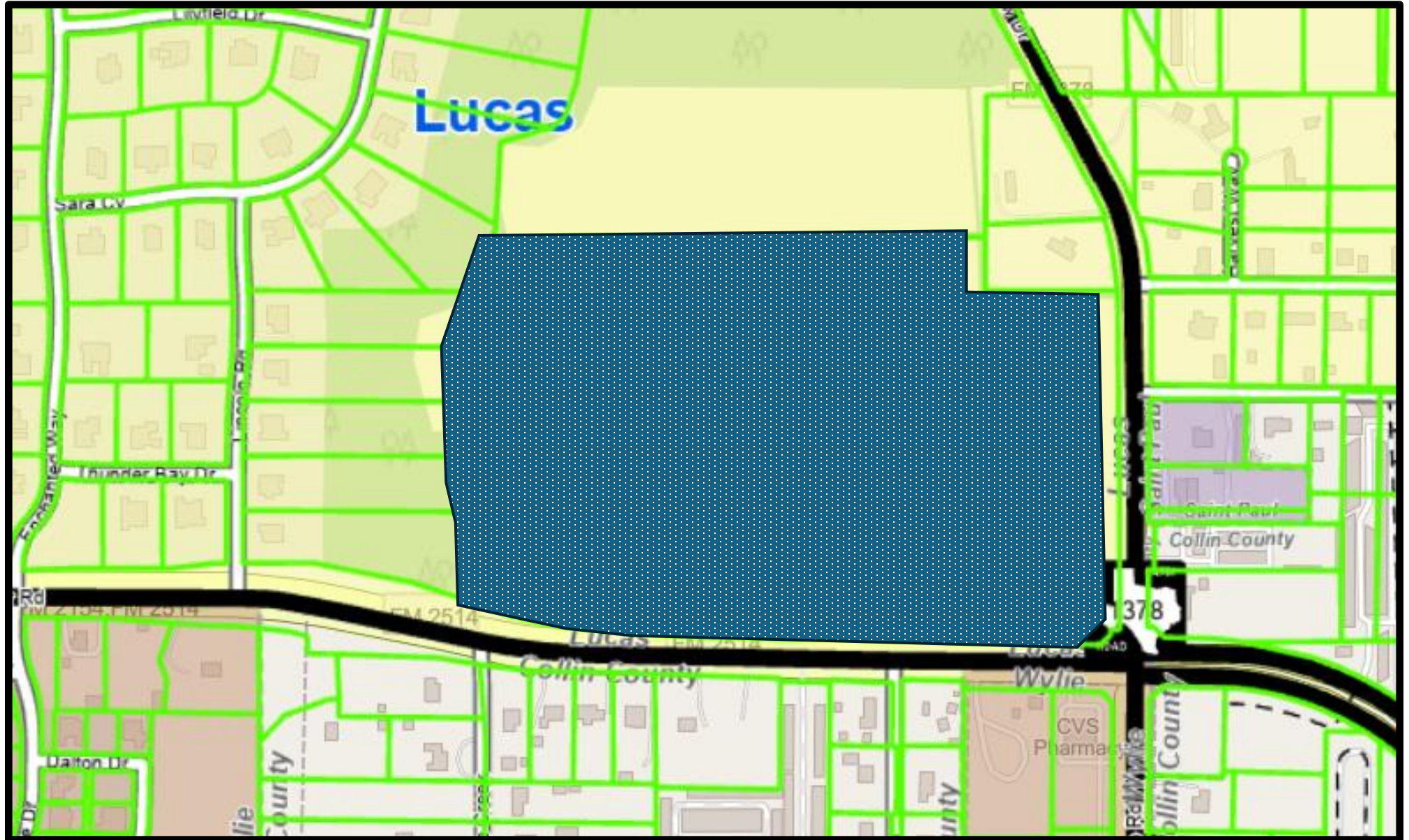








## Parker & Southview Planned Development ~ Location Map







**Patrick Hubbard, MPA**

City of Lucas  
CIP Manager  
665 Country Club Road  
Lucas, Texas 75002

**May 21, 2024**

Re: *2<sup>nd</sup> Review Comments*  
Malouf – Private Development  
Lucas, TX – Muddy Creek

**Mr. Hubbard:**

Cardinal Strategies Engineering Services, LLC ("Cardinal") received a Detention Timing Study from Kimley-Horn and Associates, Inc for the Malouf commercial site located on the northwest corner of Parker Road and Southview Drive in the City of Lucas, Texas. The comments made are in general observation of the information provided and do not relieve the Engineer of Record of any responsibilities under the Texas Engineering Practice Act.

## ***I. Report***

1. 1<sup>st</sup> Comment: The final report should be signed and sealed by the professional engineer.

1<sup>st</sup> Response: The final report has been signed and sealed.

2<sup>nd</sup> Comment: Addressed.

## ***II. Hydrology***

1. 1<sup>st</sup> Comment: The drainage areas should be rounded to 0.01 acres (0.000001 sq mi) in HEC-HMS from the CITY Planning and Design Criteria Section 13.07.005.c.6.

1<sup>st</sup> Response: The drainage area values in HEC-HMS have been updated.

2<sup>nd</sup> Comment: Addressed.

2. 1<sup>st</sup> Comment: From the CITY Planning and Design Criteria Section 13.07.005.b, the hydrology model should be in the latest version of HEC-HMS

1<sup>st</sup> Response: The HEC-HMS model has been updated to the latest version (Version 4.11)

2<sup>nd</sup> Comment: Addressed.

3. 1<sup>st</sup> Comment: There are markups added to EXH-3 which are included with these comments. There seems to be new developments around drainage area MC\_R2630W2630 that were developed after the Cardinal study. The change in land use and drainage area should be reflected in this study.

1<sup>st</sup> Response: The land use has been updated to align with current land use.

2<sup>nd</sup> Comment: Addressed.

4. 1<sup>st</sup> Comment: The Post-Project Time of Concentrations table calculations only have Storm Sewer Flow for the flow path (aside from MC\_R2630W2630c1), there should be sheet and shallow concentrated flow with these areas.

1<sup>st</sup> Response: Since this is just a preliminary design to determine if the site can develop without detention, there is no grading associated with the current site plan. Kimley-Horn used a minimum inlet time in lieu of sheet and shallow concentrated flow for this exercise. Grading will be provided when the site goes into final design.

2<sup>nd</sup> Comment: Conditionally Addressed. The lag times will need to be updated when this goes to final design.

5. 1<sup>st</sup> Comment: EXH-3 and EXH-4 show a difference in land use off-site in drainage area MC\_R2630W2630a, shown in the clips below. Though the curve numbers for the drainage areas are the same. Please revise.

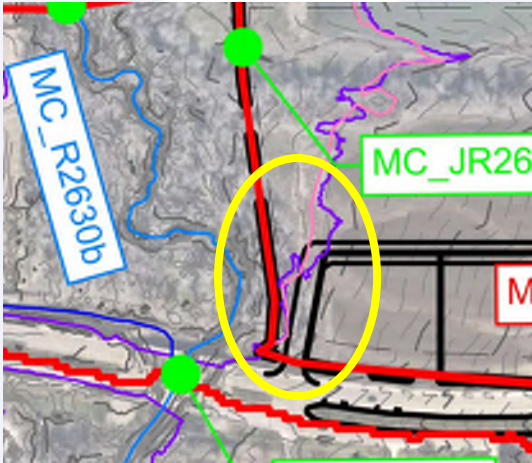


1<sup>st</sup> Response: Drainage area MC\_R2630W2630a has been updated to show the proper land use.

2<sup>nd</sup> Comment: Addressed

### III. Hydraulics

- 1<sup>st</sup> Comment: The Hydraulic Analysis section mentions that the site won't affect the floodplain but EXH-2 shows the floodplain overlaps with the entrance on the west side of the site (see clip below). If grading in this area is proposed then a Hydraulic Analysis will be needed.



1<sup>st</sup> Response: The site plan has been adjusted to be outside of the floodplain.

2<sup>nd</sup> Comment: Addressed.

### IV. General

- 1<sup>st</sup> Comment: Please include all digital files (CAD/shapefiles) that were used in the hydrology and hydraulic study. This should include drainage areas, land use, flowpaths, soils, cross-sections, stream centerlines, floodplains, existing and proposed contours and etc.

1<sup>st</sup> Response: CAD digital files have been included.

2<sup>nd</sup> Comment: Addressed.

Based on the comments above, Cardinal does recommend acceptance of this plan set. The study meets the standards set by the CITY.

Sincerely,



Thomas Caffarel, PE, CFM  
Engineering Services Manager  
Cardinal Strategies  
TBPE Firm Registration No. F-11976



John Jacobs, CFM  
Assistant Project Manager  
Cardinal Strategies  
TBPE Firm Registration No. F-11976



# City of Lucas

## Planning & Zoning Agenda Request

### December 12, 2024

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

---

Consider approval of a request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayeddi for approval of a final plat for Enchanted Creek Estates Phase 2B, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 104.595 acres.

### **Background Information**

---

This property is currently zoned R-1 (Residential 1-acre) This plat proposes 51 lots on 104.595 acres, with an average lot size of 2.05 acres. The smallest lot is greater in size than the required one acre. There are no dead-end water lines proposed with this development, all water lines are looped.

The Preliminary Plat was originally approved on December 1, 2016 and would have expired on December 1, 2021. The approval of a preliminary plat expires five years after the date of City Council approval unless a final plat is submitted and approved by the Planning and Zoning Commission for the property within such period the preliminary plat was extended on October 14, 2021.

There is an approved preliminary plat that is current, an approved development agreement, and concept plan. The proposed final plat is in conformance with both the approved preliminary plat, and the approved development agreement with concept plan. There are outstanding items from the site walk see below.

### **Attachments/Supporting Documentation**

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1. Location Map
2. Final Plat
3. Site plan
4. Application
5. Checklist



# City of Lucas

## Planning & Zoning Agenda Request

### December 12, 2024

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

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NA

#### **Recommendation**

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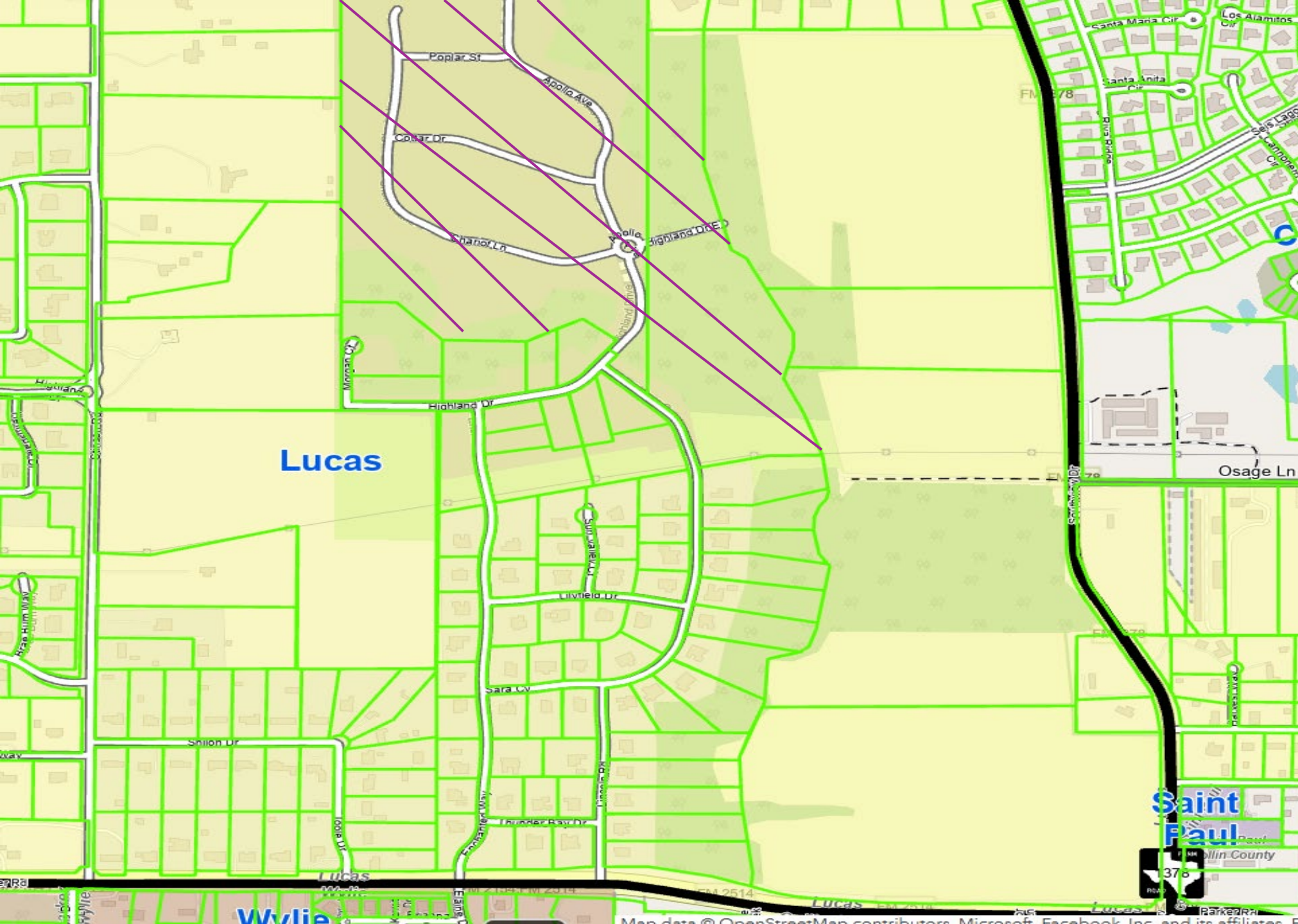
1. Plat meets all requirements.
2. Public Improvements have been accepted by Public Works.
3. Engineering has reviewed the LOMAR and As-Builts and take no exception.

#### **Motion**

---

I make a motion to approve/deny the request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for approval of a final plat for Enchanted Creek Estates Phase 2A, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 31.149 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive.

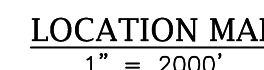
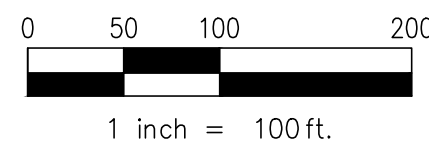




# Location Map Enchanted Creek Phase 2B



1. Part of the subject property is located within a FEMA 100 year flood plain per FEMA map panel 48085C0405J dated June 2, 2009.
2. Home owners are required to maintain grass and drainage ditches up to the edge of pavement.
3. Wrought iron fences only are permitted within drainage easements.
4. Side Yard setbacks are to be 25' when abutting a road. When not abutting a road, side yard setbacks are to be 20' or 10% of the lot width, whichever is less.
5. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Empl	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
GE	Gas EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
ST	STREET EASEMENT
FAE	FIRELINE, ACCESS, & UTILITY EASEMENT
WKE	WALL MAINTENANCE EASEMENT
HKE	HIKE & BIKE TRAIL EASEMENT
WAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Mn. Fl.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
DL	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
Lot Frontage	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
PROCT	RED RECORDS, COULIN COUNTY, TEXAS
PROCT	PLAT RECORDS, COULIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COULIN COUNTY, TEXAS
LRCT	LAND RECORDS, COULIN COUNTY, TEXAS

51 LOTS, 1-28 BLOCK A, 1-4 BLOCK B, 1-9 BLOCK C,  
1-10 BLOCK D, & 1 OPEN SPACE / HOA LOTS  
104.595 ACRES OUT OF THE  
JAMES ANDERSON SURVEY ~ ABSTRACT NO. 17  
JOHN MCKINNEY SURVEY ~ ABSTRACT NO. 596  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
ZONING DISTRICT R-1

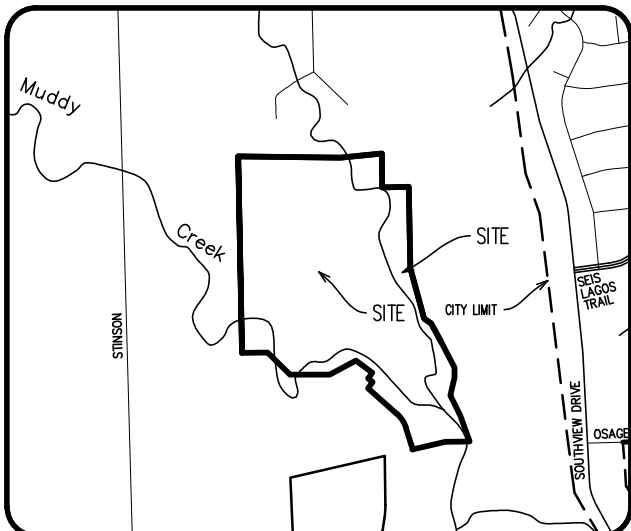
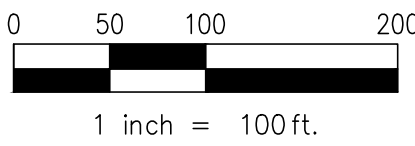
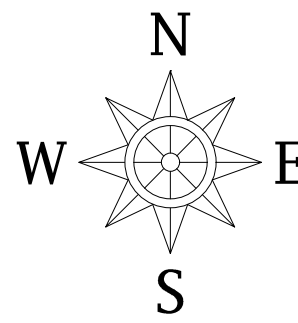
OWNER / APPLICANT  
MM Lucas 135, LLC  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
Telephone: (469) 892-7200  
Contact: Brock Babb

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Matt Dorsett



NOTES:

1. Part of the subject property is located within a FEMA 100 year flood plain per FEMA map panel 48085C0405J dated June 2, 2009.
2. Home owners are required to maintain grass and drainage ditches up to the edge of pavement.
3. Wrought iron fences only are permitted within drainage easements.
4. Side Yard setbacks are to be 25' when abutting a road. When not abutting a road, side yard setbacks are to be 20' or 10% of the lot width, whichever is less.
5. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



LOCATION MAP

1" = 2000'

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONCRETE MONUMENT
EsmL	EASEMENT
UHL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
GE	GAS EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
SE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▲	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
LRCT	LAND RECORDS, COLLIN COUNTY, TEXAS

FINAL PLAT

ENCHANTED CREEK PHASE 2B

51 LOTS, 1-28 BLOCK A, 1-4 BLOCK B, 1-9 BLOCK C,  
1-10 BLOCK D, & 1 OPEN SPACE / HOA LOTS  
104.595 ACRES OUT OF THE  
JAMES ANDERSON SURVEY ~ ABSTRACT NO. 17  
JOHN MCKINNEY SURVEY ~ ABSTRACT NO. 596  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
ZONING DISTRICT R-1

Submittal Log	Date
1st Submittal	10/09/23

OWNER / APPLICANT  
MM Lucas 135, LLC  
1800 Valley View Lane, Suite 300  
Farmers Branch, Texas 75234  
Telephone: (469) 892-7200  
Contact: Brock Babb

ENGINEER / SURVEYOR  
Spiors Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Matt Dorsett



STATE OF TEXAS §  
COUNTY OF COLON §

OWNER'S CERTIFICATE

LEGAL DESCRIPTION

BEING part of a tract of land, situated in the James Anderson Survey, Abstract No. 17, and the John McKinney Survey, Abstract No. 596, City of Lucas, Collin County, Texas, conveyed to MM Lucas 135 according to the deed recorded in Document No. 2022000091831 of the Deed Records of Collin County, Texas (D.R.C.C.T.), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "SPIARSENG" found for corner at the northeast corner of Lot 15, Block C, Enchanted Creek Phase 1B, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Cabinet 2015, Pg 322, of the Plat Records, Collin County, Texas (PRCCT);

THENCE with the north line of said Lot 1, the following two (2) courses and distances:

1. S 88°33'03" W, a distance of 254.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
2. S 76°54'07" W, a distance of 350.98 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set, for the northwest corner of said Lot 1 and the southeast corner of Enchanted Creek Phase 2A, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Book 2024, Page 168-169, of the PRCCT;

THENCE with Enchanted Creek Phase 2A, the following twelve (12) courses and distances:

1. Around a non-tangent curve to the left having a central angle of 04°56'52", a radius of 525.00 feet, a chord of N 15°00'10" W - 45.32 feet, an arc length of 45.34 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
2. N 17°28'36" W, a distance of 188.38 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
3. Around a tangent curve to the left having a central angle of 30°43'35", a radius of 325.00 feet, a chord of N 32°52'03" W - 172.21 feet, an arc length of 174.29 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
4. N 48°13'50" W, a distance of 403.28 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
5. N 36°46'10" E, a distance of 82.72 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
6. N 53°13'50" W, a distance of 60.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
7. N 36°46'10" E, a distance of 72.83 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
8. N 53°13'50" W, a distance of 213.94 feet,
9. S 61°24'34" W, a distance of 309.77 feet,
10. N 90°00'00" W, a distance of 413.13 feet,
11. N 45°06'53" W, a distance of 329.40 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
12. S 88°52'35" W, a distance of 268.05 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set, in the west line of said MM Lucas 135 tract, for the northwest corner of Enchanted Creek Phase 2A;

THENCE N 01°07'19" W, with the west line of said MM Lucas 135 tract, a distance of 2047.96 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set, for the northwest corner of said MM Lucas 135 tract;

THENCE with the north line of said MM Lucas tract the following two (2) courses and distances:

1. S 89°17'29" E, a distance of 1065.97 feet,
2. N 84°12'29" E, a distance of 435.32 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set, in the west line of Lewis Park Estates, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 12, of the PRCCT, for the most northerly northeast corner of said MM Lucas 135 tract;

THENCE with the west and south line of said Lewis Park Estates, the following two (2) courses and distances:

1. S 00°38'47" E, a distance of 352.45 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
2. N 88°48'37" E, a distance of 273.45 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set, for the northeast corner of said MM Lucas 135 tract;

THENCE with the east line of said MM Lucas tract the following eight (8) courses and distances:

1. S 01°11'22" E, a distance of 850.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
2. S 15°26'29" E, a distance of 543.34 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
3. S 55°39'07" E, a distance of 89.85 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
4. S 27°45'17" E, a distance of 518.10 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
5. S 01°06'44" E, a distance of 103.60 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
6. S 13°39'07" W, a distance of 192.07 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
7. S 25°56'29" E, a distance of 235.85 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set,
8. S 20°11'46" E, a distance of 282.19 feet to the POINT OF BEGINNING with the subject tract containing 4,556,139.01 square feet or 104.595 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **MM LUCAS 135, LLC**, do hereby adopt this plat designating the hereinabove described property as **Enchanted Creek Phase 2B**, Lots 1-28 Block A, Lots 1-4 Block B, Lots 1-9 Block C, Lots 1-10 Block D and Lot 1, Block X, an addition to the City of Lucas, Texas and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lucas, Texas.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2024.

MM Lucas 135, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mehrdad Moayedi, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for  
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Scott F. Ammons, of Spiars Engineering, Inc., do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

SCOTT F. AMMONS, R.P.L.S. NO. 6550  
scott.ammons@spiarsengneering.com

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott F. Ammons, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for  
the State of Texas

CITY APPROVAL CERTIFICATE

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

Tommy Tolson, Planning and Zoning Commission Chairman Date

ATTEST:

Signature Date

Name and Title Date

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge of belief, this subdivision plat conforms to all the 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

Jeremy Bogle, Director of Public Works Date

The Development Services Director of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the 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

Joseph Hilbourn, Development Services Director Date

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this 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.

Designated Representative Collin County Development Services Date

OSSF NOTES:

1. All lots must utilize alternative type On-Site Sewage Facilities.
2. All lots must maintain state-mandated setbacks of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
3. Standard easements for each lot consist of 20'-40' drainage utility easements along roadways and 10'-20' drainage/utility easements along the non-roadway lot lines to which OSSF setbacks will apply.
4. There is 1/4 of a 250' power easement, two (2) 30' water easements and a 20' water easement (-185' total) across lot 1B to which OSSF setback will apply. None of these easements can be crossed so all structures and OSSF components must be on the same side of the easement block. Due to constraints on these lots, placement, size or OSSF type may be limited. Careful pre-planning will be required.
5. There is a 10' utility easement on lots 1B, 2B, 3B, 4B, 24A, 25A (bisecting), 26A, 27A and 28A to which OSSF setbacks will apply and cannot be crossed when bisecting. Due to constraints on these lots, placement, size or OSSF type may be limited. Careful pre-planning will be required.
6. There is a detention easement on lot 23A, 24A and 6D to which OSSF setbacks will apply. Due to constraints on these lots, placement, size or OSSF type may be limited. Careful pre-planning will be required.
7. There is a large drainage easement/flood plain/creek area on lot 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 1B, 2B, 3B and 4B to which OSSF setbacks will apply. Due to constraints on these lots, placement, size or OSSF type may be limited. Careful pre-planning will be required. Additionally, any OSSF system/components within the flood plain or within a drainage easement are subject to additional requirements and special planning materials. A pre-planning meeting with RS/PE and Development Services is recommended for any of these lots.
8. Lot 1X is an open space lot and not approved for any OSSF.
9. There are no easements other than those noted above.
4. A portion of lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 1B, 2B, 3B and 4B is located within the 100-year flood plain:
- Any OSSF that is located within the 100-year floodplain may be subject to special planning requirements or may be restricted from being within the flood plain.
- A pre-planning meeting with RS/PE and Development Services is recommended prior to any development planning.
5. There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
6. Tree removal and/or grading for OSSF will likely be required on individual lots.
7. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
8. Each lot is limited to a maximum of 5,000 gallons of treated/dispensed sewage each day.
9. 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.

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	A	49,327	1.132	
2	A	51,470	1.182	
3	A	55,445	1.273	
4	A	89,565	2.056	
5	A	110,876	2.545	
6	A	98,963	2.272	
7	A	67,322	1.546	
8	A	75,542	1.734	
9	A	106,290	2.440	
10	A	49,690	1.141	
11	A	47,857	1.099	
12	A	48,260	1.108	
13	A	47,731	1.096	
14	A	47,403	1.088	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	B	586,290	13.459	
2	B	126,956	2.914	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	C	58,478	1.342	
2	C	54,941	1.261	
3	C	46,960	1.078	
4	C	47,325	1.086	
5	C	52,543	1.206	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
1	D	54,217	1.245	
2	D	48,399	1.111	
3	D	47,500	1.090	
4	D	47,500	1.090	
5	D	49,975	1.147	

Drainage Easement Line Table			
Line #	Bearing	Distance	
L1	S74°02'23"E	37.88'	
L2	S14°02'41"E	58.79'	
L3	S77°23'15"E	107.71'	
L4	N82°01'13"E	126.50'	
L5	N47°04'08"E	64.01'	
L6	S62°29'33"E	239.19'	
L7	N29°42'02"E	26.95'	
L8	S67°02'36"E	51.22'	
L9	S75°30'54"E	85.35'	
L10	N89°20'56"E	36.84'	
L11	S68°05'30"E	103.57'	
L12	S82°02'39"E	40.92'	
L13	S33°27'39"E	40.75'	
L14	S81°36'52"E	171.08'	
L15	S87°12'59"E	81.72'	
L16	S45°17'01"E	252.34'	
L17	S81°41'40"E	73.02'	
L18	N22°19'10"E	17.95'	
L19	N10°37'05"E	58.18'	
L20	N60°32'26"E	28.39'	
L21	S70°31'36"E	101.98'	
L22	N17°39'31"E	76.97'	
L23	N70°00'00"W	62.56'	
L24	N76°32'31"E	24.81'	
L25	S82°18'20"E	168.99'	
L26	N02°56'47"E	204.06'	
L27	N32°36'24"W	153.25'	
L28	N19°58'27"W	196.52'	
L29	N05°58'10"W	165.41'	
L30	N88°33'47"W	51.57'	
L31	N15°51'02"W	104.47'	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
15	A	47,452	1.089	
16	A	50,424	1.158	
17	A	49,984	1.147	
18	A	59,610	1.368	
19	A	55,148	1.266	
20	A	57,080	1.310	
21	A	55,280	1.269	
22	A	190,957	4.384	
23	A	77,659	1.783	
24	A	166,184	3.815	
25	A	215,671	4.951	
26	A	154,044	3.536	
27	A	75,968	1.744	
28	A	85,255	1.957	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
3	B	105,013	2.411	
4	B	89,086	2.045	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
6	C	52,720	1.210	
7	C	48,400	1.111	
8	C	52,418	1.203	
9	C	59,980	1.377	

Lot Area Table				
Lot #	Block #	Square Feet	Acres	
6	D	70,616	1.621	
7	D	48,354	1.110	
8	D	47,569	1.092	
9	D	47,234	1.084	
10	D	50,342	1.156	

Drainage Easement Line Table			
Line #	Bearing	Distance	
L32	N32°24'08"W	114.41'	
L33	N07°46'27"E	50.34'	
L34	N31°39'33"W	133.76'	
L35	N14°08'32"W	98.13'	
L36	N50°00'55"E	99.80'	
L37	N85°00'27"W	79.26'	
L38	N09°42'02"E	19.89'	
L39	N46°07'04"E	110.82'	
L40	N47°34'28"W	104.08'	
L41	S48°40'04"W	27.03'	
L42	N20°50'26"W	81.07'	
L43	N43°50'52"E	16.67'	
L44	N78°52'37"W	50.48'	
L45	N43°51'48"W	21.38'	
L46	N78°24'02"W	68.11'	
L47	N54°18'50"W	64.27'	
L48	S47°28'59"W	28.57'	
L49	N64°22'16"W	16.07'	
L50	N14°55'39"E	22.05'	
L51	N89°22'32"W	30.96'	
L52	N33°12'39"W	65.43'	
L53	N21°26'35"E	134.97'	
L54	S74°26'10"W	48.96'	
L55	N35°10'23"W	72.23'	
L56	N00°26'10"W	130.04'	
L57	N51°46'56"W	13.87'	
L58	N89°04'17"W	61.10'	
L59	N38°56'59"W	38.41'	
L60	N42°45'32"W	43.04'	
L61	N50°12'55"W	32.21'	
L62	N70°51'32"W	39.09'	

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	40.18'	269.25'	8°33'02"	N73°08'51"E	40.14'
C2	111.62'	835.44'	7°39'18"	N73°48'21"E	111.54'
C3	36.22'	21.00'	98°49'52"	S60°36'21"E	31.90'
C4	83.32'	334.34'	14°16'46"	S18°19'49"E	83.11'
C5	159.46'	501.64'	18°12'47"	S15°20'48"E	158.79'
C6	261.80'	50.00'	299°59'46"	N80°28'36"E	50.00'
C7	261.80'	50.00'	300°00'00"	N90°00'00"E	50.00'
C8	46.70'	346.43'	7°43'22"	S73°52'35"W	46.66'
C9	22.57'	26.00'	49°43'38"	N76°48'33"W	21.86'
C10	49.71'	78.00'	36°30'58"	N70°12'13"W	48.87'
C11	25.79'	27.00'	54°44'14"	N61°05'35"W	24.82'
C12	60.57'	267.42'	12°58'37"	N27°17'16"W	60.44'
C13	34.01'	263.00'	7°24'36"	N24°33'22"W	33.99'
C14	17.29'	237.00'	4°10'49"	N26°10'16"W	17.29'
C15	19.38'	237.00'	4°41'09"	N21°44'17"W	19.37'
C16	26.08'	236.00'	6°19'53"	N16°13'46"W	26.07'
C17	23.23'	267.91'	8°23'20"	N12°29'00"W	39.19'
C18	26.84'	26.00'	59°08'26"	N21°16'54"E	25.66'
C19	40.62'	73.91'	31°29'09"	N35°57'16"E	40.11'
C20	21.47'	26.00'	47°18'43"	N44°42'47"E	20.86'
C21	22.21'	304.20'	4°10'56"	N70°19'54"E	22.20'
C22	60.40'	435.77'	7°56'27"	S14°46'04"E	60.35'
C23	90.52'	332.69'	15°36'24"	S21°25'22"E	90.24'
C24	23.20'	27.00'	49°14'31"	S04°35'48"E	22.50'
C25	12.95'	78.00'	9°30'48"	S15°03'05"E	12.94'
C26	25.52'	27.00'	54°09'37"	N31°36'18"W	24.58'
C27	58.17'	770.56'	4°19'30"	S66°49'14"E	58.15'
C28	34.93'	263.00'	7°36'36"	S65°11'08"W	34.91'
C29	49.27'	258.46'	7°56'17"	S67°10'56"W	49.19'



## Planning & Zoning Application Fee Breakdown

Development Name: Enchanted Creek Phase 2B  
Development Address: Parker Road

G/L	TRAN		
4361	361.1	Initial Zoning .....	\$ _____
4361	361.2	Rezoning .....	\$ _____
4362	362	Specific Use Permit .....	\$ _____
4363	363	Waiver/Variance Request .....	\$ _____
4390.1	390.1	Site Plan .....	\$ _____
4390.2	390.2	Tree Survey/Conservation Plan .....	\$ _____
4390.3	390.3	Architectural Plan .....	\$ _____
4390.4	390.4	Landscape Plan .....	\$ _____
4424	424.1	Preliminary Plat .....	\$ _____
4424	424.2	Final Plat .....	\$ <u>1475.00</u>
4424	424.3	Replat .....	\$ _____
4424	424.4	Vacation of Plat .....	\$ _____
4424	424.5	Optional Land Study .....	\$ _____
4424	424.6	Filing Fees .....	\$ _____
4427	427	Public Improvements/3% Construction	\$ <u>76,500.00</u>
4980	980	Park ProRata/Dedication Fee .....	\$ <u>51,000.00</u>

Total Amount Due \$ \_\_\_\_\_

Official Use Only:		
Received by: <u>DRB</u>	Date: <u>10/24/2024</u>	
Processed by: _____	Date: _____	
Received Monies from: _____	Check # <u>200036</u> - <u>76,500</u>	Cash _____ CC _____
	<u>200035</u> - <u>1475</u>	
	<u>200034</u> - <u>51,000</u>	



MM Lucas 135, LLC

04023 City of Lucas

Date: 10/17/2024

Check #200034

Invoice Date	Invoice Number	Job	Description	Net Amount
Oct 15, 2024	101524A	032002	City Park Fees	51,000.00
			Check 200034 Total	51,000.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**MM Lucas 135, LLC**  
1800 Valley View Lane, Ste 300  
Farmers Branch, TX 75234

International Bank of Commerce

**200034**

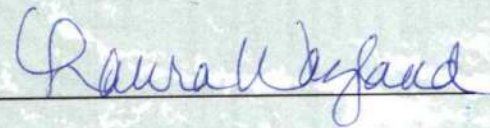
DATE	AMOUNT
10/17/2024	\$51,000.00

Void After 90 Days

Fifty One Thousand Dollars and Zero cents \*\*\*\*\*

PAY TO THE  
ORDER OF

City of Lucas  
665 Country Club Road.  
Lucas, TX 75002-7651.



⑈ 200034 ⑈

⑆ 11300086 1⑆ 1114220787 ⑈

MM Lucas 135, LLC

City of Lucas

Date: 10/17/2024

Check #200035

Invoice Date	Invoice Number	Job	Description	Net Amount
Oct 15, 2024	101524B	032002	Final Plat Fee	1,475.00
			Check 200035 Total	1,475.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**MM Lucas 135, LLC**  
1800 Valley View Lane, Ste 300  
Farmers Branch, TX 75234

International Bank of Commerce

**200035**

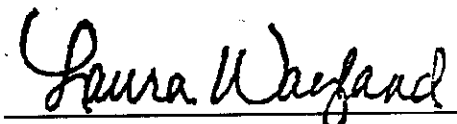
DATE	AMOUNT
10/17/2024	\$1,475.00

Void After 90 Days

One Thousand, Four Hundred Seventy Five Dollars and Zero cents \*\*\*\*\*

PAY TO THE  
ORDER OF

City of Lucas  
665 Country Club Road.  
Lucas, TX 75002-7651.



⑈ 200035 ⑈

⑆ 113000861⑆ 1114220787⑈

MM Lucas T35, LLC

04423 City of Lucas

Date: 10/21/2024

Check #200036

Invoice Date	Invoice Number	Job	Description	Net Amount
Oct 15, 2024	101524- Rev 1	032002	City Inspection Fees	76,500.00
			Check 200036 Total	76,500.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

**MM Lucas 135, LLC**  
1800 Valley View Lane, Ste 300  
Farmers Branch, TX 75234

International Bank of Commerce

**200036**

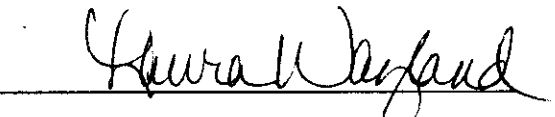
DATE	AMOUNT
10/22/2024	\$76,500.00

Void After 90 Days

Seventy Six Thousand, Five Hundred Dollars and Zero cents \*\*\*\*\*

PAY TO THE  
ORDER OF

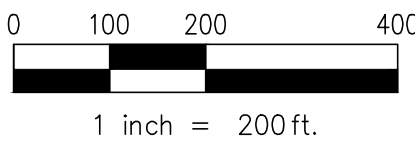
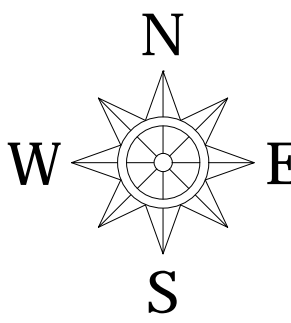
City of Lucas  
665 Country Club Road.  
Lucas, TX 75002-7651



⑈ 200036 ⑈

⑆ 113000861⑆ 1114220787⑈





LEGEND

- Proposed Drainage Area Boundaries
- Offsite Drainage Area Boundaries

Drainage Easement Line Table		
Line #	Bearing	Distance
L1	S74°00'23"E	37.88'
L2	S14°02'41"E	58.79'
L3	S77°23'15"E	107.71'
L4	N82°20'13"E	126.50'
L5	N47°04'08"E	64.01'
L6	S62°29'33"E	239.19'
L7	N28°42'02"E	26.95'
L8	S67°02'36"E	51.22'
L9	S75°30'54"E	85.35'
L10	N89°20'56"E	36.84'
L11	S68°05'30"E	103.37'
L12	S82°02'39"E	40.92'
L13	S33°27'39"E	40.75'
L14	S81°36'52"E	171.08'
L15	S87°12'59"E	81.72'
L16	S45°17'01"E	252.34'

Drainage Easement Line Table		
Line #	Bearing	Distance
L17	S81°41'40"E	73.02'
L18	N22°19'10"E	17.95'
L19	N10°37'05"E	58.18'
L20	N60°32'26"E	28.39'
L21	S70°31'36"E	101.98'
L22	N17°39'31"E	76.97'
L23	N70°00'00"W	62.56'
L24	N76°32'31"E	24.81'
L25	S82°18'20"E	168.99'
L26	N02°56'47"E	204.06'
L27	N32°36'24"W	153.25'
L28	N19°58'27"W	196.52'
L29	N05°56'10"W	165.41'
L30	N68°33'47"W	51.57'
L31	N15°51'02"W	104.47'
L32	N32°24'08"W	114.41'

Drainage Easement Line Table		
Line #	Bearing	Distance
L33	N07°46'27"E	50.34'
L34	N31°39'32"W	133.76'
L35	N14°08'32"W	98.13'
L36	N50°00'55"E	99.80'
L37	N85°00'27"W	79.26'
L38	N01°10'07"E	19.89'
L39	N46°07'04"E	110.82'
L40	N47°34'28"W	104.08'
L41	S48°40'04"W	27.03'
L42	N20°50'26"W	81.07'
L43	N43°50'52"E	16.67'
L44	N78°52'37"W	50.48'
L45	N43°51'48"W	21.38'
L46	N78°24'02"W	68.11'
L47	N54°18'50"W	64.27'
L48	S47°28'59"W	28.57'

Drainage Easement Line Table		
Line #	Bearing	Distance
L49	N64°22'16"W	16.07'
L50	N14°55'39"E	22.05'
L51	N89°22'32"W	30.96'
L52	N33°12'39"W	65.43'
L53	N21°26'35"E	134.97'
L54	S74°26'10"W	48.96'
L55	N35°10'23"W	72.23'
L56	N00°26'10"W	130.04'
L57	N51°46'56"W	13.87'
L58	N89°04'17"W	61.10'
L59	N38°56'59"W	38.41'
L60	N42°45'32"W	43.04'
L61	N50°12'55"W	32.21'
L62	N70°51'32"W	39.09'
L63	N05°39'35"W	68.33'
L64	S56°55'55"E	80.44'

Drainage Easement Line Table		
Line #	Bearing	Distance
L65	S32°54'38"E	268.27'
L66	N50°55'28"W	105.51'
L67	S09°20'20"E	72.97'
L68	N79°57'45"E	61.04'
L69	S64°10'32"E	27.82'
L70	S29°34'55"W	175.47'
L71	S76°11'57"E	26.27'
L72	S00°31'19"W	45.47'
L73	S79°30'27"E	52.78'
L74	S16°55'29"E	17.21'
L75	S22°14'02"W	33.01'
L76	N85°13'00"E	22.56'
L77	S45°27'04"W	84.81'
L78	S83°34'53"W	132.03'
L79	S17°17'47"E	88.10'
L80	S74°09'51"E	63.78'

Drainage Easement Line Table		
Line #	Bearing	Distance
L81	S39°53'00"E	65.19'
L82	N27°35'27"E	79.57'
L83	S65°30'34"E	43.91'
L84	S65°44'29"W	93.69'
L85	S00°50'24"W	61.07'
L86	N68°00'25"E	68.64'
L87	N37°27'49"W	45.40'
L88	N28°11'00"E	19.45'
L89	N70°57'23"E	46.53'
L90	S85°51'37"E	125.85'
L91	S63°40'05"E	74.25'
L92	S32°31'41"W	91.73'
L93	N61°52'33"E	47.70'

SITE PLAN

ENCHANTED CREEK PHASE 2B

51 LOTS, 1-28 BLOCK A, 1-4 BLOCK B, 1-9 BLOCK C,  
1-10 BLOCK D, & 1 OPEN SPACE / HOA LOTS  
104.595 ACRES OUT OF THE  
JAMES ANDERSON SURVEY ~ ABSTRACT NO. 17  
JOHN MCKINNEY SURVEY ~ ABSTRACT NO. 596  
CITY OF LUCAS, COLLIN COUNTY, TEXAS  
ZONING DISTRICT R-1



## PLATTING APPLICATION

Name of Subdivision and/or Project: Enchanted Creek Phase 2B

Items Submitted

Filing Fee

☐ **Preliminary Plat**

- Single Family Residential Subdivision Development
  - \$750 + \$5 per acre with 20 acres or less (i.e. \$850 for 20 acres) excluding minor plats of five (5) acres or less.
  - \$750 + \$5 per acre with 21 - 30 acres (i.e. \$900 for 30 acres)
  - \$800 + \$5 per acre with 31 - 45 acres (i.e. \$1,025 for 45 acres)
  - \$900 + \$5 per acre with 46+ acres (i.e. \$1,130 for 46 acres)
- Estate Residential Subdivision Development
  - \$1,000 + \$7 per acre for all size parcels (i.e. \$1,140 for 20 acres)
- Minor Plats
  - \$500 + \$5 per acre with 5 acres or less (i.e. \$525 for 5 acres)
- Non-residential District Plats
  - \$800 + \$10 per acre with 30 acres or less
  - \$850 + \$10 per acre with 31 - 45 acres
  - \$950 + \$10 per acre with 46+ acres

☒ **Final Plat**

- Single Family Residential Subdivision Development
  - \$800 + \$5 per acre with 30 acres or less
  - \$850 + \$5 per acre with 31 - 45 acres
  - \$950 + \$5 per acre with 46+ acres

*Any additional development fees will be charged at final plat rates.*
- Estate residential Subdivision Development
  - \$950 + \$7 per lot for all size parcels
- Minor Plat
  - \$350 + \$5 per acre with 5 acres or less
- Non-residential District Plats
  - \$850 + \$10 per acre for up to 30 acres
  - \$900 + \$10 per acre with 31 - 45 acres
  - \$1,000 + \$10 per acre with 46+ acres
- Replat
  - Minor Plat (5 acres or less) \$450 + \$5 per acre (\$475 for 5 acres)
  - All others - \$600 + \$10 per acre
- Amended Plat
  - Minor Plats (5 acres or less) - \$300 + \$7 per acre (i.e. \$300 for an amended plat for 5 acres)
  - All others - \$500 + \$10 per acre (i.e. \$700 for an amended plat for 20 acres)

☐ **Storm Water Run-Off Permit**

- Developments 0 - 3 acres \$75
- Developments 4 - 10 acres \$150
- Developments 10+ acres \$500

☐ **Vacation of Plat**

- \$500 + \$10 per acre

☐ **Concept Plan (Optional Land Study)**

- \$150 per session with Planning & Zoning and/or City Council

☐ **Tree Survey/Conservation Plan**

No Fee

☐ **Tree Removal & Site Clearing Permit**

- \$250

☐ **Park Site Dedication**

- \$1,000 per lot or land dedication

**TOTAL**

\$1475



# PRELIMINARY AND FINAL PLAT

## Application Guidelines

### LOCATION AND CONTACTS

**Physical Location of Property:** Parker & Southview Drive Lucas, TX 75002 Approx. 1840 feet to Southview Drive and Osage Lane Intersection  
(Address and general location – approximate distance to nearest existing street intersection)

**Legal Description of Property:** James Anderson Survey Abstract No. 17; John McKinney Survey Abstract No. 596 Enchanted Creek Phase 2B; Lots 1-28 Block A, Lot 1-4 Block B, Lots 1-7 Block C, Lots 1-10 Block D, Lot 1 Block X  
(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block – Must attach metes and bounds description)

**Comprehensive Zoning Designation(s):** R-1

**Existing Zoning Designation(s):** R-1

**Description of Project Use:** Residential

**Acreage:** 104.595 Acres

**Existing # of Lots/Tracts:** 2

**OWNERS NAME:** MM Lucas 135, LLC

**Contact Number:** 469-576-1505

**Applicant/Contact Person** Kyle Mueller

**Title:** Development Manager

**Company Name** Lenart Development Company, LLC

**Street Address** 520 Central Parkway E. #104, Plano, TX 75074

**Mailing Address** 520 Central Parkway E. #104, Plano, TX 75074

**Phone:** 469-576-1505

**Fax:**

**Email:** k\_mueller@lenartdevelopment.com

**OWNERS NAME:**

**Contact Number:**

**Applicant/Contact Person**

**Title:**

**Company Name**

**Street Address**

**Mailing Address**

**Phone:**

**Fax:**

**Email:**

**ENGINEER REPRESENTATIVE:** Spiars Engineering

**Contact Number:** 469-766-1778

**Applicant/Contact Person** Colton Smith

**Title:** Project Manager

**Company Name** Spiars Engineering

**Street Address** 765 Custer Road, Suite 100 Plano, TX 75075

**Mailing Address** 765 Custer Road, Suite 100 Plano, TX 75075

**Phone:** 469-766-1778

**Fax:**

**Email:** colton.smith@spiarsengineering.com

Read before signing below: If there is more than one property owner complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (notaries are available)





## PRELIMINARY AND FINAL PLAT Application Guidelines

### ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

**ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID BEFORE BEING SCHEDULED ON THE P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Drawings will not be returned to applicant.

**ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY.**

**SUBMISSIONS:** Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

**NOTICE OF PUBLIC RECORDS:** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the public unless they are copyrighted.



## PRELIMINARY AND FINAL PLAT Application Guidelines

- Applicant agrees to pay any and all required fees due to the City including but not limited to Plat application fee, Park dedications fee, Tree Removal Permit fee, \$1500 per lot public improvement inspection fee and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

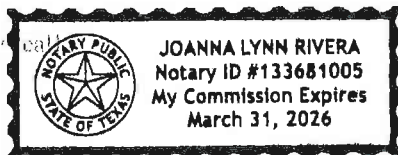
By signing this application, I hereby grant the Development Services Director and City staff access to my property to perform work related to this Preliminary and Final Plat Application.

STATE OF TEXAS }

COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Mehrdad Moayedi the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof must be attached, e.g. "Power of Attorney) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

[Notary Seal]



Mehrdad Moayedi  
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this 31<sup>st</sup> day of October, 2024.

Notary Public in and for the State of Texas: Joanna Lynn Rivera

### Official Use Only:

Planning & Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

City Council: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Withdrew: Yes or No Date: \_\_\_\_\_

Applicant Made a Written Withdrawal: Yes or No Date: \_\_\_\_\_



# FINAL PLAT

## Minimum Requirements Checklist

Project Name Enchanted Creek Phase 2B Preparer Spiars Engineering

This checklist is provided to assist you in addressing the minimum requirements for final plat submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.**

This completed form must be returned at the time of application submittal. If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plans.

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes. **If a preliminary plat was not required, a Tree Survey/Preservation Plan is required as part of the submittal requirements with and at the time of submittal of the final plat. Refer to the Development Plan Application for the needed application and checklist.**

### Items to be Included:

- ☒ **Preliminary Plat.** All information required for a Preliminary Plat.
- ☐ **Drawings and Plans.** Record drawings, construction plans including one set of mylars and a digital copy in PDF, and DWG format, and two sets of blacklines, where applicable. **Record drawings cannot be produced at this time.**
- ☐ **Improvement Agreement.** The improvement agreement and security if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and shall include a provision that the owner shall comply with all the terms of the Final Plat Approval as determined by the commission. **No improvement agreement proposed with this phase**
- ☒ **Dedication Documentation.** Formal irrevocable offers of dedication to the public of all streets, alleys, utilities, easements and parks in a form approved by the City Attorney.
- ☒ **Phases.** An owner may, at the discretion of the commission, obtain approval of a phase of a subdivision for which a preliminary plat was approved provided such phase meets all the requirements of this article in the same manner as is required for a complete subdivision.
- ☒ **HOA Agreement.** If applicable, copy of agreements, covenants and restrictions establishing and creating the homeowners' association approved by the commission based on recommendation of the City Attorney.
  - ☒ Homeowner Association Covenants, Conditions, and Restrictions (CCR's) are submitted for review and include statements for perpetual maintenance and provisions for maintenance by City of Lucas should the homeowner's association (HOA) dissolve.
- ☒ **I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my Plat Application if not complete as determined by staff within the 30-day time period.**
- ☒ **Map.** Location map clearly showing the location of the proposed Final Plat with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ **Legend and Scale.** Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- ☒ **Boundary Lines.** Abstract lines, survey lines, corporate boundaries are shown and clearly labeled.
- ☒ **Title Block.** A title block is provided in the lower right corner that includes large, boldly printed:

(SUBDIVISION NAME)

FINAL PLAT (or REPLAT, AMENDING PLAT, MINOR PLAT as applicable)

LOT(S) \_\_\_\_\_, BLOCK(S) \_\_\_\_\_

(survey, abstract and tract number)

If a replat, include:

REPLAT OF LOT(S) \_\_\_\_\_, BLOCK(S) \_\_\_\_\_





## FINAL PLAT

### Minimum Requirements Checklist

- ☑ **Contact, Acres, and Filing Information.** The owner and surveyor's name, address and phone number, gross and net areas as applicable, submission date, and a log of submittal/revision dates since submitted to the city.
- ☑ **Property Information.** Location of property lines, owner or subdivision name(s) and recording information of abutting properties is shown.
- ☑ **Abutting Property Information.** Abutting properties are indicated by a light solid line.
- ☑ **Existing ROW Information.** Existing boundary of street rights-of-way adjacent to the property and boundaries of right-of-way dedication are indicated by a medium weight solid line, intermittent with two dashed lines, and widths are dimensioned.
- ☑ **Proposed Street and ROW Information:**
  - ☑ Existing and proposed internal alleys and streets ROW are indicated by a medium weight solid line, intermittent with two dashed lines.
  - ☑ Streets are named and ROW dimensioned.
  - ☑ Streets and alleys ROW within 200 feet of the subject property boundary are accurately located, dimensioned, and named/labeled.
  - ☑ Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- ☑ **Lot Lines:**
  - ☑ The length and bearing of all straight lines, radii, arc lengths, tangent length and central angles of all curves are indicated along the lines of each lot. The curve data pertaining to block or lot boundary may be placed in a curve table at the base of the plat and prepared in a tabular form with the following information:
    - Curve number
    - Delta
    - Radius
    - Tangent length
    - Tangent offset
    - Arc length
    - Chord
  - ☑ Internal lot lines are clearly indicated and shown to scale.
- ☑ **Survey Markers and Monuments:**
  - ☑ The description and location of all survey monuments placed in the subdivision or immediately adjacent to it are shown.
  - ☑ In all subdivisions, corners are established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than three-quarter inches (3/4") in diameter and twenty-four inches (24") deep, flush with the top of the sidewalk or other paving, surface, etc. All lot corners shall be installed prior to the final inspection of the subdivision.
  - ☑ Lot corner monuments are placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep set flush with the top of the sidewalk. All lot corners shall be installed prior to the final inspection of the subdivision.
  - ☑ Curve point markers are established using the same specifications as lot corners. All lot corners shall be installed prior to the final inspection of the subdivision.
- ☑ **Lots:**
  - ☑ Each lot is dimensioned with bearings and distances, as applicable, and the square footage of each lot is indicated.
  - ☑ Each lot is numbered, and block groups are assigned a letter.
- ☑ **Flood Plain:**
  - ☑ The location of flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
  - ☑ A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.



## FINAL PLAT

### Minimum Requirements Checklist

- ☒ **Easements:**
  - ☒ Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
  - ☒ Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
- ☒ **Ingress/Egress.** Required cross access or ingress/egress easements are shown, dimensioned, labeled, and properly tied down.
- ☒ **Zoning.** Existing zoning of the subject property is indicated.
- ☒ **Parks and Open Space.** Location and area of parks, drainage ways, and open space is indicated. Open space/Homeowner's Association (HOA) areas are to be labeled with tract number/s.
- ☒ **Legal Description.** A legal description/metes and bounds description is included.
- ☒ **Utility/Governmental Notes.** Include any notes required by the various affected agencies/utilities.
- ☒ **Reservations/Dedications.** Sites to be reserved or dedicated for parks, playgrounds and/or other private or public use are indicated.
- ☒ **Notes.** Applicable notes have been added to the plat. Any change from the wording shown herein shall be approved by the City of Lucas.
- ☐ **Improvement Agreement.** The Improvement Agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and should include a provision that the owner will comply with all the terms of the final plat approval as determined by the Commission. **No improvement agreement proposed with this phase**
- ☒ **Phases.** At the discretion of the Commission, obtain approval of a phase of a subdivision for which a Preliminary Plat was approved provided such phase meets all the requirements of the subdivision ordinance.
- ☒ **Replat/Amending Plat.** The purpose of a Replat or Amending Plat is specifically noted on the face of the drawing. **N/A**
- ☒ **Certificates.** The following certificates shall be placed on the final plat in a manner that will allow them to be clearly visible on the final plat.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

ATTEST:

\_\_\_\_\_  
Tommy Tolson, Chair  
Planning and Zoning Commission

\_\_\_\_\_  
City Secretary

“APPROVED FOR PREPARATION OF FINAL PLAT”

\_\_\_\_\_  
Tommy Tolson, Chair  
Planning and Zoning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Joseph Hilbourn, Development Services Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Scott Holden, Public Works Director/City Engineer

\_\_\_\_\_  
Date





# City of Lucas

## Planning and Zoning Agenda Request

### December 12, 2024

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

---

Consider a request by Tom Dayton, on behalf of Preston Walhood, for a final plat for Dean Farms on a parcel of land consisting of 44.084 acres, located in the John McKinney Survey, Abstract Number 596, creating 27 single-family lots and two common spaces on the east side of Stinson Road, approximately 55 feet south of the roundabout.

#### **Background Information**

---

This parcel of land is zoned R-1 and complies with the City's Comprehensive Plan. It is 44.084 acres, and the applicant is proposing 27 single-family lots and two common spaces. The as-builts for Dean Farms were submitted and approved by the engineering department on November 20, 2024. A couple of trees were removed but have been replaced.

The preliminary plat was approved by the City Council on December 1, 2022.

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

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1. Final Plat
2. Site Plan
3. Location Map

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

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NA

#### **Recommendation**

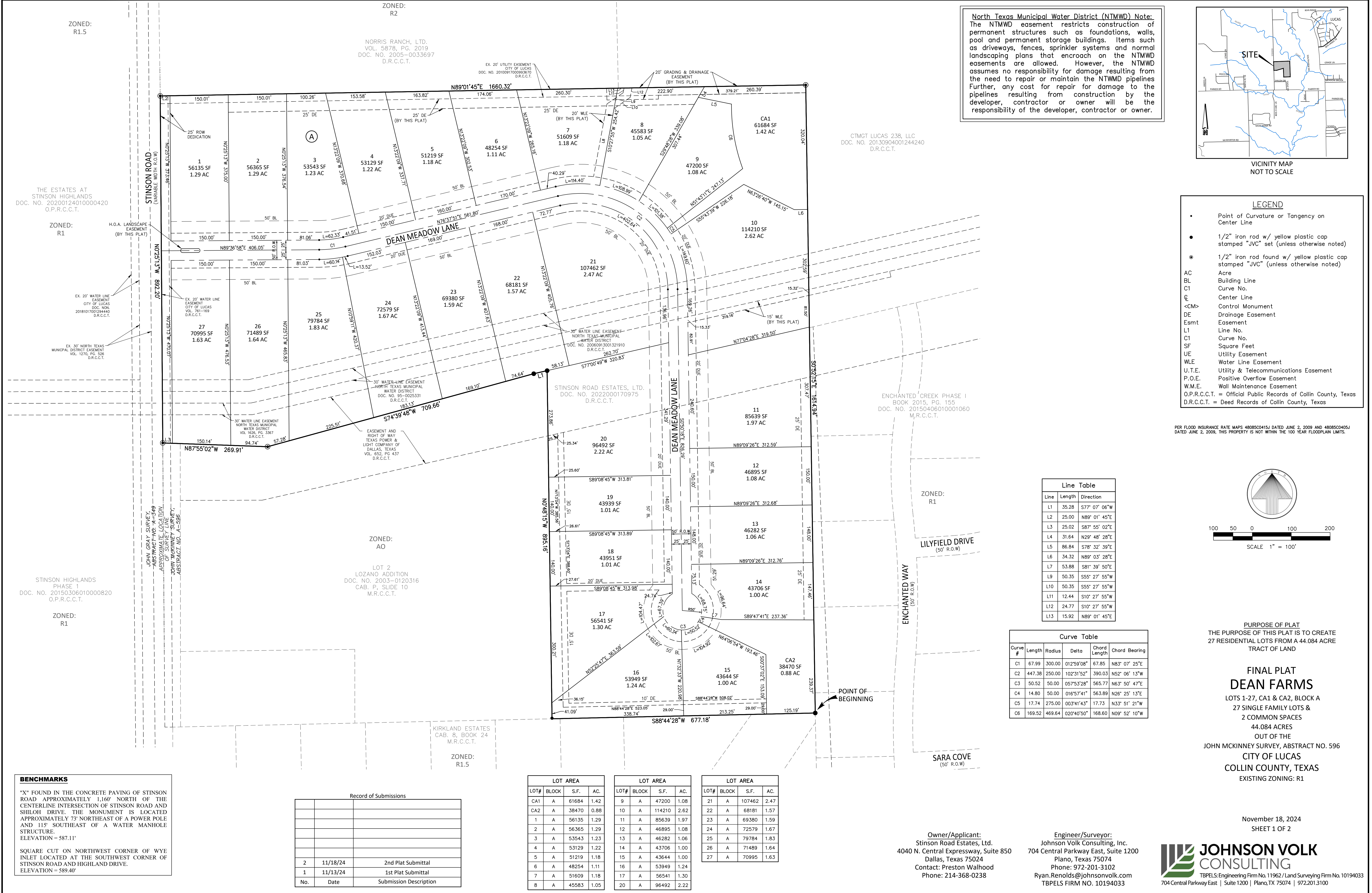
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The plat meets all of the City's requirements. All paperwork and fees have been submitted. Public improvements have been accepted by Public Works.

#### **Motion**

---

I make a motion to approve/deny a request by Preston Walhood, on behalf of Young Dean Homestead, Ltd., for a final plat for Dean Estates on a parcel of land consisting of 44.084 acres, located in the John McKinney Survey, Abstract Number 596, creating 27 single-family lots and two common spaces on the east side of Stinson Road, approximately 55 feet south of the roundabout.



I:\CIVIL 3D PROJECTS\WIA - WARNER LAND ADJUSERS\WIA501 - HOMESTEAD AT STINSON HIGHLANDS\VC PLANS\DWG\SHEETS\FINAL PLAT\WIA501 - FINAL PLAT.DWG



OWNER’S CERTIFICATION & DEDICATION:

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEING a tract of land situated in the JOHN MCKINNEY SURVEY, ABSTRACT NO. 596, City of Lucas, Collin County, Texas and being all that tract of land described in Deed to Stinson Road Estates, LTD, as recorded in Document No. 2022000170975, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of ENCHANTED CREEK PHASE 1, an Addition to the City of Lucas, Collin County, Texas according to the Plat thereof recorded in Book 2015, Page 155 (Document No. 20150406010001060), Map Records, Collin County, Texas for the common southeast corner of said Stinson tract and northeast corner of KIRKLAND ESTATES, an Addition to the City of Lucas, Collin County, Texas according to the Plat thereof recorded in Cabinet 8, Book 24, Map Records, Collin County, Texas;

THENCE South 88 degrees 44 minutes 28 seconds West, leaving said west line and with the common south line of said Stinson tract and north line of said KIRKLAND ESTATES Addition, a distance of 677.18 feet to a 1/2 inch iron rod found for the common southwest corner of said Stinson tract and southeast corner of Lot 2 of LOZANO ADDITION, an Addition to the City of Lucas, Collin County, Texas according to the Plat thereof recorded in Cabinet P, Slide 10 (Document No. 2003–0120316), Map Records, Collin County, Texas;

THENCE North 00 degrees 48 minutes 15 seconds West, leaving said common line and with the common west line of said Stinson tract and east line of said Lot 2, a distance of 895.16 feet to a 1/2 inch iron rod found for an interior “ell” corner said Stinson tract for the common northeast corner of said Lot 2;

THENCE South 77 degrees 07 minutes 06 seconds West, leaving said common corner and with the common south line of said Stinson tract and north line of said Lot 2, a distance of 35.28 feet to a 1/2 inch iron rod found for corner;

THENCE South 74 degrees 39 minutes 48 seconds West, continuing with said common line, a distance of 709.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 87 degrees 55 minutes 02 seconds West, continuing with said common line, a distance of 269.91 feet to an “X” set in concrete for the southwest corner of said Stinson tract;

THENCE North 00 degrees 25 minutes 13 seconds West, leaving said common line, a distance of 892.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the common northwest corner of said Stinson tract and southwest corner of that tract of land described in deed to Norris Ranch, Ltd., as recorded in Volume 5878, page 2019 (Document No. 2005–0033697), Deed Records, Collin County, Texas;

THENCE North 89 degrees 01 minutes 45 seconds East, a distance of 1,660.32 feet to a 1/2 inch iron rod with a red plastic cap stamped “KHA” found for the northeast corner of said Stinson tract;

THENCE South 00 degrees 52 minutes 15 seconds East, a distance of 1,614.94 feet to the POINT OF BEGINNING and containing 44.084 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That STINSON ROAD ESTATES, LTD., does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as DEAN FARMS, an addition to the City of Lucas, and does hereby dedicate to the use of the public forever any streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of garbage collection agencies and all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements that in any way endanger or interfere with construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon the said easement strips for purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, STINSON ROAD ESTATES, LTD., certifies that it is the sole owner of the dedicated property and that no other’s interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, it agrees to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners’ association;
- The homeowners’ association shall have the authority to collect membership fees;
- As applicable as it pertains to conditions shown herein, the homeowners’ association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners’ association shall grant the City the right of access to any areas to abate any nuisances on such areas and attach a lien upon each individual lot for the prorated cost of abatement.
- The homeowners’ association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demand, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City’s maintenance of common areas.
- The homeowners’ association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of way.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

EXECUTED EFFECTIVE as of, although not necessary on,\_\_\_\_\_, 2024.

Stinson Road Estates, Ltd  
by: SRE Advisors, LLC, a Texas limited liability company

by: Stephen L Sallman OR Preston Walhood  
a Manager a Manager

4040 North Central Expressway, Suite 850  
Dallas, Texas 75204

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and of the State of Texas, on this day personally appeared Stephen Sallman or Preston Walhood, known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary public in and for the State of Texas

My Commission Expires

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under y personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

RYAN S. REYNOLDS, R.P.L.S.

Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared RYAN REYNOLDS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary public for and in the State of Texas

My commission expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL:

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

ATTEST:

Signature

Date

Name & Title

Date

The Director of Public Works of the City of Lucas, Texas hereby certifies that to the besf 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.

Jeremy Bogle, Director of Public Works

Date

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

Joseph Hilbourn, Director of Development Services

Date

COLLIN COUNTY OSSF NOTES:

1. All lots must utilize alternative type on–site sewage facilities.
2. Must maintain state–mandated setback of all on–site sewage facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (per state regulations). No variances will be granted for setbacks or for OSSF reduction.
3. There is a 20’ drainage/utility easement along every road adjacent property line to which OSSF setbacks apply.
4. There can be up to 20’ lot–to–lot easements between all lots to which OSSF setbacks apply.
5. In addition to standard property line easements noted above, the following easements are in place and to which OSSF setbacks will apply:

There is a 20’ utility easement and a 25’ drainage easement (45’ total) along the northern property lines of lots 2A, 3A, 4A, 5A, 6A, 7A and 8A.

There is a very large electric utility easement/right of way across the southern half of lots 10A, 21A, 22A, 23A, 24A, 25A, 26A, 27A and across the northern half of lots 11A and 20A.

There is a 30’ drainage easement along the western property lines of lots 17A, 18A, 19A and 20.

There is a 35’ drainage easement along the southern property lines of lots 15A and 16A.

There is a 25’ drainage easement along the eastern property line of lots 11A, 12A, 13A and 14A.

6. OSSF setbacks will apply to any lots adjacent to CA1 or CA2 if ponds/drainage features are present on lots CA1 or CA2.
7. There are no easements other than those noted above.
8. There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. any existing structures or OSSF(s) on any lot must be reviewed and permitted by Collin County Development Services prior to any use.
9. Tree removal and/or grading for OSSF may be required on individual lots.
10. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
11. Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
12. 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.
13. Lot to lot drainage is not permitted without engineering section approval.
14. Tree removal and/or grading for OSSF may be required on individual lots.
15. By graphical plotting, the parcel described hereon does not lie within Special Flood Hazard Areas, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C045 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. the above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. on occasion, the greater floods can and will occur and flood heights may be increased by man made or natural causes. the above flood statement shall not create liability on the part of the surveyor.
16. Source bearing is based on Texas State Plane coordinate system. Projection: State Plane NAD83 Texas North Central Zone 4204, Lambert Conformal Conic (TX83–NCF).
17. Property owners to maintain property including drainage and utility easements to the edge of pavement.
18. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
19. No permanent structures, walls, tress, utilities, except crossing at approximately 90 degrees shall be permitted within the NTMWD easements in Lots 10, 21–27, Block A.
20. All open space lots (CA1, CA2 & CA3) shall be access, utility and drainage easements.
21. All open space lots (CA1, CA2 & CA3) shall be maintained by the homeowners association.
22. All street lights shall be maintained by the homeowners association.

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on–site sewage facilities described on this 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.

Designated Representative for Collin County Development Services

PURPOSE OF PLAT  
THE PURPOSE OF THIS PLAT IS TO CREATE  
27 RESIDENTIAL LOTS FROM A 44.084 ACRE  
TRACT OF LAND

FINAL PLAT  
DEAN FARMS  
LOTS 1-27, CA1 & CA2, BLOCK A  
27 SINGLE FAMILY LOTS &  
2 COMMON SPACES  
44.084 ACRES  
OUT OF THE  
JOHN MCKINNEY SURVEY, ABSTRACT NO. 596  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
EXISTING ZONING: R1

November 18, 2024  
SHEET 2 OF 2

Owner/Applicant:  
Warner Land Advisors, LP  
4040 N. Central Expressway, Suite 850  
Dallas, Texas 75024  
Phone: 469-387-4407  
Contact: Preston Walhood

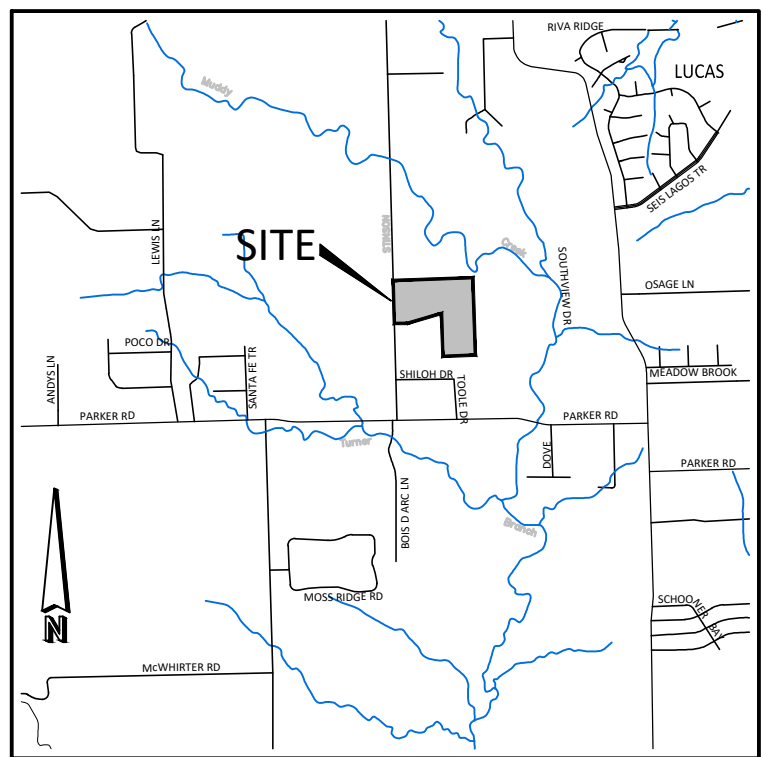
Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Ryan.Renolds@johnsonvolk.com  
TBPELS FIRM NO. 10194033

 **JOHNSON VOLK**  
CONSULTING  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





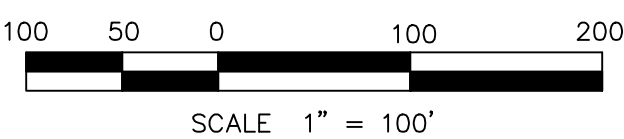
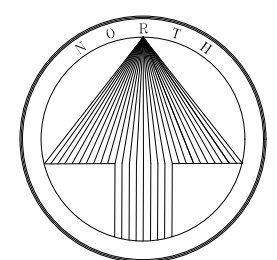
**North Texas Municipal Water District (NTMWD) Note:**  
The NTMWD easement restricts construction of permanent structures such as foundations, walls, pool and permanent storage buildings. Items such as driveways, fences, sprinkler systems and normal landscaping plans that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damage resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.



VICINITY MAP  
NOT TO SCALE

LEGEND

- Point of Curvature or Tangency on Center Line
  - 1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
  - 1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
- AC Acre  
BL Building Line  
C1 Curve No.  
CL Center Line  
<CM> Control Monument  
DE Drainage Easement  
Esmt Easement  
L1 Line No.  
C1 Curve No.  
SF Square Feet  
UE Utility Easement  
WLE Water Line Easement  
U.T.E. Utility & Telecommunications Easement  
P.O.E. Positive Overflow Easement  
W.M.E. Wall Maintenance Easement  
O.P.R.C.C.T. = Official Public Records of Collin County, Texas  
D.R.C.C.T. = Deed Records of Collin County, Texas
- Drainage Boundary Delineation  
→ Flow Arrow



Line Table			
Line	Length	Direction	
L1	35.28	S77° 07' 06"W	
L2	25.00	N89° 01' 45"E	
L3	25.02	S87° 55' 02"E	
L4	31.64	N29° 48' 28"E	
L5	86.84	S78° 32' 39"E	
L6	34.32	N89° 03' 28"E	
L7	53.88	S81° 39' 50"E	
L9	50.35	S55° 27' 55"W	
L10	50.35	S55° 27' 55"W	
L11	12.44	S10° 27' 55"W	
L12	24.77	S10° 27' 55"W	
L13	15.92	N89° 01' 45"E	

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	67.99	300.00	012°59'08"	67.85 N83° 07' 25"E
C2	447.38	250.00	102°31'52"	390.03 N52° 06' 13"W
C3	50.52	50.00	057°53'28"	565.77 N63° 50' 47"E
C4	14.80	50.00	016°57'41"	563.89 N26° 25' 13"E
C5	17.74	275.00	003°41'43"	17.73 N33° 51' 21"W
C6	169.52	469.64	020°40'50"	168.60 N09° 52' 10"W

**BENCHMARKS**

"X" FOUND IN THE CONCRETE PAVING OF STINSON ROAD APPROXIMATELY 1,160' NORTH OF THE CENTERLINE INTERSECTION OF STINSON ROAD AND SHILOH DRIVE. THE MONUMENT IS LOCATED APPROXIMATELY 73' NORTHEAST OF A POWER POLE AND 115' SOUTHEAST OF A WATER MANHOLE STRUCTURE. ELEVATION = 587.11'

SQUARE CUT ON NORTHWEST CORNER OF WYE INLET LOCATED AT THE SOUTHWEST CORNER OF STINSON ROAD AND HIGHLAND DRIVE. ELEVATION = 589.40'

LOT AREA				LOT AREA				LOT AREA			
LOT#	BLOCK	S.F.	AC.	LOT#	BLOCK	S.F.	AC.	LOT#	BLOCK	S.F.	AC.
CA1	A	61684	1.42	9	A	47200	1.08	21	A	107462	2.47
CA2	A	38470	0.88	10	A	114210	2.62	22	A	68181	1.57
1	A	56135	1.29	11	A	85639	1.97	23	A	69380	1.59
2	A	56365	1.29	12	A	46895	1.08	24	A	72579	1.67
3	A	53543	1.23	13	A	46282	1.06	25	A	79784	1.83
4	A	53129	1.22	14	A	43706	1.00	26	A	71489	1.64
5	A	51219	1.18	15	A	43644	1.00	27	A	70995	1.63
6	A	48254	1.11	16	A	53949	1.24				
7	A	51609	1.18	17	A	56541	1.30				
8	A	45583	1.05	20	A	96492	2.22				

**Owner/Applicant:**  
Stinson Road Estates, Ltd.  
4040 N. Central Expressway, Suite 850  
Dallas, Texas 75024  
Contact: Preston Walwood  
Phone: 214-368-0238

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Ryan.Renolds@johnsonvolk.com  
TBPELS FIRM NO. 10194033

**JOHNSON VOLK CONSULTING**  
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

November 18, 2024

SITE PLAN  
DEAN FARMS

LOTS 1-27, CA1 & CA2, BLOCK A  
27 SINGLE FAMILY LOTS &  
2 COMMON SPACES  
44.084 ACRES  
OUT OF THE  
JOHN MCKINNEY SURVEY, ABSTRACT NO. 596  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
EXISTING ZONING: R1





# LOCATION MAP: THE HOMESTEAD ZONING CHANGE

