



AGENDA

**City of Lucas
Planning and Zoning Commission
March 10, 2016
7:00 PM**

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

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, March 10, 2016 at 7:00 pm at the 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 Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Public Hearings

1. Consider amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Nursing Home Facility. (**Development Services Director Joe Hilbourn**).
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

Regular Agenda

2. Consider approval of the minutes of the February 11, 2016 Planning and Zoning Commission meeting. (**City Secretary Stacy Henderson**)
3. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop 11 lots totaling 69.019 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane, being a replat of Lot 1 of the Ford's Cattle Ranch. (**Development Services Director Joe Hilbourn**)

4. Discuss amending Section 10.03.123 Streets and Drainage, Subsection (i) Street lighting of the City's Code of Ordinances to consider the requirements of providing lighting at street intersections within new subdivisions and at streets connecting to new subdivisions. **(Development Services Director Joe Hilbourn)**

Executive Session

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

5. Adjournment.

Certification

I 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 75002-7651 and on the City's website at www.lucastexas.us on or before March 4, 2016.

Stacy Henderson
City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall.

Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-727-8999 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

March 10, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Nursing Home Facility.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take Action

Background Information:

To better clarify the meaning of Nursing Home Facility, Staff is proposing that there be a definition added to the Use Chart for Nursing Home Facility that includes assisted living centers and long term care facilities. The new definition for Nursing Home Facility is as follows:

Nursing Home Facility (also termed skilled nursing facility, convalescent home, assisted living or long term care facility). A facility providing primarily in-patient health care, personal care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision and such facilities comply with the required state licensing, if any.

Attachments/Supporting Documentation:

1. Public Notice
2. Proposed Ordinance creating definition for Nursing Home Facility.

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented or give feedback for changes.

Motion:

I make a motion to approve/deny to approve amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Nursing Home Facility.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the “City”), will conduct a public hearing on Thursday, March 10, 2016 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, April 7, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City’s Code of Ordinances more particularly described as follows:

A definition for Nursing home (also termed skilled nursing facility, convalescent home, assisted living or long term care facility) means a facility providing primarily in-patient health care, personal care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision and such facilities comply with the required state licensing, if any.

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, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us, or Fax 972-727-0091 and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us

ORDINANCE # 2016-XX-00XXX
[ORDINANCE AMENDING CODE OF ORDINANCE CHAPTER 14
“ZONING”]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, AMENDING THE LUCAS CODE OF ORDINANCES BY AMENDING CHAPTER 14 TITLED “ZONING” BY AMENDING ARTICLE 14.01 TITLED “GENERAL PROVISIONS” BY AMENDING DIVISION 1 TITLED “GENERALLY” BY AMENDING SECTION 14.01.004 TITLED “DEFINITIONS” BY AMENDING SUBSECTION (b) BY ADDING A NEW DEFINITION FOR “NURSING HOME FACILITY”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas and the City Council of the City of Lucas, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Lucas, Texas is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

Section 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 14 titled “Zoning” by amending Article 14.01 titled “General Provisions” by amending Division 1 titled “Generally” by amending Section 14.04.004(b) titled “Definitions”, to read as follows:

“CHAPTER 14

ZONING

ARTICLE 14.01 GENERAL PROVISIONS

Division 1. Generally

...

Section 14.01.004 Definitions

...

(b) Definitions.

...

Nonconforming. A building, structure, or use of land lawfully occupied at the time of the effective date of this chapter or amendments thereto, and which does not conform to the use of the regulations of the district in which it is situated.

Noxious matter. A material which is capable of causing injury to living organisms by chemical reaction or is capable of causing detrimental effects upon the physical or economic well-being or comfort of humans.

Nursing home facility (also termed skilled nursing facility, convalescent home, assisted living or long term care facility). A facility providing primarily in-patient health care, personal care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision and such facilities comply with the required state licensing, if any.

Occupancy. The use or intended use of the land or building by proprietors or tenants.

Office, general business or professional. An establishment providing administrative, business, executive, management or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use.

...”

Section 2. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

Section 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

Section 4. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 5. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF
_____, 2016.**

APPROVED:

Jim Olk, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney
(02-22-16/75654)

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Agenda Request

March 10, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider approval of the minutes of the February 11, 2016 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the February 11, 2016 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the February 11, 2016 Planning and Zoning Commission meeting.



City of Lucas
Planning & Zoning Commission
Regular Meeting
February 11, 2016
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

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

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Joe Williams
Commissioner Andre Guillemaud
Commissioner Brian Blythe
Alternate Commissioner Scott Sperling

Staff:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

Commissioners Absent:

Alternate Commissioner Kevin Wier

City Council Liaison Present:

Mayor Jim Olk

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

Public Hearings

1. **Consider approval of a request by Liberty Bank on behalf of Victoria Hamilton Parsons, Etal., to rezone a 50-acre tract of land from Agricultural District (AO) to Residential (R-1.5) for a parcel of land located on the south side of Forest Grove Road, approximately 1,300 feet west of the intersection of Orr Road and Forest Grove Road.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take Action**

Chairman Rusterholtz announced that the applicant has requested that their item be withdrawn from the agenda. Chairman Rusterholtz noted that approximately forty emails were received in opposition to the request and Grant Gulickson, 200 Doris Drive was also in the audience to express his opposition to the request.

2. **Consider the specific use permit request by Rudy Rivas on behalf of Lucas Corners, LLC for approval of outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take Action**

Development Services Director Joe Hilbourn briefed the Commission on the request stating it was continued from the January 14, 2016 Planning and Zoning Commission meeting to allow the applicant additional time to bring forward a site plan and landscape plan for the proposed property. Mr. Hilbourn stated that staff had concerns related to the traffic and noise associated with outside dining at this location.

The Commission discussed the trees currently separating the commercial property from the residential neighborhood and if that was an adequate buffer for the noise that would be created with outside dining.

Chris Rivas, representing M. Christopher Custom Homes, stated that the proposed trees were one inch in caliper and would be planted immediately allowing for more growth. The area would also be provided with an irrigation system for watering the trees. Mr. Rivas stated there was no particular tenant at this time.

Commissioner Guillemaud and Chairman Rusterholtz expressed their concerns with the outside dining proposed so close to the residential neighborhood and the noise and trash that could become a problem.

Chairman Rusterholtz opened the public hearing at 7:15 p.m., with no one wishing to speak, the public hearing was closed.

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Commissioner Guillemaud to recommend denial of the specific use permit request for outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road without prejudice. The motion for denial passed unanimously by a 5 to 0 vote.*

Chairman Rusterholtz announced that the Commission would combine and discuss Agenda Items 3, 4 and 5 as they were all related to requirements associated with Retirement Home/Senior Independent Living Facilities.

3. **Consider amending Section 14.03.801, Subsection E the Code of Ordinances Zoning Use Chart, Schedule of Uses to add a requirement for Retirement Home/Senior Independent Living Facility to require a specific use permit within the Commercial Business and Light Industrial districts and amend the use chart to require a specific use permit for nursing home in the Village Center, Commercial Business and Light Industrial districts.**

4. **Consider amending Section 14.03.354 of the City’s Code of Ordinances by adding special district requirements for retirement homes/senior independent living facilities to the Commercial zoning district to include height and maximum number of units.**
5. **Consider amending Section 14.01.004, Subsection B, Definitions of the City’s Code of Ordinances to create a new definition for Retirement Homes/Senior Independent Living Facilities.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take Action**

Development Services Director Joe Hilbourn briefed the Commission on the proposed amendments relating to creating a new definition for retirement home/senior independent living facilities, proposed specific use permit requirements, and adding special district requirements relating to height and the number of units allowed.

Chairman Rusterholtz opened the public hearing at 7:23 p.m., there being no one wishing to speak, the public hearing was closed.

The Commission discussed dwelling size of nursing home units, the number of units as well as the definition. They also discussed the high density use and associated traffic.

Chairman Rusterholtz reopened the public hearing at 7:39 p.m.

Leon Luckey, 1065 Wendy, stated he was against high density associated with nursing home facilities and the additional traffic.

Chairman Rusterholtz closed the public hearing at 7:41 p.m.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Williams to recommend approval of amending Section 14.03.801, Subsection E the Code of Ordinances Zoning Use Chart, Schedule of Uses to add a requirement for Retirement Home/Senior Independent Living Facility to require a specific use permit within the Commercial Business and Light Industrial districts and amend the use chart to require a specific use permit for nursing home in the Village Center, Commercial Business and Light Industrial districts. The motion passed unanimously by a 5 to 0 vote.*

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Commissioner Williams to recommend denial of amending Section 14.03.354 of the City’s Code of Ordinances by adding special district requirements for retirement homes/senior independent living facilities to the Commercial zoning district to include height and maximum number of units. The motion for denial passed unanimously by a 5 to 0 vote.*

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Keer, to recommend approval of amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Retirement Homes/Senior Independent Living Facilities. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

- 6. Consider approval of a request by Chris Rivas, on behalf of M. Christopher Custom Homes, Ltd., for site plan with a living screen for a proposed office/retail building and a restaurant with outside dining for the property located at the northwest corner of the intersection of East and West Lucas Road.**

Development Services Director Joe Hilbourn stated that this item would require to be tabled or denied since the associated specific use permit request earlier in the agenda was denied.

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Commissioner Blythe, to table this agenda item. The motion passed unanimously by a 5 to 0 vote.*

- 7. Consider approval of the minutes of the January 14, 2016 Planning and Zoning Commission meeting.**

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

- 8. Adjournment.**

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:58 p.m. The motion passed unanimously with a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

ATTEST:

Stacy Henderson, City Secretary



City of Lucas

Planning and Zoning Agenda Request

March 10, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop 11 lots totaling 69.019 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane being a replat of Lot 1 of the Ford's Cattle Ranch.

Background Information:

The property is currently zoned R-2 and there is an approved Development Agreement that gives consideration to lot frontage on two of the lots. There are very few improvements proposed with this development except for road repairs associated with the approved Development Agreement. There are two existing ponds that will be used for detention and all roads and water mains are in place so proposed improvements will consist of running lateral water services to each lot and electric utilities. Phase One will consist of eleven lots totaling 31.897 acres and one undeveloped lot will remain totaling 37.122 acres.

The proposed plat conforms to the City's rules and regulations for plats.

Attachments/Supporting Documentation:

1. Preliminary plat
2. Water plan
3. Electric plan
4. Area map

Budget/Financial Impact:

N/A

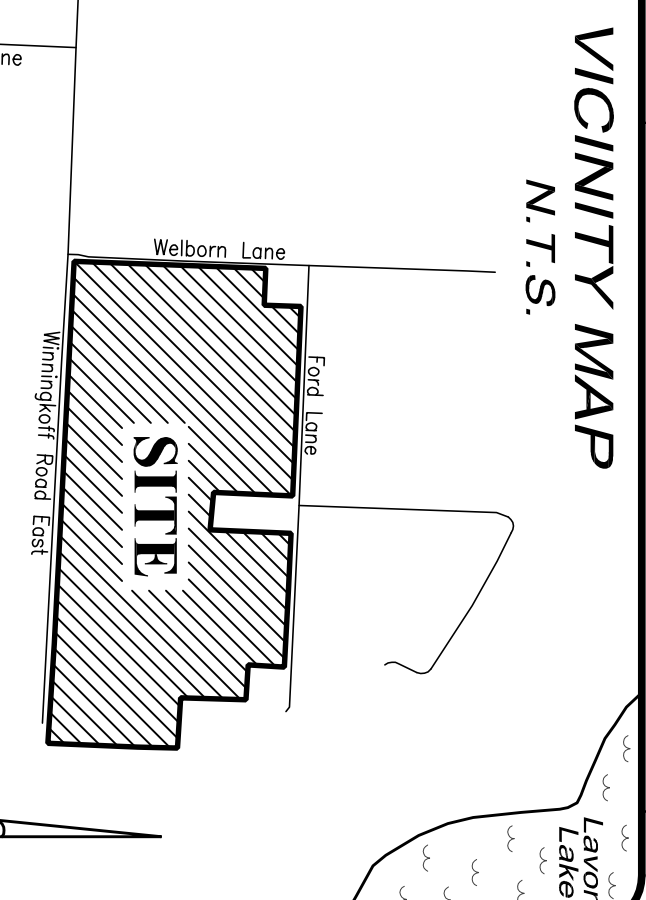
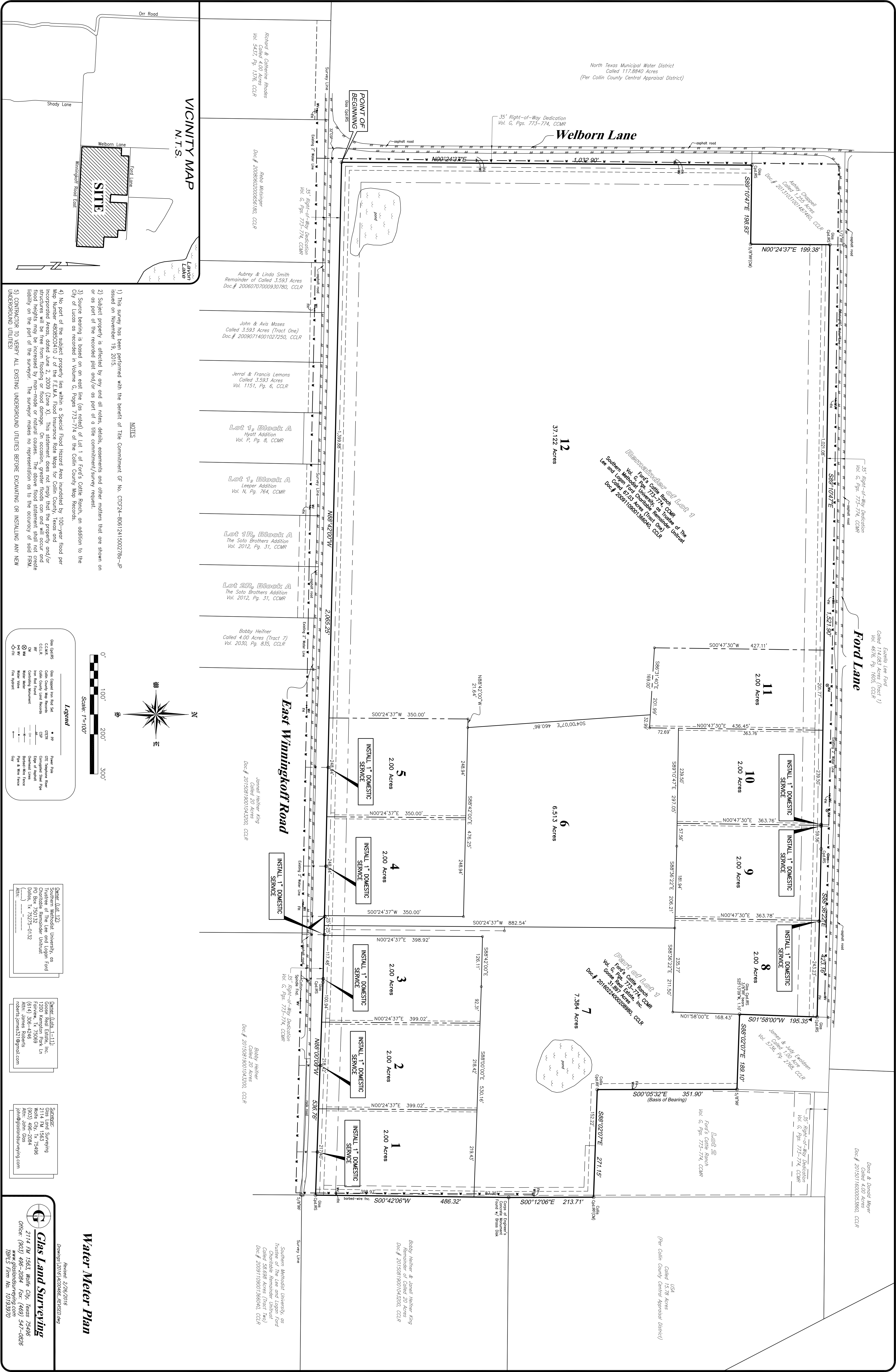
Recommendation:

Approve as presented or give feedback for changes.

Motion:

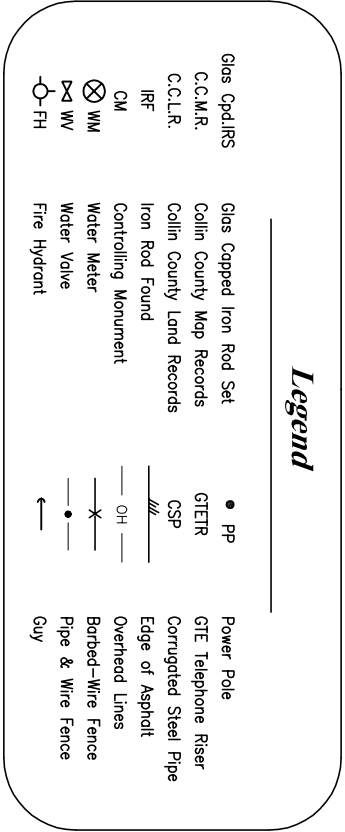
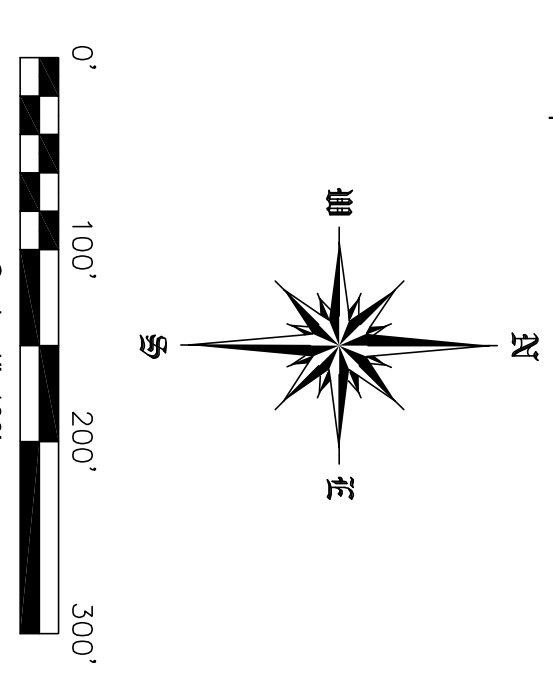
I make a motion to approve/deny Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop 11 lots totaling 69.019 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane being a replat of Lot 1 of the Ford's Cattle Ranch.

North Texas Municipal Water District
Called 117.8840 Acres
(Per Collin County Central Appraisal District)



NOTES

- 1) This survey has been performed with the benefit of Title Commitment # No. C10C24-8061241502789-1P issued on November 19, 2015.
- 2) Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
- 3) Source bearing is based on an east line (as noted) of Lot 1 of Ford's Cattle Ranch, an addition to the City of Lucas as recorded in Volume G, Pages 773-774 of the Collin County Map Records.
- 4) No part of the subject property lies within a Special Flood Hazard Area bounded by 100-year flood per Map Number 4805500410. J of the F.E.M.A. Flood Insurance Rate Maps for Collin County. Taxes and structures will be free from flooding or flood damage. On occasion, 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. The surveyor makes no representation as to the accuracy of said FEMA.
- 5) CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE EXCAVATING OR INSTALLING ANY NEW UNDERGROUND UTILITIES.



Client: (Lot 12)
Southern Methodist University, as
Charitable Remainder Unitrust
PO Box 750132
Dallas, TX 75275-0132
Attn: _____

Client: (Lots 1-11)
Southern Methodist University, as
Charitable Remainder Unitrust
1200 Kemper Park Ln
Forth Worth, TX 75089
(614) 206-4246
(913) 488-2084
Internet: smu@smu.edu
Email: gjas@smusurveying.com

Surveyor:
Glas Land Surveying
2114 FM 1563, Suite 1563
Wylie, TX 75498
(913) 488-2084
Internet: gjas@smusurveying.com
Email: gjas@smusurveying.com

Revised: 2/26/2016
Glas Land Surveying
2114 FM 1563, Suite 1563, Wylie, Texas 75498
Office: (913) 488-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
IBRS Form No. 10193970

Bobby Heifner & Jerral Lemons, King
Remainder of Called 20 Acres
Doc. # 2015081900104200, CCLR

Southern Methodist University, as
Charitable Remainder Unitrust
Called 20 Acres
Doc. # 2009110900158604, CCLR

Estelle Lee Ford
Called 1742.83 Acres (Tract 1)
Vol. 4676, Pg. 1663, CCLR

Dora & Donald Meyer
Called 4.00 Acres
Doc. # 2015011600033801, CCLR

USA
Called 15.78 Acres
(Per Collin County Central Appraisal District)

Point of Beginning of Lot 7
Vol. Ford's Cattle Ranch, CCLR
Vol. G, Pgs. 773-774, CCLR
Doc. # 2010222002008880, CCLR

Remainder of Lot 7
Vol. Ford's Cattle Ranch, CCLR
Vol. G, Pgs. 773-774, CCLR
Southern Methodist University, as
Charitable Remainder Unitrust
Lea and Leal Ford, Charitable Trust One
Doc. # 20091090138010, CCLR

Aubrey & Linda Smith
Remainder of Called 3.593 Acres
Doc. # 20060707000930780, CCLR

John & Avis Moses
Called 3.593 Acres (Tract One)
Doc. # 20090714001027250, CCLR

Jerral & Francis Lemons
Called 3.593 Acres
Vol. 1151, Pg. 6, CCLR

Lot 1, Block A
Hyatt Addition
Vol. P, Pg. 8, CCMR

Lot 1, Block A
Leeper Addition
Vol. N, Pg. 764, CCMR

Lot 1R, Block A
The Soto Brothers Addition
Vol. 2012, Pg. 31, CCMR

Lot 2R, Block A
The Soto Brothers Addition
Vol. 2012, Pg. 31, CCMR

Bobby Heifner
Called 4.00 Acres (Tract 7)
Vol. 2030, Pg. 835, CCLR

Jerral Heifner King
Called 20 Acres
Doc. # 2015081900104200, CCLR

Bobby Heifner
Called 20 Acres
Doc. # 2015081900104200, CCLR

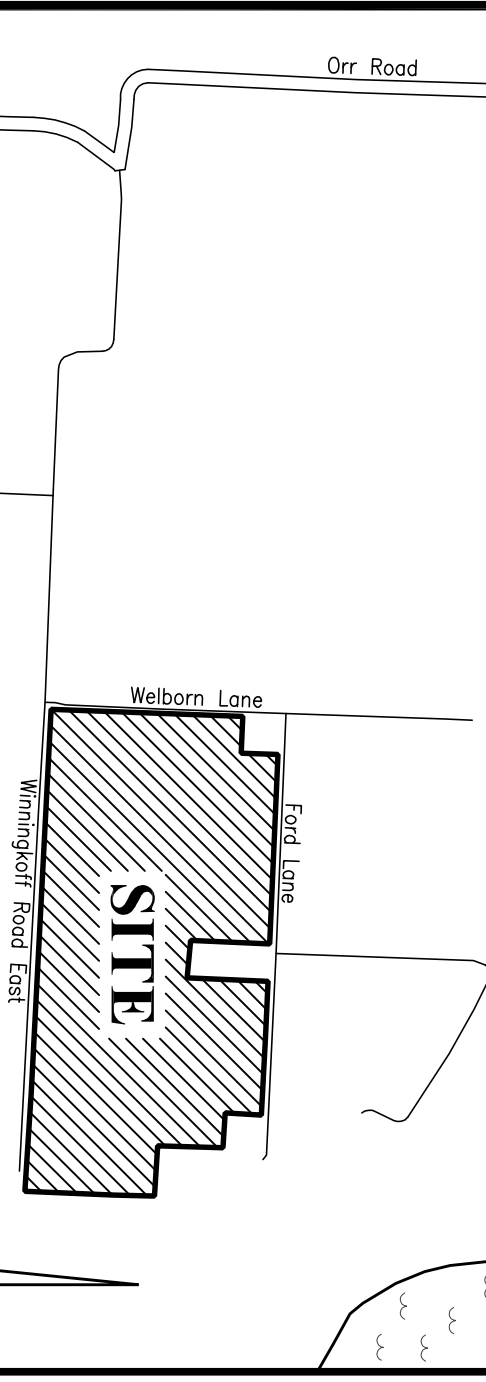
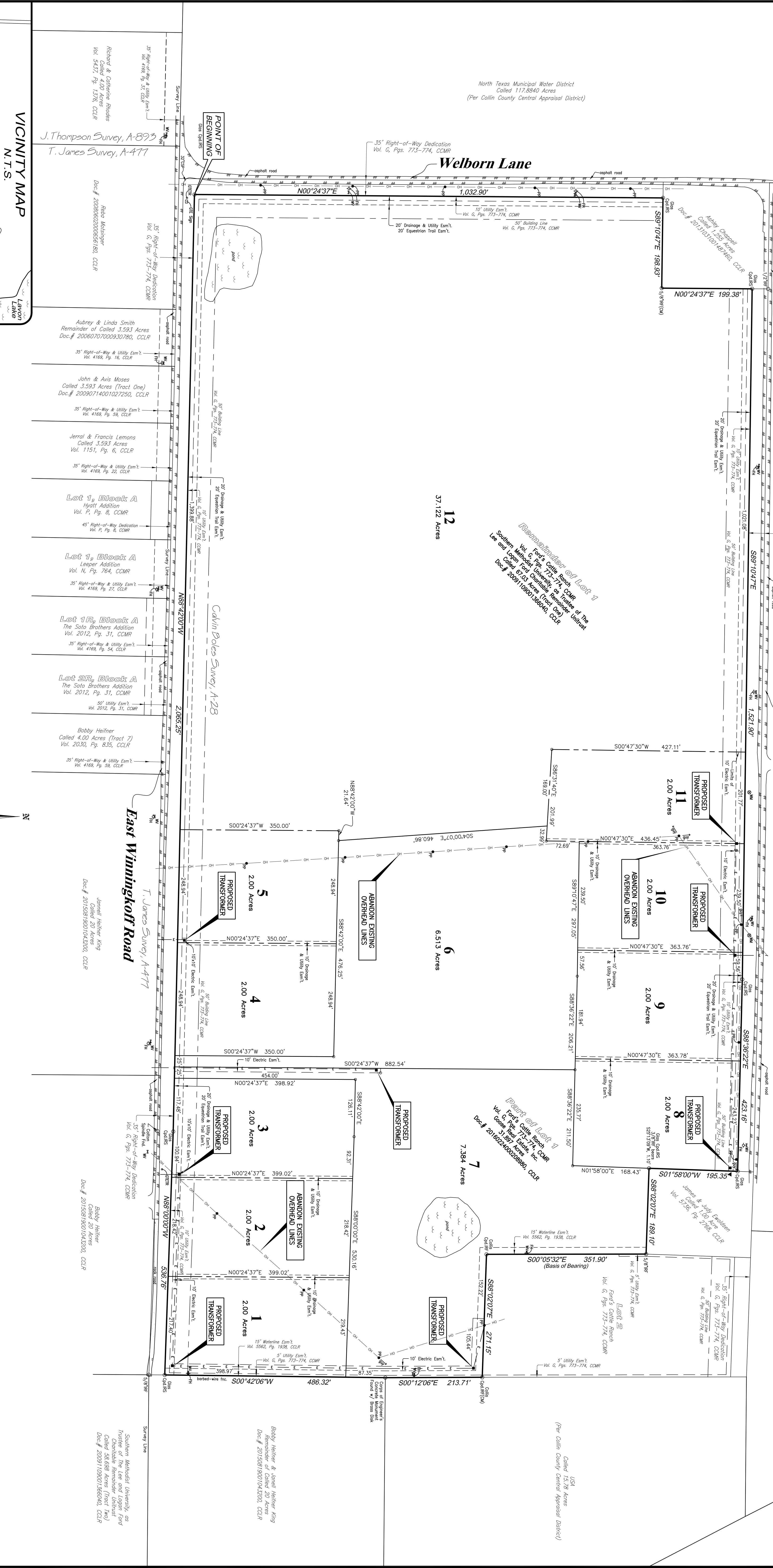
Bobby Heifner & Jerral Lemons, King
Remainder of Called 20 Acres
Doc. # 2015081900104200, CCLR

North Texas Municipal Water District
Called 117.8840 Acres
(Per Collin County Central Appraisal District)

Elizabeth Lee Ford
Called 4,000 Acres (Tract 1)
Vol. 4169, Pg. 1683, CCLR

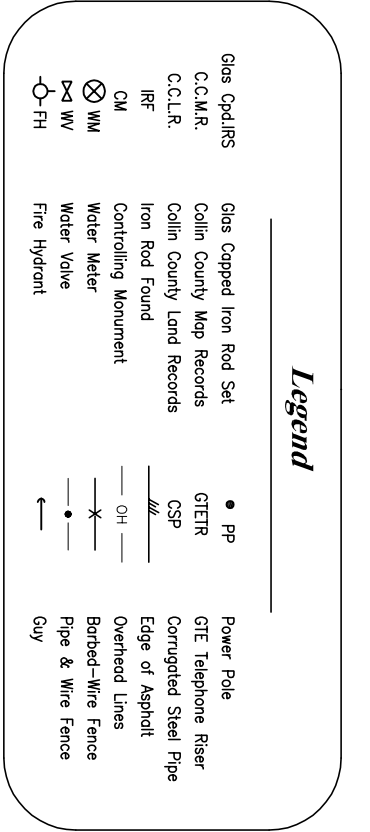
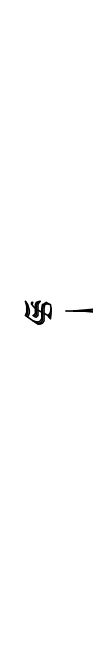
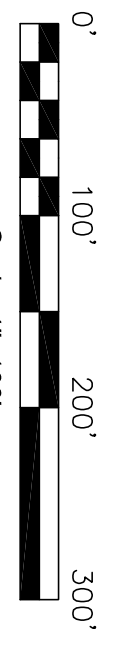
Dona & Donald Meyer
Called 4,000 Acres
Doc # 2015011800035881, CCLR

USLA
Called 15.78 Acres
(Per Collin County Central Appraisal District)



NOTES

- 1) This survey has been performed with the benefit of Title Commitment G# NCTC#24-8061241502789-1P issued on November 19, 2015.
- 2) Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
- 3) Source bearing is based on an east line (as noted) of Lot 1 of Ford's Cattle Ranch, an addition to the City of Lucas as recorded in Volume G, Pages 773-774 of the Collin County Map Records.
- 4) No part of the subject property lies within a Special Flood Hazard Area bounded by 100-year flood per Map Number 4805500410. J of the F.E.M.A. Flood Insurance Rate Maps for Collin County. Taxes and structures will be free from flooding or flood damage. On occasion, 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. The surveyor makes no representation as to the accuracy of said FEMA.
- 5) CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE EXCAVATING OR INSTALLING ANY NEW UNDERGROUND UTILITIES.



Client: (Lot 12)
Southern Methodist University, as
Trustee of the Collin County Flood
Control District
PO Box 750132
Dallas, TX 75275-0132
Attn: _____

Client: (Lots 1-11)
Touche Bouveret Inc.
1200 Kemper Park Ln
Forsyth, TX 75089
(614) 306-4246
info@tbc.com
tbc.com

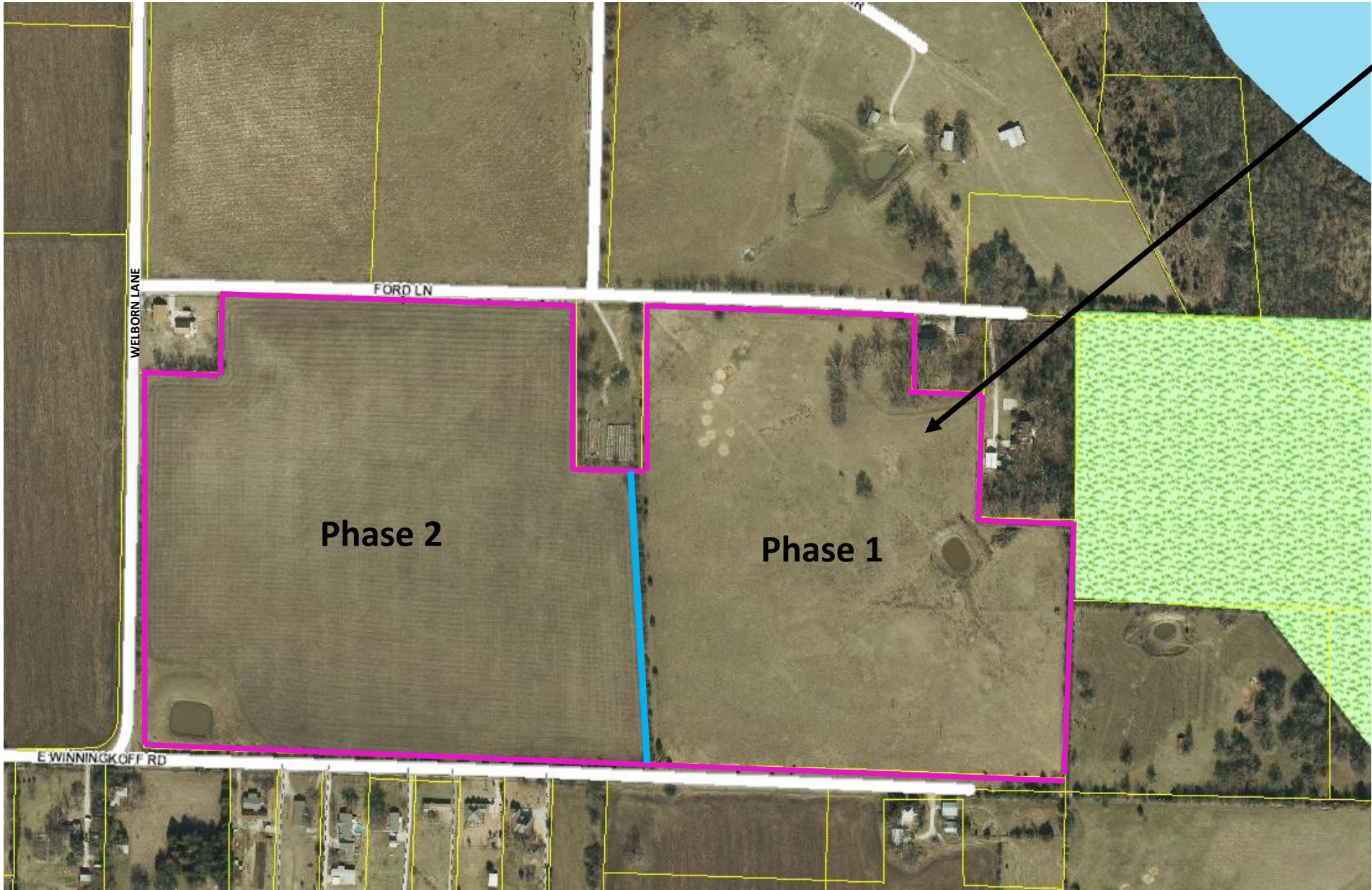
Surveyor:
Glas Land Surveying
2114 FM 1563, Suite 1563
Wylie, TX 75498
(903) 486-2084
info@glaslandsurveying.com
pin@glaslandsurveying.com

Revised: 2/26/2016
Electric Plan
Glas Land Surveying
2114 FM 1563, Suite 1563, Wylie, TX 75498
Office: (903) 486-2084 Fax: (489) 547-0826
www.glaslandsurveying.com
IPLS Firm No. 10193970

Bobby Heilner & Jonell Heilner, King
Remainder of Called 20 Acres
Doc # 20150819001042300, CCLR

Southern Methodist University, as
Trustee of the Collin County Flood
Control District
1200 Kemper Park Ln
Forsyth, TX 75089
Called 58.689 Acres (Tract Two)
Doc # 2009110001136604, CCLR

USLA
Called 15.78 Acres
(Per Collin County Central Appraisal District)



FORD CATTLE RANCH

Phase 2

Phase 1

WELBORN LANE

FORD LN

E WINNINGKOFF RD



City of Lucas

Planning and Zoning Agenda Request

March 10, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss amending Section 10.03.123 Streets and Drainage, Subsection (i) Street lighting of the City's Code of Ordinances to consider the requirements of providing lighting at street intersections within new subdivisions and at streets connecting to new subdivisions.

Background Information:

Following a City Council directive, Staff is proposing an amendment to the City's Streetlight Ordinance changing streetlight requirements from a requirement to a developer's choice, and clarifying street light standards.

The use of sodium vapor lights for street and parking lot illumination shall not be allowed in the city and cost of installation of street lighting shall be borne by the subdivider. Cost of ongoing service and utilities shall be borne by the subdivider as well and included in a maintenance agreement as part of the homeowners' association documents. All streets lights shall conform to the latest edition of the Illuminating Engineering Society Handbook and the city's lighting ordinances. Alternative measures may also be considered such as adding lights at street signs and including back-lit street signs.

The following changes are proposed:

Change From:

Street lighting shall be provided at street intersections within new subdivisions and at streets connecting to new subdivisions and shall conform to the latest edition of the Illuminating Engineering Society Handbook and the city's lighting ordinances. The use of sodium vapor lights for street and parking lot illumination shall not be allowed in the city. Cost of installation of street lighting shall be borne by the subdivider. Cost of ongoing service and utilities shall be borne by the subdivider and included in a maintenance agreement as part of the homeowners' association documents.

Change to:

Street lighting may be provided at street intersections within new subdivisions and at streets connecting to new subdivisions and shall conform to the latest edition of the Illuminating Engineering Society Handbook and Division 7 Lighting of the city's code of ordinances. The use of sodium vapor lights for street and parking lot illumination shall not be allowed in the city. Cost of installation of street lighting shall be borne by the subdivider. Cost of ongoing service and utilities shall be borne by the subdivider and included in a maintenance agreement as part of the homeowners' association documents. Street lights shall be required at the City Engineer's discretion for dangerous intersections or intersections with poor line of site.



City of Lucas

Planning and Zoning Agenda Request

March 10, 2016

Requester: Development Services Director Joe Hilbourn

Attachments/Supporting Documentation:

N/A

Budget/Financial Impact:

N/A

Recommendation:

N/A.

Motion:

N/A