



AGENDA

**City of Lucas
Planning and Zoning Commission
April 14, 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, April 14, 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 the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a specific use permit for outside dining for a proposed restaurant for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners. **(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 March 10, 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 preliminary plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. **(Development Services Director Joe Hilbourn)**

4. Consider the request by Cross Engineering on behalf of Blondy Jhune Estates for preliminary plat approval of Cross Creek Acres, a parcel of land being 19.836 acres out of the John Cahill Survey ABS 146 and the John Kerby Survey ABS 506 for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property. **(Development Services Director Joe Hilbourn)**
5. Consider the request by Todd Winters on behalf of Bristol Park, LLC. for final plat approval of Bristol Park Phase 3 being a 46.136 acre tract of land out of the John Gray survey Abstract Number 349 located at the northwest corner of Highland Drive and Snider Lane. **(Development Services Director Joe Hilbourn)**
6. Consider approving the Covenants, Conditions and Restrictions for Phase 1 of the Logan Ford Ranch Estates consisting of 11 lots totaling 31.897 acres out of the Calvin Boles Survey, Abstract Number 28 with one remaining lot of 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. **(Development Services Director Joe Hilbourn)**
7. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for final plat approval of Phase 1 consisting of 11 lots totaling 31.897 acres with one remaining lot totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. **(Development Services Director Joe Hilbourn)**
8. Discuss and provide direction to staff regarding proposed amendments to the Code of Ordinances related to manufactured accessory buildings. **(Development Services Director Joe Hilbourn)**
9. Discuss and provide direction to staff regarding updates to the Comprehensive Plan, Chapters 1 through 4, including the Future Land Use Map and Lucas Aerial Illustration Map. **(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.

10. 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 April 8, 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

April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a specific use permit for outside dining for a proposed restaurant for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners.

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

Background Information:

This lot is currently zoned Commercial Business and has an approved site plan. The owners have asked for a specific use permit for outside dining, creating the need for a new site plan depicting the new use. On January 14, 2016, the applicant brought forward a request for a specific use permit for outside dining. The request was tabled to the February 11, 2016 meeting and the Planning and Zoning Commission asked the applicant bring a new site plan showing the living screen separating the Commercial Business District from the Residential district. After viewing the proposed changes, the Planning and Zoning Commission denied the request but stated they may consider the request again if the outside dining was moved to the front side of the building.

The proposed building has 8,023 square feet of retail space and 10,208 square feet of office space for a total of 18,231 square feet. The project is required to have 80 parking spaces, and 94 parking spaces have been provided. The maximum impervious cover is 75 percent, and 74.25 percent is provided.

Attachments/Supporting Documentation:

- 1. Site Plan
- 2. Public Notice
- 3. Location map

Budget/Financial Impact:

NA

Recommendation:

If the Planning and Zoning Commission approves the specific use permit, the new site plan should also be approved.



City of Lucas

Planning and Zoning Agenda Request

April 14, 2016

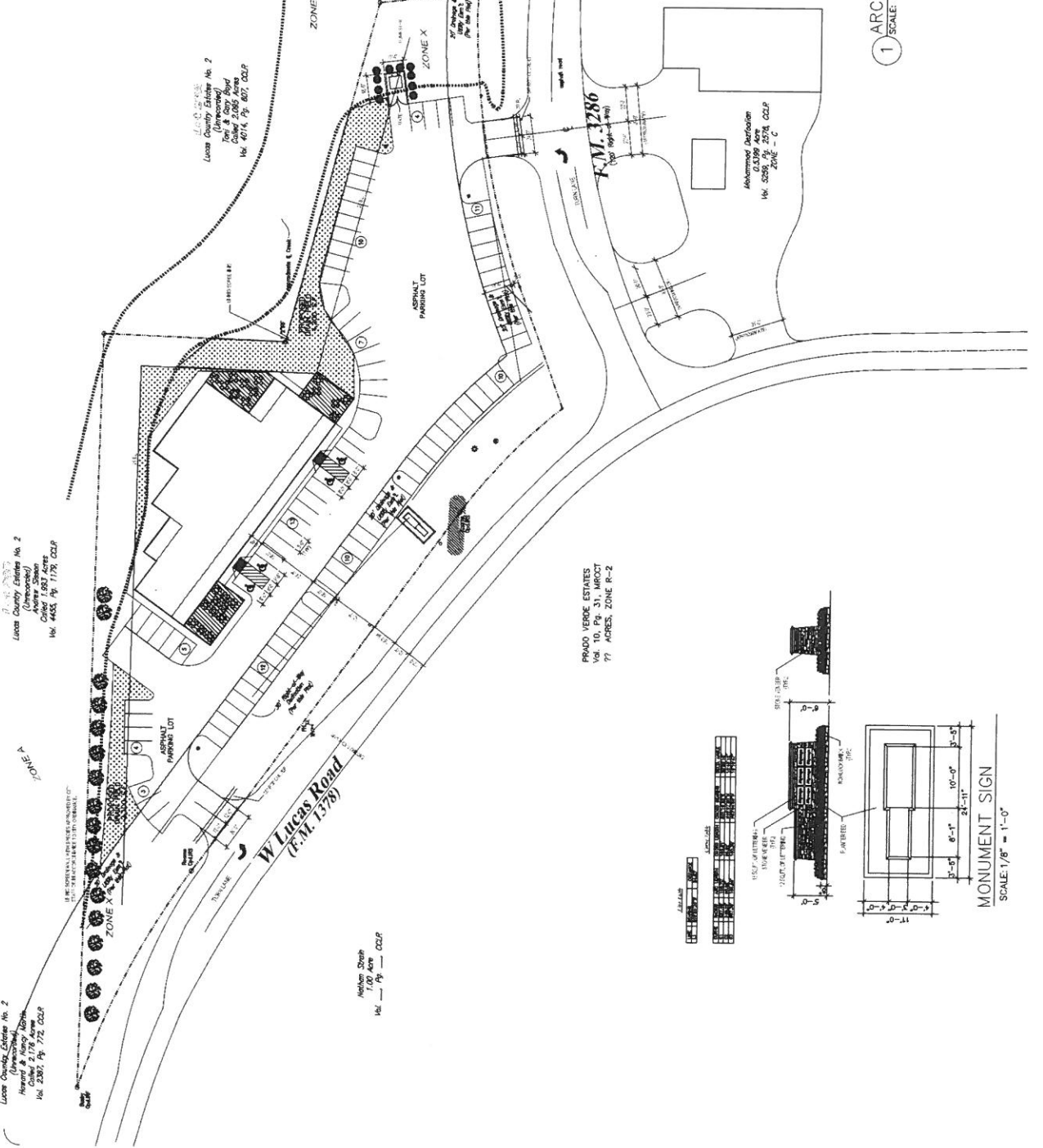
Requester: Development Services Director Joe Hilbourn

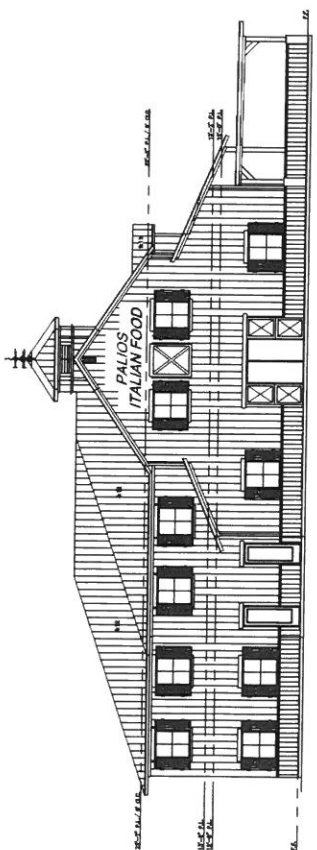
Motion:

I make a motion to approve/deny the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a specific use permit for outside dining for a proposed restaurant for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners.

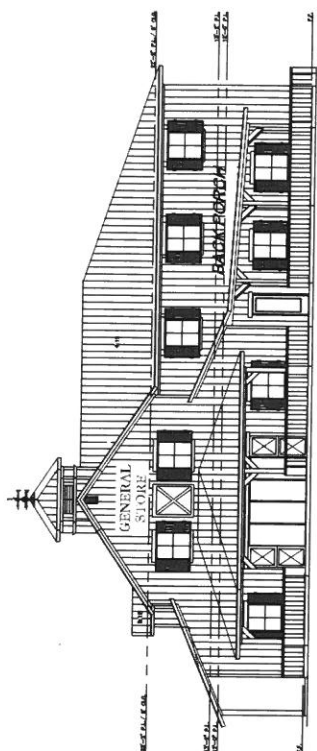
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROJECT NO.	4-03-2005
DATE	4-03-2005
DESIGNER	LEWIS CORNELL
CLIENT	PRADO VERDE ESTATES
ADDRESS	10000 W. LUCAS ROAD, SUITE 100, LUCAS, OHIO 44840
PHONE	(419) 486-1234
FAX	(419) 486-1235
EMAIL	LEWIS@LEWISCORNELL.COM
WEBSITE	WWW.LEWISCORNELL.COM
PROJECT NO.	4-03-2005

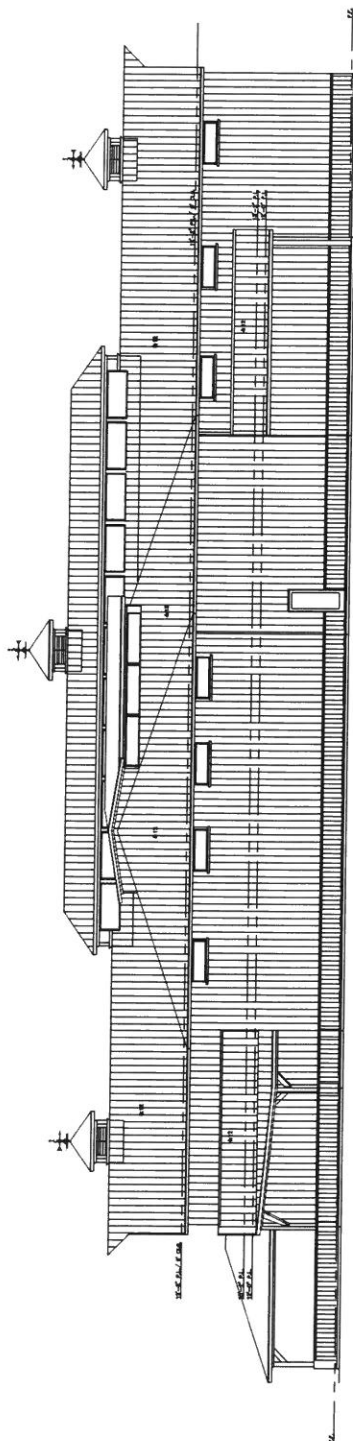




LEFT SIDE ELEVATION

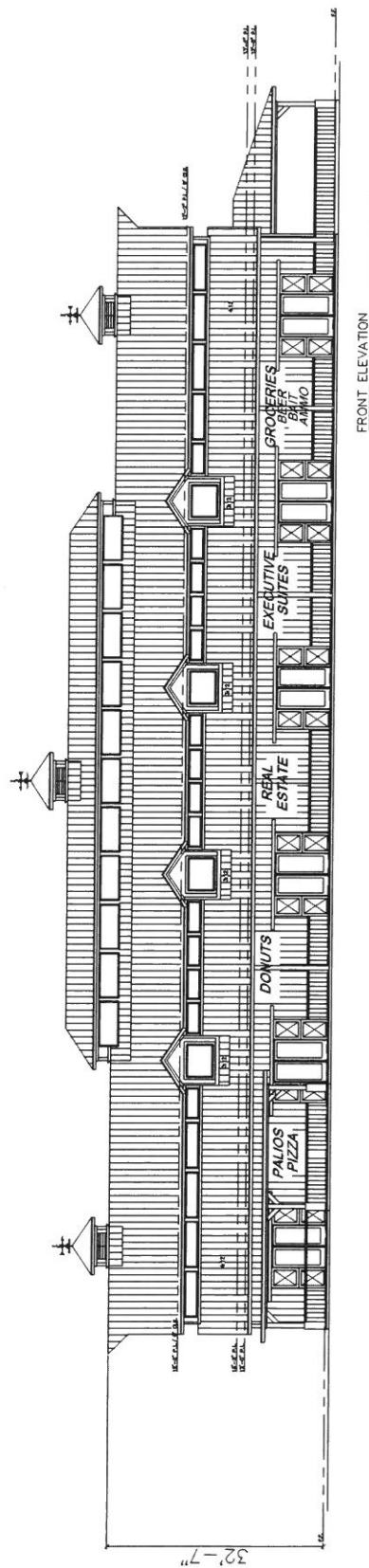


RIGHT SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0"

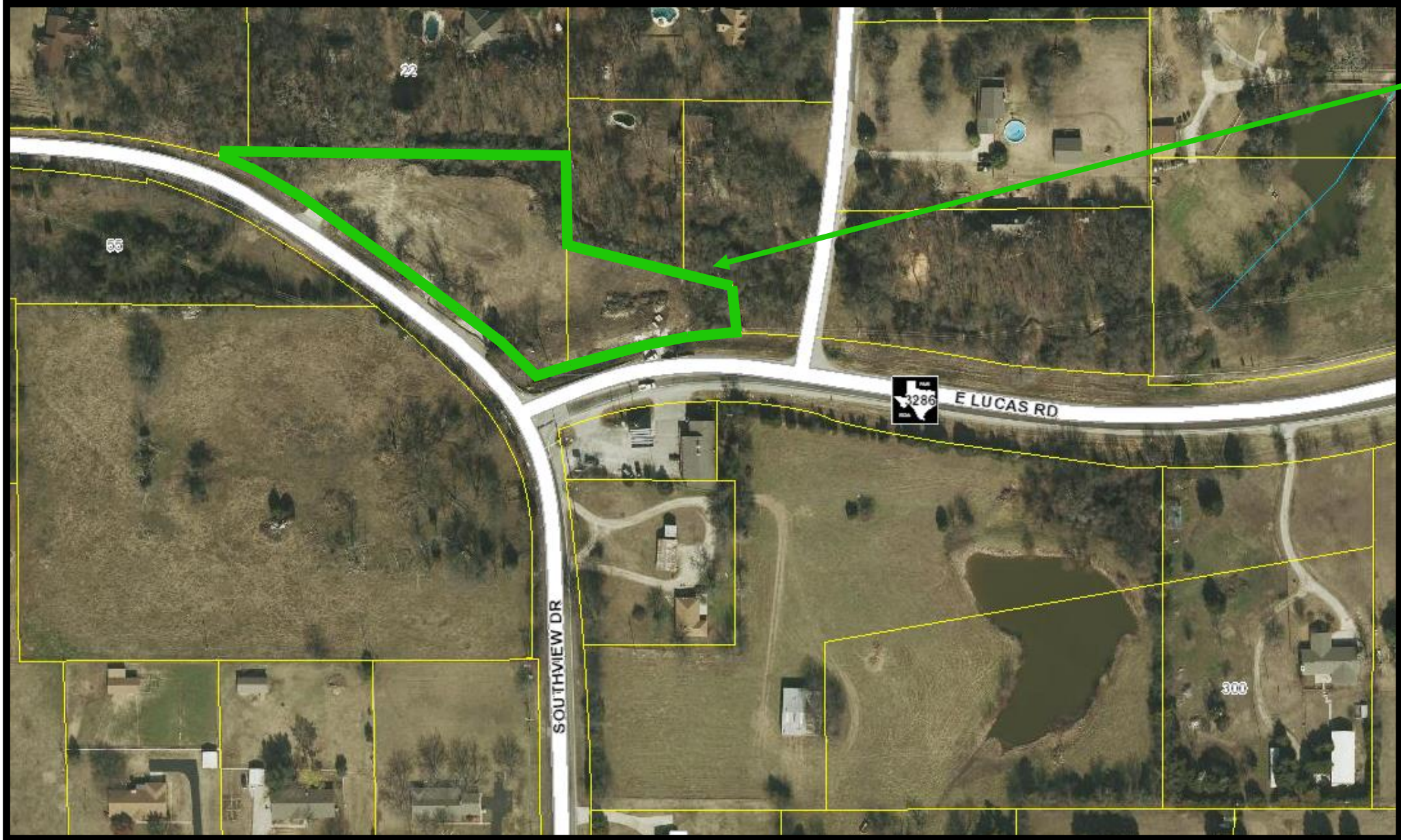




NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas, will conduct a Public Hearing on Thursday, April 14, 2016 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, May 5, 2016 at 7:00 p.m. in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request from M. Christopher Homes for a Specific Use Permit (SUP) for outside dining. The property to be considered is located at 55 West Lucas Road, also known as Lucas Corners. This property is 1.544 acre tract of land located in the Jas Lovelady Survey, Tract 26, Abstract number A0538.

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 please contact jhilbourn@lucastexas.us



Lucas
Corners



City of Lucas

Planning and Zoning Agenda Request

April 14, 2016

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the March 10, 2016 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the March 10, 2016 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the March 10, 2016 Planning and Zoning Commission meeting.



City of Lucas
Planning & Zoning Commission
Regular Meeting
March 10, 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
Alternate Commissioner Kevin Wier

Staff:

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

Commissioners Absent:

Commissioner Brian Blythe
Alternate Commissioner Scott Sperling

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones.

Chairman Rusterholtz noted that Troop Member Wallar from Troop 358 was in the audience and asked that he lead the Commission in the Pledge of Allegiance.

Chairman Rusterholtz also announced that Alternate Commissioner Wier would be serving as a voting member.

Public Hearing

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 gave a brief presentation explaining that a new definition for Nursing Home Facility had been created and was a separate definition from Senior Independent Living Facility.

Chairman Rusterholtz opened the public hearing at 7:03 p.m., with there being no one wishing to speak, the public hearing was closed.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Williams 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 Nursing Home Facility. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

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

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes of the February 11, 2016 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.*

3. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop eleven 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 gave a presentation stating public improvements such as water mains and roadways were already in place and surrounding road repairs associated with the Developers Agreement would be made once 75 percent of the lots were permitted. Mr. Hilbourn stated that Phase 1 of the project would consist of eleven lots with one undeveloped lot remaining.

The Commission discussed details associated with Lots 6 and 7 having private drives off of Winningkoff Road.

MOTION: *A motion was made by Alternate Commissioner Wier, seconded by Commissioner Guillemaud, to recommend approval of the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop eleven 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. The motion passed unanimously by a 5 to 0 vote.*

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 stated that at the March 3, 2016 City Council meeting, the installation, maintenance and cost of streetlights within subdivisions was discussed. The City Council directed the Planning and Zoning Commission to review the subdivision ordinance regarding the requirement of streetlights within residential subdivisions. Mr. Hilbourn stated that currently developers were given the option to provide street lighting within

subdivisions, but were required to provide streetlights at various roadway intersections. Mr. Hilbourn discussed the Dark Sky Ordinance in place currently.

Commissioner Guillemaud stated that the language in the ordinance should be clarified stating that the developer incurs all costs associated with the installation of streetlights within a subdivision.

Alternate Commissioner Wier stated that the City Engineer should be given the authority to determine if an intersection or other location was deemed dangerous and given the discretion to have streetlights installed where needed.

The Commission discussed various types of lighting and asked that this item be brought back to their April 14, 2016 meeting with additional information and sample lighting to review.

There was no formal action taken on this item.

5. Adjournment.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:26 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 April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

Background Information:

The property is currently zoned R-2 and has an approved Development Agreement that gives consideration to lot frontage on two of the lots. There are very few improvements with this development except for road repairs called out in 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 improvements will consist of running lateral water services to each lot and electric utilities. 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. Location map

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented or give feedback for changes.

Motion:

I make a motion to approve/deny the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Goose Real Estate, Inc.** is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the Calvin Boles Survey, Abstract No. 28, and being all of Lot 12, Block A of Loppm Ford Ranch, Phase 2, on addition to the City of Lucas as recorded in Volume 2016, Page ____ of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set at the intersection of the east right-of-way line of Walborn Lane with the north right-of-way line of East Winninkoff Road marking the southwest corner of Lot 12 and and the southwest corner of said premises;

THENCE with the east right-of-way line of Walborn Lane, the west line of Lot 12, and the west line of said premises, North 00°24.37' East, 1,032.90 feet to a Glas capped iron rod set marking the most westerly northwest corner of Lot 12, the most westerly northwest corner of said premises; and being in the south line of a called 1.255 acre tract as recorded under Document No. 20131031001487460 of the Collin County Land Records;

THENCE with a north line of Lot 12, a north line of said premises, and the south line of said 1.255 acre tract, South 89°10'47" East, 198.93 feet to a 5/8-inch iron rod found marking an interior ell-corner of Lot 12, an interior ell-corner of said premises, and the southeast corner of said 1.255 acre tract;

THENCE with a west line of Lot 12, a west line of said premises, and the east line of said 1.255 acre tract, North 00°24.37" East, 199.38 feet to a Glas capped iron rod set in the south right-of-way line of Ford Lane marking the most northerly northwest corner of Lot 12 and the most northerly northwest corner of said premises;

THENCE with the south right-of-way line of Ford Lane, the north line of Lot 12, and the north line of said premises, South 89°10'47" East, 1,021.08 feet to a Glas capped iron rod found marking the northeast corner of Lot 12, the northeast corner of said premises, and the northwest corner of Lot 11, Block A of said addition;

THENCE with an east line of Lot 12, on east line of said premises, and the south line of said Lot 11, South 00°47'30" West, 427.11 feet to a Glas capped iron rod found marking an interior ell-corner of Lot 12, an interior ell-corner of said premises, and the southwest corner of said Lot 11;

THENCE with a north line of Lot 12, a north line of said premises, and the south line of said Lot 11, South 86°31'40" East, 169.00 feet to a Glas capped iron rod set marking the most easterly northeast corner of Lot 12, the most easterly northeast corner of said premises, and a northwest corner of Lot 6, Block A of said addition;

THENCE with the east line of Lot 12, the east line of said premises, and the west line of said Lot 6, South 04°00'07" East, 460.86 feet to a Glas capped iron rod set marking the most easterly southeast corner of Lot 12, the most easterly southeast corner of said premises, the southwest corner of said Lot 6, and being in the north line of Lot 5, Block A of said addition;

THENCE with a south line of Lot 12, a south line of said premises, and the north line of said Lot 5, North 88°42'00" West, 211.64 feet to a Glas capped iron rod set marking an interior ell-corner of Lot 12, an interior ell-corner of said premises, and the northwest corner of said Lot 5;

THENCE with an east line of Lot 12, on east line of said premises, and the west line of said Lot 5, South 00°24'37" West, 350.00 feet to a Glas capped iron rod set in the north right-of-way line of East Winninkoff Road marking the southeast corner of Lot 12, the southeast corner of said premises, and the southwest corner of said Lot 5;

THENCE with the north right-of-way line of East Winninkoff Road, the south line of Lot 12, and the south line of said premises, North 88°42'00" West, 1,399.88 feet to the point of beginning and containing 37.122 acres of land.

OSSE NOTES

- > All lots must utilize alternative type On-Site Sewage Facilities.
- > Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- o Due to the presence of a large pond of Lot 7/B, a pre-planning meeting with a Professional Engineer/Registered Sanitation and Development Services is recommended prior to individual lot development on Lot 7/B.
- > Tree removal and/or grading for OSSF may be required on individual lots.
- > Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- > There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

Registered Sanitation or Designated Representative
Collin County Development Services

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW HEREOFRE, KNOW ALL MEN BY THESE PRESENTS:

That WE, **Goose Real Estate, Inc.**, the Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **Preliminary Plat of Lots 1-14, Block B of Logan Ford Ranch, Phase 2**, on addition to the City of Lucas, and do hereby dedicate to the City of Lucas use forever the streets, alleys, right-of-way, and easements shown thereon, and do hereby

reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, structure, or other improvement on the premises shown on this plat, and to remove and keep removed any public utility shall at all times have the right of ingress and egress to and from and upon the said premises for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are 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, 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 condition 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 date any nuisances on such areas, and attach a lien upon each individual lot for the provided costs of abatement.
- The homeowners association shall indemnify and hold the City of Lucas harmless from any and all costs, expenses, damages, claims, judgments, and other liabilities, including attorney fees and costs of suit, in connection with the maintenance of common areas by the City of Lucas.

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

James Roberts, _____
of Goose Real Estate, Inc.

ACKNOWLEDGEMENT

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 **James Roberts**, 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 _____, 2016.

Notary Public in and for _____
the State of Texas

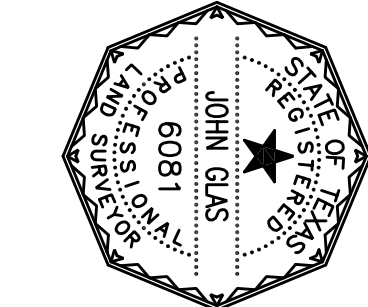
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §
KNOW ALL MEN BY THESE PRESENTS:

I, **John Glas**, 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.

John Glas
R.T.L.S. No. 6081

ACKNOWLEDGEMENT



STATE OF TEXAS §
COUNTY OF HUNT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for _____
the State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Print Name & Title _____

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

Director of Public Works _____ Date _____

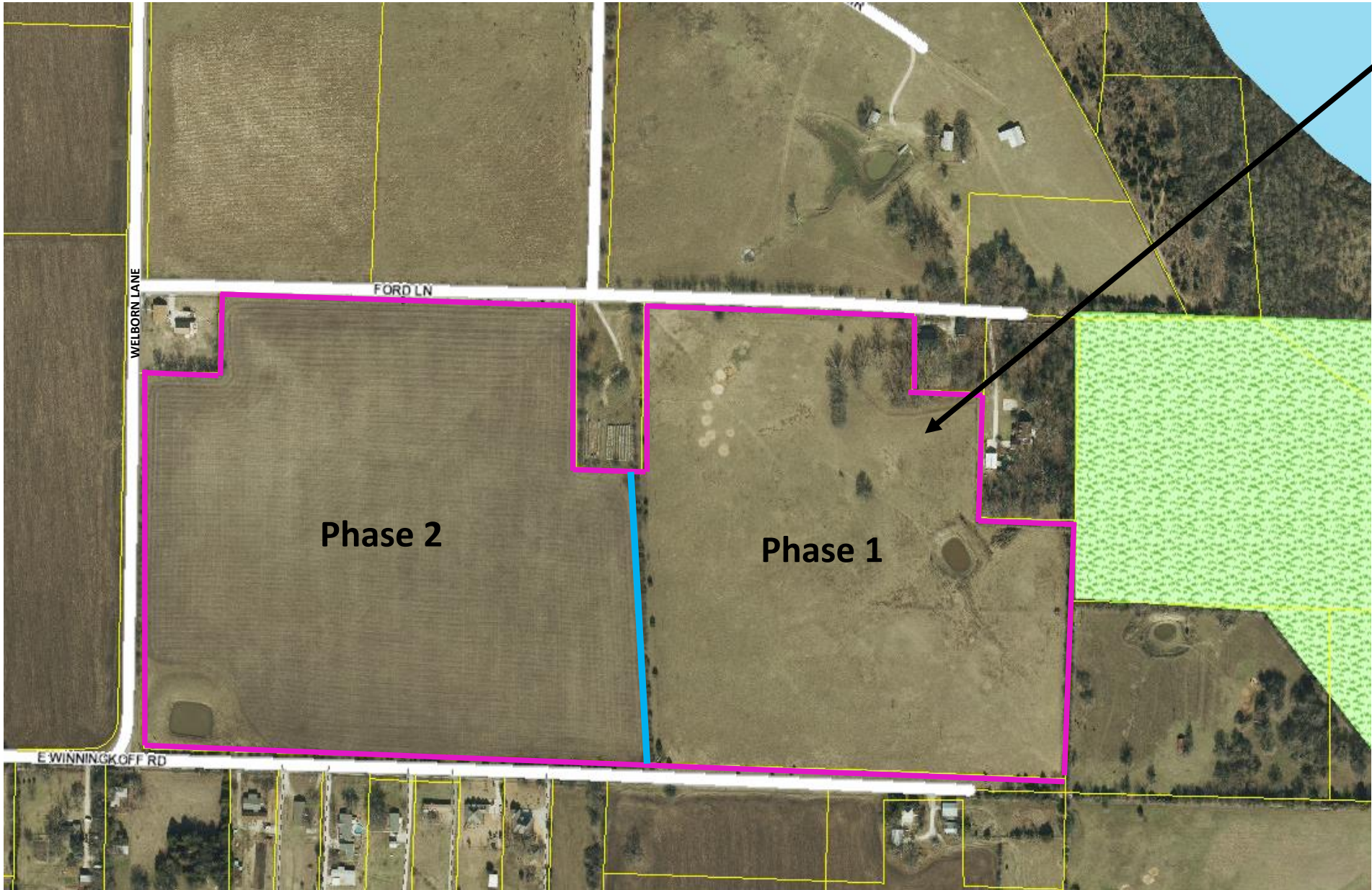
Director of Planning and Community Development _____ Date _____

**Preliminary Plat of
Lots 1-14, Block B
Logan Ford Ranch, Phase 2
being a Replat of Lot 12, Block A
of Logan Ford Ranch, Phase 1
as Recorded in Volume 2016, Page ___, CCMR
Total Acres - 37.122 Acres
Zoning: R-2
Phase 2: 14 Lots (37.122 Acres)
Calvin Boles Survey, Abstract No. 28
City of Lucas, Collin County, Texas
March 24, 2016
Sheet 2 of 2**

DRAWN BY: James Roberts, Inc.
2114 FM 1563, Suite 100
Forsyth, TX 75069
(903) 206-4246
jroberts@james221@gmail.com

SURVEYOR: John Glas
2114 FM 1563
Wylie City, TX 75096
(903) 488-2084
jg@glaslandsurveying.com

Revised: _____ 2016
Drawn: 2016/03/25/James
Glas Land Surveying
2114 FM 1563, Wylie City, Texas 75096
Office: (903) 488-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
ID#LS Form No. 10193970



FORD CATTLE RANCH





City of Lucas Planning and Zoning Agenda Request April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Cross Engineering on behalf of Blondy Jhune Estates for preliminary plat approval of Cross Creek Acres, a parcel of land being 19.836 acres out of the John Cahill Survey ABS 146 and the John Kerby Survey ABS 506 for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property.

Background Information:

The property is zoned R-2 and is also designated in the Comprehensive Plan as R-2. The subdivision is proposing 8 building lots and one open space lot. The lots are all 2 acres or greater and conform to the City's requirements. Water mains will be looped although there are less than ten building lots and the cul-de-sac does exceed six hundred feet.

Attachments/Supporting Documentation:

1. Preliminary plat
2. Location map

Budget/Financial Impact:

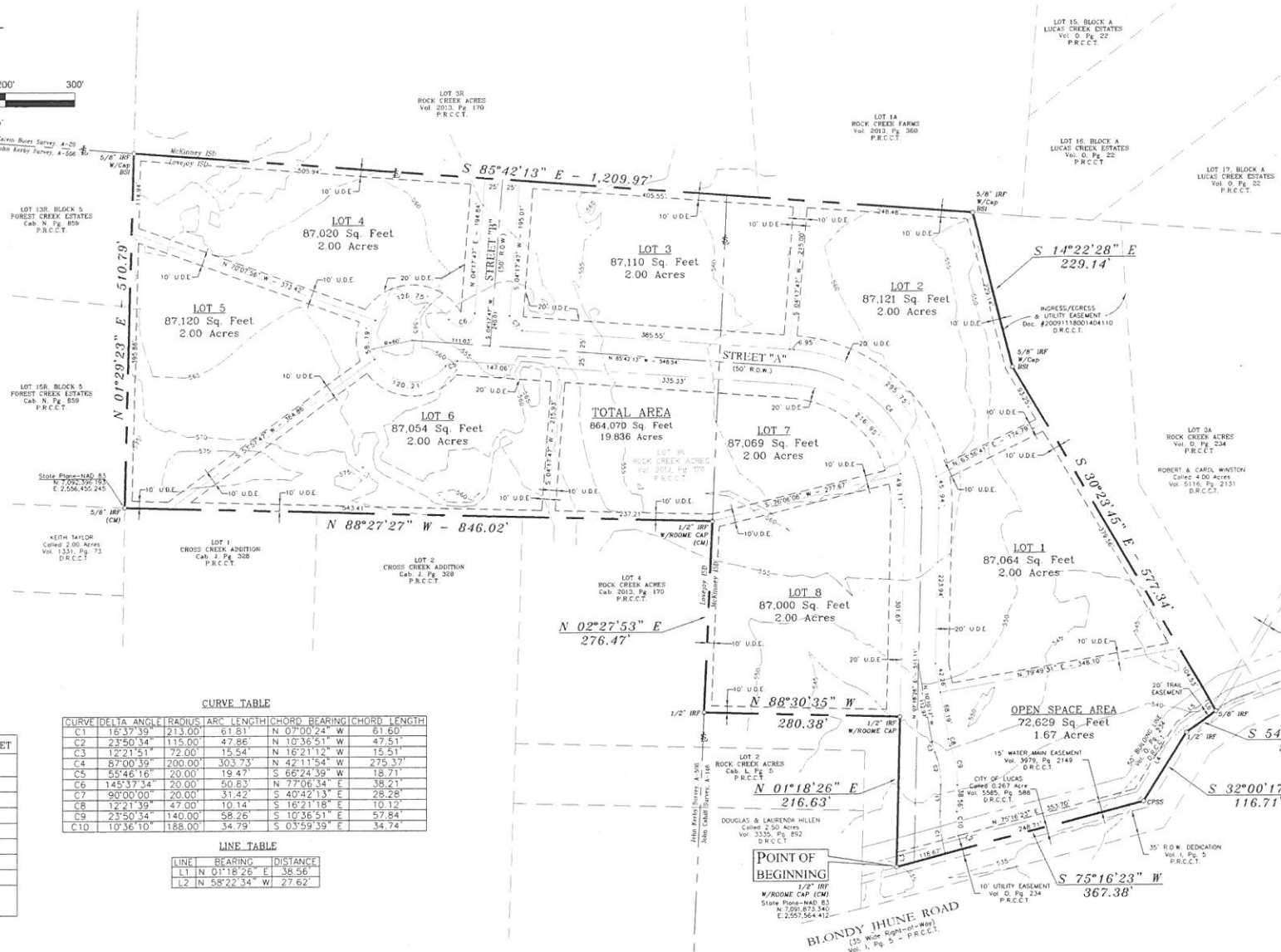
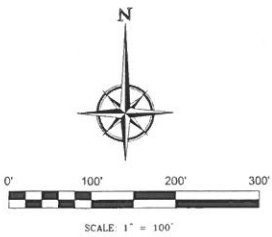
N/A

Recommendation:

Approve as presented or give feedback for changes.

Motion:

I make a motion to approve/deny the request by Cross Engineering on behalf of Blondy Jhune Estates for preliminary plat approval of Cross Creek Acres, a parcel of land being 19.836 acres out of the John Cahill Survey ABS 146 and the John Kerby Survey ABS 506 for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property.



LOT CHART	
LOT #	LOT SQ. FEET
1	87,064
2	87,121
3	87,110
4	87,020
5	87,120
6	87,054
7	87,069
8	87,000
OPEN SPACE	72,629

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°37'39"	213.00'	61.81'	N 07°00'24" W	61.60'
C2	23°50'34"	115.00'	47.86'	N 10°36'51" W	47.51'
C3	12°21'51"	72.00'	15.54'	N 16°21'12" W	15.51'
C4	87°00'39"	200.00'	303.73'	N 42°11'54" W	275.37'
C5	55°46'16"	20.00'	19.47'	S 66°24'39" W	18.71'
C6	145°37'34"	20.00'	50.83'	N 77°06'34" E	38.21'
C7	90°00'00"	20.00'	31.42'	S 40°42'13" E	25.28'
C8	12°21'59"	47.00'	10.14'	S 16°21'18" E	10.12'
C9	23°50'34"	140.00'	58.26'	S 10°36'51" E	57.84'
C10	10°36'10"	188.00'	34.79'	S 03°59'39" E	34.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°18'26" E	38.56'
L2	N 58°22'34" W	27.62'

BENCHMARK NOTE:

COW-34 = City of McKinney Aluminum Disc in concrete at the northeast corner of FM 546 and CR 722 3' north of the sign, 90' west of stop sign, & 22' southwest of pole.
Elev. = 570.224

LEGEND

Cab. = Cabinet
Vol. = Volume
Pg. = Page
Doc. # = Document Number
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
IRF = Iron Rod Found
BSI = Boundary Solutions, Inc.
CPSS = Cotton Picker Spindle Set
RPLS = Registered Professional Land Surveyor

PURPOSE STATEMENT

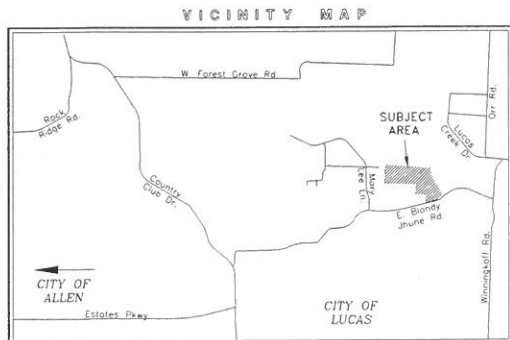
This purpose of this Replat is to subdivide the southern portion of Lot 3R of Rock Creek Acres into 8 Single Family Lots.

GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to South 01 deg. 10 min. 22 sec. East, along the east line of Lot 1, Block E of Oakwood Estates, Phase III, according to the plat thereof recorded in Cabinet J, Page 607, Plat Records of Collin County, Texas.
- Selling a portion of any Lot within this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to fines and withholding of utilities and building permits.
- The Home Owners Association (HOA) will be responsible for maintaining the Open Space Area.
- The Home Owners Association (HOA) will be responsible for maintaining the Detention Area.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0405J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that No Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.



SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the Town of Fairview, Texas.

DATED this the _____ day of _____, 2016.

PRELIMINARY
RELEASED 04/05/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC is the owner of that certain tract of land situated in the City of Lucas, in the John Cohill Survey, Abstract No. 146 and the John Kerby Survey, Abstract No. 506 of Collin County, Texas and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet 2013, Page 170, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being that same 19.836 acre tract of land described in a deed to Blondy Jhune Estates, a Series of Hughes Lane, LLC, recorded in Document No. 20151106001408950, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "ROOME" (hereinafter referred to as "with cap"), found on the north right-of-way line of Blondy Jhune Road for the most southerly southwest corner of the above described Lot 3R and same being the southeast corner of Lot 4 of the above described Rock Creek Acres;

THENCE: North 01 deg. 18 min. 26 sec. East, departing from said Blondy Jhune Road, along the common line of said Lot 3R and Lot 4, a distance of 216.63 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the most easterly northeast corner of said Lot 4;

THENCE: North 88 deg. 30 min. 35 sec. West, continuing along the common line of said Lots 3R and 4, a distance of 280.38 feet to a 1/2 inch iron rod (no cap), found for a southwest corner of said Lot 3R and an inside ell corner of said Lot 4;

THENCE: North 02 deg. 27 min. 53 sec. East, continuing along the common line of said Lots 3R and 4, a distance of 276.47 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the northeast corner of said Lot 4;

THENCE: North 88 deg. 27 min. 27 sec. West, continuing along the common line of said Lots 3R and 4, at 274.01 feet, passing a 5/8 inch iron rod found for the northwest corner of said Lot 4 and the northeast corner of Cross Creek Addition, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet J, Page 328, P.R.C.C.T. and continuing with the common line of said Lot 3R and Cross Creek Addition for a total distance of 846.02 feet to 5/8 inch iron rod (no cap), found for the most westerly southwest corner of said Lot 3R, the northwest corner of Cross Creek Addition, the northeast corner of a called 2.00 acre tract, described in a deed to Keith Taylor, recorded in Volume 1331, Page 73, D.R.C.C.T. and same being the southeast corner of Forest Creek Estates, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet N, Page 859, P.R.C.C.T.;

THENCE: North 01 deg. 29 min. 23 sec. East, along the common line of said Lot 3R and Forest Creek Estates, a distance of 510.79 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northwest corner of this called 19.836 acre tract;

THENCE: South 85 deg. 42 min. 13 sec. East, Departing from the east line of said Forest Creek Estates, over and across said Lot 3R, with the north line of this called 19.836 acre tract, a distance of 1,209.97 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northeast corner of this called 19.836 acre tract and same being the most easterly northeast corner of said Lot 3R and an inside ell corner of Lot 1A of said Rock Creek Acres;

THENCE: South 14 deg. 22 min. 28 sec. East, along the common line of said Lot 3R and Lot 1A, a distance of 229.14 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for corner;

THENCE: South 30 deg. 23 min. 45 sec. East, continuing along the common line of said Lot 3R and Lot 1A, a distance of 577.34 feet to a 5/8 inch iron rod (no cap), found on the northerly right-of-way of the above mentioned Blondy Jhune Road, for the southeast corner of said Lot 3R and this called 19.836 acre tract;

THENCE: South 54 deg. 20 min. 28 sec. West, along the common line of said Lot 3R and Blondy Jhune Road, a distance of 52.33 feet to a 1/2 inch iron rod found for corner;

THENCE: South 32 deg. 00 min. 17 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 116.71 feet to a cotton picker spindle set in the edge of an asphalt road for corner;

THENCE: South 75 deg. 16 min. 23 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 367.38 feet to the POINT OF BEGINNING and containing 864,070 square feet, or 19.836 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC., does hereby adopt this plat designating the herein described property as CROSS CREEK ACRES, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas for its use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas's use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement, limits the use to particular utilities, said use by public utilities being subordinate to City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

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

FOR: BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC.

BY:

Ragan Young, Manager
Blondy Jhune Estates

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **RAGAN YOUNG**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE.

this the _____ day of _____, 2016.

Notary Public, State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission

Date

ATTEST:

Signature

Date

Name

Date

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

Director of Public Works

Date

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

Director of Planning and
Community Development

Date

OWNER

BLONDY JHUNE ESTATES
Attn: Ragan Young, Manager
15660 N. Dallas Parkway, Suite 700
Dallas, Texas 75248
732-927-3908
Email: Ragan@oakwoodag.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Email: LHR@Ringley.com

REPLAT

CROSS CREEK ACRES
LOTS 1 Through 8
19.836 Acres
Zoned: R-2
Being A Replat of
LOT 3R
of
ROCK CREEK ACRES
Cabinet 2013, Page 170
Plat Records, Collin County, Texas
situated in the
John Cohill Survey, Abstract No. 146
John Kerby Survey, Abstract No. 506
City of Lucas
Collin County, Texas

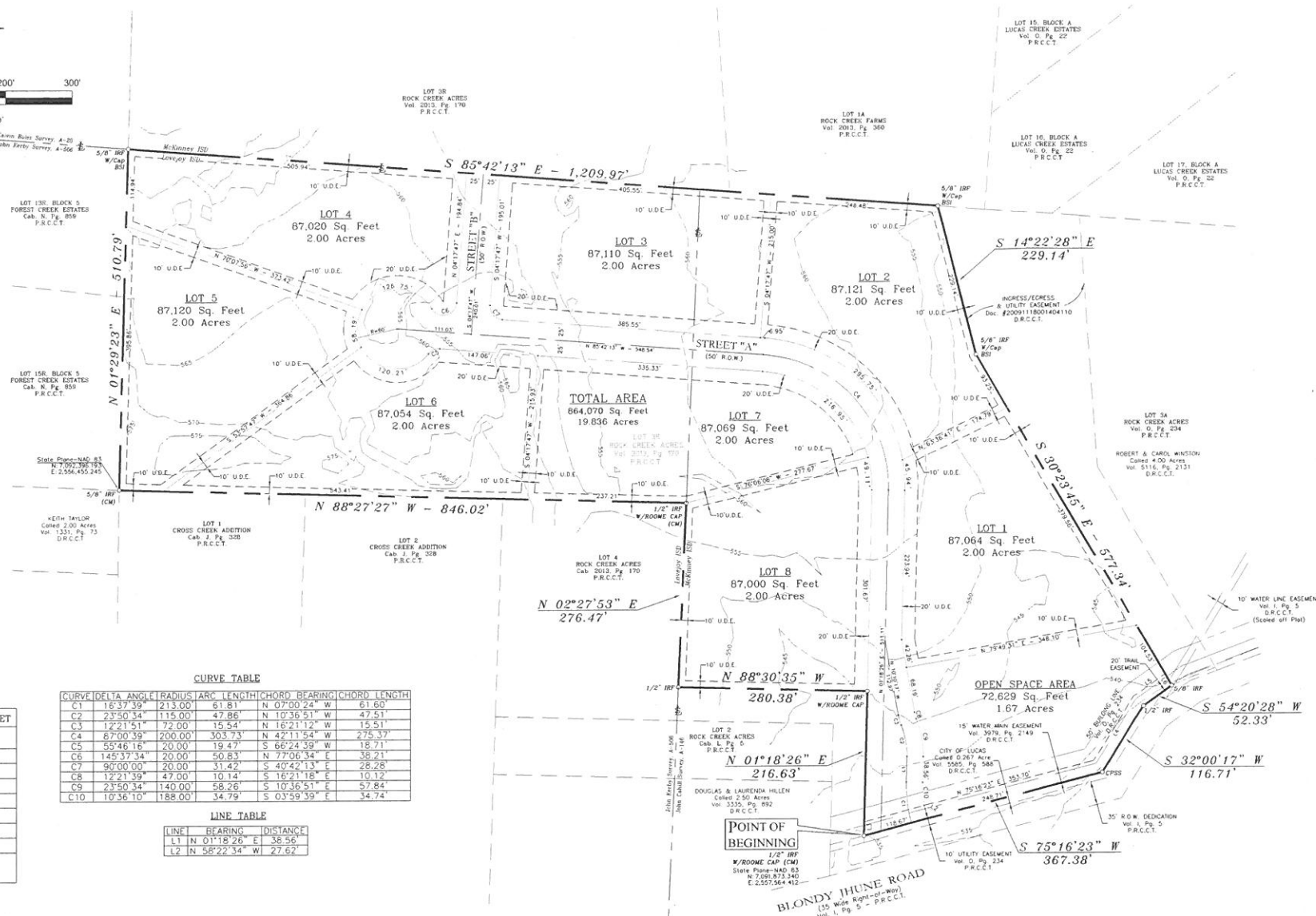
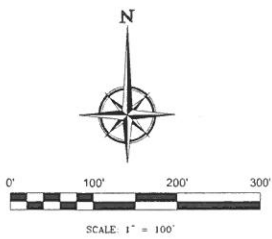


RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Texas Firm Registration No. 10061300

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stahl	03/28/16	1" = 100'	16010	16010-RP.DWG	1 of 1



LOT CHART	
LOT #	LOT SQ. FEET
1	87,064
2	87,121
3	87,110
4	87,020
5	87,120
6	87,054
7	87,069
8	87,000
OPEN SPACE	72,629

CURVE TABLE									
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH				
C1	16°37'39"	213.00	61.81'	N 07°00'24" W	61.60'				
C2	23°50'34"	115.00	47.86'	N 10°36'51" W	47.51'				
C3	17°21'51"	72.00	15.54'	N 16°21'12" W	15.51'				
C4	8°00'39"	200.00	30.37'	N 42°11'54" W	215.37'				
C5	55°46'18"	20.00	19.47'	S 66°24'39" W	18.71'				
C6	145°37'34"	20.00	50.83'	N 77°06'34" E	38.21'				
C7	90°00'00"	20.00	31.42'	S 40°42'13" E	28.28'				
C8	12°21'59"	47.00	10.14'	S 16°21'18" E	10.12'				
C9	23°50'34"	140.00	58.26'	S 10°36'51" E	57.84'				
C10	10°36'10"	188.00	34.79'	S 03°59'39" E	34.74'				

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°18'26" E	38.56'
L2	N 58°22'34" W	27.62'

BENCHMARK NOTE:

COM-34 = City Of McKinney Aluminum Disc in concrete at the northeast corner of FM 546 and CR 722. 3' north of the sign, 90' west of stop sign, & 22' southwest of pole.
Elev. = 570.224

PURPOSE STATEMENT:

This purpose of this Replat is to subdivide the southern portion of Lot 3R of Rock Creek Acres into 8 Single Family Lots.

GENERAL NOTES:

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to South 01 deg. 10 min. 22 sec. East, along the east line of Lot 1, Block E of Oakwood Estates, Phase III, according to the plat thereof recorded in Cabinet J, Page 607, Plat Records of Collin County, Texas.
- Selling a portion of any Lot within this addition by metes & bounds is a violation of State Law and City Ordinance and is subject to fines and withholding of utilities and building permits.
- The Home Owners Association (HOA) will be responsible for maintaining the Open Space Area.
- The Home Owners Association (HOA) will be responsible for maintaining the Detention Area.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C04053 (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that No Part of the subject parcel shown hereon lies within the 100 Year Flood Plain.

SURVEYOR'S CERTIFICATE

I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the Town of Fairview, Texas.

DATED this _____ day of _____, 2016.

PRELIMINARY
RELEASED 04/05/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE H. RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC is the owner of that certain tract of land situated in the City of Lucas, in the John Cobhill Survey, Abstract No. 146 and the John Kerby Survey, Abstract No. 506 of Collin County, Texas and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet 2013, Page 170, Plat Records, Collin County, Texas (P.R.C.C.T.) and also being that same 19.836 acre tract of land described in a deed to Blondy Jhune Estates, a Series of Hughes Lane, LLC, recorded in Document No. 20151106001409950, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "R00ME" (hereinafter referred to as "with cap"), found on the north right-of-way line of Blondy Jhune Road for the most southerly southwest corner of the above described Lot 3R and same being the southeast corner of Lot 4 of the above described Rock Creek Acres;

THENCE: North 01 deg. 18 min. 26 sec. East, departing from said Blondy Jhune Road, along the common line of said Lot 3R and Lot 4, a distance of 216.63 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the most easterly northeast corner of said Lot 4;

THENCE: North 88 deg. 30 min. 35 sec. West, continuing along the common line of said Lots 3R and 4, a distance of 280.38 feet to a 1/2 inch iron rod (no cap), found for a southwest corner of said Lot 3R and an inside ell corner of said Lot 4;

THENCE: North 02 deg. 27 min. 53 sec. East, continuing along the common line of said Lots 3R and 4, a distance of 276.47 feet to a 1/2 inch iron rod, with cap, found for an inside ell corner of said Lot 3R and the northeast corner of said Lot 4;

THENCE: North 88 deg. 27 min. 27 sec. West, continuing along the common line of said Lots 3R and 4, at 274.01 feet, passing a 5/8 inch iron rod found for the northwest corner of said Lot 4 and the northeast corner of Cross Creek Addition, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet J, Page 328, P.R.C.C.T. and continuing with the common line of said Lot 3R and Cross Creek Addition for a total distance of 846.02 feet to 5/8 inch iron rod (no cap), found for the most westerly southwest corner of said Lot 3R, the northwest corner of Cross Creek Addition, the northeast corner of a called 2.00 acre tract, described in a deed to Keith Taylor, recorded in Volume 1331, Page 73, D.R.C.C.T. and same being the southeast corner of Forest Creek Estates, an addition to the City of Lucas, according to the plat thereof, recorded in Cabinet N, Page 859, P.R.C.C.T.;

THENCE: North 01 deg. 29 min. 23 sec. East, along the common line of said Lot 3R and Forest Creek Estates, a distance of 510.79 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northwest corner of this called 19.836 acre tract;

THENCE: South 85 deg. 42 min. 13 sec. East, Departing from the east line of said Forest Creek Estates, over and across said Lot 3R, with the north line of this called 19.836 acre tract, a distance of 1,209.97 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for the northeast corner of this called 19.836 acre tract and same being the most easterly northeast corner of said Lot 3R and an inside ell corner of Lot 1A of said Rock Creek Farms;

THENCE: South 14 deg. 22 min. 28 sec. East, along the common line of said Lot 3R and Lot 1A, a distance of 229.14 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "Boundary Solutions", found for corner;

THENCE: South 30 deg. 23 min. 45 sec. East, continuing along the common line of said Lot 3R and Lot 1A, a distance of 577.34 feet to a 5/8 inch iron rod (no cap), found on the northerly right-of-way of the above mentioned Blondy Jhune Road, for the southeast corner of said Lot 3R and this called 19.836 acre tract;

THENCE: South 54 deg. 20 min. 28 sec. West, along the common line of said Lot 3R and Blondy Jhune Road, a distance of 52.33 feet to a 1/2 inch iron rod found for corner;

THENCE: South 32 deg. 00 min. 17 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 116.71 feet to a cotton picker spindle set in the edge of an asphalt road for corner;

THENCE: South 75 deg. 16 min. 23 sec. West, continuing along the common line of said Lot 3R and Blondy Jhune Road, a distance of 367.38 feet to the POINT OF BEGINNING and containing 864,070 square feet, or 19.836 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC, does hereby adopt this plat designating the herein described property as CROSS CREEK ACRES, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas for its use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas's use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

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

FOR: BLONDY JHUNE ESTATES, A SERIES OF HUGHES LANE, LLC.

BY:

Ragan Young, Manager
Blondy Jhune Estates

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared RAGAN YOUNG, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2016.

Notary Public, State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name _____ Date _____

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

Director of Public Works _____ Date _____

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

Director of Planning and Community Development _____ Date _____

OWNER

BLONDY JHUNE ESTATES
Attn: Ragan Young, Manager
15660 N. Dallas Parkway, Suite 700
Dallas, Texas 75248
972-927-3908
Email: Ragan@oakwoodag.com

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Email: LHR@Ringley.com

REPLAT

CROSS CREEK ACRES LOTS 1 Through 8

19.836 Acres

Zoned: R-2

Being A Replat of

LOT 3R

of

ROCK CREEK ACRES Cabinet 2013, Page 170

Plat Records, Collin County, Texas

situated in the

John Cobhill Survey, Abstract No. 146

John Kerby Survey, Abstract No. 506

City of Lucas

Collin County, Texas



RINGLEY & ASSOCIATES, INC.

SURVEYING-MAPPING-PLANNING

701 S. Tennessee - McKinney, Texas 75069

(972) 542-1266

Texas Firm Registration No. 10961300

Drawn by	Date	Scale	Job	Title	Sheet
Mark Ried	03/28/16	1" = 100'	16010	16010-RP.DWG	1 of 1

Blondy Jhune Estates





City of Lucas Planning and Zoning Agenda Request April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Todd Winters on behalf of Bristol Park, LLC. for final plat approval of Bristol Park Phase 3 being a 46.136 acre tract of land out of the John Gray survey Abstract Number 349 located at the northwest corner of Highland Drive and Snider Lane.

Background Information:

This property is currently zoned R-1.5 and is also designated in the Comprehensive Plan for R-1.5. The name of the plat is Bristol Park Phase 3, formerly known as Cow Town Meadows, Bristol Park, Stinson Crossing, Christopher Crossing. The subdivision has 46 plus acres, twenty six lots, retention in the center of the subdivision and water mains are all looped and accepted. Lot density consists of one lot per 1.776 acres.

Attachments/Supporting Documentation:

1. Final plat
2. Location map

Budget/Financial Impact:

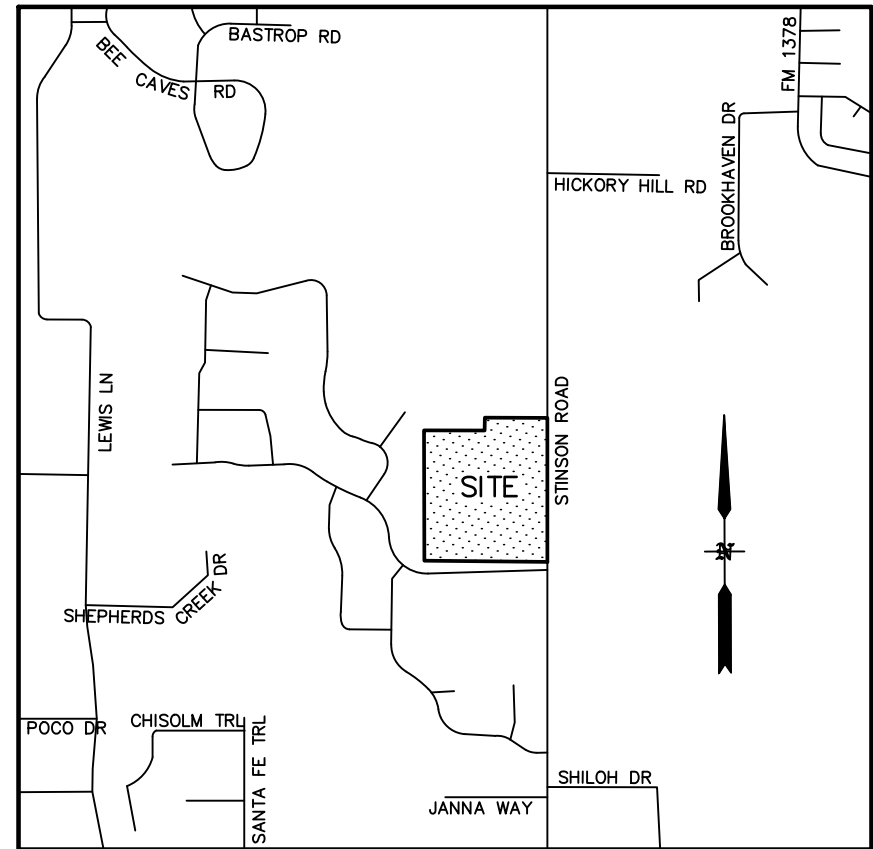
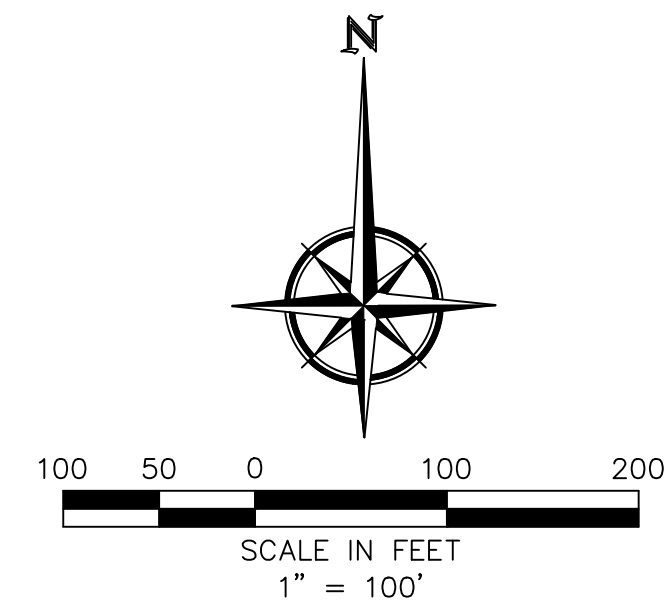
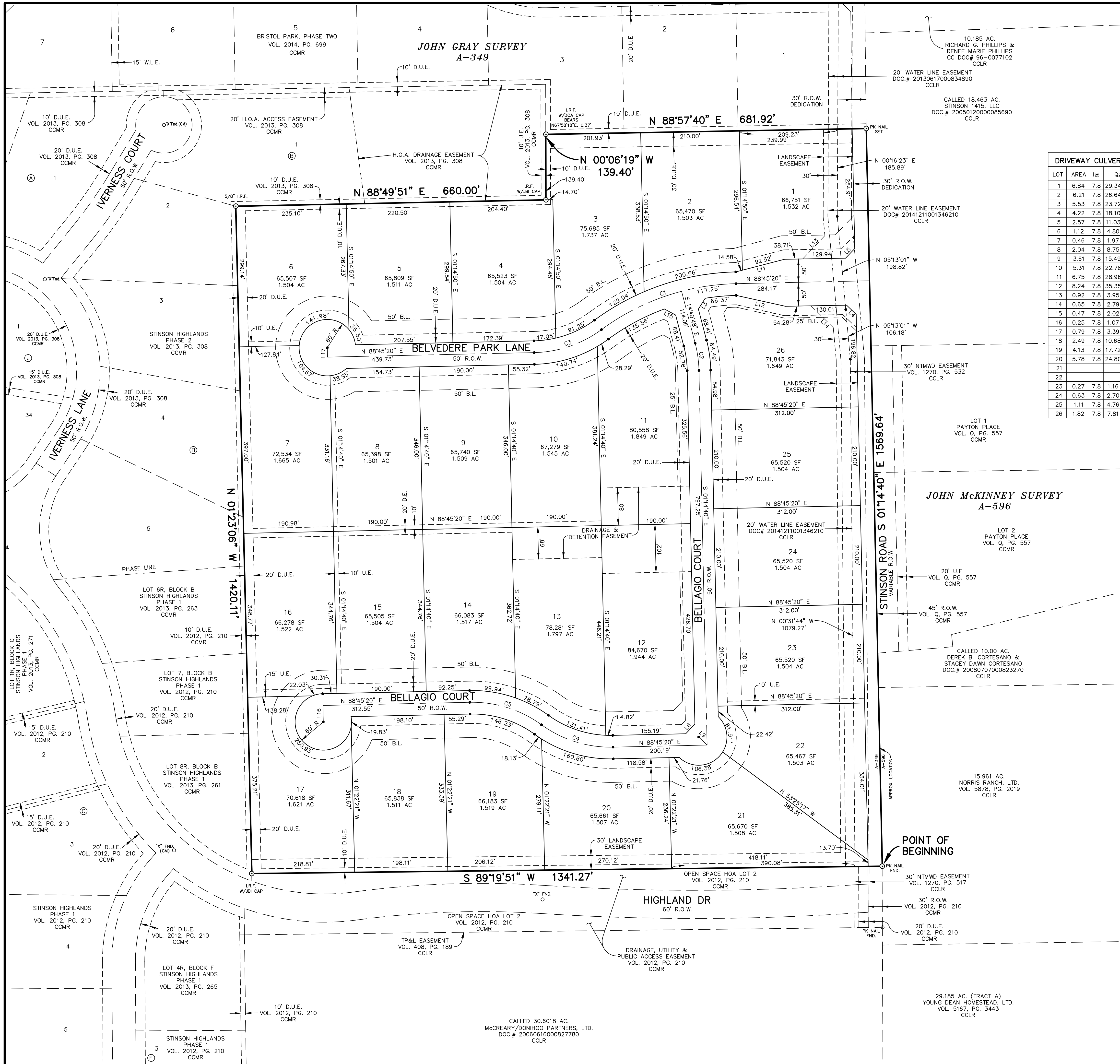
N/A

Recommendation:

Approve as presented or give feedback for changes.

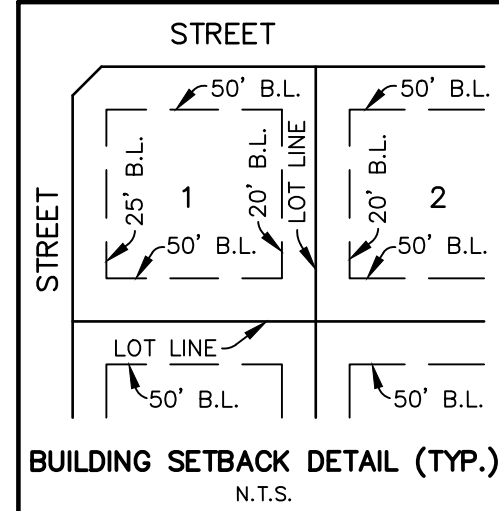
Motion:

I make a motion to approve/deny the request by Todd Winters on behalf of Bristol Park, LLC. for final plat approval of Bristol Park Phase 3 being a 46.136 acre tract of land out of the John Gray survey Abstract Number 349 located at the northwest corner of Highland Drive and Snider Lane.



VICINITY MAP
N.T.S.

LOT	AREA	I _{as}	Q _{as}	SIZE
1	6.84	7.8	29.34 cfs	(3)-24"
2	6.21	7.8	26.64 cfs	(3)-24"
3	5.53	7.8	23.72 cfs	(2)-24"
4	4.22	7.8	18.10 cfs	(2)-21"
5	2.57	7.8	11.03 cfs	24"
6	1.12	7.8	4.80 cfs	18"
7	0.46	7.8	1.97 cfs	18"
8	2.04	7.8	8.75 cfs	21"
9	3.61	7.8	15.49 cfs	(2)-18"
10	5.31	7.8	22.78 cfs	(2)-24"
11	6.75	7.8	28.96 cfs	(2)-24"
12	8.24	7.8	35.35 cfs	(2)-24"
13	0.92	7.8	3.95 cfs	18"
14	0.65	7.8	2.79 cfs	18"
15	0.47	7.8	2.02 cfs	18"
16	0.25	7.8	1.07 cfs	18"
17	0.79	7.8	3.39 cfs	18"
18	2.49	7.8	10.68 cfs	24"
19	4.13	7.8	17.72 cfs	(2)-21"
20	5.78	7.8	24.80 cfs	(2)-24"
21			N/A	
22			N/A	
23	0.27	7.8	1.16 cfs	18"
24	0.63	7.8	2.70 cfs	18"
25	1.11	7.8	4.76 cfs	18"
26	1.82	7.8	7.81 cfs	21"



LINE	DIRECTION	DISTANCE
L3	S 32°25'54" W	27.22'
L4	N 46°08'44" W	28.33'
L5	N 43°51'16" E	28.24'
L6	S 43°45'20" W	28.28'
L9	S 46°14'40" E	24.75'
L11	S 75°27'09" W	107.10'
L12	N 77°33'47" W	107.21'
L13	N 43°34'19" E	68.48'
L14	N 45°39'36" W	66.24'
L15	N 61°27'30" W	27.22'
L16	N 01°14'40" W	35.00'
L17	S 01°14'40" E	20.00'

BLOCK	LOT	AREA	ACREAGE
A	1	66,751	1.532
A	2	65,470	1.503
A	3	75,685	1.737
A	4	65,523	1.504
A	5	65,809	1.511
A	6	65,507	1.504
A	7	72,534	1.665
A	8	65,398	1.501
A	9	65,740	1.509
A	10	67,279	1.545
A	11	80,558	1.849
A	12	84,670	1.944
A	13	78,281	1.797
A	14	66,083	1.517
A	15	65,505	1.504
A	16	66,278	1.522
A	17	70,618	1.621
A	18	65,838	1.511
A	19	66,183	1.519
A	20	65,661	1.507
A	21	65,670	1.508
A	22	65,467	1.503
A	23	65,520	1.504
A	24	65,520	1.504
A	25	65,520	1.504
A	26	71,843	1.649

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	35°13'03"	500.00'	158.69'	307.33'	S 71°08'49" W	302.52'
C2	13°26'08"	250.00'	29.45'	58.62'	N 07°57'44" W	58.49'
C3	35°13'02"	250.00'	79.35'	153.66'	N 71°08'49" E	151.26'
C4	37°14'15"	250.00'	84.23'	162.48'	S 72°37'32" E	159.64'
C5	37°14'15"	250.00'	84.23'	162.48'	N 72°37'32" W	159.64'

LEGEND	
D.U.E.	DRAINAGE & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
I.P.F.	IRON PIPE FOUND
I.R.F.	IRON ROD FOUND
(CM)	CONTROL MONUMENT
CCLR	COLLIN COUNTY LAND RECORDS
CCMR	COLLIN COUNTY MAP RECORDS

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

NOTES:

- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, 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.
- Source bearing is based on Texas State Plane Coordinate System, Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic (TX83-NCF).
- Property owners to maintain property including drainage and utility easements to the edge of pavement.
- Only wrought iron fences permitted within drainage easements.
- A 1/2-inch iron rod with yellow cap stamped "GLAS" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing after development is completed.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- Benchmark: An "x" cut in south end of a concrete headwall on the west side of Stinson Road at Muddy Creek. Elev. 569.65'
- Lots 17 through 21 will not be permitted to have access to Highland Drive.
- The Drainage & Detention facilities and easement area will be maintained by the Homeowners Association.

EXISTING ZONING: R1.5
PROPOSED ZONING: R1.5
26 RESIDENTIAL LOTS
DENSITY: 1 LOT PER 1.774 ACRES GROSS
AVG. LOT SIZE: 1.576 ACRE
MIN. LOT SIZE: 1.500 ACRE

FINAL PLAT
BRISTOL PARK
PHASE THREE

LOTS 1-26, BLOCK A
26 RESIDENTIAL LOTS

BEING

46.136 ACRES

SITUATED IN THE

JOHN GRAY SURVEY, ABSTRACT NO. 349
CITY OF LUCAS, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

LAND SURVEYOR
GLAS LAND SURVEYING
2114 FM 1563
WOLFE CITY, TX 75496
OFFICE (903) 496-2084
FAX (469) 547-0826
www.glaslandsurveying.com
TBPLS Firm No. 10193970

OWNER / DEVELOPER
M CHRISTOPHER AND COMPANY
550 SOUTH SH 5
FAIRVIEW, TX, 75069
(972) 974-2777
FAX (972) 529-1078

DATE: FEBRUARY 4, 2016

SHEET 1 OF 2

08314\DWG\8314 Final Plat.dwg

OWNER’S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, M. CHRISTOPHER & COMPANY, BEING the owner of a 46.136 acre tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Gray Survey, Abstract No. 349, and being the resurvey of a called 46.14 acre tract as recorded under Document No. 20120224000211850 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a PK nail found in the approximate center of Stinson Road marking the southeast corner of said 46.14 acre tract, the southeast corner of said premises, and the most easterly northeast corner of Stinson Highlands, Phase 1, an addition to the City of Lucas as recorded in Volume 2012, Page 210 of the Collin County Map Records;

THENCE with the south line of said 46.14 acre tract, the south line of said premises, a north line of said addition and partway with the north line of Lot 2, Block I of said addition, South 89°19’51” West, 1,341.27 feet to a JBI capped iron rod found marking the southwest corner of said 46.14 acre tract, the southwest corner of said premises, the northwest corner of said Lot 2, and being in the east line of Lot 8R, Block B of Stinson Highlands, Phase 1, an addition to the City of Lucas as recorded in Volume 2013, Page 261 of the Collin County Map Records;

THENCE with the west line of said 46.14 acre tract, the west line of said premises, the east line of said Lot 8R, the east line of Lot 7, Block B of Stinson Highlands, Phase 1, an addition to the City of Lucas as recorded in Volume 2012, Page 210 of the Collin County Map Records, the east line of Lot 6R, Block B of Stinson Highlands, Phase 1, an addition to the City of Lucas as recorded in Volume 2013, Page 263 of the Collin County Map Records, and partway with an east line of Stinson Highlands, Phase 2, an addition to the City of Lucas as recorded in Volume 2013, Page 308 of the Collin County Map Records, North 01°23’06” West, 1,420.11 feet to a 5/8–inch iron rod found marking the most westerly northwest corner of said 46.14 acre tract, the most westerly northwest corner of said premises, and an interior ell–corner of said Stinson Highlands, Phase 2;

THENCE with a north line of said 46.14 acre tract, a north line of said premises, and a south line of said Stinson Highlands, Phase 2, North 88°49’51” East, 660.00 feet to a JBI capped iron rod found marking an interior ell–corner of said 46.14 acre tract, an interior ell–corner of said premises, and a southeast corner of said Stinson Highlands, Phase 2;

THENCE with a west line of said 46.14 acre tract, a west line of said premises, and the east line of said Stinson Highlands, Phase 2, North 00°06’19” West, 139.40 feet to a point for corner marking the most northerly northwest corner of said 46.14 acre tract, the most northerly northwest corner of said premises, and a southwest corner of Bristol Park, Phase Two, an addition to the City of Lucas, as recorded in Volume 2014, Page 699 of the Collin County Map Records, from which a DCA capped iron rod found bears North 67°58’18” East, 0.37 feet;

THENCE with the north line of said 46.14 acre tract, the north line of said premises, and the south line of said Bristol Park, Phase Two, North 88°57’40” East, 681.92 feet to a PK nail set on the east edge of Stinson Road marking the northeast corner of said 46.14 acre tract, the northeast corner of said premises, and the southeast corner of said Bristol Park, Phase Two;

THENCE with the east margin and approximate centerline of Stinson Road, the east line of said 46.14 acre tract, and the east line of said premises, South 01°14’40” East, 1,569.64 feet to the point of beginning and containing 46.136 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, M. CHRISTOPHER & COMPANY, does hereby adopt this plat designating the herein described property as BRISTOL PARK, PHASE THREE, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas, the roads, rights-of–way and easements shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public’s and City of Lucas’s use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone.

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

FOR: M. CHRISTOPHER & COMPANY

BY: _____

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

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

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____
ATTEST:

Signature _____ Date _____

Name _____ Date _____

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

Director of Public Works _____ Date _____

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

Director of Planning and Community Development _____ Date _____

ON–SITE SEWAGE FACILITIES (OSSF) NOTES:

- All lots must utilize alternative type On–Site Sewage Facilities.
- All lots must maintain state–mandated setback of all On–Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

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

Registered Sanitarian or Designated Representative
Collin County Development Services

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, John Glas, hereby certify, that I prepared this plat was made 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

FOR FINAL PLAT
REVIEW PURPOSES ONLY

JOHN GLAS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6081

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Glas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

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

FINAL PLAT
BRISTOL PARK
PHASE THREE

LAND SURVEYOR
GLAS LAND SURVEYING
2114 FM 1563
WOLFE CITY, TX 75496
OFFICE (903) 496–2084
FAX (469) 547–0826
www.glaslandsurveying.com
TBPLS Firm No. 10193970

OWNER / DEVELOPER
M CHRISTOPHER AND COMPANY
550 SOUTH SH 5
FAIRVIEW, TX, 75069
(972) 974–2777
FAX (972) 529–1078

LOTS 1–26, BLOCK A
26 RESIDENTIAL LOTS
BEING

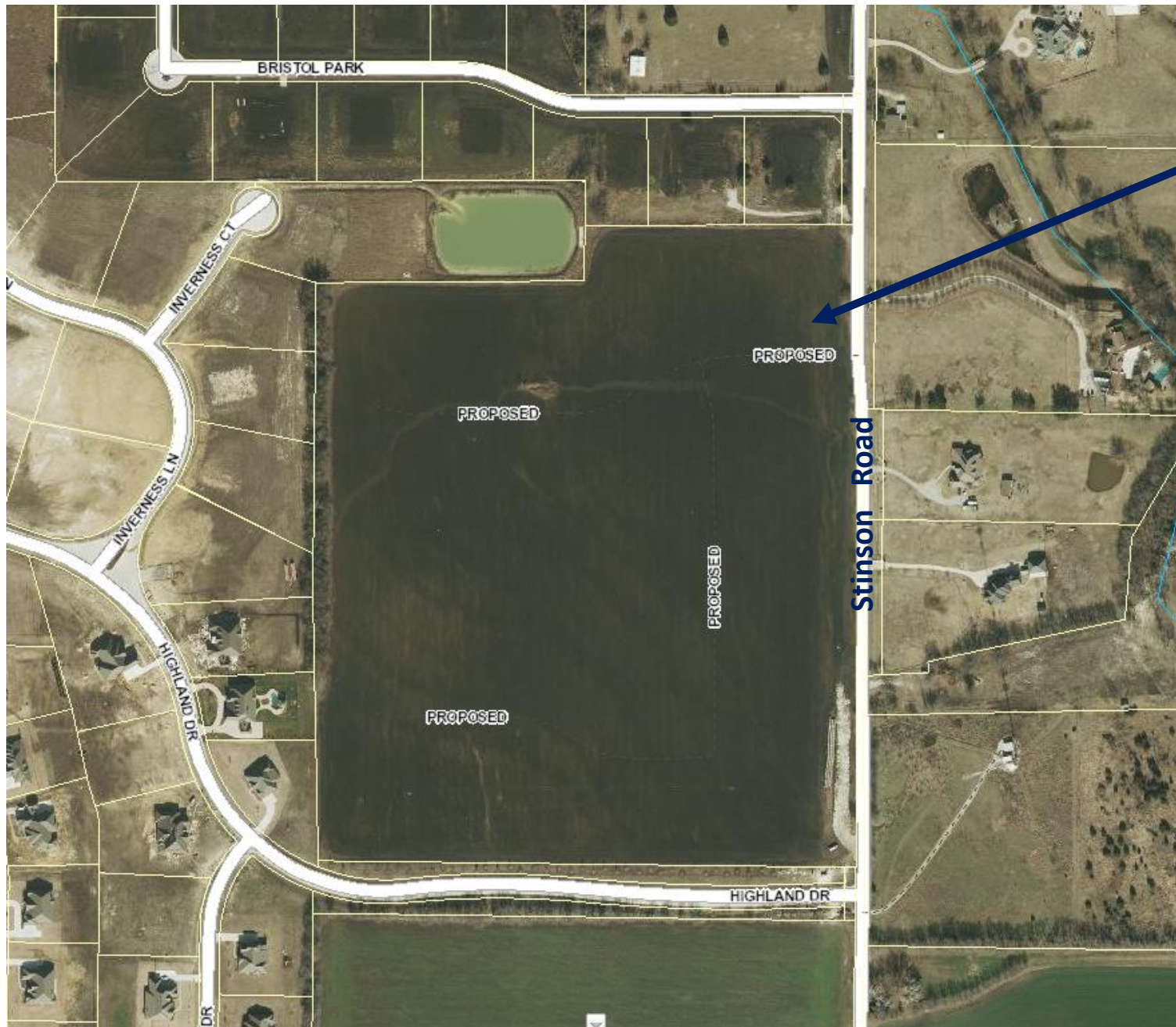
46.136 ACRES
SITUATED IN THE

JOHN GRAY SURVEY, ABSTRACT NO. 349
CITY OF LUCAS, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001146
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

DATE: FEBRUARY 4, 2016

SHEET 2 OF 2



Bristol Park ~ Phase 3



City of Lucas Planning and Zoning Agenda Request April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider approving the Covenants, Conditions and Restrictions for Phase 1 of the Logan Ford Ranch Estates consisting of 11 lots totaling 31.897 acres out of the Calvin Boles Survey, Abstract Number 28 with one remaining lot of 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

Background Information:

As part of each subdivision that is developed within the City of Lucas, the Code of Ordinance requires that Covenants, Conditions and Restrictions are in place. The City Attorney has reviewed and approved the attached Covenants, Conditions and Restrictions and they must also be approved prior to final plat approval.

Attachments/Supporting Documentation:

1. Covenants, Conditions and Restrictions

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented or give feedback for changes.

Motion:

I make a motion to approve/deny approving the Covenants, Conditions and Restrictions for Phase 1 of the Logan Ford Ranch Estates consisting of 11 lots totaling 31.897 acres out of the Calvin Boles Survey, Abstract Number 28 with one remaining lot of 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

COVENANTS, CONDITIONS AND RESTRICTIONS

OF

LOGAN FORD RANCH

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

Goose Real Estate, Inc., a Texas corporation (“Declarant”), the owner of the real property set forth on Exhibit A attached hereto (the “Property”), does hereby adopt these Covenants, Conditions and Restrictions of Logan Ford Ranch and does hereby declare that all of the Property shall have and be subject to the following covenants and restrictions which shall run with the land and be binding upon all owners or purchasers of all or any portion of the Property and their heirs, successors, executors, administrators and assigns. Any platted lot within the Property shall be referred to herein as a “Lot” and the owner of any Lot within the Property shall be referred to herein as an “Owner”.

1. **Permitted Structures.** The Property shall be used for residential purposes only. Any accessory buildings constructed on a Lot shall be architecturally harmonious with the residential dwelling. The term “accessory buildings” as set used herein shall include, but not be limited to, detached garages, shops, and barns.

2. **Structural Restrictions.**

- a. **Minimum Square Footage.** The total floor area of the residential dwelling to be erected on each Lot exclusive of porches, garages, patios, terraces and breezeways shall not be less than Two Thousand (2,000) square feet of area under central air conditioning and heat.
- b. **Brick & Stone Veneer.** The exterior construction of the residential dwelling to be erected on any Lot shall be constructed of at least 75% brick, brick veneer, stone, stone veneer, or concrete lap siding (City Code), provided such materials are approved by Declarant or the ACC (as defined herein below) and further provided that the front of the home must be 100% brick, brick veneer, stone or stone veneer. Exceptions will be made for dormers but must have the approval of the Declarant. “Adobe” or “Mexican” brick shall not be used.
- c. **Home Orientation.** All residential structures must face the front of the property.
- d. **Set Backs.** Front Setbacks shall be 50 ft; Side Setbacks shall be 20 ft; Rear Setbacks shall be 30 ft; Corner Setbacks - none
- e. **Construction Timeline.** All residential structures to be constructed on any Lot shall be completed within twelve (12) months from the date that the construction of such residential dwelling has commenced.
- f. **Accessory Buildings.** All accessory buildings where sheet metal is used must be new colored metal. No galvanized sheet metal is permitted. All outbuildings must be fully enclosed with walls, doors, windows and/or garage doors.

g. Plans and Specifications. All plans and specifications must be approved by the City and consistent with City Ordinances.

h. Utility Lines. All utility lines from the distribution line to the dwelling shall be underground.

3. Temporary Structures. All residences, accessory buildings and structures shall be of new construction, and no modular or prefabricated homes shall be permitted. All residences shall be "site built". No residential trailer or "mobile home", tent, or shack shall be placed, erected upon or permitted to remain upon any Lot, nor shall any structure of a temporary character, such as an RV, motor home, or fifth wheel trailer be used at any time as a residence on any Lot. Any detached garage or other improvements erected more than one hundred twenty (120) days prior to the completion of the residential dwelling shall be considered a temporary structure within the meaning of this paragraph. No advertising sign or similar device shall be placed or maintained on said tract with exception of a "For Sale" sign advertising the property for sale. A portable toilet may be used during the period when improvements are being constructed and should be placed behind the structure being built.

4. Colors & Materials. Exterior painting or staining colors must be of neutral color to maintain the integrity of the neighborhood. This standard applies to exterior doors, shutters, trim, posts, and any approved siding materials.

5. Landscaping & Drainage. All Owners shall mow their Lot on a regular basis to prevent high grass or weeds.

6. Propane Tanks and Satellite Dishes. Exposed propane storage tanks and satellite dishes shall be permitted in the subdivision provided they are positioned behind the residence or an accessory building. Propane tanks and satellite dishes shall not be visible from the road in front of any Lot.

7. Windmills. Windmills for electric or water use are permitted provided that such windmills are no larger than 8 feet in diameter and no taller than 15 feet from the ground and such windmills are placed behind the residential structure on any Lot.

8. Driveways. Any and all driveways and private roads on or within said tract shall be of at least gravel construction and shall be kept and maintained in good condition and repair.

9. Septic Systems. The residence on any Lot shall be equipped with efficient, modern plumbing and a septic tank, or other sanitary sewerage system, constructed in strict conformity with any and pertinent recommendations and requirements of the Texas Department of Public Health and Collin County, Texas, and in accordance with good construction practices; and no "dry toilet" or open privy of any kind shall be maintained upon said tract of land. Owners must abide by all septic requirements of Collin County, Texas and the State of Texas Department of Health. Owners are aware of set-back requirements of septic system from any drainage area and will abide by said requirements. All septic systems shall be aerobic septic systems.

10. Fences. All fences need to be of a dark color – black or brown –to maintain the integrity of the neighborhood.

11. Offensive Activities.

- a. Noxious activity of any kind whatsoever shall not be permitted on any Lot, nor shall there be permitted any act thereon that may be or become a material annoyance or nuisance to the owners or occupants or portions of any adjacent Lot.
- b. No portion of the property shall be used as an automobile salvage yard or “junk” yard for automobile parts, leftover construction material.
- c. No vehicle not in operable condition and in regular use shall be stored or maintained on the property except in an enclosed garage or shop. Motor homes, trailers, campers, boats and infrequently used vehicles shall be parked in enclosed buildings only or under an open shed attached to such accessory building.
- d. No gasoline or diesel storage tanks will be visible on Lot (see City Ordinances for size, etc.).
- e. No radio, television towers, serial wires, or short wave antennas shall be allowed on any part of any Lot. Satellite dishes are allowed as long as they are located in approved areas as set forth in Section 6 above.
- f. No Lot shall be used or maintained as a dumping ground for trash, junk, rocks dirt, scrap, metal, garbage, or rubbish. Building materials may be stored temporarily on a Lot during a construction project for a period not to exceed one hundred twenty (120) days.

12. Easements. All easements established by plat or separate easement document for the purpose of the installation of and maintenance of public utilities, gas lines, and all easements hereafter granted for such purpose by the undersigned shall be strictly observed.

13. Pets. No swine or commercial breeding. A chain-linked dog run is acceptable as long as is placed behind the dwelling or accessory buildings.

14. Erosion Control. During construction of improvements and prior to landscaping, measures will be taken to prevent excessive erosion of Lots. Protection can be by retaining walls, berms, hay bales or other means suitable for each property.

15. Enforcement. Enforcement of the covenants and restrictions set forth herein shall be by a proceeding initiated by a person or persons owning any Lot within the Property or by Declarant against any person or persons violating or attempting to violate any covenant or restriction herein contained, either to restrain violation or to recover damages for violation or both.

16. Subdividing. No lot may be further sub-divided.

17. Amendments. At any time, after all Lots within the Property have had homes constructed thereon, the owners of legal title to seventy-five percent (75%) of the Lots within the Property may amend these covenants, conditions and restrictions by filing an instrument containing such amendment in the Real Property Records of Collin County, Texas, except that prior to the time

when Declarant shall own no lots within the Property, no such amendment shall be valid or effective without the joinder of the Declarant or his successors or assigns.

Signature Page Follows

EXECUTED to be effective on this ____ day of March, 2016.

DECLARANT:

GOOSE REAL ESTATE, INC.

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared
_____, the _____ of Goose Real Estate, Inc.,
a Texas corporation, whose name is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same in the capacity and for the purposes and consideration herein expressed.

Given under my hand and seal this ____ day of March, 2016.

Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots 1-11, Block A, Logan Ford Ranch, Phase 1, according to the Plat thereof recorded as
_____ in the Map Records of Collin County, Texas.



City of Lucas Planning and Zoning Agenda Request April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for final plat approval of Phase 1 consisting of 11 lots totaling 31.897 acres with one remaining lot totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

Background Information:

This property is currently zoned R-2 and has an approved Development Agreement that gives consideration to lot frontage on two of the lots. There are very few improvements with this development except for road repairs called out in 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 improvements will consist of running lateral water services to each lot and electric utilities. The proposed plat conforms to the City's rules and regulations for plats.

Attachments/Supporting Documentation:

1. Final plat
2. Location map

Budget/Financial Impact:

N/A

Recommendation:

Approve as presented or give feedback for changes.

Motion:

I make a motion to approve/deny the request by James Roberts on behalf of Logan Ford Ranch Estates for final plat approval of Phase 1 consisting of 11 lots totaling 31.897 acres with one remaining lot totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Southern Methodist University, as Trustee of the Lee and Logan Ford Charitable Remainder Unitrust and Goose Road Estate, Inc.**, the owners of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the Collin Boles Survey, Abstract No. 28, and being all of Lot 1 of Ford's Cattle Ranch as recorded in Volume 6, Pages 773-774 of the Collin County Map Records, being the remainder of a called 67.03 acre tract (Tract One) as recorded under Document No. 200910300136640 of the Collin County Land Records and all of a 31.897 acre tract as recorded under Document No. 20160224000208980 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING of a Gls capped iron rod set at the intersection of the east right-of-way line of Welborn Lane with the north right-of-way line of East Winninkoff Road marking the southwest corner of Lot 1, the southwest corner of said 67.03 acre tract, and the southwest corner of said premises;

THENCE with the east right-of-way line of Welborn Lane, the west line of Lot 1, the west line of said 67.03 acre tract, and the west line of said premises, North 00°24'37" East, 1,032.90 feet to a Gls capped iron rod set marking the most westerly, northwest corner of Lot 1, the most westerly northwest corner of said 67.03 acre tract, the most westerly west corner of the Goose Road Estate, Inc. tract, the south line of a called 1,255 acre tract as recorded under Document No. 2013031001467460 of the Collin County Land Records;

THENCE with a north line of Lot 1, a north line of said 67.03 acre tract, a north line of said premises, and the south line of said 1,255 acre tract, South 89°10'47" East, 198.93 feet to a 5/8-inch iron rod found marking an interior ell-corner of Lot 1, an interior ell-corner of said 67.03 acre tract, an interior ell-corner of said premises, and the southeast corner of said 1,255 acre tract;

THENCE with a west line of Lot 1, a west line of said 67.03 acre tract, a west line of said premises, and the east line of said 1,255 acre tract, North 00°24'37" East, 199.38 feet to a Gls capped iron rod set in the south right-of-way line of Ford Lane marking the most northerly northwest corner of Lot 1, the most northerly northwest corner of said 67.03 acre tract, and the most northerly northwest corner of said premises;

THENCE with the south right-of-way line of Ford Lane, the north line of Lot 1, the north line of said 67.03 acre tract, the north line of said 31.897 acre tract, and the north line of said premises, South 89°10'47" East, 1,521.90 feet to a Gls capped iron rod set and South 88°36'22" East, 423.16 feet to a Gls capped iron rod set marking the northeast corner of Lot 1, the northeast corner of said 31.897 acre tract, the northeast corner of said premises, and being in the west line of a called 1.00 acre tract as recorded in Volume 5736, Page 2768 of the Collin County Land Records;

THENCE with an east line of Lot 1, an east line of said 31.897 acre tract, an east line of said premises, and the west line of said 1.00 acre tract, South 01°58'00" West, 195.35 feet to a Gls capped iron rod set marking an interior ell-corner of Lot 1, an interior ell-corner of said 67.03 acre tract, an interior ell-corner of said premises, and the southwest corner of said 1.00 acre tract, from which a 3/8-inch iron rod found bears South 25°13'09" West, 1.10 feet;

THENCE with a north line of Lot 1, a north line of said 31.897 acre tract, a north line of said premises, and the south line of said 1.00 acre tract, South 88°02'07" East, 189.10 feet to a 5/8-inch iron rod found marking a northeast corner of Lot 1, a northeast corner of said 31.897 acre tract, a northeast corner of said premises, the southeast corner of said 1.00 acre tract, and being in the west line of Lot 2 of said addition;

THENCE with an east line of Lot 1, an east line of said 31.897 acre tract, an east line of said premises, and the west line of said Lot 2, South 00°05'32" East, 351.90 feet to a Collis capped iron rod found marking an interior ell-corner of Lot 1, an interior ell-corner of said 31.897 acre tract, an interior ell-corner of said premises, and the southwest corner of said Lot 2;

THENCE with a north line of Lot 1, a north line of said 31.897 acre tract, a north line of said premises, and the south line of said Lot 2, South 88°02'07" East, 271.15 feet to a Collis capped iron rod found marking the most easterly northeast corner of Lot 1, the most easterly northeast corner of said 31.897 acre tract, the most easterly northeast corner of said premises, the southeast corner of said Lot 2, and being in the west line of a called 15.78 acre USA tract (per Collin County Central Appraisal District);

THENCE with the east line of Lot 1, the east line of said 31.897 acre tract, the east line of said premises, portway with the west line of said USA tract, and portway with the west line of the remainder of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records as follows:

South 00°12'06" East, 213.71 feet to a Corps of Engineer's concrete monument found with brass disk marking the southwest corner of said USA tract and the northwest corner of said remainder of a called 20 acre tract:
South 00°42'06" West, 486.32 feet to a Gls capped iron rod set in the north right-of-way line of East Winninkoff Road marking the southeast corner of Lot 1, the southeast corner of said 31.897 acre tract, and the southeast corner of said premises;

THENCE with the north right-of-way line of East Winninkoff Road, the south line of Lot 1, the south line of said 31.897 acre tract, the south line of said 67.03 acre tract, and the south line of said premises, North 88°00'00" West, 536.76 feet and North 88°42'00" West, 2,065.25 feet to the point of beginning and containing 69,019 acres of land.

OSSE NOTES

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, shop breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- Due to the presence of a large pond of Lot 12/A, a pre-planning meeting with a Professional Engineer/Registered Sanitarian and Development Services is recommended prior to individual lot development on Lot 12/A.
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

Registered Sanitation or Designated Representative
Collin County Development Services

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW HEREOFRE, KNOW ALL MEN BY THESE PRESENTS:

That WE, **Southern Methodist University, as Trustee of the Lee and Logan Ford Charitable Remainder Unitrust and Goose Road Estate, Inc.**, the Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **Final Plat of Lots 1-12, Block A of Logan Ford Ranch**, on addition to the City of Lucas, and do hereby dedicate to the City of Lucas use forever the streets, alleys, right-of-way, and easements shown herein, and do hereby reserve the easements shown in this plat for the mutual use and accommodation of all public utilities desiring to use or using same, and do hereby reserve the right to install, construct, maintain, repair, replace, alter, extend, or otherwise use, struts, or other improvements or growths that in any way endopore or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements struts, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are 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 hereinafter, 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 cention 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 of Lucas the right of access to any areas to locate any sources of surface water runoff from each individual lot for the purpose of inspecting, patrolling, and maintaining the same.
- The homeowners' association shall indemnify and hold the City of Lucas harmless from any and all costs, expenses, suits demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the maintenance of common areas by the City of Lucas.

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

James Roberts, _____
of Goose Road Estate, Inc.
(Lots 1-11)

Southern Methodist University, as Trustee
of the Lee and Logan Ford Charitable
Remainder Unitrust (Lot 12)

ACKNOWLEDGEMENT

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 **James Roberts**, 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 _____, 2016.

Notary Public in and for
the State of Texas

ACKNOWLEDGEMENT

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 _____, 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 _____, 2016.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §
KNOW ALL MEN BY THESE PRESENTS:

That I, **John Glas**, 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.

John Glas
R.T.L.S. No. 6081

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for
the State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Print Name & Title _____

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

Director of Public Works _____ Date _____

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

Director of Planning and Community Development _____ Date _____

Revised: _____/_____/2016
Drawings 2016/AC00516.dwg

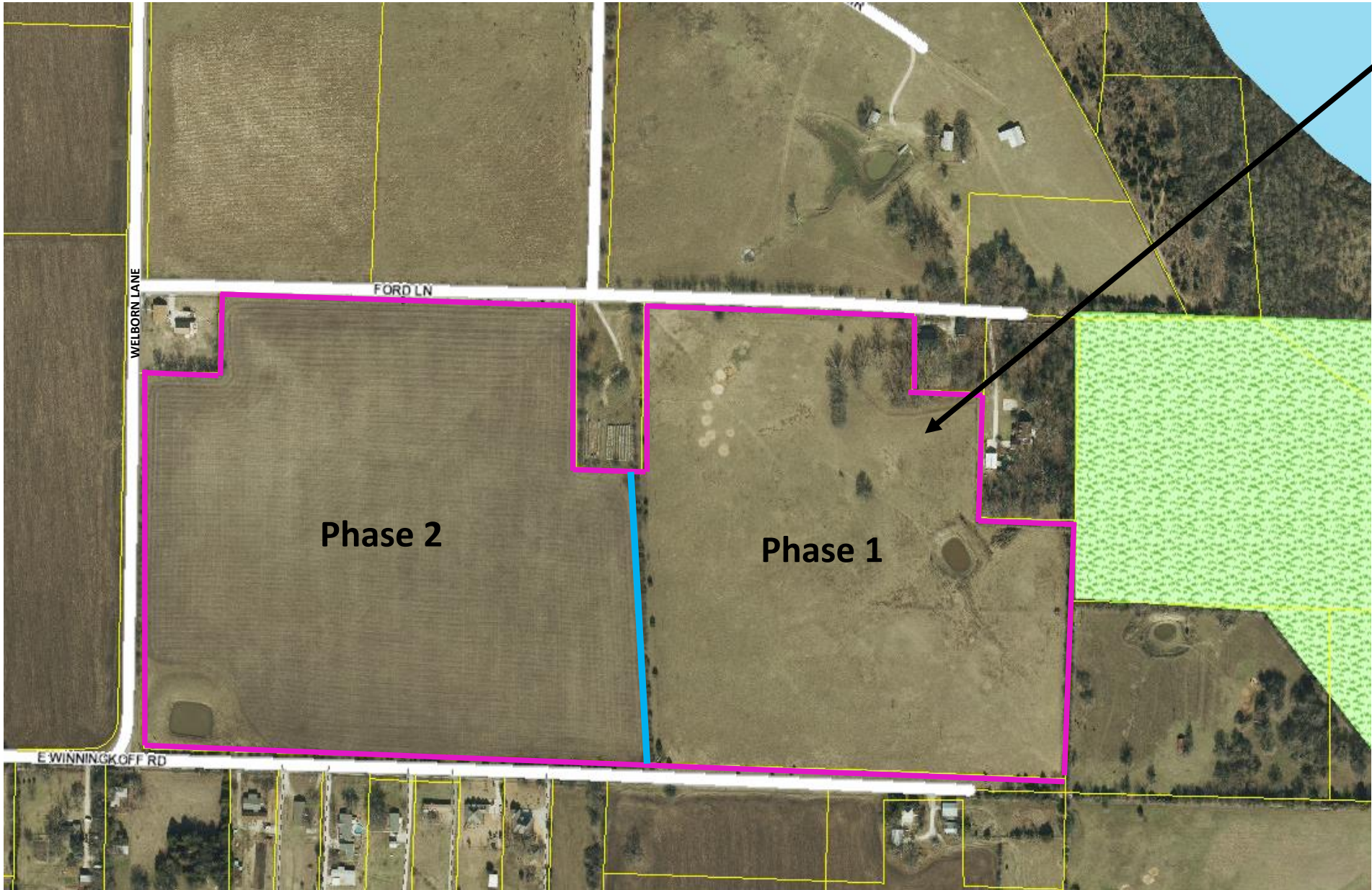
Glas Land Surveying
2114 FU 1563, Wolfe City, Texas 75496
Office (903) 466-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
PRLS Firm No. 10193970

Owner (Lot 12):
Southern Methodist University, as
Trustee of the Lee and Logan Ford
Charitable Remainder Unitrust
PO Box 750132
Dallas, Tx 75275-0132
Attn: _____

Owner (Lots 1-11):
Glas Land Surveying, Inc.
1200 Kemron Park Ln
Farmers, TX 75069
(614) 206-4246
Attn: John Glas
jglas@glaslandsurveying.com

Surveyor:
Glas Land Surveying
2114 FU 1563
Wolfe City, TX 75496
(903) 466-2084
Attn: John Glas
jglas@glaslandsurveying.com

**Final Plat of
Lots 1-12, Block A
Logan Ford Ranch, Phase 1
being a Replat of Lot 1 of Ford's Cattle Ranch
as Recorded in Volume G, Pages 773-774, CCMR**
Total Acres - 69,019 Acres
Zoning: R-2
Phase 1: 11 Lots (31.897 Acres)
Calvin Boles Survey, Abstract No. 28
City of Lucas, Collin County, Texas
March 16, 2016
Sheet 2 of 2



FORD CATTLE RANCH





City of Lucas Planning and Zoning Agenda Request April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss and provide direction to staff regarding proposed amendments to the Code of Ordinances related to manufactured accessory buildings.

Background Information:

The City is beginning to experience an influx of prebuilt accessory buildings that is a concern for several reasons: 1) enclosed items cannot be inspected and there is no way to know the quality of construction; and 2) concerns related to building completion without permits and the safety and stability of the prebuilt units.

Staff proposes the following amendments to the Code of Ordinances to read as follows:

Manufactured accessory buildings shall be in conformance with all zoning, subdivision and other city regulations and requirements. Except as provided hereinafter, all ordinances and regulations applicable to manufactured accessory buildings shall not be enforced or applied in a manner that is more restrictive than that required for a new accessory building constructed on-site. All requirements and regulations shall be reasonably and uniformly applied and enforced without distinctions as to whether the buildings are manufactured or are constructed on-site; provided, however, that manufactured accessory buildings shall:

1. Be securely fixed to a permanent foundation.
2. Apply for and obtain all applicable permits and licenses before construction begins on a building site.
3. These buildings shall be built to International Residential Code as adopted from time to time by the city.
4. These building shall be inspected to the International Residential Code by a third party inspection company through the process of offsite construction.
5. Onsite inspections shall include zoning, underground utilities if applicable, foundation, and a final inspection.

Supporting Documentation:

NA

Budget/Financial Impact:

NA



**City of Lucas
Planning and Zoning Agenda Request
April 14, 2016**

Requester: Development Services Director Joe Hilbourn

Recommendation:

Provide staff direction regarding proposed Code amendments

Motion:

N/A



City of Lucas

Planning and Zoning Agenda Request

April 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss and provide direction to staff regarding updates to the Comprehensive Plan, Chapters 1 through 4, including the Future Land Use Map and Lucas Aerial Illustration Map.

Background Information:

The Comprehensive Plan should be updated periodically to reflect changes in the community. The last update was conducted in 2006. The City had its Comprehensive Plan kick off meeting that included the Planning and Zoning Commission, City Council and the Parks and Open Space Board on June 7, 2015 and the Planning and Zoning Commission has begun their review and update of components of the Comprehensive Plan.

The items to be considered for update include Chapter 1- Introduction, Chapter 2 – Population, Chapter 3 – Housing and Chapter 4 Land Use.

This is a technical review only, we will format when the technical aspect is approved.

Attachments/Supporting Documentation:

1. Chapter 1, Introduction
2. Chapter 2, Population
3. Chapter 3, Housing
4. Chapter 4, Land Use
5. Future Land Use Map
6. Aerial Illustration Map

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



(04/1/2016)

CHAPTER1

INTRODUCTION

PURPOSE

The comprehensive plan can be defined as a long-range planning tool that is intended to be used by city staff, decision-makers and citizens to guide the growth and physical development of a community for 10 years, 20 years, or even longer period of time. Preparation of such a plan will establish guidelines to provide adequate public facilities for the maintenance of the health, safety and wellbeing of the citizens. Having this comprehensive framework will greatly assist in evaluating demands and proposing actions, as well as guiding future planning scenarios.

The State of Texas has established laws that specifically regulate the way incorporated communities can ensure the health, safety and welfare of their citizens. State law gives communities the power to regulate the use of land, but only if such regulations are based on a comprehensive plan.

Texas law states:

“The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality... A municipality may define the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.” (Chapter 213 of the Texas Local Government Code)

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of public services,
- Coordination of public and private investment,
- Minimization of potential conflicts between land uses,
- Management of growth in an orderly manner,
- Cost-effective public investments, and

- A rational and reasonable basis for making decisions about community.

A comprehensive plan was previously prepared in 2004 and is currently in use by city decision makers to guide the city planning pending the changes contained in this comprehensive plan update. The City of Lucas' 2016 Comprehensive Plan Update is formulated to provide decision-makers with a comprehensive framework for addressing those needs relating to population, housing, land use, economic development, parks, streets, drainage, water, thoroughfares and capital improvements.

LOCATION

Lucas is located in Collin County just northeast of the Dallas-Fort Worth Metroplex, 30 miles north of downtown Dallas. The City is also positioned 10 miles east of the DART Parker Road Station, 30 miles north of the Love Field Airport, and 40 miles east of the Dallas-Fort Worth International Airport. The City is bordered by the City of Allen to the west, the City of Parker to the southwest, the City of Wylie to the south, the City of St. Paul to the southeast, Lake Lavon to the east, and the City of Fairview to the northwest as shown in figures 1.1 and 1.2.

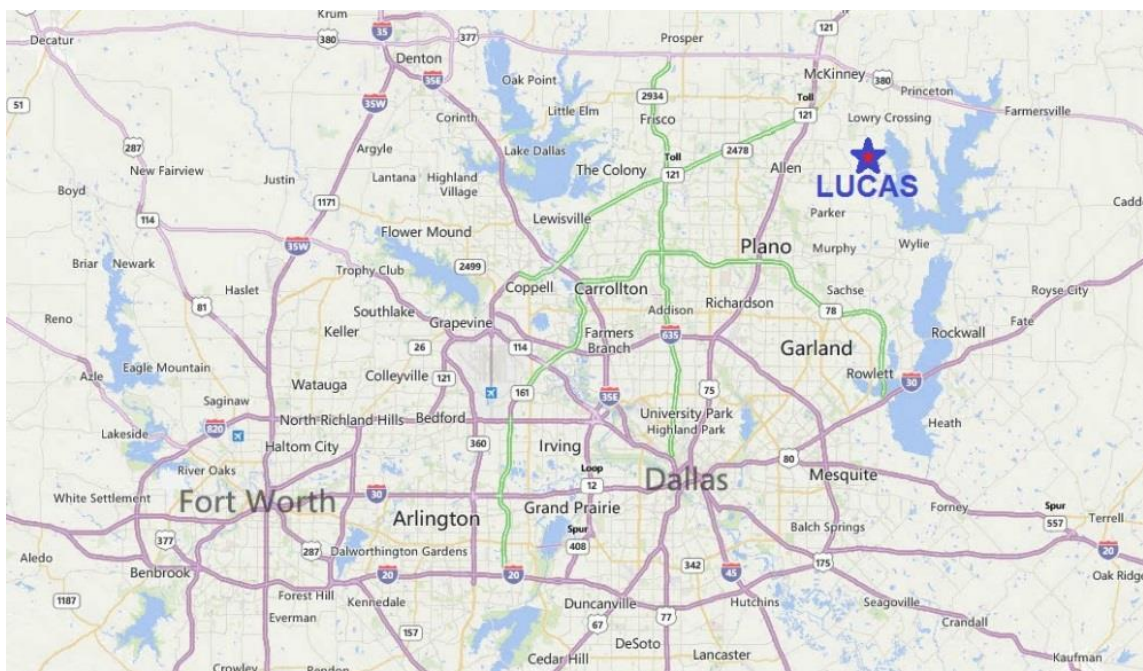


FIGURE 1.1- CITY OF LUCAS AND DALLAS/FORT WORTH METROPLEX

CHAPTER 1 - INTRODUCTION

The population is estimated at 6875 persons in 2016 and contains a total land area of 9,855.74 acres. The City's location and climate produces an annual average temperature of approximately 64.13 degrees and an average annual rainfall of approximately 42 inches.

The City has experienced significant growth in recent years as a result of its unique favorable features including:

- Beautiful rural atmosphere
- Exceptional educational systems
- Low crime rate
- High quality housing
- Large lot sizes
- Proximity to Lake Lavon

City of Lucas' location outside the pressures and restrictions of intense urban life, combined with its convenient position relative to local and regional economic and recreational centers, makes the City a stable and attractive community.

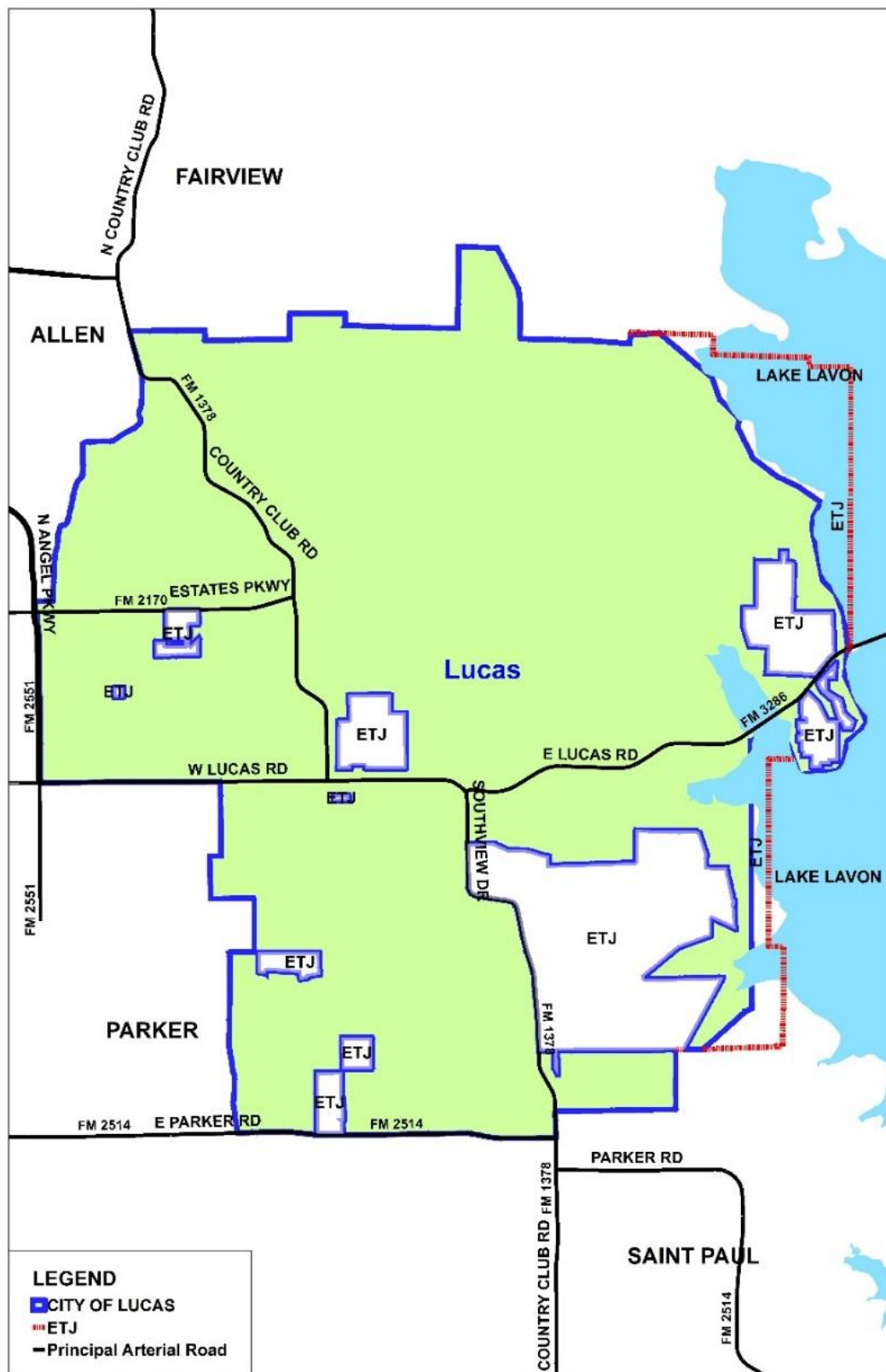


FIGURE 1.2 - CITY OF LUCAS, TEXAS



(04/01/2016)

CHAPTER 2 POPULATION

CHAPTER 2 - POPULATION

One of the most important parameters of the planning process is the analysis and projection of the population in the planning area. The purpose of projecting population as a part of the comprehensive plan is not to predict the number of inhabitants of the city in an absolutely accurate sense such that one would know the exact population of the city on any given day during the next 20 years or so, but rather to provide a general scale for future development which is compatible with the prospects and the potentials of the city.

There are three main factors affecting the size of population within the city: births, deaths and migration. Among these factors in-migration has had the most significant effect on the population growth of City of Lucas. The City's unique favorable features such as high quality school systems and its beautiful rural atmosphere, as well as its convenient access to local and regional economic and recreational centers have attracted people to live in Lucas. As a result the growth in population is primarily driven by construction of new housing and the annexation of land.

The population estimates reported in this plan are based on the US Census Bureau, the North Central Texas Council of Governments Databases on Demographics, and other State agencies. Over the next 25 years the North Central Texas population is expected to grow by 5 million people. It is assumed then that City of Lucas will also experience significant growth if the local and regional economies remain stable.

After estimating the size and density of the future population, it becomes possible to determine the future level of demand for facilities, and to develop indices for a large number of problems which typically confront those persons who are actively involved in making decisions related to the planning process. If the Lucas Comprehensive Plan is to provide the City Council with a realistic guide to the future development and redevelopment of the City, then it is necessary that the analysis of past population trends and projection of future population levels be as accurate and realistic as possible.

The amount and general type of potential growth and/or improvement for Lucas is mostly predicated on its population size, composition, and spatial distribution. The population size expresses the overall dimensional requirements of the physical environment, and serves as a basic benchmark by which to estimate and categorize the spatial demands

for various land uses. When the element of time is introduced, and future trends in population size are estimated, a rational basis is formed for approximating the timing, sizing, and extent of future public and private improvements. It is especially important to emphasize that holding capacity projections and facility planning require an understanding of the timing and distribution of future population patterns. In short, projected population demand is the rational basis for projecting infrastructure needs, and establishing the timing of capital expenditures. Cities cannot properly budget for service delivery without a basic knowledge of its population trends and the timing of projected demands.

POPULATION TRENDS

As indicated in figure 2.1, and table 2.1, the population of Lucas has increased very dramatically since 1970 from 540 to 6,875 in 2016. This indicates 6,335 additional inhabitants at an annual compound growth rate of 5.69 percent. This is a reflection of the desire on the part of many people to live in a rural or "small town" environment while keeping close to major urban centers for better employment opportunities. The population of City of Lucas is estimated at approximately 6,875 persons in 2016. This estimate is based upon recorded data and population estimates of the City of Lucas, Planning Department.

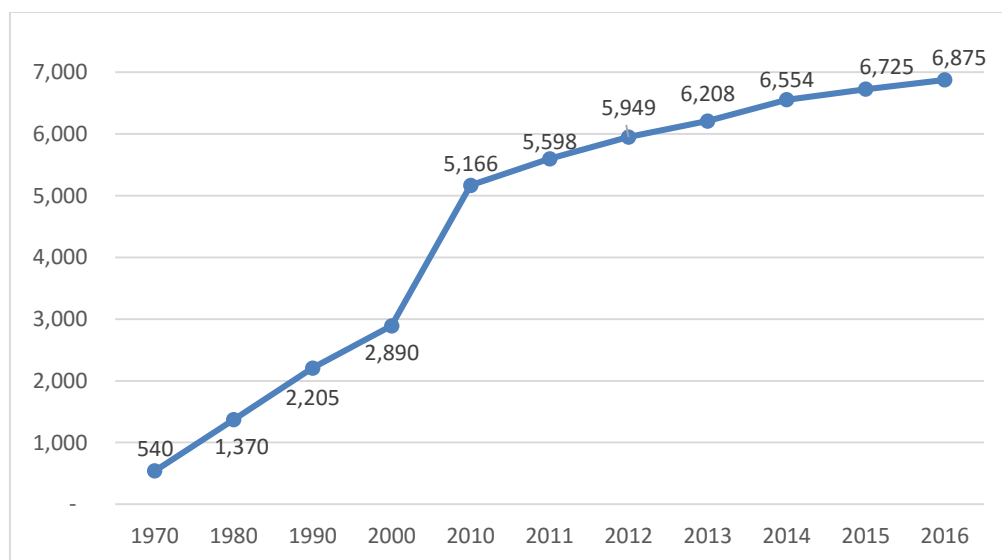


FIGURE 2.1-CITY OF LUCAS POPULATION GROWTH

CHAPTER 2 - POPULATION

TABLE 2.1-CITY OF LUCAS POPULATION GROWTH

YEAR	POPULATION	POPULATION CHANGE	PERCENT GROWTH	COMPOUND ANNUAL GROWTH RATE
1970	540 ¹	N/A	N/A	N/A
1980	1,370 ¹	830	153.7%	9.8%
1990	2,205 ¹	835	60.9%	4.9%
2000	2,890 ¹	685	31.1%	2.7%
2010	5,166 ¹	2,276	78.8%	6.0%
2011	5,598 ¹	432	8.4%	8.4%
2012	5,949 ¹	351	6.3%	6.3%
2013	6,208 ¹	259	4.4%	4.4%
2014	6,554 ¹	346	5.6%	5.6%
2015	6,725 ²	171	2.6%	2.6%
2016	6,875 ²	150	2.2%	2.2%

¹ U.S. Bureau of the Census

² City of Lucas Estimates

Continued population growth in Lucas is supported by forecast data for Collin County prepared by both the North Central Texas Council of Governments (NCTCOG) and the Texas State Data Center (TSDC). According to TSDC data which uses an extensive cohort-survival population forecasting model, the population of Collin County is expected to increase by almost 54 percent by 2035. The population estimates prepared by NCTCOG have population levels for the county climbing by almost 59 percent over the same period. Since Lucas is in close proximity to U.S. Highway 75 which is one of the major growth corridors of Collin County and North Central Texas, the City's growth rate should at least approximate that of the County. Collin County population growth trends are detailed in table 2.2.

CHAPTER 2 - POPULATION

TABLE 2.2- COLLIN COUNTY POPULATION PROJECTIONS

YEAR	POPULATION (NCTCOG)	COMPOUND ANNUAL GROWTH RATE (NCTCOG)	POPULATION (TSDC) ⁴	COMPOUND ANNUAL GROWTH RATE (TSDC)	POPULATION (TWDB) ⁵	COMPOUND ANNUAL GROWTH RATE (TWDB)
2015	846,850 ¹	N/A	877,059	N/A	-	-
2020	964,940 ²	2.64%	975,957	2.16%	956,716	N/A
2025	1,077,829*	2.24%	1,085,840	2.16%	1,033,677*	1.56%
2030	1,203,926*	2.24%	1,211,461	2.21%	1,116,830	1.56%
2035	1,344,774 ²	2.24%	1,350,148	2.19%	1,233,894*	2.01%
2040	1,560,421 ⁴	3.02%	1,496,177	2.07%	1,363,229	2.01%

¹ NCTCOG (2015 Population Estimates, April 2015),

² NCTCOG (Collin County Mobility Plan, 2014 update),

³ NCTCOG (2040 Demographic Forecast)

⁴ Texas State Data Center (2014 Population Projections by 0.5 Migration Scenario)

⁵ Texas Water Development Board

*Estimated based on interpolation of the available data for past and future years.

The age composition of a population provides a profile, illustrating when and where the greatest need for various types of public expenditures will be required in order to meet citizen demand. Figures 2.2 and 2.3 provides an illustration of age composition of City of Lucas in the years 2010 and 2000. Based upon the 2010 census, the median age of the population of Lucas is 40.8 years, compared to 33.6 years for Texas and 37.2 years for the United States. Since 8.6 percent of Lucas' population is over 65 years of age and 32.6 percent is under 18 years old, it appears that the largest segment of the population is within the middle-years age group (35 to 64). Secondary but significant portion of the population in Lucas is the school age and younger segment of the population (0 to 19). This segment should be of greatest interest to the independent school district as well as to the city in terms of planning for demands of youth in the community. As can be seen in figures 2.2 and 2.3, there is a significant gap in the population at ages between 20 to 34 years old in Lucas. This is likely due to exodus of young adults leaving Lucas to attend college, to join the military or to move into larger metropolitan areas that have

CHAPTER 2 - POPULATION

higher employment opportunities or more affordable housing for young adults. As such, the demand for City services will be diverse and must meet the needs of both mature and younger age groups.

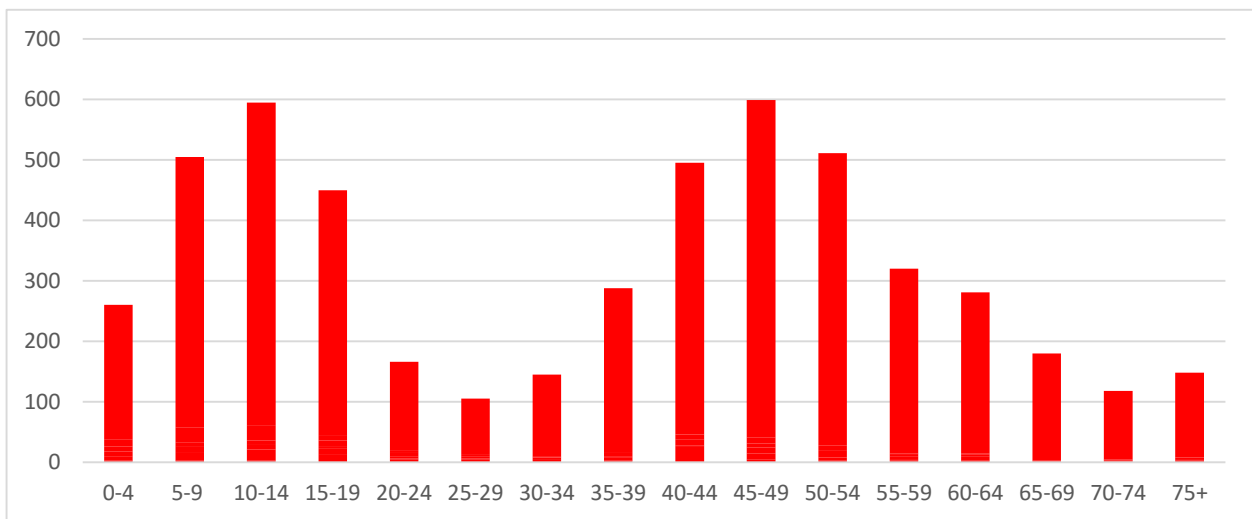


FIGURE 2.2- COMPOSITION OF POPULATION BY AGE AND RACE- CITY OF LUCAS (CENSUS 2010)

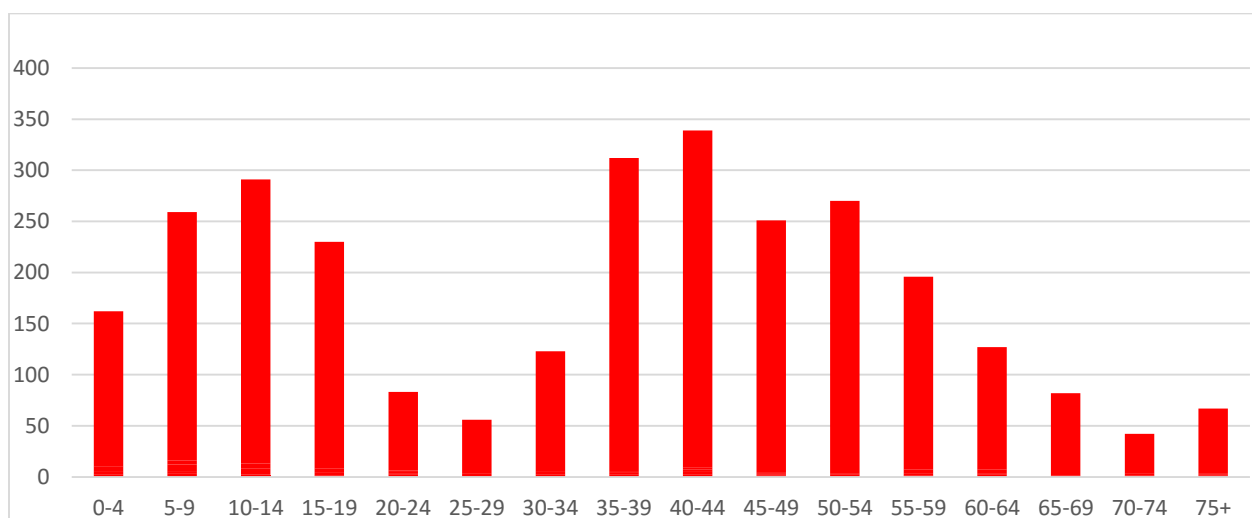


FIGURE 2.3 –COMPOSITION OF POPULATION BY AGE AND RACE – CITY OF LUCAS (CENSUS 2000)

POPULATION PROJECTIONS

Population projections provide the most basic planning assumptions required for strategically meeting future public needs. Any change in population trends is affected by birth rates, death rates, and migration. Because an accurate manner of recording this data has not yet been devised, population projections must be based on potential for growth, local and regional trends, and anticipated economic conditions. Five significant assumptions specific to Lucas help form the basis from which to project the populations, and are listed below:

1. The density and character of development in Lucas will not change appreciably.
2. Lucas will experience in-migration from larger urban areas causing the local population to increase.
3. The average household size will remain 3.22 persons per household.
4. Population can be estimated based on the number of existing houses, and calculation of potential number of houses that can be built on developable land based on projected future land use, and subdivision of land tracts.
5. The City of Lucas is estimated to be built out in 2030.

Based upon all the foregoing assumptions, future population projections for both Lucas and the area within the extra-territorial jurisdiction are (ETJ) shown in table 2.3 and can be illustrated in figure 2.4.

TABLE 2.3- CITY OF LUCAS POPULATION PROJECTIONS

YEAR	POPULATION (CITY LIMITS ONLY)	PERCENT GROWTH	COMPOUND ANNUAL GROWTH RATE	POPULATION (ETJ)	POPULATION (CITY LIMITS & ETJ)	PERCENT GROWTH	COMPOUND ANNUAL GROWTH RATE
2016	6,875	N/A	N/A	2,247	9,122	N/A	N/A
2020	8,295	20.7%	4.3%	3,596	11,891	30.4%	6.9%
2025	10,104	21.8%	4.0%	5,000	15,104	27.0%	4.9%
2030	11,965	18.4%	3.4%	6,311	18,276	21.0%	3.9%

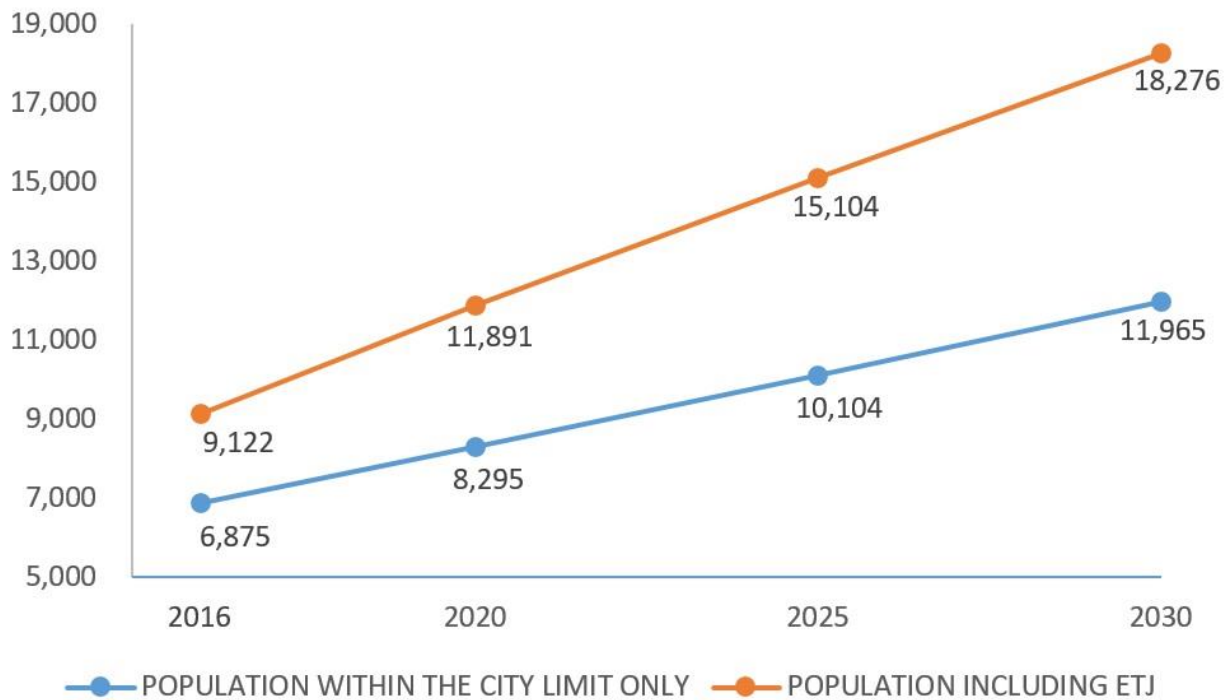


FIGURE 2.4-LUCAS POPULATION PROJECTIONS

It should be understood that regardless of population, the principals of good on-going planning should still be applied. The changing society, migration, and rates of birth and death can change immensely in 20 years; however, the projected population, whether reached 5 years early or 10 years late, will require basically the same number of facilities for the projected number of people. Future increased anticipated population will place additional burdens on City's infrastructure and resources in key areas such as housing units, streets, water and wastewater system, parks and recreational facilities, environmental, educational, safety and health services. The City should set and strive to achieve goals for both the desired population levels and the facilities necessary to accommodate the resultant population demands. Most of these topics will be discussed at planning level in the following chapters of this Comprehensive Plan.



(04/01/2016)

CHAPTER 3

HOUSING

INTRODUCTION

There are four generally recognized determinants of the level of effective demand for housing units as follow,

1. The physical sources of housing demand which includes the number of type of family units in an area and the need for replacing existing units.
2. The level of disposable personal income in an area and the distribution of that income.
3. Conditions of mortgage markets as they affect the availability of credit for the construction of new housing units.
4. The supply price of housing which is the cost of providing the residents of an area with appropriate housing facilities.

The complex interaction of these four considerations works to determine whether or not adequate housing of the appropriate types is available to the residents of Lucas.

EXISTING HOUSING ANALYSIS

The North Central Texas Council of Governments (NCTCOG) report that as of January 1, 2015 there were 2007 single family housing units in Lucas, and there were no Multi-family housing units in Lucas. NCTCOG also reported there was approximately 24 other housing units in Lucas which could be classified as housing in a non- or semi-permanent structure (i.e. mobile home, manufactured housing, boat or RVs). When including single family housing units within the Lucas extra territorial jurisdiction of approximately 529 units, the total housing increases to 2,536 units. Figure 3.1 exhibits some of the existing types of housing in City of Lucas.

CHAPTER 3 - HOUSING



Single Family - 2 Plus Acres Lot



Single Family - 1.5 Acres Lot



Single Family - 1 Acre Lot



Single Family - Manufactured Home



Single Family - Minimum Size Lot - ETJ

FIGURE 3.1- EXAMPLES OF DIFFERENT TYPES OF HOUSING- LUCAS' CITY LIMITS AND ETJ

HOUSING GOALS AND OBJECTIVES

Although Lucas will add new dwelling units through new construction, the existing units must be adequately maintained in order to meet the local housing demand and foster a stable housing environment. Thus, it is important to direct attention to maintenance of the existing housing stock. It should be assured that all housing and properties within the community are maintained in a decent, safe and sanitary condition for its useful life.

To enable the city to best direct its efforts in development acceptable forms of housing, the following specific goals and actions or objectives, should be followed:

GOAL 1. Encourage suitable development of land with adequate lot sizes, paved streets with proper sized utility lines.

Objectives:

- Enforce subdivision ordinances and building codes to ensure that all new infrastructure meets minimum city requirements.
- Encourage high-quality construction of all new housing through the continued enforcement of recognized building codes.
- Alleviate maintenance and service problems in the City, especially in older areas, by using local funds to upgrade existing infrastructure (water, streets and drainage) to above minimum acceptable standards.

GOAL 2. A sufficient choice of adequate housing should be provided to meet the needs of individuals.

Objectives:

- Zone land to promote long-term neighborhood stability.
- Maintain moderate density housing in suitable locations on the periphery of the city in the ETJ.

FUTURE HOUSING REQUIREMENTS

In order to provide an indication of the total future physical demand for housing in Lucas, it is necessary to project the number of housing units which will be necessary to house the total future population of the city. These projections are based upon the assumption that the average household size would remain 3.22 persons during the planning period. Allowing for a five percent vacancy rate, and reflecting anticipated future population levels, the future total housing needs for Lucas are estimated and illustrated in Figure 3.2.

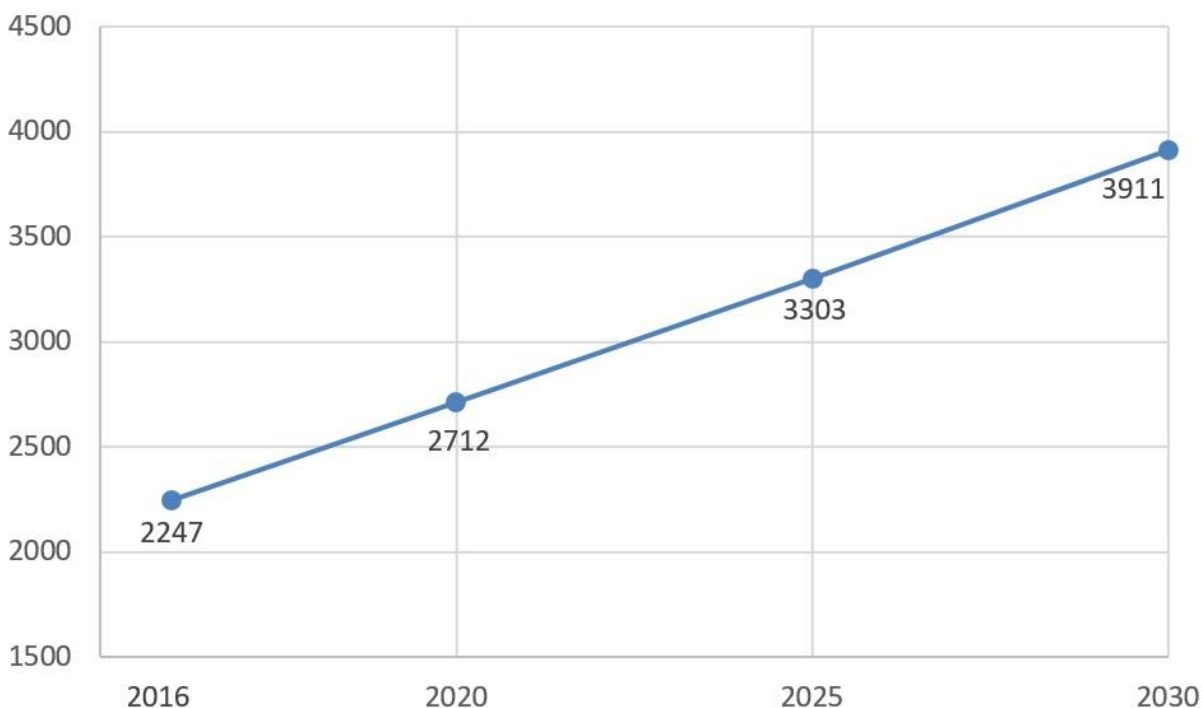


FIGURE 3.2- PROJECTED NUMBER OF HOUSING UNITS NEEDS FOR CITY OF LUCAS, TEXAS

The future population growth for Lucas will place an increasing burden on the existing housing stock which should encourage rehabilitation and improved maintenance so that older homes remain habitable over the planning period and beyond. As the population ages, provision must be considered for proper accessibility. As the number of elderly persons rises, the number of disabled will also rise. Careful attention to

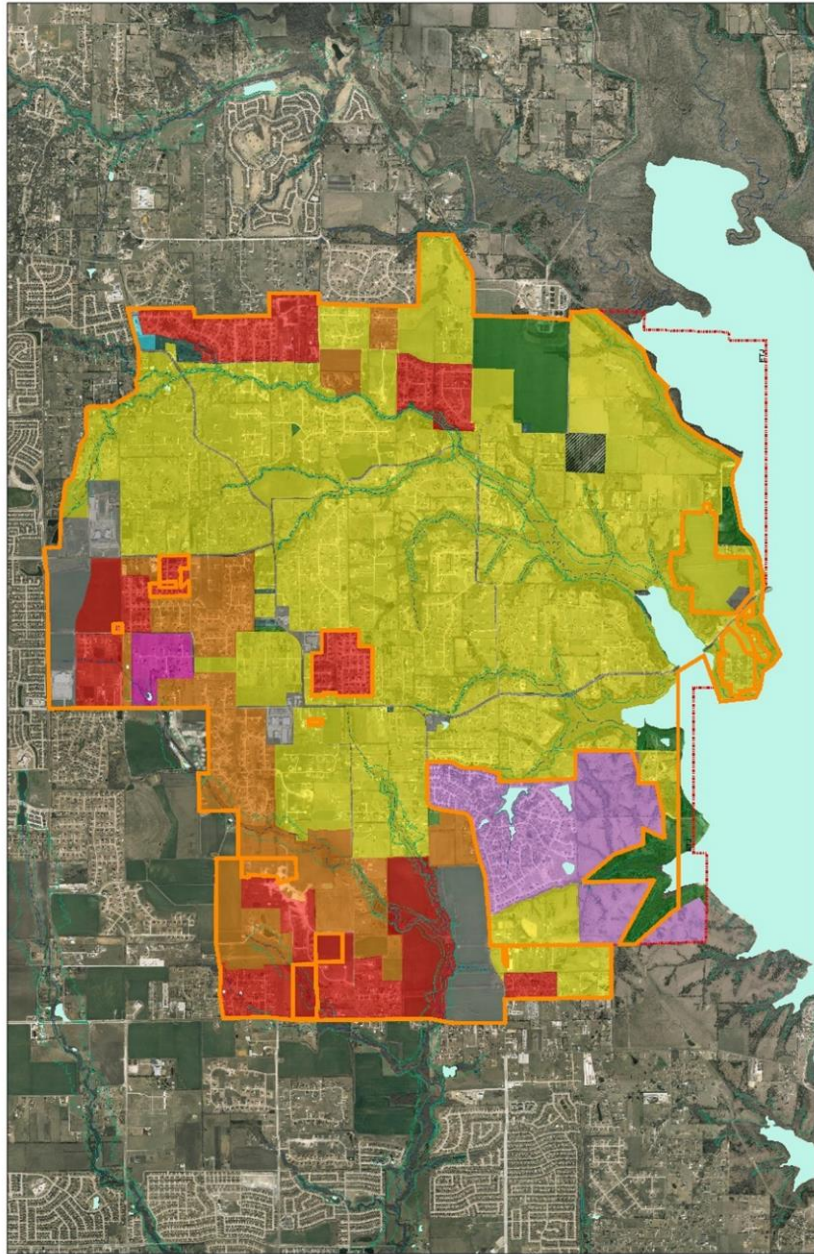
building design in new homes and an on-going program to assist people in making their homes accessible can solve this growing problem.

HOUSING ACTIONS

Housing needs and some of the potential housing issues/problems within the City have been identified above. The prevention and elimination of housing problems in Lucas will require the development and implementation of an effective housing program. Although this will be an ongoing process, specific actions for the short-term period covering the next five years have been developed. These actions, all of which will be of negligible cost to the city, are listed below.

Action Items:

1. Adopt the housing provisions of the Comprehensive Plan.
2. Adopt the revised zoning and subdivision ordinances.
3. Beginning with those units in worst condition, complete the rehabilitation of housing units in the City by using one or a combination of the following methods:
 - a. Strict Code Enforcement.
 - b. Establish or coordinate with existing benevolent groups such as Habitat for Humanity to help those unable to help themselves.
4. Reviewing all structures currently classified as deteriorating on an annual basis to determine if any have reached a stage of severe deterioration requiring demolition or condemnation.



(04/05/2016)

CHAPTER 4

LAND USE

INTRODUCTION

The purpose of the existing land use analysis is to provide both statistical and graphic information concerning the various types, amount and intensity of land use within the city and to identify problems which have arisen as a result of conflicting land use patterns or from inappropriate land uses. An updated future land use plan can then be produced enabling the City to better guide land development in a manner which reflects local goals and objectives.

The total corporate limits of Lucas comprise 9,855 acres of land while the actual developed area of the City covers 7,285 acres. The extraterritorial jurisdiction (ETJ) covers an additional 1922 acres. Figure 4.1 at the end of this chapter displays an aerial illustration of the City of Lucas and the extraterritorial (ETJ) pockets scattered over the city.

EXISTING LAND USE COMPOSITION AND ANALYSIS

LAND USE INVENTORY

Data concerning existing land uses in Lucas was compiled using the existing zoning data in 2016. Land uses on individual parcels were classified as being one of nine major types as detailed on table 4.1.

TABLE 4.1- LAND USE CLASSIFICATIONS

CLASSIFICATION	EXAMPLES
RESIDENTIAL	Single-Family homes and mobile homes
COMMERCIAL AND VILLAGE CENTER	Stores, shops, restaurants, offices, schools
INDUSTRIAL	Factories, Self-storage
PARKS	Developed parks and open spaces
PUBLIC/SEMI-PUBLIC	Fire department, government
STREETS AND RIGHT-OF-WAY	Streets, easements
AGRICULTURAL AND OPEN SPACE	Farms, vacant land

CHAPTER 4 – LAND USE

Within the total developed area of Lucas, 76.62 percent of all land is utilized for residential purposes, 6.93 percent for commercial purposes, 0.10 percent for industrial uses, 13.25 percent for streets, 0.40 percent for public/semi-public and 2.10 percent for parks. Table 4.2 and figure 4.2 give tabular and graphical representation of the existing land use patterns in Lucas.

TABLE 4.2- CITY OF LUCAS ALLOCATIONS OF EXISTING LAND USE

LAND USE	ACRES	% OF GROSS	% OF TOTAL DEVELOPED	ACRES PER* 100 PERSONS
SINGLE-FAMILY	5582	56.64	76.62	81.20
MOBILE-HOMES	43	0.44	0.59	0.63
COMMERCIAL	505	5.13	6.93	7.35
INDUSTRIAL	7	0.08	0.10	0.11
PARKS	153	1.55	2.10	2.23
PUBLIC/ SEMI-PUBLIC	29	0.30	0.40	0.42
STREETS	965	9.79	13.25	14.04
AGRICULTURAL AND OPEN SPACE	2570	26.08	N/A	37.39
TOTAL	9856	100	100	143.36

Source: July 2016 GIS study conducted by Metropolitan Infrastructure

* Based on an estimated population of 6,875

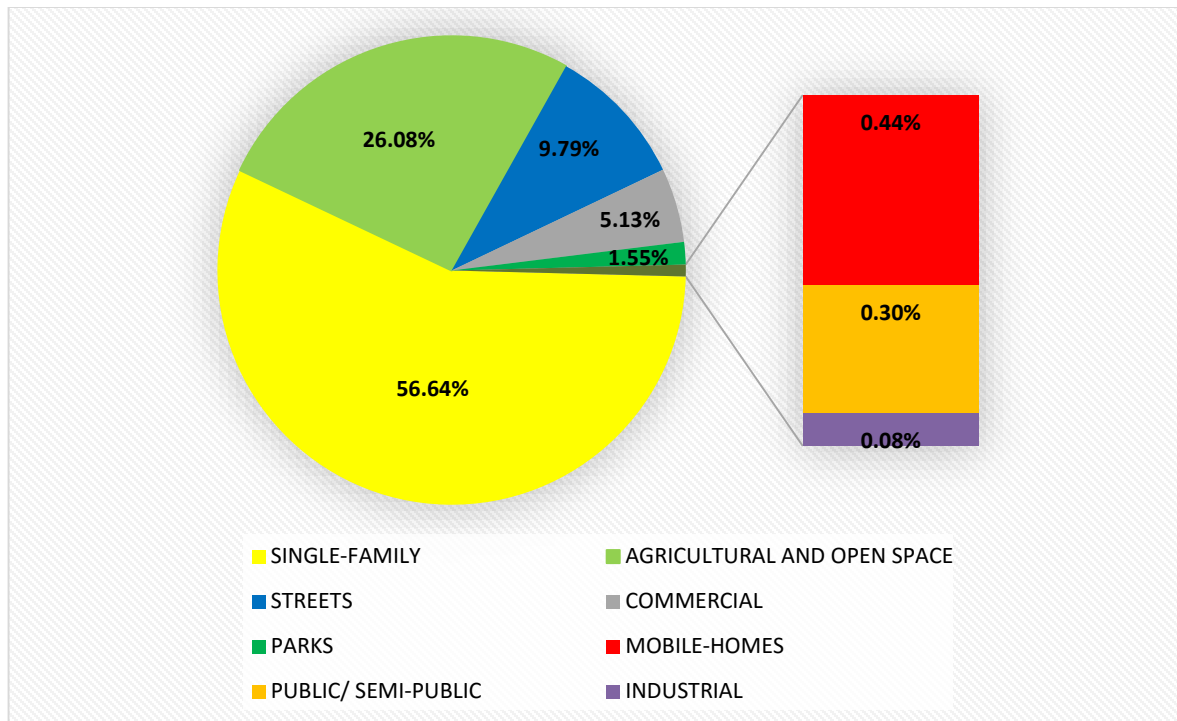


FIGURE 4.2 ALLOCATION OF EXISTING LAND USE- CITY OF LUCAS, TEXAS

ANALYSIS OF EXISTING LAND USE

RESIDENTIAL LAND USE

Residential land use consists of 5,582 acres of single family land use and 43 acres of mobile homes land use, or more than 56 percent of gross land area of Lucas. This is the single most important land use classification. Most single-family development lies in the central portions of Lucas, taking advantage of gentle topography which is out of floodplain areas. Although there are some scattered commercial uses intermingled with single-family uses, most neighborhoods contend only with vacant lots as the only other use present. Mobile homes account for 0.6 percent of total developed land area.

COMMERCIAL LAND USE

Commercial land use covers a total of 505 acres or 5.13 percent of gross land area of Lucas. Sewer systems are only provided for commercial land use. The land use for schools is generally considered as commercial and as such sewer services are provided to these facilities.

The schools which are located in City of Lucas include:

1. Lovejoy High School
2. Little Harts Preschool
3. Willow Springs Middle School
4. Hart Elementary School
5. Lucas Christian Academy
6. Mud Puddles & Dandelions Preschool

There are six different independent school districts in City of Lucas:

- McKinney ISD
- Princeton ISD
- Allen ISD
- Lovejoy ISD
- Plano ISD
- Wylie ISD

Most of the remaining commercial land uses within the city are in or in close proximity to the major roadway system. At present, there appears to be minimal conflict between commercial land uses and adjacent land uses.

INDUSTRIAL LAND USE

Industrial land use covers 7 acres or 0.08 percent gross land area of the City and consists of light industrial uses along the north side of West Lucas Road. These light industrial uses have potential for conflict with adjacent future residential uses.

STREETS AND RIGHTS-OF-WAY

Land which is being utilized for streets and utilities purposes approximately comprises of 965 acres, or 9.79 percent of the gross land area of Lucas. Street do not appear to pose any conflicts with other land uses in Lucas as these uses tend to be compatible.

PUBLIC/SEMI-PUBLIC LAND USE

Public and semi-public land use within Lucas covers 29 acres, or 0.30 percent of the gross land area. Most of this is utilized for city hall, cemeteries and public utilities such

as water towers.

PARKS LAND USE

Parks land use covers 153 acres, or 1.55 percent of the gross land area of the City. The park land use comprises of three neighborhood parks, the Lucas Community Park and two other parks located next to Lake Lavon. In general, parks are compatible with their surrounding land uses.

AGRICULTURAL AND OPEN SPACES LAND USE

The remaining land use types, including agricultural and open spaces, are located randomly in the city. Agricultural and Open Spaces cover 2,570 acres or 26.08 percent of gross land in City of Lucas. In addition to lands placed in flood plain area, they also include those areas which are usually subdivided into lots with access to potable water facilities and paved streets or where surrounding development densities make agriculture or ranching less practical and where residential and other development is most likely to occur.

SOCIO-ECONOMIC AND MAN-MADE INFLUENCES AFFECTING LAND USE

An analysis of the existing development activity in Lucas should examine the following basic influences: population growth, housing availability, public utilities and facilities, transportation, and development constraints posed by both the natural and man-made environment. This can then be used to better determine the influences which will define future land development in the City.

HOUSING

Lucas currently offers two types of housing opportunities single-family units on permanent foundations and manufactured or mobile homes. According to NCTCOG as of January 1, 2015, there were 2,031 total housing units, out of which 2,007 are single-family and 24 are other types of homes. There are presently no multi-family units in Lucas. With a steady growth in population, it is anticipated that the demand for well-constructed and well-maintained housing will continue to increase. More units are

needed to be built, and the existing units should be properly maintained to provide adequate and safe housing for the growing population. The long-term results of satisfying the increasing demands for housing will increase the City's tax revenues. However, as the City's development approaches a "built out" condition, the increase in tax revenue should be expected to diminish. For the City to maintain its stability, adequate and safe housing must be made available to meet on going housing demands. New housing must be planned for and constructed, along with the refurbishment of the existing housing stock.

INFRASTRUCTURE

Various elements of Lucas' water, streets and drainage systems will need some improvements during the planning period. These improvements have been analyzed, reviewed and are detailed in the water, street and drainage sections of the Comprehensive Plan. Future growth and appropriate levels of service depends upon having the City's water supply and distribution system, street system and the drainage system all at suitable capacity and operational level to meet expected demands.

PUBLIC/SEMI-PUBLIC FACILITIES

Public facilities in Lucas include a City Hall, community center, parks, cemeteries, fire station and utility sites. As the future population increases, there will be a corresponding increase in the demand for these public facilities.

OTHER SERVICES

As the population size increases, there will also be a proportional increase in the locally generated demand for retail/services. City of Lucas has about 5.85 acres of commercial land use per 100 inhabitants excluding the schools. Population growth will offer good opportunities for growth in quality retail/service uses on the edges of the city. To avoid conflict with adjacent residential uses and minimize negative traffic impacts, future commercial uses should generally continue to be confined to peripheral areas of the city.

TRANSPORTATION FACILITIES

The City of Lucas is served by a system of FM roads, County roads and local streets.

These roadways all serve as important links for residents accessing work and other destinations outside the city. With reconstruction of deteriorated roadways, intersection improvements, and proper maintenance, the transportation facilities generally appear to be capable of accommodating anticipated increases in traffic flow resulting from population growth and land use demands for the foreseeable future. In the long term, as new areas are developed, new roadways, enhanced connections to the existing road system, and additional "point" improvements to the existing neighborhood connector system may be needed to effectively accommodate future traffic volumes. In addition these new roads should be designed and constructed to meet current design standards.

ETJ AND FUTURE ANNEXATIONS

The extraterritorial jurisdiction of Lucas on the east side extends in some parts into the Lake Lavon. The ETJ also includes several pockets of lands scattered within the city as well as adjacent to it, figure 4.3. Additional development is anticipated to occur in the ETJ areas, as well as within the city limits.

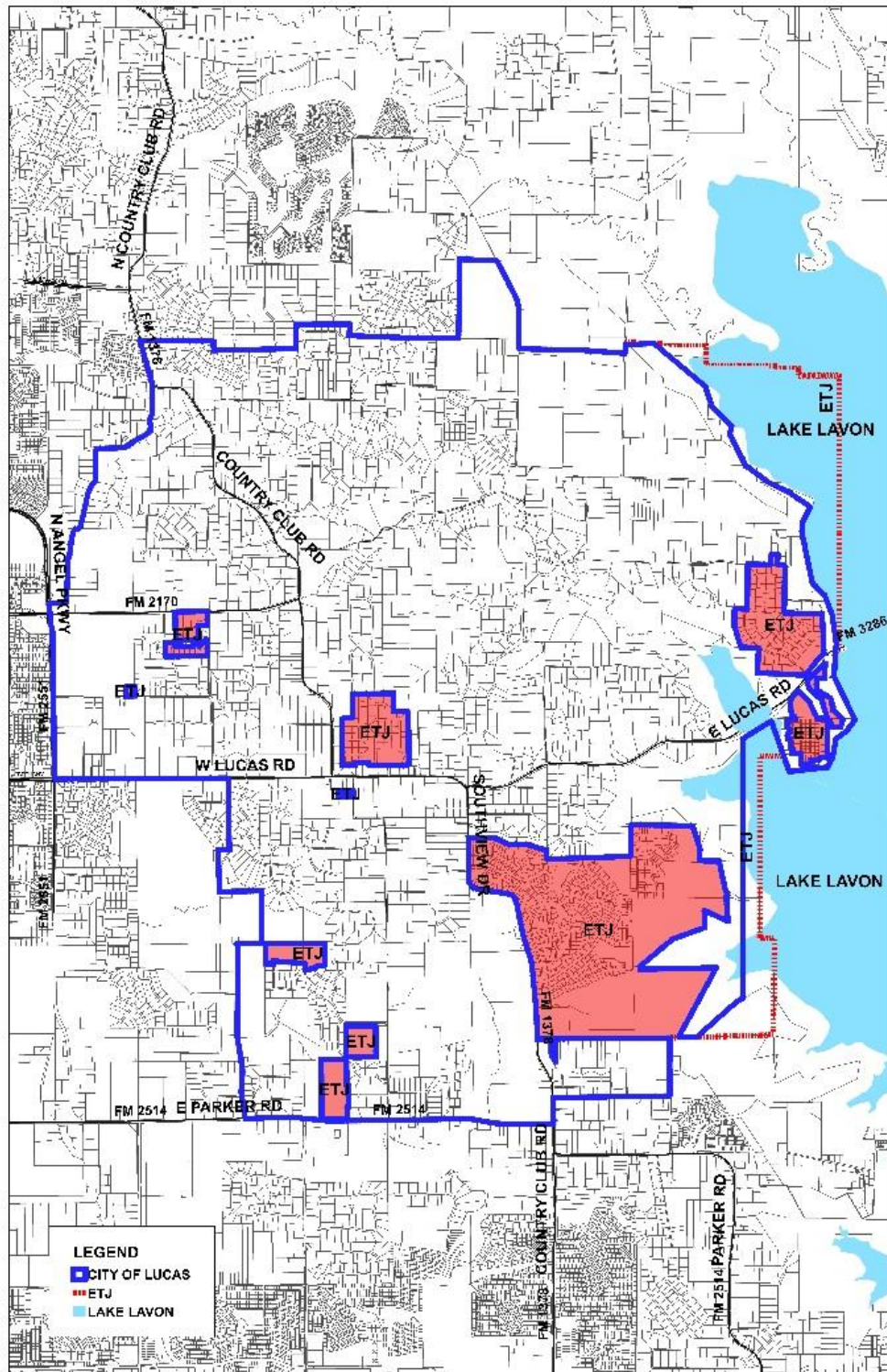


FIGURE 4.3- CITY LIMITS AND EXTRATERITORIAL JURISDICTIONS (ETJ) - CITY OF LUCAS, TEXAS

CHAPTER 4 – LAND USE

The composition of the ETJ area is presented in table 4.3 and figure 4.4. Presently this ETJ area includes some moderate density residential, commercial and open space land uses. Any future large-scale residential development in the ETJ area will most probably occur to the south and east, especially adjacent to Lake Lavon. As opportunities arise, the city should favorably consider annexing those "out areas" currently within the city limits as they become available for annexation. It should be noted that development agreements are in place which preclude some of the ETJ areas from annexation at the time of preparation of this Comprehensive Plan. The available areas for annexation at this time include:

- Claremont Springs Phase 1
- Cimarron
- Edgewood Estates
- Trinity Park

TABLE 4.3- ALLOCATION OF EXISTING ETJ LAND USES

LAND USE	ACRES	% OF GROSS
SINGLE-FAMILY	490.88	25.54
COMMERCIAL	37.44	1.95
INDUSTRIAL	0.00	0.00
PARKS	32.39	1.69
PUBLIC/ SEMI-PUBLIC	2.15	0.11
STREETS	73.00	3.80
AGRICULTURAL AND OPEN SPACE	1286.43	66.92
TOTAL	1922.29	100.0

Source: August 2015 land use survey using aerial photography.

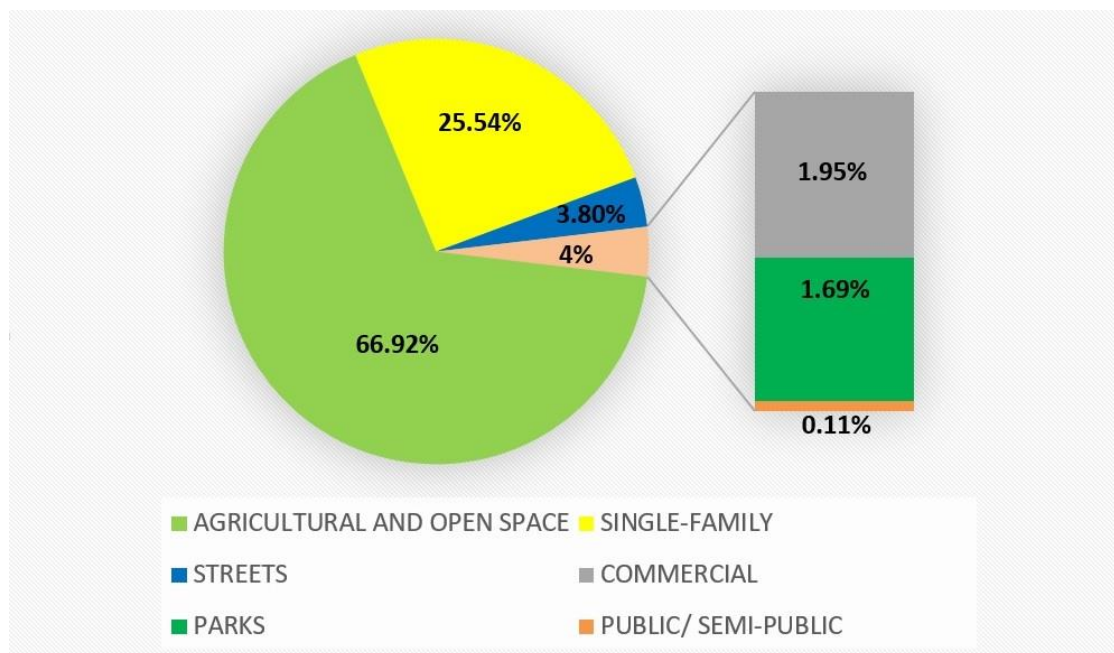


FIGURE 4.4- ALLOCATION OF EXISTING ETJ LAND USE

ZONING AND SUBDIVISION REGULATIONS

Lucas has previously adopted zoning and subdivision ordinances. The update of these ordinances is important to help ensure that future development activities are consistent with local development objectives. The subdivision ordinance provides the City with control over development practices within both the City and the ETJ. The zoning ordinance is used to regulate the type of land uses that can occur within the city limits.

NATURAL INFLUENCES AFFECTING LAND USE

DRAINAGE

A flood hazard area consists of two sections. The center of the flood hazard area is known as the floodway. This area, which includes the actual water channel, is the area which cannot be filled without causing increased flooding elsewhere during a 100-year storm. The area extending from the floodway to the outer edge of the flood hazard area is known as the flooding fringe. This higher area can be potentially developed after appropriate study. However, habitable structures must be built one-foot above the 100-year flood elevation.

Current Federal Emergency Management Agency (FEMA) maps show flood hazard areas along three major drainage ways within City of Lucas. These creeks will have

impacts on future development in Lucas. Two of these drainage ways include tributaries of White Rock Creek which feed into Lake Lavon, and Muddy Creek which flows into Lake Ray Hubbard. Flood plains affect alignment and geometry of neighborhoods, subdivisions and streets as well as potential trails or access easements. Moreover, development in these affected areas will require special consideration during the design and construction of any building. Presenting these affected areas on the future land use map will help to ensure that these conditions are considered for future development activities, figure 4.5.

LAND USE GOALS AND OBJECTIVES

Main purpose of Lucas concerning land use is to optimize land use in order to increase the **Quality** of life of the residents. As a result, Lucas' goals regarding land use are to avoid traffic congestion, inadequate or obsolete utilities or services and the location of incompatible land uses adjacent to one another. Although these problems will probably not become acute in Lucas, the proper planning and use of land, as initiated earlier, will result in well-ordered land uses and development patterns as the City progresses through the planning period. The objectives that have been identified will help to guide development within the context of the future land use provisions of this Comprehensive Plan.

LOCAL GOALS AND OBJECTIVES AFFECTING DEVELOPMENT

GOAL 1. Develop the community in a manner which preserves and maintains property values and is consistent with the City's ability to serve existing and future development.

Objectives:

- Plan for reasonable demand with regard to water, street circulation and neighborhood connectors.
- Maintain the present rural atmosphere with a majority of large-lot residential development.

GOAL 2. Preserve the residential and small-town atmosphere of the community (“Keep it country”) while encouraging some quality small-scale economic development.

Objectives:

- Utilize the “Survey of selected business” as a guideline for attracting business to the community.
- Ensure that commercial and other "high activity" uses are adjacent to designated neighborhood connectors to maintain acceptable fire/emergency response times.
- Preserve peripheral areas to the south and west for future limited commercial and moderate density residential development.
- Regularly review, update (if necessary) and enforce the zoning and subdivision ordinances to minimize the intrusion of incompatible land uses.
- Promote the general health and safety of the residents of the community.

It is important to understand that the Land Use Plan for Lucas is intended to serve as a general guide for the future development of the city. It should be considered flexible in nature, rather than a rigid blueprint for future land use. The population, housing, infrastructure and land use data contained in sections of this Comprehensive Plan serve to establish the determinants for land use projections.

FUTURE LAND USE

LAND USE PLANNING PRINCIPLES AND PROCESS

As a future land use plan has been initiated previously, updating this plan will ensure City of Lucas maintaining and improving the quality of life for residents. A well thought out plan will provide the basis to manage the development within the city and avoid any haphazard residential and commercial growth.

The following principles are considered applicable to the proper designation of land for residential use:

- Residential land should be well drained and free from danger of floods.
- Residential land should be readily accessible from, but not necessarily facing, arterial streets.

- Residential land should be free from the danger of encroaching incompatible land uses.
- Residences should be able to access community facilities such as parks, schools, playgrounds and commercial facilities serving everyday needs.

Factors relating to the designation of land for commercial land uses include:

- Commercial areas must be located to maximize the use of major neighborhood connectors while minimizing excessive traffic impacts on residential roads and neighborhoods.
- Commercial areas should be limited and compact.
- Commercial areas must allow for safe automobile/pedestrian access and circulation.
- Commercial areas must be designed to avoid blighting effects on adjacent residential land and must be kept from encroaching on other sensitive land uses.

Commercial land uses on the periphery of the city generally are better related to highway oriented transportation activities. To induce significant commercial activities in the central areas of Lucas would be unwise, as it would create undue stress on residential areas and create traffic congestion, as well as pedestrian safety-hazards. A location for commercial activities on the periphery of the community is acceptable both in terms of decreasing traffic stresses on central area roadways while providing accessibility to area customers. Commercial areas, if properly developed with landscaping programs and a developed access route to remove consumer traffic from through traffic, can be an asset to a community. It is with these factors in mind that the following principles were established for the planning of commercial areas:

- Commercial land uses should be formed into compact developments, avoiding "strip commercial" growth.
- Avoid the occurrence of scattered commercial development along major

highways. Commercial activities should be consolidated into a few well organized areas to take maximum advantage of utilities and services and to promote the economic well-being of the total business community.

- Adequate off-street parking and access should be utilized for commercial areas to decrease potential congestion and safety hazards.
- Avoid commercial growth on both sides of heavily traveled highways unless adequate traffic control can be provided.

Land use principles for public and semi-public uses are slightly similar to those developed for residential land use. However, significantly different considerations are required when planning for schools, fire stations and emergency sites.

Land use planning for schools should include the following parameters:

- Schools should provide proper access for vehicles through the City's major roadways thereby minimizing excessive traffic impacts on neighboring local and residential roads in morning and evening.
- Schools should provide safe access to pedestrians by providing sidewalks and safe access to trails.
- Schools should be located where the infrastructure such as water and sewer systems already exist or where it can be provided.
- Future allocation of land for schools should be coordinated with school districts.

Fire stations and emergency sites are set based on response time. Response time is the time duration between an emergency call and when the first equipment arrives at the scene. As the City of Lucas grows, future fire stations and emergency sites should be located to minimize the response time in accordance to National Fire Protection Association (NFPA) standards.

In order to formulate, adopt and implement a plan that accomplishes the foregoing overall goals and objectives, it is important to incorporate certain basic planning principles and processes into the local future land use planning effort. The Future

Land Use Plan expresses projections that are based on sound planning principles, recognizing and supporting existing land uses, community facilities and physical features. Existing land uses, existing structures, surrounding market areas, transportation patterns and natural or physical limitations all combine to affect the planned and actual direction and extent of the City's growth. The needs addressed by the Future Land Use Plan reflect an evaluation of past needs and current trends, as well as the assumption that the City will grow in patterns predicated on those needs and trends. It must be emphasized, that the Future Land Use Plan is intended as a guide to organize the future growth of the City, but does not suggest a strict mandatory compliance. Rather, as circumstances arise in the future, the City should examine its plan to determine if development goals and objectives are being effectively met or whether these goals and objectives still reflect the desires of the community.

The plan for Lucas suggests that certain areas be reserved and developed for various land uses. Selecting the pattern and distribution of future land use is best accomplished through:

1. The analysis of existing land use characteristics
2. The effects of existing infrastructure
3. The location of existing neighborhood connectors
4. The application of recognized planning principles

These characteristics and principles, then, establish a process by which to judge the most optimum and best land use base on local, community-wide standards. There are two advantages of going through such a process. First, it results in a land use plan for the City as represented by the Future Land Use Map. This map is a generalized guide to help keep the long-range plans for the community in perspective. Although the Future Land Use Map cannot be used exclusively to identify the proper use for each lot and parcel, it can be used to assure that individual decisions follow a comprehensive pattern. It also helps in the sensitive but necessary evaluation of change with respect to public and private benefits.

Second, and perhaps even more important, the establishment of this planning

process provides the City with a method of logically making subsequent land use decisions. Existing conditions, accepted principles and current policies should be used in the evaluation of proposed changes. For example, these determinants should be used in considering a rezoning application, selecting the location for a utility line extension, or drafting new development regulations.

It is important to reiterate that the Future Land Use Plan does not attempt to set the specific use for each and every parcel in the planning area. A specific lot-by-lot assignment would both remove the competitive element from the market and suggest overly restrictive limitations to the different uses of a given piece of land; rather, the Future Land Use Plan should be used to establish the general character and needs of an area. When the Plan is implemented through rezoning, platting and ultimately development, each parcel should be evaluated by the application of the current policies and recognized planning principles.

RECOMMENDED ASSIGNMENT OF LAND USES

RESIDENTIAL LAND USE REQUIREMENTS

The recommendations for future requirements are computed from the projected housing requirements which were developed in the housing section of the Comprehensive Plan. The assignment of these land uses is then based upon the goals, objectives and planning principles previously stated.

With respect to the location of future residential development, convenient access to major streets, commercial areas and community facilities must be considered. For Lucas, it is anticipated that new residential uses will be built as (1) new subdivisions close to or within current city limits, as (2) larger lot development in sparsely populated areas adjacent to Lake Lavon and the ETJs, and as (3) in-fill development/redevelopment. As one moves further west and south, residential densities will transition from larger lots of two or more acres, to lots of one and one-half acres, one acre and finally, in very limited peripheral areas in ETJ adjacent to major roadways, moderate density developments of approximately one-third acre. By establishing this hierarchy of development density, any negative effect of higher

traffic volumes and through traffic movement on lower density residential neighborhoods, will essentially be eliminated.

COMMERCIAL LAND USE REQUIREMENTS

In making projections for future commercial land use requirements, it is generally assumed that the need for such land is primarily determined by the population of the community and the service area in which it is located. Future commercial land use allocations in Lucas should focus on peripheral locations of the city to minimize traffic impacts on residential areas, reduce the potential for incompatibility of land uses, and minimize subsequent potential adverse effects. Business development generally along South Angel Parkway, Estates Parkway and Southview Drive will serve local needs with limited impacts to commuter and passerby highway traffic.

INDUSTRIAL LAND USE REQUIREMENTS

No provision is made for future industrial development in Lucas. There are no perceived benefits to the City in preserving areas for future industrial development. It is unlikely that Lucas would become a major employment center and its limited land areas will be better used primarily for quality, low density residential development. Industrial land parcels are available close by neighboring cities if a developer wishes to pursue this type of development.

PARKS REQUIREMENTS

With respect to parks and open space, local opportunities for residents exist in Lucas. Expanded recreation options can be a benefit if operating and maintenance costs are held to manageable levels. Because of its limited tax base, Lucas should only expand park and open space facilities where and to what extent they are deemed needed.

RECOMMENDED LAND USE PLAN

The future land use plan which has been developed for Lucas is included on figure 4.5. It should be emphasized that the value of the plan to the decision-making process is good only as long as it is kept current and continues to reflect the needs of the community. The inventory of both man-made and natural characteristics must reflect all changes occurring in the community. A current delineation of existing conditions in both

graphic and tabular form will not only allow for an up-to-date analysis of needs but will also allow for a measurement of success in achieving the Plan. Further, the Future Land Use Map should be used as a guide only to keep incremental changes of the community in perspective. The individual decisions which actually shape the community, however, should be evaluated with respect to the characteristics and principles discussed throughout this document. Exception to this plan can be made and can be acceptable on a case by case basis where the greater good of the community is enhanced.



FIGURE 4.1
AERIAL PHOTOGRAPHY
CITY OF LUCAS



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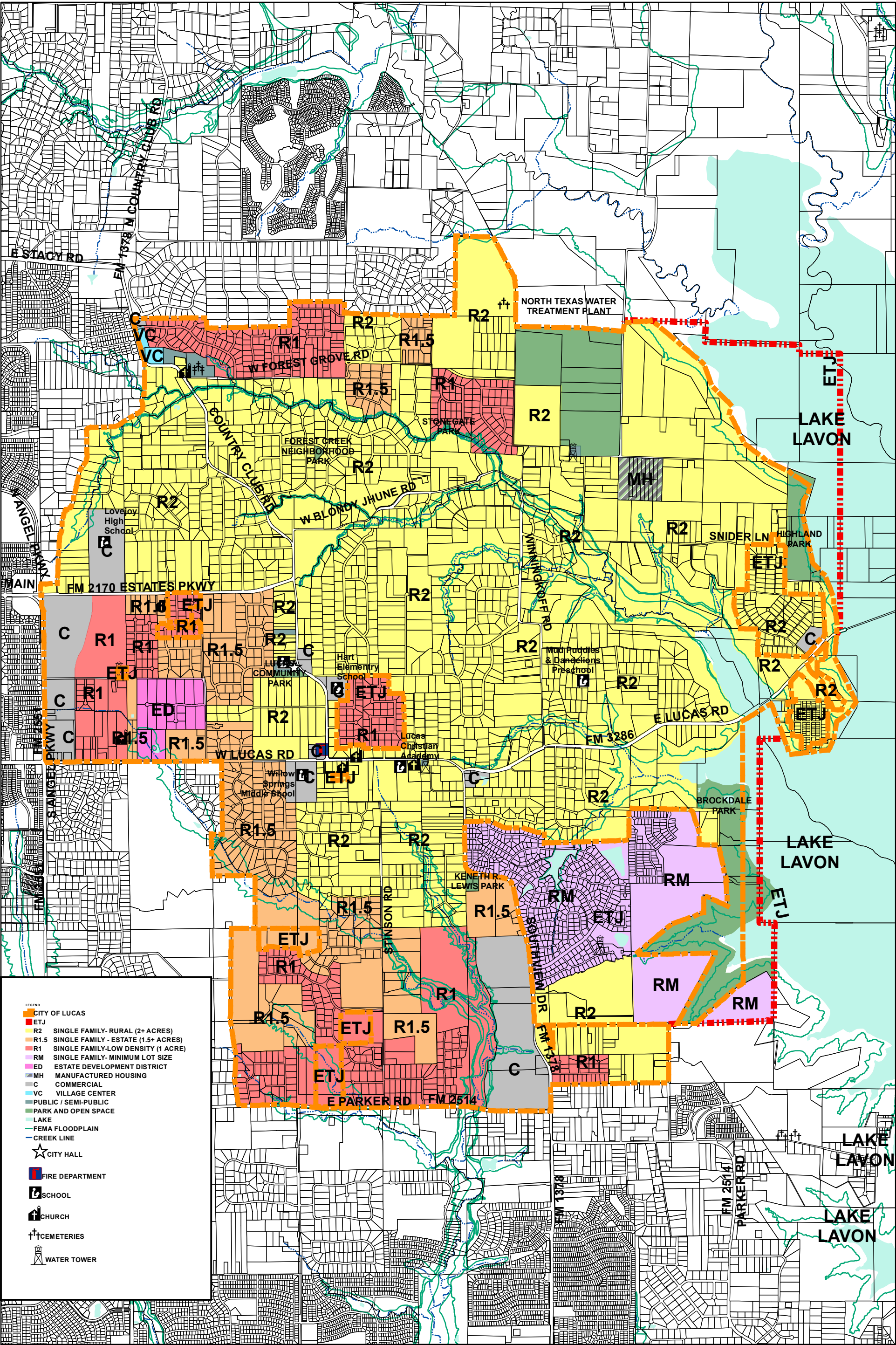
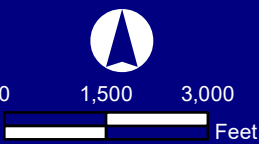


FIGURE 4.5
FUTURE LANDUSE MAP
CITY OF LUCAS



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