



## AGENDA

# PLANNING AND ZONING COMMISSION MEETING

March 13, 2025 | 6:30 PM

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, March 13, 2025, beginning at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Commission will be physically present at this meeting.*

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

### **How to Provide Input at a Meeting:**

**Speak In Person:** Request to Speak forms will be available at the meeting. Please fill out the form and give to the 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**

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

### **Consent Agenda**

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

#### 1. Consent Agenda:

- A. Approval of the minutes of the February 13, 2025 Planning and Zoning Commission meeting.

## Regular Agenda

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2. Consider approving a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek. **(Development Services Director Joe Hilbourn)**
3. Discuss amendments to the City of Lucas Code of Ordinances, Article 14.01 titled General Provisions, Article 14.03 Districts, Division 3, 4, and 5, Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. **(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.*

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

## Adjournment

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5. Adjournment.

## Certification

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*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on March 7, 2025.*

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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 [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### February 13, 2025

Requester: Executive Administrative Assistant Morgan Kowaleski

#### **Agenda Item Request**

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Consent Agenda:

- A. Approval of the minutes of the February 13, 2025 Planning and Zoning Commission meeting.

#### **Background Information**

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N/A

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

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- 1. February 13, 2025 Planning and Zoning Commission Meeting minutes

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

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N/A

#### **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

February 13, 2025 | 6:35 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

#### **Commissioners Present:**

Chairman Tommy Tolson  
Vice-Chairman Joe Williams  
Commissioner Frank Hise  
Commissioner Sean Alwardt  
Commissioner John Awezec  
Alternate Commissioner Brian Dale  
Alternate Commissioner Jonathan Underhill

#### **Staff Present:**

City Manager John Whitsell  
Development Services Director Joe Hilbourn  
Executive Admin Assistant Morgan Kowaleski

#### **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 6:35 pm.

Chairman Tolson stated that neither of the Alternate Commissioners would serve as voting members.

#### **Consent Agenda**

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##### **1. Consent Agenda:**

##### **A. Approval of the minutes of the December 12, 2024 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Alternate Commissioner Dale, seconded by Commissioner Alwardt to approve the consent agenda as written. The motion unanimously passed by a 5-0 vote.

#### **Public Hearing**

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##### **2. Conduct a public hearing and consider approving a request for a change in zoning from R2 (Residential 2-acre) to CB (Commercial Business) and amend the comprehensive zoning map on a tract of land being 7.96-acre tract located in the James Anderson Survey, Abstract No. 17, City of Lucas Collin County, Texas.**

Development Services Director Joe Hilbourn presented an overview of the request, including the property description, surrounding land uses, and its relationship to the city's Comprehensive Plan. He noted that while the request does not align with the approved Comprehensive Plan, it is consistent with the characteristics of nearby properties. Approval of the request would require an amendment to

Planning and Zoning Commission

February 13, 2025



the Comprehensive Plan.

Director Hilbourn informed the Commission that written notices were sent to all property owners within 800 feet of the proposed zoning change, and no responses were received either in support or opposition.

Chairman Tolson opened the public hearing at 6:53 pm

No members of the public were present to provide comments.

Chairman Tolson closed the public hearing at 6:53 pm

During deliberation, the Commission agreed that the property should be rezoned because of the characteristics of the nearby properties; however, before approving the zoning change, they requested a detailed statement of its intended use.

Chairman Tolson reopened the public hearing at 7:13 pm

Rutledge Haggard, the owner of the proposed zoning change location, addressed the Commission, expressing that his plans for the property would be something the City of Lucas could take pride in.

Chairman Tolson closed the public hearing at 7:16 pm

**MOTION:** A motion was made by Commissioner Awezec, seconded by Commissioner Hise to deny a request, based on non-conformance of the city's Comprehensive Plan, for a change in zoning from R2 (Residential 2-acre) to CB (Commercial Business) and amend the comprehensive zoning map on a tract of land being 7.96-acre tract located in the James Anderson Survey, Abstract No. 17, City of Lucas Collin County, Texas. The motion to deny was passed by a vote of 3 in favor and 2 opposed.

Commissioners in favor: Awezec, Hise, Tolson

Commissioners opposed: Williams, Alwardt

## **Regular Agenda**

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3. **Discuss Opinion No. KP-0349 issued by the Texas Attorney General, which addresses:**
  - A. **The information a local jurisdiction must provide if denying or conditionally approving a plat under Chapters 212 and 232 of the Texas Local Government Code.**
  - B. **The authority of local governments to establish prerequisites for the submission of a plat application.**

No action was required on this item.

4. **Discuss Opinion No. KP-0409 issued by the Texas Attorney General, which addresses:**
  - A. **Whether a licensed professional engineer is authorized to certify a subdivision plat under specific circumstances.**

No action was required on this item.

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

Chairman Tolson adjourned the meeting at 7:24 pm.

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Tommy Tolson, Chairman

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Morgan Kowaleski, Executive Admin Assistant



# City of Lucas

## Planning and Zoning Commission

### Agenda Request

### March 13, 2025

Item No. 02

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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Consider approving a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek.

#### **Background Information**

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The property is situated on the east side of Lewis Lane, south of Shepherds Creek, and is currently zoned as R-1.5 (Single-Family Residential, 1.5-acre lots) and AO (Agricultural).

The proposed subdivision consists of 10 lots, including 8 residential building lots and 2 designated as open space. The City's Engineering Department reviewed and approved the civil construction plans on January 31, 2025. Additionally, a tree survey was submitted, reviewed, and accepted on January 14, 2025.

A Conditional Letter of Map Revision (CLOMR) has been submitted to the Federal Emergency Management Agency (FEMA), and city staff have received copies of both the CLOMR and the associated flood study. The subdivision features a looped water main, a split entrance, and an oversized cul-de-sac designed to address concerns related to dead-end streets exceeding 600 feet and developments with more than 10 lots.

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

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1. Preliminary Plat
2. Site Plan
3. Preliminary Plat Application and Checklist
4. Tree Survey

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

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N/A

#### **Recommendation**

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The proposed preliminary plat for Wildflower Estates meets all the city's requirements for approval.



**City of Lucas**  
**Planning and Zoning Commission**  
**Agenda Request**  
**March 13, 2025**

Item No. 02

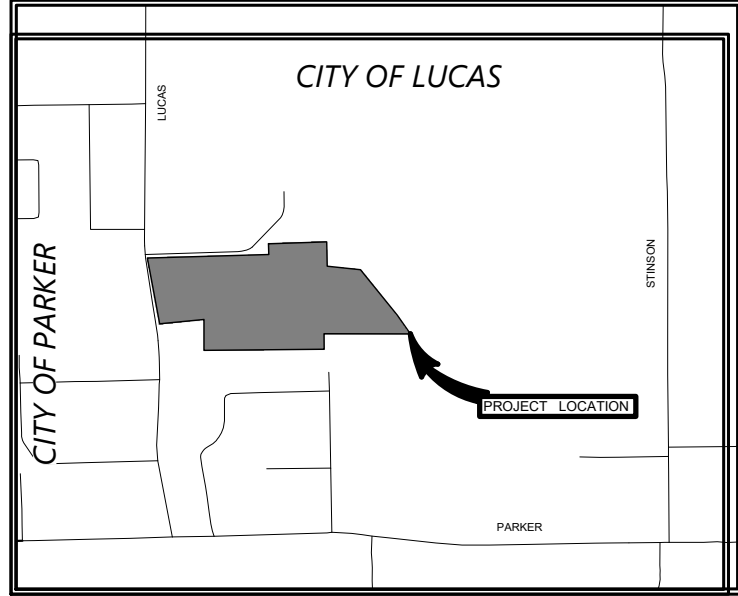
**Motion**

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I make a motion to approve/deny a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349.

VICINITY MAP  
N.T.S.

LOCATION MAP  
SCALE: N.T.S.



0 100' 200'  
SCALE: 1" = 100'

LEGEND

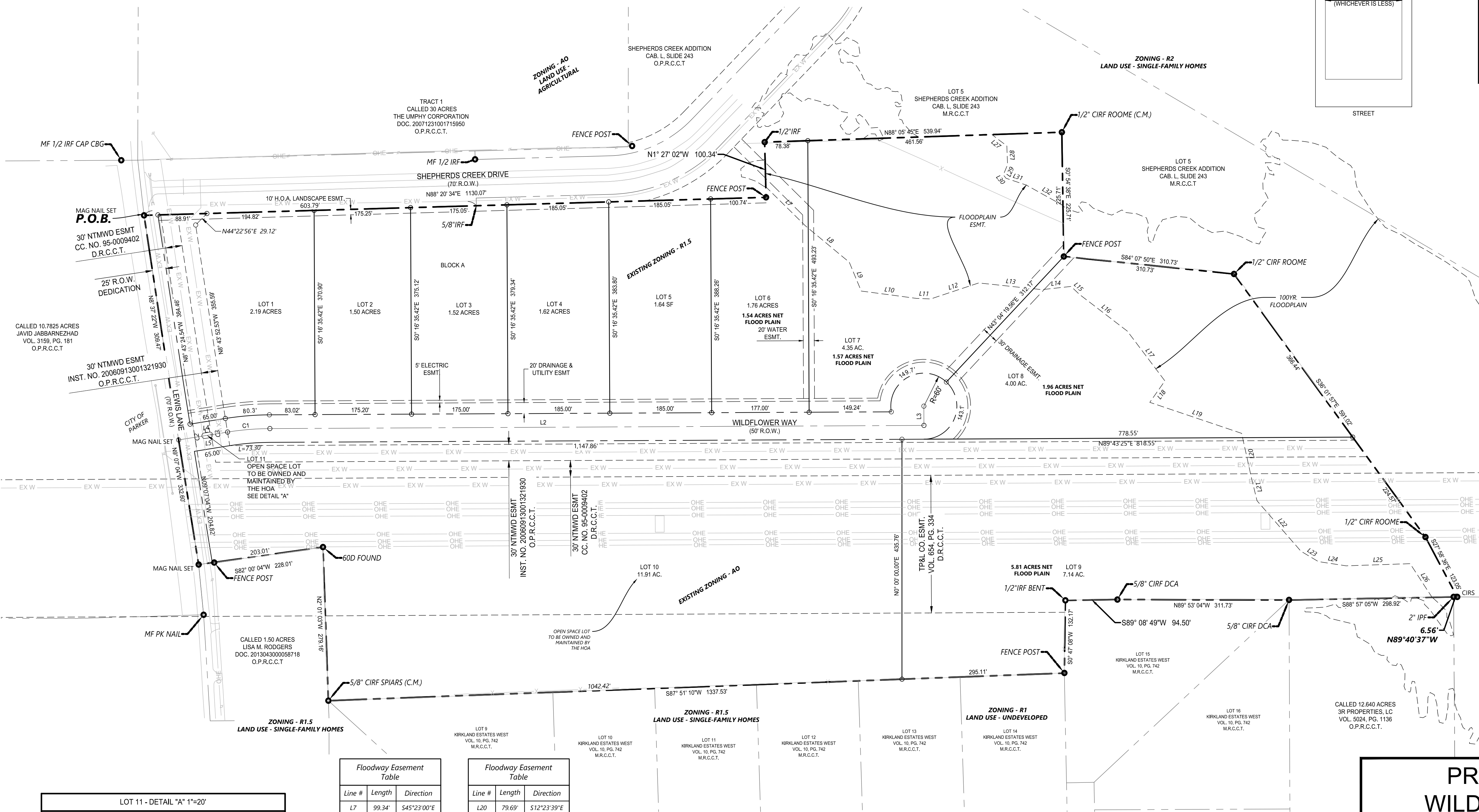
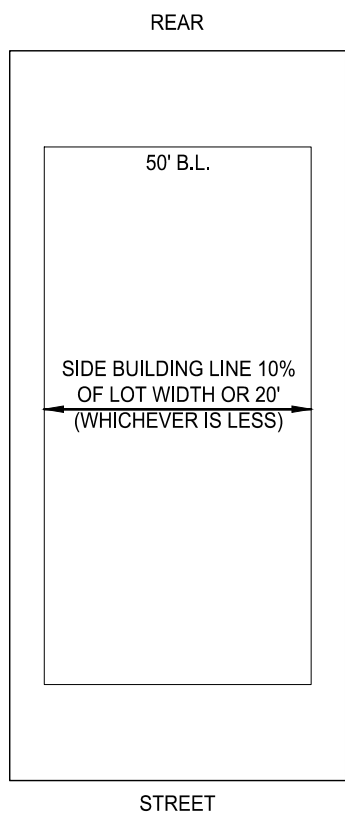
---	PHASE LINE
---	EASEMENT LINE
---	RIGHT OF WAY LINE
---	LOT LINE

- NOTES:
- LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.
  - FLOODPLAIN FIRM NUMBER: 48085C0415J DATE: 6/2/2009

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	90.000	N80° 52' 56.42"E
L2	1187.858	N89° 43' 24.58"E
L3	35.000	N0° 16' 35.42"W

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N85° 18' 10.50"E	77.08	77.154	500.00	77.15

TYPICAL LOT SECTION



# LOT 11 - DETAIL "A" 1"=20'

Detail "A" Line  
Table

Line #	Length	Direction
L4	10.00'	N80°52'56"E
L5	10.00'	S80°52'56"W

Detail "A" Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C2	15.71'	5.00'	180°00'00"	N 9°07'04" W	10.00'
C3	15.71'	5.00'	180°00'00"	S 9°07'04" E	10.00'

Floodway Easement Table			
Line #	Length	Direction	
L7	99.34'	S45°23'00"E	
L8	104.22'	S50°18'27"E	
L9	56.63'	S22°29'05"E	
L10	101.28'	S82°25'27"E	
L11	25.85'	S87°46'07"E	
L12	91.88'	N71°33'54"E	
L13	115.11'	S83°57'03"E	
L14	53.52'	N83°50'16"E	
L15	20.90'	S46°35'27"E	
L16	109.65'	S52°30'05"E	
L17	113.29'	S37°02'59"E	
L18	47.69'	S35°09'27"W	
L19	176.10'	S71°20'15"E	

Floodway Easement Table			
Line #	Length	Direction	
L20	79.69'	S12°23'39"E	
L21	45.88'	S13°36'55"E	
L22	121.49'	S41°01'41"E	
L23	36.92'	S59°15'18"E	
L24	50.92'	S81°20'51"E	
L25	116.29'	N88°04'06"E	
L26	72.14'	S33°04'02"E	
L27	34.05'	S52°41'38"E	
L28	34.19'	S02°10'51"E	
L29	19.93'	S22°35'46"W	
L30	7.88'	S38°30'19"E	
L31	38.86'	S71°26'13"E	
L32	76.45'	S60°54'55"E	

NO.	DATE	REVISION
1	11/16/2024	1ST SUBMITTAL
2	01/02/2025	2ND SUBMITTAL DRAFT COMPLETE

## PRELIMINARY PLAT WILDFLOWER ESTATES

21.32 ACRES CONTAINING LOTS 1-11  
FOR A TOTAL OF 8 SF 1.5 LOTS, 1 AO LOT, AND 2 COMMON LOTS.  
ZONE R-1.5 - 20.577 ACRES  
ZONE AO - 19.053 ACRES  
LUCAS, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: DOUGLAS C. MOUSEL  
ADDRESS: 5850 GRANITE PARKWAY, SUITE 100  
PLANO, TEXAS 75225  
CONTACT: PHONE: (214) 618-3811

PLANNER / ENGINEER / SURVEYOR

**Westwood**  
Phone (469) 213-1800 11000 Frisco Street, Suite 400  
Toll Free (888) 937-5150 Frisco, TX 75033  
westwoodpa.com  
Westwood Professional Services, Inc.  
TELEPHONE REGISTRATION NO. 111778

DATE: JANUARY 2025

WESTWOOD PROJECT #: 0057626.00

CITY CASE #: XXXXXX

DESIGNED: ACT

DRAWN: ACT

REVIEWER: RCS

SHEET

1 OF 2



Drawing: N:\007626\007626 CAD\DWG\316.dwg Plot Date/Time: 2/28/2025 1:37 PM  
Last Saved by: J.Armstrong  
Plot Date/Time: 2/28/2025 1:37 PM

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

39.745 ACRES  
MARTIN HEARNE SURVEY ABSTRACT NO. 426, L.P. TURNER SURVEY, ABSTRACT NO. 901  
AND JOHN GRAY SURVEY, ABSTRACT NO. 349  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

WHEREAS Carol McCahill et al is the sole owner of a 39.745 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and all of Second Tract, conveyed to Carol McCahill, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 39.745 acre tract being more particularly described as follows:

BEGINNING at a mag nail set for corner in the approximate center line of the gravel pavement of Lewis Lane, an undefined width prescriptive right-of-way, being in the east line of a called Javid Jabbarnezhad, by deed of record in Volume 3159, Page 181, of said Official Public Records, and being in the south right-of-way line of Shepherds Creek Drive, a variable width right-of-way; said point being in the northerly line of said McCahill tract;

North 88 degrees 20 minutes 34 seconds East, along the said northerly line of said McCahill tract and along the said south line of Shepherds Creek Drive, at a distance of 603.79 feet passing a 5/8 iron rod found at an angle point of said Shepherds Creek Drive and being at a southwest corner of Lot 5, Shepherds Creek Addition, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Cabinet L, Slide 243, of the Map Records of Collin County, Texas, continuing along the common line between said Lot 5 and said McCahill tract, in all a total distance of 1,130.07 feet to a fence post found at a southeast corner of Lot 5 and re-entrant corner of said McCahill tract;

THENCE along the said common line between Lot 5 and McCahill tract, following courses and distances:

North 01 degrees 27 minutes 02 seconds West, a distance of 100.34 feet to a 1/2" iron rod found at a re-entrant corner of said Lot 5 and a northwest corner of said McCahill tract;

North 88 degrees 05 minutes 45 seconds East, a distance of 539.94 feet to a 1/2" capped iron rod Roome found at a re-entrant corner of said Lot 5 and a northeast corner of said McCahill tract;

South 00 degrees 54 minutes 38 seconds East, a distance of 225.71 feet to a fence post found at a southwest corner of said Lot 5 and a re-entrant corner of said McCahill tract;

South 84 degrees 07 minutes 50 seconds East, a distance of 310.73 feet to a 1/2" capped iron rod Roome found at an angle point;

South 38 degrees 01 minutes 57 seconds East, a distance of 591.02 feet 1/2" capped iron rod Roome found at an angle point;

South 27 degrees 58 minutes 36 seconds East, a distance of 123.05 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set for the most easterly corner of said McCahill tract and being at a southwest corner of said Lot 5;

THENCE North 89 degrees 40 minutes 37 seconds West, departing the said common line between Lot 5 and the McCahill tract, along the southerly line of said McCahill tract, along the south line of said McCahill tract, a distance of 6.56 feet to a 2" pipe found at the northeast corner of said 12.640 acre tract of land conveyed to 3R Properties, LLC, by deed of record in Volume 5024, Page 1136, of said Official Public Records;

THENCE South 88 degrees 57 minutes 05 seconds West, a distance of 298.92 feet to a 5/8" capped iron rod DCA found at the northwest corner of said 12.640 acre tract and being at the northeast corner of Lot 16, Kirkland Estates West, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded in Volume 10, Page 742, of said Map Records;

THENCE along the common line between said McCahill tract and said Kirkland Estates West, the following courses and distances:

North 89 degrees 53 minutes 04 seconds West, a distance of 311.73 feet to a 5/8" capped iron rod DCA found;

South 89 degrees 08 minutes 49 seconds West, a distance of 94.50 feet to a 1/2" iron rod (bent) found at a re-entrant corner of said McCahill tract and a northwest corner of Lot 15, of said Kirkland Estates West;

South 00 degrees 47 minutes 08 seconds West, a distance of 132.17 feet to a fence post found at a southeast corner of said McCahill tract and the northeast corner of Lot 14, of said Kirkland Estates West;

South 87 degrees 51 minutes 10 seconds West, a distance of 1,337.53 feet to a 5/8" capped iron rod "SPIARS" found for corner in the east line of a 1.50 acre tract of land conveyed to Lisa M. Rodgers by deed of record in Document No. 2013043000059718, of said Official Public Records, at a southwest corner of said McCahill tract and a northwest corner of Lot 9, of said Kirkland Estates West;

THENCE North 02 degrees 01 minutes 03 seconds West, departing the said common line between the McCahill tract and Kirkland Estates West, along a common line between said McCahill tract and the said 1.50 acre tract, a distance of 279.16 feet to a 60-D nail found at a re-entrant corner of said 1.50 acre tract;

THENCE South 82 degrees 00 minutes 04 seconds West, continuing along the said common line between the McCahill tract and the 1.50 acre tract, at a distance of 199.53 feet passing a fence post found for reference, continuing along said common line between the McCahill tract and the 1.50 acre tract, in all a total distance of 228.01 feet to a mag nail set for corner in the said east line of the 10.7825 acre tract, at a southwest corner of said McCahill tract and being at the northwest corner of said 1.50 acre tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

THENCE North 09 degrees 07 minutes 04 seconds West, departing the said common line between the McCahill tract and the 1.50 acre tract, along the said approximate center line of the gravel pavement of Lewis Lane and the common line between said McCahill tract and said 10.7825 acre tract, a distance of 332.60 feet to a mag nail set at an angle point.

THENCE North 08 degrees 37 minutes 22 seconds West, continuing along the said approximate center line of the gravel pavement of Lewis Lane and the said common line between the McCahill tract and the 10.7825 acre tract, a distance of 309.47 feet to the POINT-OF-BEGINNING, containing 1,731,280 square feet or 39.745 acres of land.

FLOODWAY & DRAINAGE EASEMENT

This plat is hereby adopted by the Owner(s) and approved by the City of Lucas (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The area or areas shown on the plat as "Floodway & Drainage Easement" shall remain unimproved at all times and be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Floodway & Drainage Easement. The area within the Floodway & Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Floodway & Drainage Easement or for any damage to private property or person that results from the flow of water within the Floodway & Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Floodway & Drainage Easement unless approved by the Director of Public Works. Each property owner shall keep the portion of the Floodway & Drainage Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Floodway & Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Floodway & Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Floodway & Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF COLLIN }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Landplan Rogers, LP, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **WILDFLOWER ESTATES**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements 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 that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I/we certify that I/we are the sole owners 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, I/we agree 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 costs of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, 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.

Signature of Owner(s)

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 \_\_\_\_\_, Owners, known to me to be the persons 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 \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for The State of Texas

LOT AREAS		
BLOCK	LOT	AREA (SF)
1	1	95408
1	2	65351
1	3	66015.5
1	4	70590.4
1	5	71415.4
1	6	76873.7
1	7	189657.7
1	8	174455.5
2	9	310988.4
2	10	518950.0

NTMWD NOTES:

1. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 42", 72", 84" -INCH WATERWASTEWATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
2. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
3. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
4. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
5. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
6. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
7. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FEET CLEARANCE.
8. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
9. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
10. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
11. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
12. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.

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 Date \_\_\_\_\_  
Planning and Zoning Commission

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

Jeremy Bogle, Public Works Director/City Engineer Date \_\_\_\_\_

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong, 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.

Registered Professional Surveyor No. 5557

THE STATE OF TEXAS §

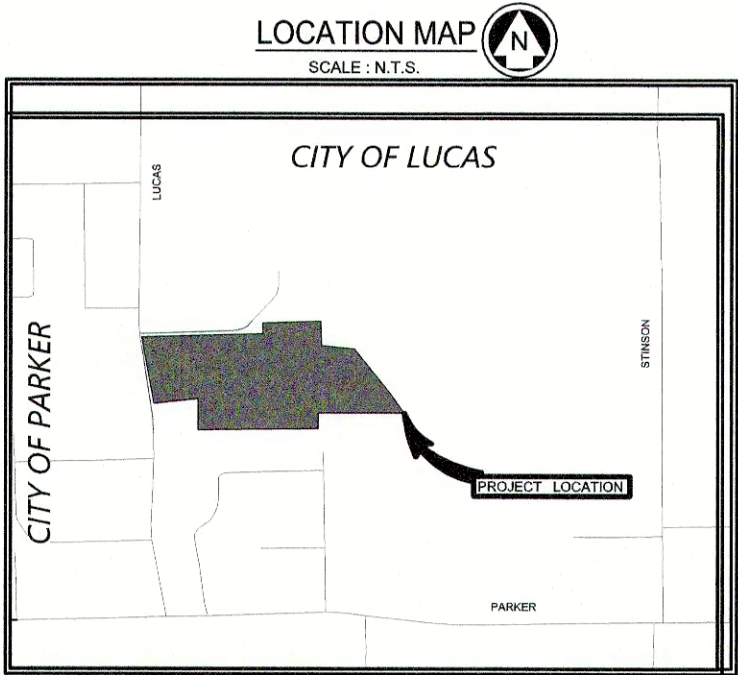
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jason B. Armstrong, known to me to be the persons 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 \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

VICINITY MAP  
N.T.S.



LEGEND

- PHASE LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT LINE

- NOTES:
1. LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.
  2. FLOODPLAIN FIRM NUMBER: 48085C0415J DATE: 6/2/2009

PRELIMINARY PLAT  
WILDFLOWER ESTATES

21.32 ACRES CONTAINING LOTS 1-11  
FOR A TOTAL OF 8 SF1.5 LOTS, 1 AO LOT, AND 2 COMMON LOTS.  
ZONE R-1.5 - 20.577 ACRES  
ZONE AO - 19.053 ACRES  
LUCAS, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER  
NAME: DOUGLAS C. MOUSEL  
ADDRESS: 5850 GRANITE PARKWAY, SUITE 100  
PLANO, TEXAS 75225  
CONTACT: PHONE: (214) 618-3811

PLANNER / ENGINEER / SURVEYOR  
**Westwood**  
Phone (469) 213-1800 11000 Frisco Street, Suite 400  
TollFree (888) 937-5150 Frisco, TX 75033  
westwoodps.com  
Westwood Professional Services, Inc.  
TSPS FIRM REGISTRATION NO. F-117156  
TSP/LS FIRM REGISTRATION NO. 10074801

DATE: JANUARY 2025  
WESTWOOD PROJECT #: 0057626.00  
CITY CASE #:

DESIGNED: ACT  
DRAWN: ACT  
REVIEWER: RCS

SHEET  
2 OF 2

NO	DATE	REVISION
1	11/16/2024	1ST SUBMITTAL
2	01/02/2025	2ND SUBMITTAL DRAFT COMPLETE

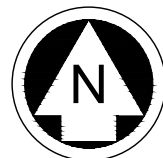
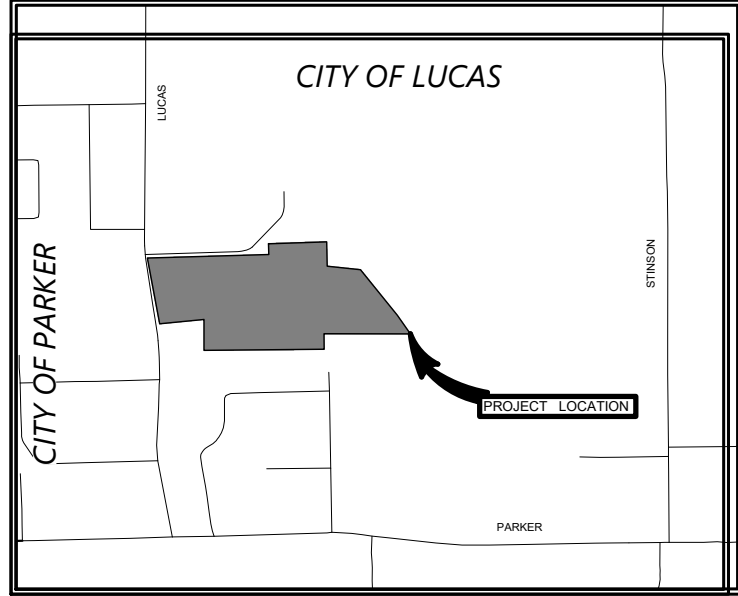
FIRST SUBMITTAL

WILDFLOWER ESTATES - PRELIMINARY PLAT



VICINITY MAP  
N.T.S.

LOCATION MAP  
SCALE: N.T.S.



0 100' 200'  
SCALE: 1" = 100'

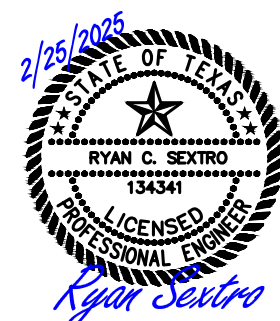
LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT OF WAY LINE
---	LOT LINE

- NOTES:
- LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.
  - PROPOSED PAVEMENT IS TO BE CONSTRUCTED USING 6" 3600 PSI CONCRETE PAVEMENT WITH 24' WIDTH

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	90.000	N80° 52' 56.42"E
L2	1187.858	N89° 43' 24.58"E
L3	35.000	N0° 16' 35.42"W

CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	N85° 18' 10.50"E	77.08	77.154	500.00	77.15



WESTWOOD PROFESSIONAL SERVICES  
TEXAS FIRM NO. F-17076  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY EXAM. & JUDICIAL ACTION  
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER  
NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN  
OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SITE PLAN  
WILDFLOWER ESTATES

±39.74 ACRES CONTAINING LOTS 1-10  
FOR A TOTAL OF 8 ESTATE LOTS AND 2 COMMON LOTS.  
R1.5 = ±20.57 AC., AO = ±19.18 AC.

LUCAS, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: DOUGLAS C. MOUSEL  
ADDRESS: 5850 GRANITE PARKWAY, SUITE 100  
PLANO, TEXAS 75225  
CONTACT: PHONE: (214) 618-3811

PLANNER / ENGINEER / SURVEYOR

**Westwood**

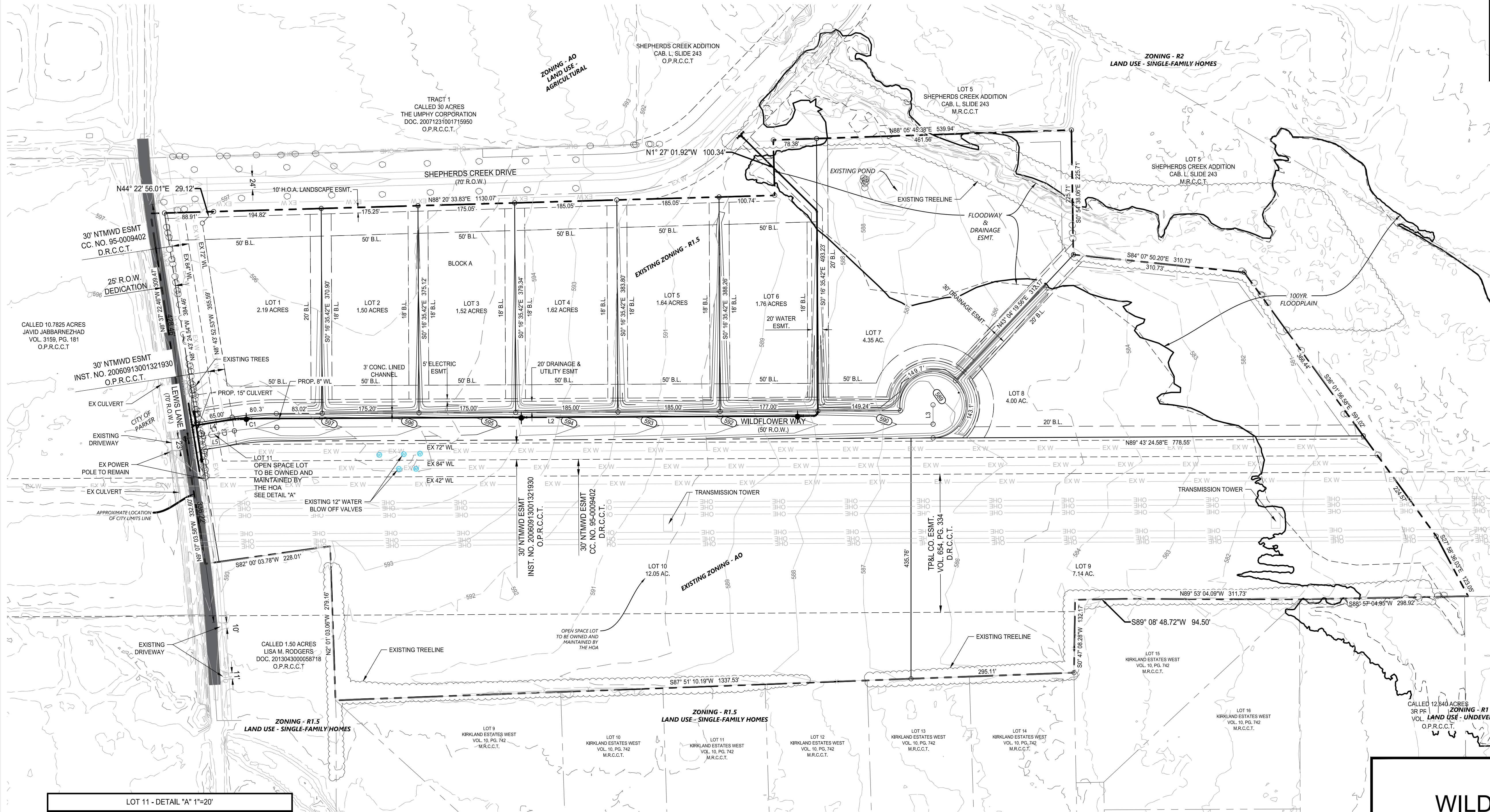
Phone (469) 213-1800 11000 Frisco Street, Suite 400  
Toll Free (888) 937-5150 Frisco, TX 75033  
westwoodpa.com

Westwood Professional Services, Inc.  
TEXAS FIRM REGISTRATION NO. 111778

DATE: FEBRUARY 2025  
WESTWOOD PROJECT #: 0057626.00  
CITY CASE #: XXXXXX

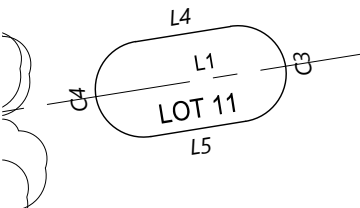
DESIGNED: ACT  
DRAWN: ACT  
REVIEWER: RCS

1 OF 2



LOT 11 - DETAIL "A" 1"=20'

Detail "A" Line Table		
Line #	Length	Direction
L4	10.00'	N80°52'56"E
L5	10.00'	S80°52'56"W



Detail "A" Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	15.71'	5.00'	180°00'00"	S 9°07'04" E	10.00'
C4	15.71'	5.00'	180°00'00"	N 9°07'04" W	10.00'



Drawing: A:\007626\0006 CAD\DWG\Site\_Design\_CSD\Revised\07626.dwg-C-SITE  
Last Saved: 2/25/2025 3:05 PM  
Plot Date/Time: 2/25/2025 3:07 PM

OWNER'S DEDICATION AND ACKNOWLEDGEMENT  
39.745 ACRES  
MARTIN HEARNE SURVEY ABSTRACT NO. 426, L.P. TURNER SURVEY, ABSTRACT NO. 901  
AND JOHN GRAY SURVEY, ABSTRACT NO. 349  
CITY OF LUCAS, COLLIN COUNTY, TEXAS

WHEREAS Carol McCahill et al is the sole owner of a 39.745 acre tract of land situated in the Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas, and being part of a tract of land described in part of First Tract and all of Second Tract, conveyed to Carol McCahill et al, by a Warranty Deed of record in Volume 4372, Page 1442, Deed Records, Collin County, Texas; said 39.745 acre tract being more particularly described as follows:

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

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

North 88 degrees 20 minutes 34 seconds East, a distance of 1,130.07 feet;

North 01 degrees 27 minutes 02 seconds West, a distance of 100.34 feet;

North 88 degrees 05 minutes 45 seconds East, a distance of 539.94 feet;

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

South 00 degrees 54 minutes 38 seconds East, a distance of 225.71 feet;

South 84 degrees 07 minutes 50 seconds East, a distance of 310.73 feet;

South 36 degrees 01 minutes 57 seconds East, a distance of 591.02 feet;

South 27 degrees 58 minutes 36 seconds East, a distance of 123.05 feet;

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

North 89 degrees 40 minutes 37 seconds West, a distance of 6.56 feet;

South 88 degrees 57 minutes 05 seconds West, a distance of 298.92 feet;

North 89 degrees 53 minutes 04 seconds West, a distance of 311.73 feet;

South 89 degrees 08 minutes 49 seconds West, a distance of 94.50 feet;

South 00 degrees 47 minutes 08 seconds West, a distance of 132.17 feet;

South 87 degrees 51 minutes 10 seconds West, a distance of 1,337.53 feet;

North 02 degrees 01 minutes 03 seconds West, a distance of 279.16 feet;

South 82 degrees 00 minutes 04 seconds West, a distance of 228.01 feet to a southwest corner of said McCahill tract, and being in the said approximate center line of the gravel pavement of Lewis Lane;

THENCE North 09 degrees 07 minutes 04 seconds West, along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract a distance of 332.60 feet;

THENCE North 08 degrees 37 minutes 22 seconds West, continuing along the said approximate center line of the gravel pavement of Lewis Lane and the westerly line of said McCahill tract, a distance of 309.47 feet to the POINT-OF-BEGINNING, containing 1,731,280 square feet or 39.745 acres of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, do hereby certify, that I prepared this plot 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.

Registered Professional Surveyor

THE 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 \_\_\_\_\_, Owners, known to me to be the persons 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

FLOODWAY & DRAINAGE EASEMENT

This plat is hereby adopted by the Owner(s) and approved by the City of Lucas (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The area or areas shown on the plat as "Floodway & Drainage Easement" shall remain unimproved at all times and be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the said Floodway & Drainage Easement. The area within the Floodway & Drainage Easement is subject to storm water overflow and bank erosion to an extent that cannot be defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Floodway & Drainage Easement or for any damage to private property or person that results from the flow of water within the Floodway & Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Floodway & Drainage Easement unless approved by the Director of Public Works. Each property owner shall keep the portion of the Floodway & Drainage Easement traversing or adjacent to his property clean and free of debris, silt, and any materials that would result in unsanitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Floodway & Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The natural drainage through the Floodway & Drainage Easement, as in the case of all natural channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. Building areas outside the Floodway & Drainage Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF COLLIN }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, \_\_\_\_\_, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **WILDFLOWER ESTATES**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements 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 that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I/we certify that I/we are the sole owners 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, I/we agree 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 costs of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, 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.

Signature of Owner(s)

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 \_\_\_\_\_, Owners, known to me to be the persons 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for The State of Texas

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

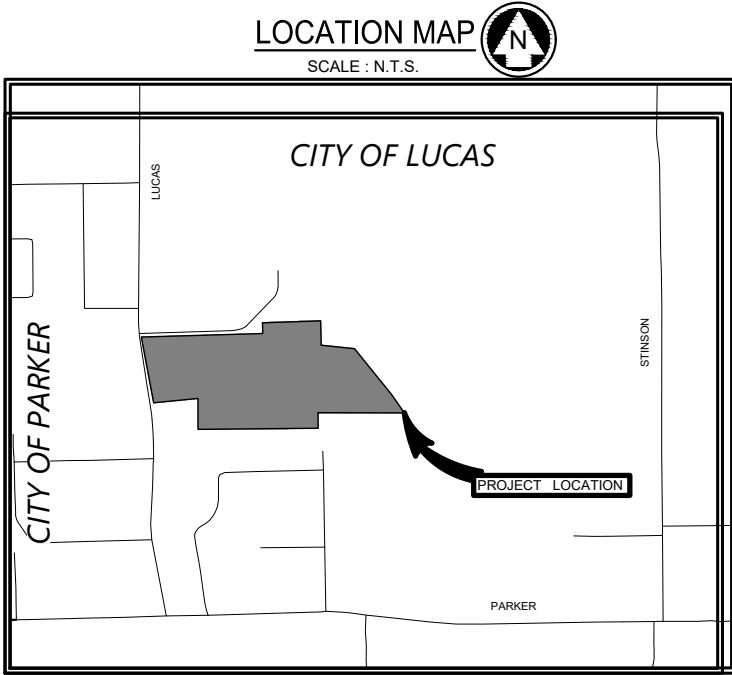
\*APPROVED FOR PREPARATION OF FINAL PLAT\*

Tommy Tolson, Chair Date  
Planning and Zoning Commission

Joseph Hilbourn, Development Services Director Date

Scott Holden, Public Works Director/City Engineer Date

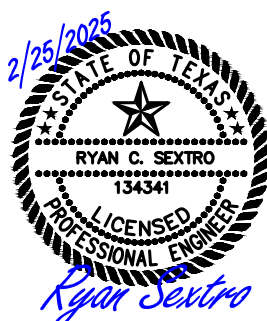
VICINITY MAP  
N.T.S.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT LINE

- NOTES:
1. LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.
  2. PROPOSED PAVEMENT IS TO BE CONSTRUCTED USING 6" 3600 PSI CONCRETE PAVEMENT WITH 24' WIDTH



WESTWOOD PROFESSIONAL SERVICES  
TEXAS FIRM NO. F-117056  
THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY RYAN C. SEXTON, P.E., A MEMBER  
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER  
NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN  
OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SITE PLAN  
WILDFLOWER ESTATES

±39.74 ACRES CONTAINING LOTS 1-10  
FOR A TOTAL OF 8 ESTATE LOTS AND 2 COMMON LOTS.  
R1.5 = ±20.57 AC., AO = ±19.18 AC.

LUCAS, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: DOUGLAS C. MOUSEL ADDRESS: 5850 GRANITE PARKWAY, SUITE 100 PLANO, TEXAS 75225 CONTACT: PHONE: (214) 618-3811		<b>Westwood</b> Phone (469) 213-1800 11000 Frisco Street, Suite 400 Toll Free (888) 937-5150 Frisco, TX 75033 westwoodpa.com Westwood Professional Services, Inc. TSPS FIRM REGISTRATION NO. 1117758 TSPS FIRM REGISTRATION NO. 10074931	
DATE:	FEBRUARY 2025	DESIGNED: ACT	SHEET
WESTWOOD PROJECT #:	0057626.00	DRAWN: ACT	2 OF 2
CITY CASE #:	XXXXXX	REVIEWER: RCS	

WILDFLOWER ESTATES - SITE PLAN

SECOND SUBMITTAL





## PLATTING APPLICATION

Name of Subdivision and/or Project: Wildflower Estates

Items Submitted

Filing Fee



**Preliminary Plat**

\$1,000.<sup>00</sup>

- 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 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

\$1,000.<sup>00</sup>

**TOTAL**



## PRELIMINARY AND FINAL PLAT Application Guidelines

### LOCATION AND CONTACTS

**Preliminary Plat - Wildflower Estates**

Physical Location of Property: Southeast corner of Lewis Lane and Shepherds Creek Dr  
(Address and general location - approximate distance to nearest existing street intersection)

Legal Description of Property: Approx 39.7 acres in Hearne Survey Abstr 426, Turner Survey Abstr 901, and Gray Survey Abstr 349 in Collin County  
(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block - Must attach metes and bounds description)

Comprehensive Zoning Designation(s): R1.5

Existing Zoning Designation(s): R1.5 and AO

Description of Project Use: Single-Family

Acreage: 39.7 Existing # of Lots/Tracts: 8 single-family lots, 1 AO lot, and 1 open space lot

**OWNERS NAME:** Griffin, Lewis, McCahill & Gillis Contact Number: (303) 947-3252

Applicant/Contact Person: Tom McCahill Title: owner

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

Street Address: 2360 County Road 722, McKinney TX 75069

Mailing Address: \_\_\_\_\_

Phone: (303) 947-3252 Fax: \_\_\_\_\_ Email: tmmccahill@gmail.com

**Applicant**

**OWNERS NAME:** JW Partners, Ltd Contact Number: (214) 618-3811

Applicant/Contact Person: Douglas Mouse Title: President

Company Name: LandPlan

Street Address: 5850 Granite Pkwy #100, Plano TX 75024

Mailing Address: \_\_\_\_\_

Phone: (214) 618-3811 Fax: \_\_\_\_\_ Email: dmouse1@landplan.net

**ENGINEER REPRESENTATIVE:** \_\_\_\_\_ Contact Number: 214-514-3570

Applicant/Contact Person: Ryan Sextro Title: Project Manager

Company Name: Westwood

Street Address: 11000 Frisco Street Suite 400, Frisco TX, 75033

Mailing Address: 11000 Frisco Street Suite 400, Frisco TX, 75033

Phone: 214-514-3570 Fax: \_\_\_\_\_ Email: ryan.sextro@westwoodps.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 Thomas McCall 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."

**ERIC MCKEEMAN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20124005422**  
**MY COMMISSION EXPIRES 03/30/2025**

Thomas McCall  
Owner Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 7 day of November, 2024

Notary Public in and for the State of <sup>ERM</sup>~~Texas~~: ERM  
Colorado

### Official Use Only:

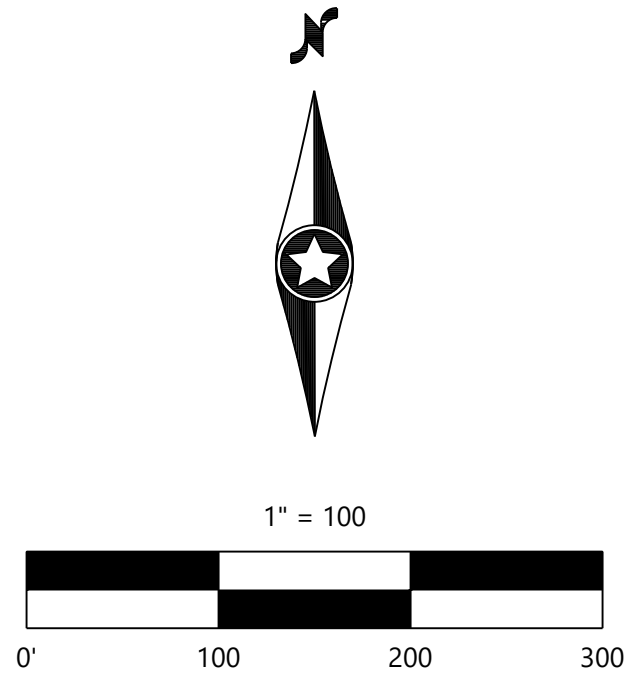
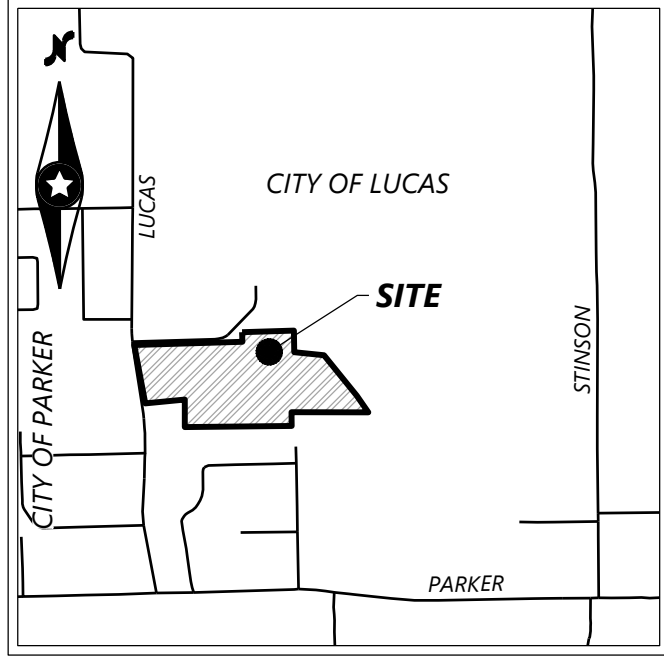
Planning & Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

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



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

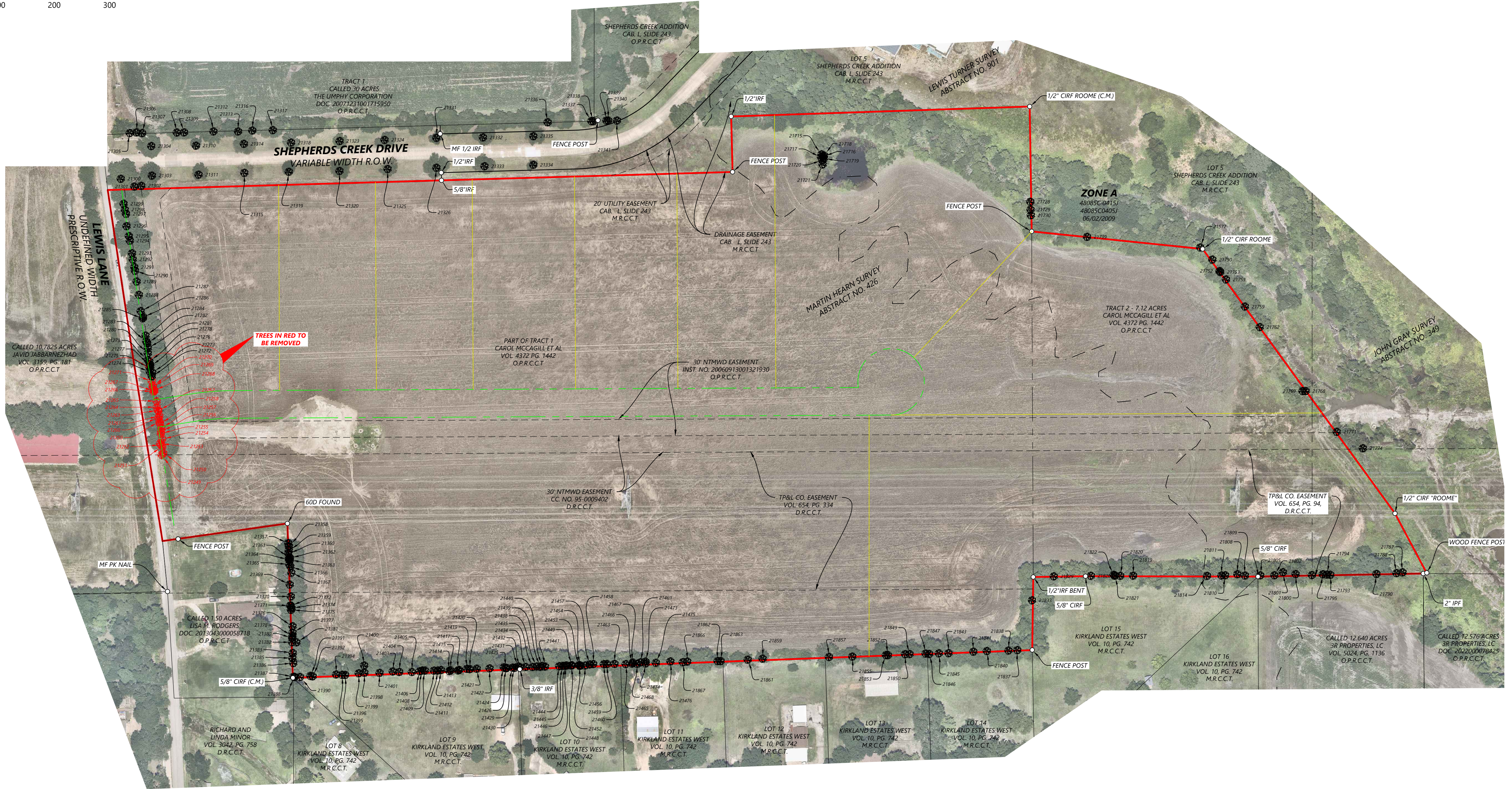


VICINITY MAP  
(NOT TO SCALE)



LEGEND

TREE   
PT NUMBER 21999  
BOUNDARY   
NOTE: SEE PAGE 2 OF 2  
FOR TREE TABLE.



CHECKED: A.R.R.  
DRAWN: P.G.S.  
HORIZONTAL SCALE: 100'

INITIAL ISSUE: 12/23/2024  
REVISIONS:

PREPARED FOR:  
  
**LANDPLAN DEVELOPEMENT CORP**

**39.745 ACRE TRACT**  
COLLIN COUNTY, TEXAS

**Westwood**

Phone (214) 473-4640 2901 DALLAS PKWY, STE 400  
Toll Free (888) 937-5150 PLANO, TX 75093  
westwoodps.com  
Westwood Professional Services, Inc.  
TBPELS ENGINEERING FIRM REGISTRATION NO. 117156  
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

TREE EXHIBIT

PROJECT NUMBER: 0057626.00

SHEET NUMBER:  
**1** OF **2**  
DATE: 2024/12/23



TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21249	3001	10IN	HACKBERRY
21250	3002	16IN	HACKBERRY
21251	3003	16IN	CEDAR ELM
21252	3004	22IN	CEDAR ELM
21253	3005	10IN	HACKBERRY
21254	3006	12IN	CEDAR ELM
21255	3007	18IN	CEDAR
21256	3008	8IN	HACKBERRY
21257	3009	10IN	HACKBERRY
21258	3010	8IN	HACKBERRY
21259	3011	24IN	HACKBERRY
21260	3012	32IN	CEDAR ELM
21261	3013	17IN	HACKBERRY
21262	3014	14IN	CEDAR ELM
21263	3015	8IN	HACKBERRY
21264	3016	10IN	CEDAR ELM
21265	3017	12IN	HACKBERRY
21266	3018	18IN	CEDAR ELM
21267	3019	12IN	CEDAR ELM
21268	3020	12IN	CEDAR ELM
21269	3021	12IN	CEDAR ELM
21270	3022	18IN	CEDAR ELM
21271	3023	18IN	CEDAR ELM
21272	3024	32IN	CEDAR ELM
21273	3025	10IN	HACKBERRY
21274	3026	10IN	CEDAR ELM
21275	3027	14IN	CEDAR
21276	3028	20IN	CEDAR ELM
21277	3029	26IN	CEDAR ELM
21278	3030	10IN	CEDAR ELM
21279	3031	24IN	CEDAR ELM

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21280	3032	24IN	CEDAR ELM
21281	3033	24IN	HACKBERRY
21282	3034	14IN	HACKBERRY
21283	3035	24IN	HACKBERRY
21284	3036	28IN	CEDAR ELM
21285	3037	18IN	HACKBERRY
21286	3038	24IN	HACKBERRY
21287	3039	40IN	CEDAR ELM
21288	3040	18IN	HACKBERRY
21289	3041	28IN	HACKBERRY
21290	3042	8IN	HACKBERRY
21291	3043	24IN	HACKBERRY
21292	3044	16IN	HACKBERRY
21293	3045	16IN	HACKBERRY
21294	3046	40IN	CEDAR ELM
21295	3047	18IN	CEDAR ELM
21296	3048	14IN	CEDAR
21297	3049	30IN	HACKBERRY
21298	3050	14IN	HACKBERRY
21299	3051	18IN	CEDAR ELM
21300	3052	30IN	HACKBERRY
21301	3053	18IN	OAK
21302	3054	20IN	OAK
21303	3055	20IN	OAK
21304	3056	28IN	OAK
21305	3057	18IN	OAK
21306	3058	10IN	HACKBERRY
21307	3059	18IN	HACKBERRY
21308	3060	48IN	HACKBERRY
21309	3061	8IN	HACKBERRY
21310	3062	10IN	CEDAR ELM

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21311	3063	18IN	OAK
21312	3064	38IN	HACKBERRY
21313	3065	6IN	HACKBERRY
21314	3066	20IN	OAK
21315	3067	18IN	OAK
21316	3068	8IN	HACKBERRY
21317	3069	16IN	HACKBERRY
21318	3070	20IN	OAK
21319	3071	12IN	CEDAR ELM
21320	3072	20IN	OAK
21323	3073	18IN	OAK
21324	3074	24IN	OAK
21325	3075	20IN	OAK
21326	3076	26IN	OAK
21331	3077	16IN	OAK
21332	3078	20IN	OAK
21333	3079	24IN	OAK
21334	3080	18IN	OAK
21335	3081	18IN	OAK
21336	3082	24IN	HACKBERRY
21337	3083	12IN	CEDAR
21338	3084	24IN	HACKBERRY
21339	3085	16IN	HACKBERRY
21340	3086	16IN	HACKBERRY
21341	3087	24IN	HACKBERRY
21357	3101	12IN	HACKBERRY MULTIPLE
21358	3102	12IN	HACKBERRY
21359	3103	20IN	HACKBERRY
21360	3104	12IN	HACKBERRY
21361	3105	14IN	HACKBERRY
21362	3106	12IN	HACKBERRY

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21363	3107	18IN	HACKBERRY
21364	3108	14IN	HACKBERRY
21365	3109	24IN	HACKBERRY
21366	3110	12IN	HACKBERRY
21367	3111	12IN	HACKBERRY
21369	3112	28IN	HACKBERRY
21370	3113	14IN	HACKBERRY
21371	3114	10IN	HACKBERRY MULTIPLE
21372	3115	12IN	CEDAR ELM
21374	3116	30IN	CEDAR ELM
21375	3117	10IN	HACKBERRY MULTIPLE
21376	3118	22IN	HACKBERRY
21377	3119	24IN	HACKBERRY
21378	3120	30IN	HACKBERRY
21380	3121	24IN	HACKBERRY
21381	3122	16IN	CEDAR ELM
21382	3123	8IN	HACKBERRY
21383	3124	18IN	HACKBERRY
21385	3125	36IN	HACKBERRY
21386	3126	20IN	HACKBERRY
21387	3127	18IN	HACKBERRY
21388	3128	8IN	HACKBERRY
21390	3129	10IN	HACKBERRY
21391	3130	36IN	HACKBERRY
21392	3131	12IN	CEDAR ELM
21394	3132	30IN	HACKBERRY
21395	3133	14IN	HACKBERRY
21396	3134	18IN	HACKBERRY
21398	3135	24IN	HACKBERRY
21399	3136	24IN	HACKBERRY
21400	3137	10IN	HERCULES CLUB

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21401	3138	36IN	HSACKBERRY
21403	3139	30IN	HACKBERRY
21404	3140	28IN	HACKBERRY
21405	3141	32IN	HACKBERRY
21406	3142	12IN	HACKBERRY
21408	3143	16IN	HACKBERRY
21409	3144	24IN	HACKBERRY
21411	3145	36IN	HACKBERRY
21412	3146	14IN	HACKBERRY
21413	3147	28IN	HACKBERRY
21414	3148	28IN	HACKBERRY
21415	3149	32IN	HACKBERRY
21417	3150	20IN	HACKBERRY
21418	3151	14IN	HACKBERRY
21419	3152	18IN	HACKBERRY
21420	3153	36IN	HACKBERRY
21421	3154	32IN	HACKBERRY
21422	3155	48IN	HACKBERRY
21424	3156	24IN	HACKBERRY
21425	3157	14IN	HACKBERRY
21426	3158	10IN	HACKBERRY
21429	3159	24IN	HACKBERRY
21430	3160	28IN	HACKBERRY
21431	3161	24IN	HACKBERRY
21432	3162	24IN	HACKBERRY
21434	3163	20IN	HACKBERRY
21435	3164	24IN	HACKBERRY
21438	3165	20IN	HACKBERRY
21439	3166	24IN	HACKBERRY
21440	3167	14IN	HACKBERRY
21441	3168	28IN	HACKBERRY

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21444	3169	12IN	HACKBERRY
21445	3170	36IN	HACKBERRY
21446	3171	24IN	HACKBERRY
21447	3172	14IN	HACKBERRY
21448	3173	14IN	HACKBERRY
21449	3174	28IN	HACKBERRY
21452	3175	24IN	HACKBERRY
21453	3176	14IN	HACKBERRY
21454	3177	18IN	HACKBERRY
21456	3178	8IN	HACKBERRY
21457	3179	36IN	HACKBERRY
21458	3180	20IN	HACKBERRY
21459	3181	12IN	HACKBERRY
21460	3182	16IN	HACKBERRY
21463	3183	8IN	CEDAR ELM
21465	3184	24IN	HACKBERRY
21466	3185	15IN	HACKBERRY
21467	3186	10IN	HACKBERRY
21468	3187	16IN	HACKBERRY
21469	3188	8IN	HACKBERRY
21473	3189	6IN	HACKBERRY
21474	3190	12IN	HACKBERRY
21475	3191	12IN	HACKBERRY
21476	3192	30IN	HACKBERRY
21715	3301	16IN	WILLOW
21716	3302	18IN	WILLOW
21717	3303	8IN	WILLOW
21718	3304	36IN	WILLOW
21719	3305	14IN	WILLOW
21720	3306	24IN	WILLOW
21721	3307	36IN	WILLOW

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21728	3308	14IN	HACKBERRY
21729	3309	30IN	HACKBERRY
21730	3310	18IN	HACKBERRY
21739	3311	20IN	HACKBERRY
21750	3312	30IN	HACKBERRY
21752	3313	12IN	HACKBERRY
21753	3314	12IN	HACKBERRY
21755	3315	14IN	HACKBERRY
21759	3316	24IN	HACKBERRY
21762	3317	8IN	HACKBERRY
21768	3318	24IN	WILLOW
21769	3319	36IN	WILLOW
21771	3320	42IN	WILLOW
21774	3321	10IN	CEDAR ELM
21787	3322	24IN	BDA
21788	3323	10IN	HACKBERRY
21790	3324	8IN	HACKBERRY
21793	3325	18IN	HACKBERRY
21794	3326	8IN	HACKBERRY
21795	3327	12IN	BDA MULTIPLE
21796	3328	8IN	HACKBERRY
21800	3329	12IN	BDA
21801	3330	6IN	HACKBERRY
21802	3331	16IN	HACKBERRY
21805	3332	10IN	BDA
21808	3333	24IN	HACKBERRY
21809	3334	12IN	HACKBERRY
21810	3335	12IN	HACKBERRY
21811	3336	12IN	HACKBERRY
21814	3337	8IN	HACKBERRY
21819	3338	8IN	HACKBERRY

TREE TABLE			
POINT ID	TREE TAG	DIAMETER	SPECIES
21820	3339	10IN	BDA
21821	3340	12IN	BDA
21822	3341	12IN	BDA
21826	3342	8IN	HACKBERRY
21829	3343	8IN	HACKBERRY
21833	3344	6IN	HACKBERRY
21837	3345	12IN	HACKBERRY
21838	3346	30IN	HACKBERRY
21840	3347	24IN	HACKBERRY
21841	3348	36IN	HACKBERRY
21843	3349	14IN	HACKBERRY
21845	3350	30IN	HACKBERRY
21846	3351	16IN	HACKBERRY
21847	3352	24IN	HACKBERRY
21849	3353	8IN	HACKBERRY
21850	3354	18IN	HACKBERRY
21852	3355	24IN	HACKBERRY
21853	3356	24IN	HACKBERRY
21855	3357	16IN	HACKBERRY
21857	3358	36IN	HACKBERRY
21859	3359	12IN	HACKBERRY
21861	3360	8IN	HACKBERRY
21862	3361	10IN	HACKBERRY MULTIPLE
21863	3362	20IN	HACKBERRY'S
21866	3363	10IN	HACKBERRY
21867	3364	12IN	CEDAR

CHECKED: A.R.R.  
DRAWN: P.G.S.  
HORIZONTAL SCALE: 100'

INITIAL ISSUE: 12/23/2024  
REVISIONS:

PREPARED FOR:

LANDPLAN DEVELOPEMENT CORP

39.745 ACRE TRACT

COLLIN COUNTY, TEXAS

Westwood

Phone (214) 473-4640 2901 DALLAS PKWY, STE 400  
Toll Free (888) 937-5150 PLANO, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TBPELS ENGINEERING FIRM REGISTRATION NO. 117156  
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

TREE EXHIBIT

PROJECT NUMBER: 0057626.00

SHEET NUMBER:

2 OF

2

DATE: 2024/12/23



# City of Lucas Planning & Zoning Agenda Request March 13, 2025

Requester: Development Services Director Joe Hilbourn

## **Agenda Item Request**

---

Discuss amendments to the City of Lucas Code of Ordinances, Article 14.01 titled General Provisions, Article 14.03 Districts, Division 3, 4, and 5, Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.

## **Background Information**

---

The city has been reviewing Chapter 14 for some time, and one of the key updates includes changes to side yard setbacks. Below is the adopted revision:

§ 14.04.304 General accessory buildings and structures regulations.

(3) Setbacks.

(A) Accessory buildings:

(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.

§ 14.03.113 Principal dwelling regulations.

(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').

**I believe this is what was discussed, but never appropriately implemented:**

§ 14.04.304 General accessory buildings and structures regulations.



## City of Lucas Planning & Zoning Agenda Request March 13, 2025

### (3) Setbacks.

#### (A) Accessory buildings:

(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.

#### § 14.03.113 Principal dwelling regulations. (R-2 zoning District)

##### (a) Size of yards.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

#### § 14.03.173 Principal dwelling regulations. (R-1.5 zoning District)

##### (a) Size of yards.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

#### § 14.03.232 Principal dwelling regulations. (R-1 zoning District)

##### (a) Size of yards.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way





## City of Lucas Planning & Zoning Agenda Request March 13, 2025

or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

### **Accessory Buildings What was adopted:**

14.03.004 (4)

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

(i) In R-2 zoning districts, a maximum of nine hundred (900) 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 five hundred (1,500) square feet.

### **Accessory Buildings What was intended:**

14.03.004 (4)

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

(i) In R-2, R-1.5, R-1, and AO Zoning Districts a maximum of nine hundred (900) 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 five hundred (1,500) square feet.

### **Attachments/Supporting Documentation**

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N/A

### **Budget/Financial Impact**

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N/A

### **Recommendation**

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Provide staff with guidance on proposed amendments to the city's Code of Ordinances.



**City of Lucas**  
**Planning & Zoning Agenda Request**  
**March 13, 2025**

**Motion**

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N/A