



AGENDA

**City of Lucas
Planning and Zoning Commission
May 12, 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, May 12, 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

Regular Agenda

1. Consider approval of the minutes of the April 14, 2016 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request by Sue Blankenship on behalf of HC Inspiration Two, LLC for approval of a preliminary plat to develop 506 lots totaling 170.5 acres, of which 136 lots totaling 50.5 acres are within Lucas located in the Leroy Farmer Survey, Abstract No. 334, Mark Morris Survey, Abstract No. 561, and Orpha Shelby Survey, Abstract No. 799 more commonly known as Inspiration. (Development Services Director Joe Hilbourn)
3. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for final 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 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. The public hearing for this item was held on April 14, 2016. (Development Services Director Joe Hilbourn)

5. Consider the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a site plan for proposed office retail space 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)
6. 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 in not scheduled for this meeting.

7. 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 May 6, 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

May 12, 2016

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the April 14, 2016 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the April 14, 2016 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the April 14, 2016 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
April 14, 2016
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

Chairman Rusterholtz called the meeting to order at 7:01 p.m.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Brian Blythe
Commissioner Andre Guillemaud
Alternate Commissioner Kevin Wier

Staff:

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

Commissioners Absent:

Commissioner Joe Williams
Alternate Commissioner Scott Sperling

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

Chairman Rusterholtz announced that Alternate Commissioner Wier would be serving as a voting member in the absence of Commissioner Williams.

Chairman Rusterholtz also noted that Troop Members Walter Bedell and Bryce Foster from Troop 358 were in the attendance and asked that the Troop members lead the pledge of allegiance.

Public Hearing

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

A presentation was given by Development Services Director Joe Hilbourn discussing the components of the proposed specific use permit. Mr. Hilbourn stated that the request was continued from the Planning and Zoning Commission's March 10, 2016 meeting where the applicant was asked to bring forward a new site plan depicting the areas for the living screen separation from the residential area and located the proposed dining near the front of the building. Mr. Hilbourn noted staff's concerns with the request related to additional traffic and the noise and close proximity to the residential area associated with the outside dining.

Chairman Rusterholtz opened the public hearing at 7:07pm and called the following individuals forward that asked to speak:

Jasmine Chandler, 22 Cedar Bend Circle, Lucas stated that she lived directly behind the property and had concerns related to traffic, lights associated with a commercial business and parking lot, the hours of operation and noise associated with outside dining, as well as if there would be windows on the back side of the building that would be visible to the residential neighborhood.

Martin Warborg, 21 Cedar Bend Trail, Lucas, stated he too had concerns about noise associated with outdoor dining and the potential for outdoor music. He also had concerns related to lighting around the building and projecting into the residential neighborhood.

Chris Rivas, representing M. Christopher Custom Homes, came forward and discussed his request stating that a majority of outside dining had been moved to the front of the building with a small area dedicated to the back of the building. No outside dining would take place during the colder months, the hours of operation would not extend past 10:30pm and that they were in discussions with a tenant based on approval of a specific use permit. Mr. Rivas stated that at this time, the proposed tenant had not requested outdoor music.

There being no further comments from the audience, Chairman Rusterholtz closed the public hearing at 7:26pm.

The Commission discussed the dining proposed in the back of the building was not conducive for the residential neighborhood and that the dining proposed on the northwest side of the building be located completely in front of the building. The Commission also discussed the landscaping barrier proposed between the commercial and residential areas.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to table the request to the Planning and Zoning Commission meeting of May 12, 2016 to allow the applicant additional time to bring forward a site plan depicting the dining area at the northwest side of the building to be located completely in front of the building and the dining area at the rear of the building be removed. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

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

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to approve the minutes of the March 10, 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 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.**

A brief presentation was given by Development Services Director Joe Hilbourn discussing the components of the preliminary plat.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Alternate Commissioner Wier to approve the preliminary plat of Phase 2 for Logan Ford Ranch Estates totaling 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. The motion passed unanimously by a 5 to 0 vote.*

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.**

A brief presentation was given by Development Services Director Joe Hilbourn discussing the components of the preliminary plat.

MOTION: *A motion was made by Alternate Commissioner Wier, seconded by Commissioner Blythe to approve the preliminary plat of Blondy Jhune Estates for Cross Creek Acres totaling 19.836 acres, for the property located on Blondy Jhune Road approximately 1,300 feet east of Winningkoff Road, more commonly known as the Enloe property. The motion passed unanimously by a 5 to 0 vote.*

5. **Consider the request by Todd Wintters 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.**

A brief presentation was given by Development Services Director Joe Hilbourn discussing the components of the final plat.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to approve the final plat of Bristol Park Phase 3, totaling 46.136 acres located at the northwest corner of Highland Drive and Snider Lane. The motion passed unanimously by a 5 to 0 vote.*

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 stated that the City Attorney advised staff that the Covenants, Conditions and Restrictions for Phase 1 of Logan Ford Ranch Estates did not require Planning and Zoning Commission approval because there was no common area proposed and the item could be removed from the Agenda.

Chairman Rusterholtz announced that Agenda Item No. 6 was removed from the Agenda.

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.**

A brief presentation was given by Development Services Director Joe Hilbourn discussing the components of the final plat.

MOTION: *A motion was made by Alternate Commissioner Wier, seconded by Vice Chairman Kerr to approve the final plat of Phase 1 of the Logan Ford Ranch Estates totaling 31.897 acres with one lot remaining totaling 37.122 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane. The motion passed unanimously by a 5 to 0 vote.*

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 gave a presentation discussing the proposed amendments to the Code of Ordinances related to accessory buildings outlined as follows:

1. Buildings shall 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. Buildings shall be built according to the International Residential Code as adopted by the city.
4. Buildings shall be inspected according 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.

Mr. Hilbourn clarified that the proposed amendments would not pertain to accessory buildings under 200 square feet.

The Commission discussed with Mr. Hilbourn zoning associated with accessory buildings, making a distinction between occupied and unoccupied buildings, and exempting buildings that two or three open sides.

This was a discussion item only, no action was taken.

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.**

The Commission and Development Services Director Joe Hilbourn reviewed various portions of the Comprehensive Plan, Land Use Map and Aerial Illustration Map and noted the following modifications:

- Land Use Map should have consistent labeling as other City maps
- Small lot areas such as Inspiration, Brockdale Park and Seis Lagos be designated as R-S for Residential Suburban

Chairman Rusterholtz called the following individuals forward to speak regarding this request:

Delvin Dupuy, 2450 Estates Parkway, noted that in an earlier plan, his property along with others located near Lovejoy High School were proposed to be zoned commercial, however on the plan proposed, that has been changed to residential.

Rebecca Mark, 2550 Estates Parkway, noted that the residential properties along Estates Parkway were surrounded by commercial zoning. Ms. Mark asked if a guarantee for approval would be in place should the eight property owners along Estates Parkway spend the necessary funds to have deed restrictions created to change these residential properties commercial.

The Commission discussed various options for this area such as changing zoning, creating planned development districts, and the concern about creating more commercial property within the city

Chairman Rusterholtz stated that this area would need further study before any changes occurred.

Alternate Commissioner Wier excused himself from the meeting at 8:55 pm.

The Commission agreed to email Chairman Rusterholtz their remaining comments or modifications and the Chairman would work with staff to update the document and bring before the Commission at a later time.

This was a discussion item only, no action was taken.

10. Adjournment.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to adjourn the meeting at 9:05 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

May 12, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Sue Blankenship on behalf of HC Inspiration Two, LLC for approval of a preliminary plat to develop 506 lots totaling 170.5 acres, of which 136 lots totaling 50.5 acres are within Lucas located in the Leroy Farmer Survey, Abstract No. 334, Mark Morris Survey, Abstract No. 561, and Orpha Shelby Survey, Abstract No. 799 more commonly known as Inspiration.

Background Information:

This project has an approved Development Agreement and site plan. This is the third phase in this project with the first two phases and part of the third phase being in the cities of Wylie and Saint Paul. The third phase consists of 107 acres in Wylie, 13 acres in Saint Paul, and 50.5 acres in Lucas. There are 506 lots in total within phase three and an estimated 136 lots are in Lucas. The lot sizes vary by phase.

Attachments/Supporting Documentation:

1. Preliminary Plat
2. Concept plan

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 Sue Blankenship on behalf of HC Inspiration Two, LLC for approval of a preliminary plat to develop 506 lots totaling 170.5 acres, of which 136 lots totaling 50.5 acres which are in Lucas for the property located in the Leroy Farmer Survey, Abstract No. 334, Mark Morris Survey, Abstract No. 561, and Orpha Shelby Survey, Abstract No. 799.



LOT SUMMARY TABLE

CITY OF LUCAS ETJ			
INSPIRATION PHASE	38	4	TOTAL
88'X140' LOTS (70'X80' PADS)	5	7	12
64'X140' LOTS (50'X80' PADS)	142	0	142
TOTAL	147	7	154
Average Residential Lot Size (sf)	10641	11043	10842
Gross Acre (acres)	45.69	4.75	50.44
Gross Density (lots/acre)	3.22	1.47	3.05
Common Area (acres)	0.11	0.20	0.31
Non-Residential Lot (acres)	1.49	1.62	3.11

BLOCK NUMBER	LOT NUMBER	AREA (SF)	BLOCK NUMBER	LOT NUMBER	AREA (SF)
DD	24	9,920	KK	9	10,548
DD	25	9,920	KK	10	10,118
DD	26	9,901	KK	11	8,960
DD	27	9,893	KK	12	8,960
DD	28	9,280	KK	13	8,960
DD	29	9,280	KK	14	8,985
DD	30	9,280	KK	15	9,618
DD	31	9,280	KK	16	13,281
DD	32	9,280	KK	17	25,741
DD	33	9,280	KK	18	9,429
DD	34	9,280	KK	19	8,950
DD	35	9,280	KK	20	8,960
DD	36	9,280	KK	21	9,072
DD	37	9,280	KK	22	9,788
DD	38	9,280	KK	23	11,607
DD	39	9,280	LL	1	12,932
DD	40	11,597	LL	2	9,675
FF	1	15,785	LL	3	9,243
FF	2	12,412	LL	4	9,516
FF	3	14,862	LL	5	9,864
HH	14	16,686	LL	6	11,304
HH	15	11,648	LL	7	10,750
HH	16	10,192	LL	8	10,120
HH	17	9,380	LL	9	10,200
HH	18	10,605	LL	10	10,200
HH	19	10,030	LL	11	10,198
HH	20	8,960	LL	12	11,445
HH	21	8,960	MM	1	13,080
HH	22	9,360	MM	2	10,140
HH	23	10,541	MM	3	12,996
HH	24	12,340	MM	4	8,960
HH	25	12,648	MM	5	8,960
HH	26	10,711	MM	6	8,960
HH	27	10,167	MM	7	8,960
HH	28	10,153	MM	8	9,531
HH	29	10,103	MM	9	9,593
HH	30	15,579	MM	10	9,382
HH	31	9,772	MM	11	8,961
HH	32	9,762	MM	12	8,960
HH	33	11,797	MM	13	8,961
II	1	10,030	MM	14	11,153
II	2	8,960	MM	15	11,161
II	3	8,960	MM	16	8,960
II	4	8,960	MM	17	8,960
II	5	8,960	MM	18	8,959
II	7	8,594	MM	19	8,959
II	8	8,953	MM	20	9,403
II	9	8,960	MM	21	9,815
II	10	8,960	MM	22	9,273
II	11	10,030	MM	23	8,960
JJ	1	9,946	MM	24	8,960
JJ	2	9,149	MM	25	8,960
JJ	3	9,800	MM	26	8,960
JJ	4	9,800	NN	1	15,111
JJ	5	9,800	NN	2	12,760
JJ	6	9,800	NN	17	12,320
JJ	7	9,888	NN	18	13,343
JJ	8	10,482	NN	19	14,783
JJ	9	10,565	NN	20	15,805
JJ	10	10,774	NN	21	16,746
JJ	11	9,147	NN	34	9,310
JJ	12	8,960	NN	35	9,976
JJ	13	8,962	NN	36	9,126
JJ	14	8,960	NN	37	8,960
JJ	15	8,960	NN	38	8,960
JJ	16	8,960	NN	39	9,482
JJ	17	8,960	NN	40	9,830
JJ	18	7,980	NN	41	9,162
JJ	19	9,946	NN	42	8,960
KK	1	26,540	NN	43	8,960
KK	2	14,651	NN	44	8,960
KK	3	12,607	NN	45	8,960
KK	4	12,082	NN	51	12,760
KK	5	11,558	NN	52	12,788
KK	6	11,034	NN	53	13,111
KK	7	10,509	NN	54	13,753
KK	8	10,346	NN	55	15,942

LEGAL DESCRIPTION
170.984 ACRES

BEING A 170.984 ACRE TRACT OF LAND SITUATED IN THE MARK MORRIS SURVEY, ABSTRACT NO. 561, THE LEROY FARMER SURVEY, ABSTRACT NO. 334, THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919, AND THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, IN THE TOWN OF ST. PAUL E.T.J., THE CITY OF WYLIE E.T.J., AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND, CONVEYED TO PARKER LAKESIDE, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 170.984 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986),AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF LOT 1X, BLOCK M, OF INSPIRATION, PHASE 1B, AN ADDITION TO THE TOWN OF ST. PAUL E.T.J., AND TO THE CITY OF WYLIE, E.T.J., AS RECORDED IN CABINET 2015, PAGE 363, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INSPIRATION BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY OF INSPIRATION, PHASE 1A-1, AN ADDITION TO THE TOWN OF ST. PAUL E.T.J., AS RECORDED IN CABINET 2014, PAGE 602, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE NORTHEAST LINE OF SAID INSPIRATION, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 09 DEGREES 01 MINUTE 04 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 34 DEGREES 05 MINUTES 08 SECONDS WEST, PASSING AT A DISTANCE OF 792.00 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID INSPIRATION, PHASE 1B, AND THE COMMON SOUTHEAST CORNER OF INSPIRATION, PHASE 2B, AN ADDITION TO THE TOWN OF ST. PAUL, E.T.J., AND THE CITY OF WYLIE, E.T.J., AS RECORDED IN CABINET 2015, PAGE 381, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG THE NORTHEAST LINE OF SAID INSPIRATION, PHASE 2B, PASSING AT A DISTANCE OF 1545.20 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID INSPIRATION, PHASE 2B, AND CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT FOR A TOTAL DISTANCE OF 1874.61 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 55 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 34 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 735.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 49 DEGREE 05 MINUTES 38 SECONDS EAST, PASSING AT A DISTANCE OF 221.81 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN ANGLE POINT ON THE NORTH LINE OF SAID 321.159 ACRE TRACT, AND A COMMON SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG THE NORTH LINE OF SAID 321.159 ACRE TRACT, AND A COMMON SOUTHERLY LINE OF SAID TRACT NO. 4424, FOR A TOTAL DISTANCE OF 1752.84 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-16" FOUND FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINES OF SAID 321.159 ACRE TRACT, AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 25 MINUTES 18 SECONDS EAST, A DISTANCE OF 1093.35 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-15" FOUND FOR CORNER;

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 1419.53 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-14" FOUND FOR CORNER;

SOUTH 65 DEGREES 00 MINUTES 17 SECONDS EAST, A DISTANCE OF 651.14 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-13" FOUND FOR CORNER;

SOUTH 43 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 470.76 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-12" FOUND FOR CORNER;

NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 1056.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-11" FOUND FOR CORNER;

SOUTH 29 DEGREES 18 MINUTES 01 SECOND WEST, A DISTANCE OF 903.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-10" FOUND FOR CORNER;

NORTH 78 DEGREES 51 MINUTES 09 SECONDS EAST, A DISTANCE OF 757.78 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-9" FOUND FOR CORNER;

SOUTH 06 DEGREES 19 MINUTES 32 SECONDS WEST, A DISTANCE OF 587.64 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 40 MINUTES 28 SECONDS WEST, A DISTANCE OF 26.63 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 184 DEGREES 12 MINUTES 51 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 46 MINUTES 54 SECONDS WEST A DISTANCE OF 99.93 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 160.76 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 87 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 152.59 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 45 MINUTES 04 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 14 MINUTES 09 SECONDS WEST A DISTANCE OF 122.64 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 123.38 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 70 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 67.49 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 19 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 67.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 70 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 26 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 21.57 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 18 SECONDS, A RADIUS OF 1042.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 15 MINUTES 22 SECONDS EAST A DISTANCE OF 282.75 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 283.53 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 21.79 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 87 DEGREES 53 MINUTES 19 SECONDS EAST, A DISTANCE OF 11.20 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 02 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 87 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 47 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 21.29 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 1042.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 01 MINUTE 29 SECONDS WEST A DISTANCE OF 436.66 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 439.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK N, OF INSPIRATION, PHASE 2A, AN ADDITION TO THE TOWN OF ST. PAUL, E.T.J., AS RECORDED IN CABINET 2015, PAGE 240, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON NORTHEAST CORNER OF INSPIRATION BOULEVARD, AN 85 FOOT RIGHT-OF-WAY OF SAID INSPIRATION, PHASE 2A;

THENCE, ALONG THE NORTHERLY LINES OF SAID INSPIRATION, PHASE 2A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62 DEGREES 53 MINUTES 11 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 07 SECONDS, A RADIUS OF 957.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 54 DEGREES 02 MINUTES 53 SECONDS WEST A DISTANCE OF 867.43 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 900.23 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 80 DEGREES 58 MINUTES 56 SECONDS WEST, PASSING AT A DISTANCE OF 51.62 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE WESTERLY MOST NORTHWEST CORNER OF SAID INSPIRATION, PHASE 2A, AND THE COMMON NORTHEAST CORNER OF AFORESAID INSPIRATION PHASE 1A-1, AND CONTINUING ALONG THE NORTH LINE OF SAID INSPIRATION, PHASE 1A-1, AND SAID NORTH RIGHT-OF-WAY LINE OF SAID INSPIRATION BOULEVARD, FOR A TOTAL DISTANCE OF 144.63 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 7,448,073 SQUARE FEET, OR 170.984 ACRES OF LAND.

CITY OF LUCAS
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

CITY APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS.

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

ATTEST:

SIGNATURE

DATE

NAME AND 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/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, BY THE PLANNING AND ZONING COMMISSION AS TO WHICH HIS/HER APPROVAL IS REQUIRED.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

DATE

KNOW ALL MEN BY THESE PRESENTS: SURVEYOR'S CERTIFICATION

THAT I, _____, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF LUCAS PLANNING AND ZONING COMMISSION.

REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS

COUNTY OF DALLAS
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 PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 201____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRELIMINARY PLAT

OF

INSPIRATION
PHASE 3 & 4

OUT OF THE

L. FARMER SURVEY ~ ABSTRACT NO. 334
M. MORRIS SURVEY ~ ABSTRACT NO. 561
O. SHELBY SURVEY ~ ABSTRACT NO. 799
J. TURNHAM SURVEY ~ ABSTRACT NO. 919

IN THE CITY OF LUCAS E.T.J.
COLLIN COUNTY, TEXAS
50.438 ACRES
154 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
2 COMMON AREAS

OWNER/DEVELOPER

HC INSPIRATION TWO, LLC
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
214.750.1800

PLANNER

MESA DESIGN GROUP
2001 N. LAMAR STREET, SUITE 100
DALLAS, TEXAS 75202
214-871-0568

ENGINEER:

JACOBS

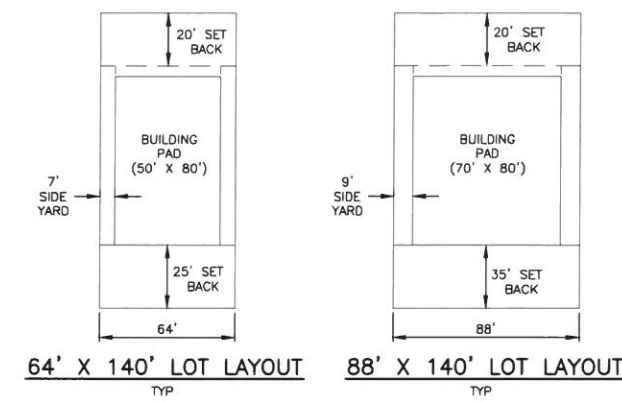
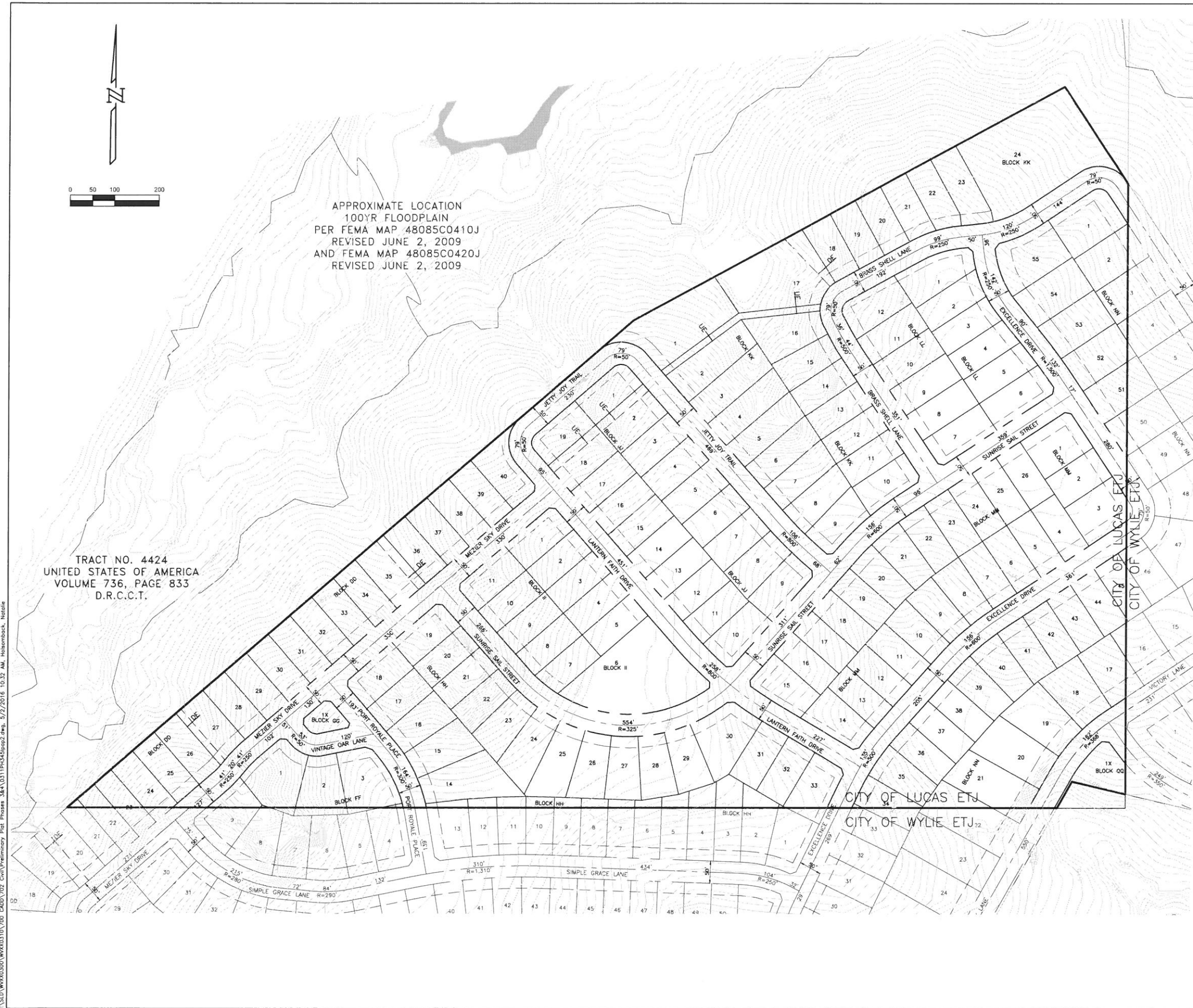
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
Texas Registration F-2966

MAY 2016

SCALE: N/A

SHEET 2 OF 3

PROJECT NO WXX0330



PRELIMINARY PLAT
OF
INSPIRATION
PHASE 3 & 4

OUT OF THE
L. FARMER SURVEY ~ ABSTRACT NO. 334
M. MORRIS SURVEY ~ ABSTRACT NO. 561
O. SHELBY SURVEY ~ ABSTRACT NO. 799
J. TURNHAM SURVEY ~ ABSTRACT NO. 919

IN THE CITY OF LUCAS E.T.J.
COLLIN COUNTY, TEXAS
50.438 ACRES
154 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER HC INSPIRATION TWO, LLC 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 214.750.1800	PLANNER MESA DESIGN GROUP 2001 N. LAMAR STREET, SUITE 100 DALLAS, TEXAS 75202 214-871-0568
--	---

ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
Jacobs Engineering Group Inc.
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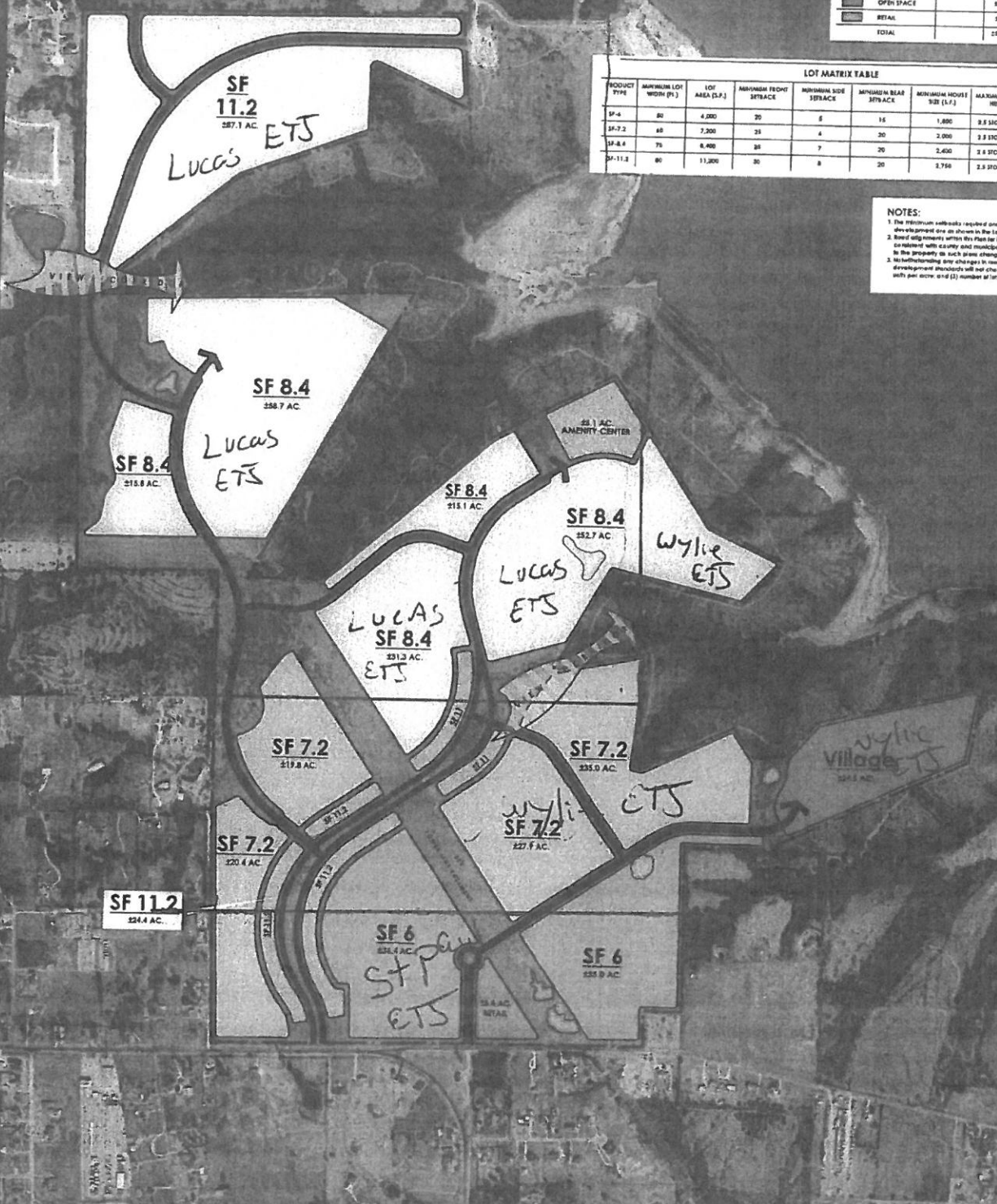
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LOT SUMMARY				
PRODUCT TYPE	TYPICAL LOT SIZE	ACRES	DWELLING UNITS PER ACRE	NUMBER OF LOTS
SF-11.2	80' x 140'	107.1	2.1 - 2.5	182 - 218
SF-11.2	70' x 140'	98.4	2.1 - 2.5	161 - 181
SF-8.4	70' x 130'	91.75	2.9 - 3.5	303 - 366
SF-7.2	60' x 120'	72.0	3.9 - 4.5	402 - 484
SF-6	50' x 130'	65.8	4.5 - 5.1	331 - 344
VILLAGE		324.5	18 - 14	241 - 343
AMENITY CENTER		18.1		
OPEN SPACE		194.1		
RETAIL		24.4		
TOTAL		1,027.7		1,752 - 2,058

LOT MATRIX TABLE							
PRODUCT TYPE	MINIMUM LOT WIDTH (F.T.)	LOT AREA (S.F.)	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM HOUSE SIZE (S.F.)	MAXIMUM BLDG. HEIGHT
SF-6	50	4,000	20	5	15	1,800	9.5 STORIES / 3F
SF-7.2	60	7,200	25	4	20	2,000	9.5 STORIES / 3F
SF-8.4	70	8,400	30	7	20	2,400	9.5 STORIES / 3F
SF-11.2	80	11,200	30	8	20	3,750	9.5 STORIES / 3F

NOTES:

- The minimum setbacks required and maximum lot coverage for the development are as shown in the lot matrix table on this plan.
- Final setbacks within this Plan for Development will be modified to conform with county and municipal requirements from application to the property for such plans.
- Notwithstanding any changes in local ordinances, the following development standards will not change: (1) lot size; (2) setbacks per acre; and (3) number of lots.



PLAN FOR DEVELOPMENT

Lavon 600

Lavon, Texas
December 14, 2007





City of Lucas Planning and Zoning Agenda Request May 12, 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 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. 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 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 Lagan 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 west line of said Lot 11, South 00°47'30" West, 422.11 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 HEREOFOR, 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 **Final Plat of Lots 1-14, Block B of Lagan 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 buildings, structures, improvements, or other structures, and to construct, install, maintain, alter, repair, replace, and construct, maintain or efficiency of its respective systems on any of these easements 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 mortgage 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 abate 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 losses, including reasonable 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 _____

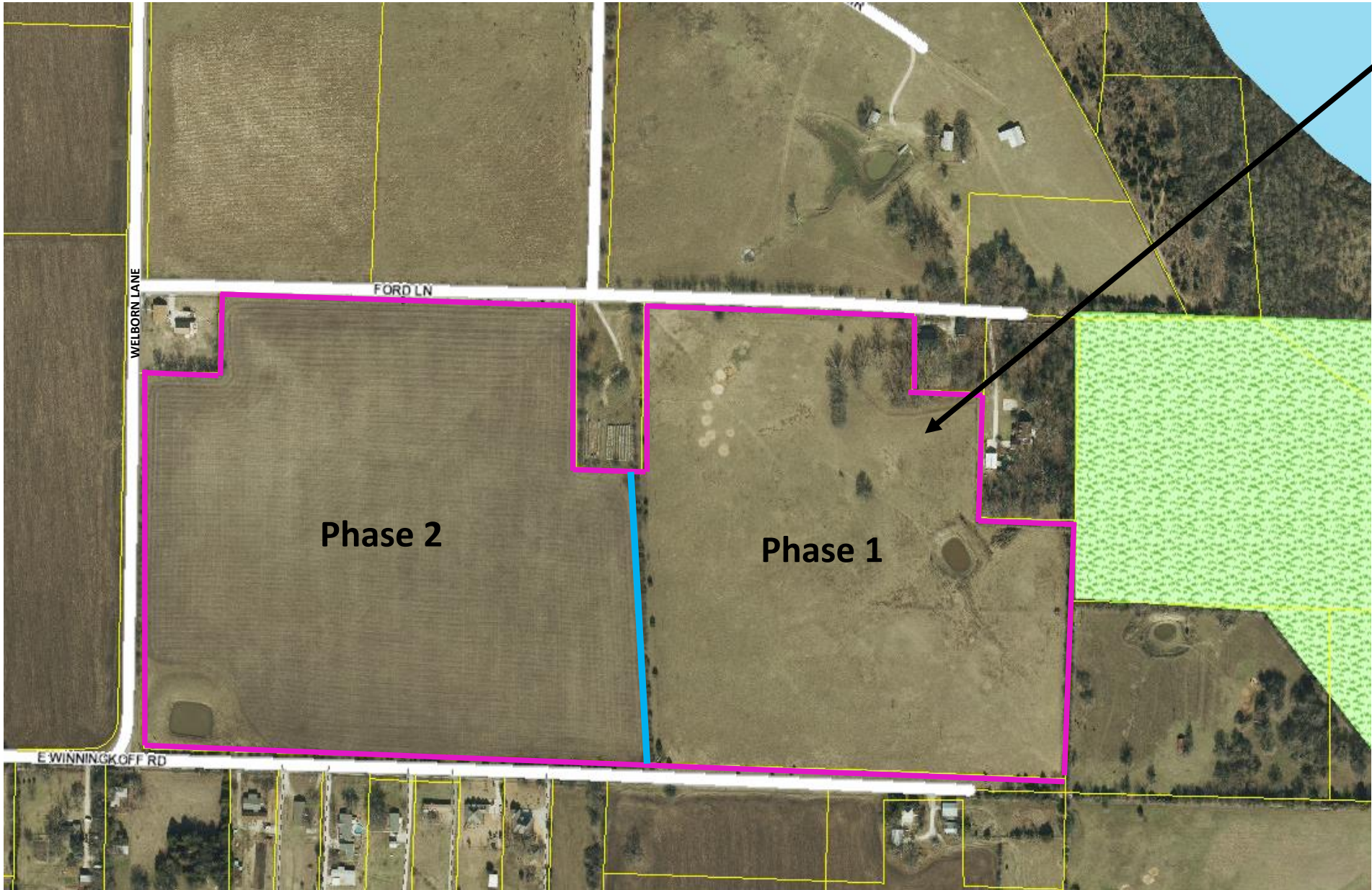
Director of Planning and Community Development _____ Date _____

**Final 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
May 3, 2016
Sheet 2 of 2

DRAWN BY:
James Roberts, Inc.
1200 Kempton Park Ln
Forsyth, TX 75069
(614) 306-4246
jroberts@james212@gmail.com

SURVEYED BY:
Glas Land Surveying
2114 FM 1563
Waffle City, TX 75496
(903) 488-2084
info@glaslandsurveying.com

Glas Land Surveying
2114 FM 1563, Waffle City, Texas 75496
Office: (903) 488-2084 Fax: (469) 547-0826
www.glaslandsurveying.com
ID#LS Form No. 10193970



FORD CATTLE RANCH

Phase 2

Phase 1

WELBORN LANE

FORD LN

E WINNINGHOFF RD



City of Lucas

Planning and Zoning Agenda Request

May 12, 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. The public hearing for this item was held on April 14, 2016.

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 of the building. At the April 14, 2016 Planning and Zoning meeting, the request was tabled again and the applicant was informed that if all outside dining was on the front of the building it would be considered.

The applicant has removed all the outside dining proposed at the rear of the building and is only asking for a specific use permit for outside dining in front of the proposed restaurant.

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. Elevations
3. Location map
4. Layout
5. Live Screen

Budget/Financial Impact:

NA



City of Lucas

Planning and Zoning Agenda Request

May 12, 2016

Requester: Development Services Director Joe Hilbourn

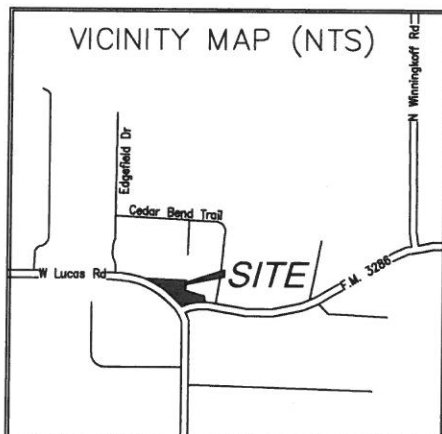
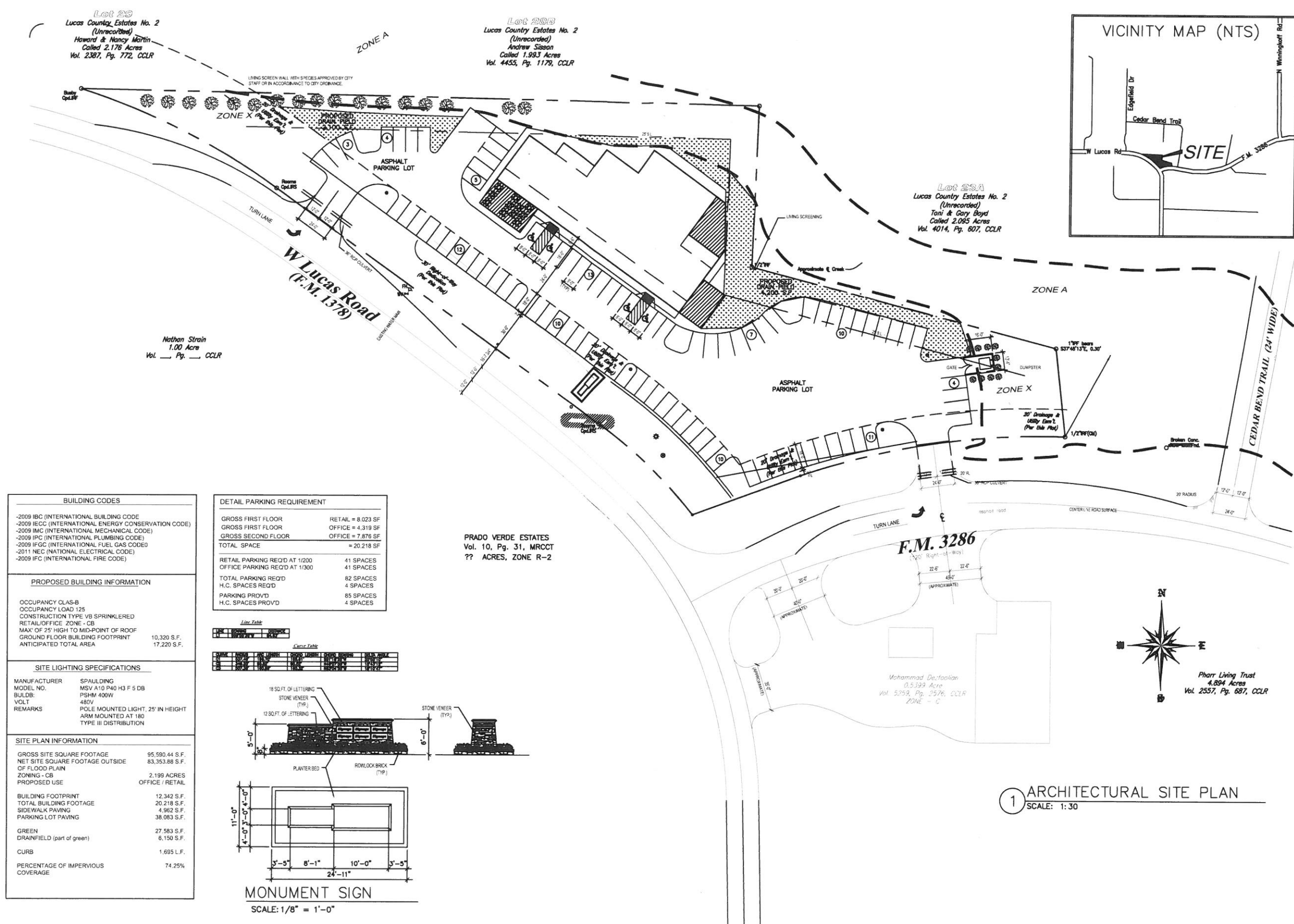
Recommendation:

Staff recommends the following conditions associated with this request:

1. Hours of Operation for outside dining 6:00 am to 10:00 pm
2. When outside dining not in use remove furniture
3. No outdoor music

Motion:

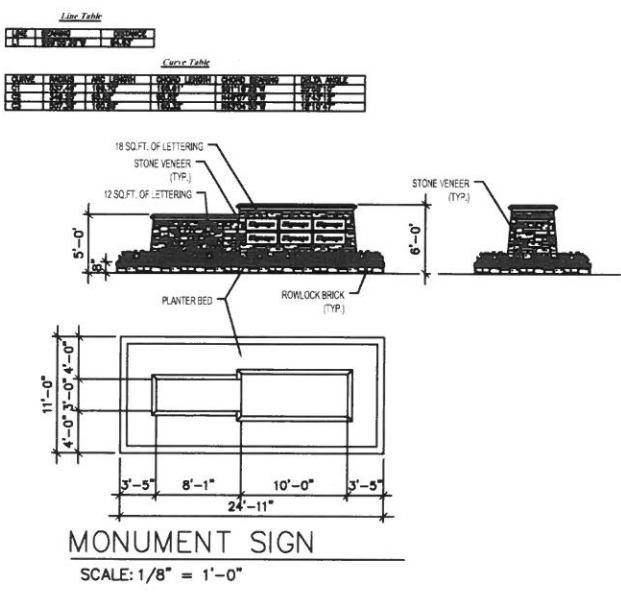
I make a motion to approve/deny the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a specific use permit for outside dining for a proposed restaurant for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly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



These plans are intended to provide the local community with information regarding the proposed development. The applicant is responsible for providing accurate information and for obtaining all necessary permits and approvals. The applicant is also responsible for obtaining all necessary easements and rights-of-way. The applicant is further responsible for obtaining all necessary approvals from the local government and the state. The applicant is also responsible for obtaining all necessary approvals from the federal government and the state. The applicant is further responsible for obtaining all necessary approvals from the local government and the state. The applicant is also responsible for obtaining all necessary approvals from the federal government and the state.

BUILDING CODES	
-2009 IBC (INTERNATIONAL BUILDING CODE)	
-2009 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)	
-2009 IMC (INTERNATIONAL MECHANICAL CODE)	
-2009 IPC (INTERNATIONAL PLUMBING CODE)	
-2009 IFGC (INTERNATIONAL FUEL GAS CODE)	
-2011 NEC (NATIONAL ELECTRICAL CODE)	
-2009 IFI (INTERNATIONAL FIRE CODE)	
PROPOSED BUILDING INFORMATION	
OCCUPANCY CLASS	B
OCCUPANCY LOAD	125
CONSTRUCTION TYPE	VB SPRINKLERED
RETAIL/OFFICE ZONE	CB
MAX OF 25' HIGH TO MID-POINT OF ROOF	
GROUND FLOOR BUILDING FOOTPRINT	10,320 S.F.
ANTICIPATED TOTAL AREA	17,220 S.F.
SITE LIGHTING SPECIFICATIONS	
MANUFACTURER	SPAULDING
MODEL NO.	MSV A10 P40 H3 F 5 DB
BULB	PSHM 400W
VOLT	480V
REMARKS	POLE MOUNTED LIGHT, 25' IN HEIGHT ARM MOUNTED AT 180 TYPE III DISTRIBUTION
SITE PLAN INFORMATION	
GROSS SITE SQUARE FOOTAGE	95,590.44 S.F.
NET SITE SQUARE FOOTAGE OUTSIDE OF FLOOD PLAIN	83,353.88 S.F.
ZONING - CB	2.199 ACRES
PROPOSED USE	OFFICE / RETAIL
BUILDING FOOTPRINT	12,342 S.F.
TOTAL BUILDING FOOTPRINT	20,218 S.F.
SIDEWALK PAVING	4,902 S.F.
PARKING LOT PAVING	38,083 S.F.
GREEN DRAINFIELD (part of green)	27,583 S.F.
CURB	6,150 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	1,695 L.F.
	74.25%

DETAIL PARKING REQUIREMENT	
GROSS FIRST FLOOR	RETAIL = 8,023 SF
GROSS FIRST FLOOR	OFFICE = 4,319 SF
GROSS SECOND FLOOR	OFFICE = 7,876 SF
TOTAL SPACE	= 20,218 SF
RETAIL PARKING REQ'D AT 1/200	41 SPACES
OFFICE PARKING REQ'D AT 1/300	41 SPACES
TOTAL PARKING REQ'D	82 SPACES
H.C. SPACES REQ'D	4 SPACES
PARKING PROVID	85 SPACES
H.C. SPACES PROVID	4 SPACES







1 ARCHITECTURAL SITE PLAN
SCALE: 1:30

LUCAS CORNER	
ADDRESS LINE 1	
ADDRESS LINE 2	
LUCAS, TX	
REVISION ISSUED	DATE
FOR REVIEW	03-28-2013
FOR SUBMITTAL	4-01-2013
FOR RESUBMITTAL	4-02-2013
FOR RESUBMITTAL	4-03-2013
FOR RESUBMITTAL	2-02-2018

PROPOSED DRAIN FIELD

OUTSIDE PATIO SEATING

Landscape

Quantity	Symbol	Description
Trees		
57		Cedar, Eastern Red
approx.		Existing trees
11		Oak, Southern Live
38		Wax Myrtle

NOTE:

-ALL trees are from City approved plant list.
 -Some trees and plant materials may be subject to seasonal availability.

M L Johnson and Associates
 PO Box 460897
 Garland Texas 75046
 972-442-7758
 972-442-4353 Fax
 www.mjlandscaping.com



SHEET DESCRIPTION:
 Proposed Landscape Plan

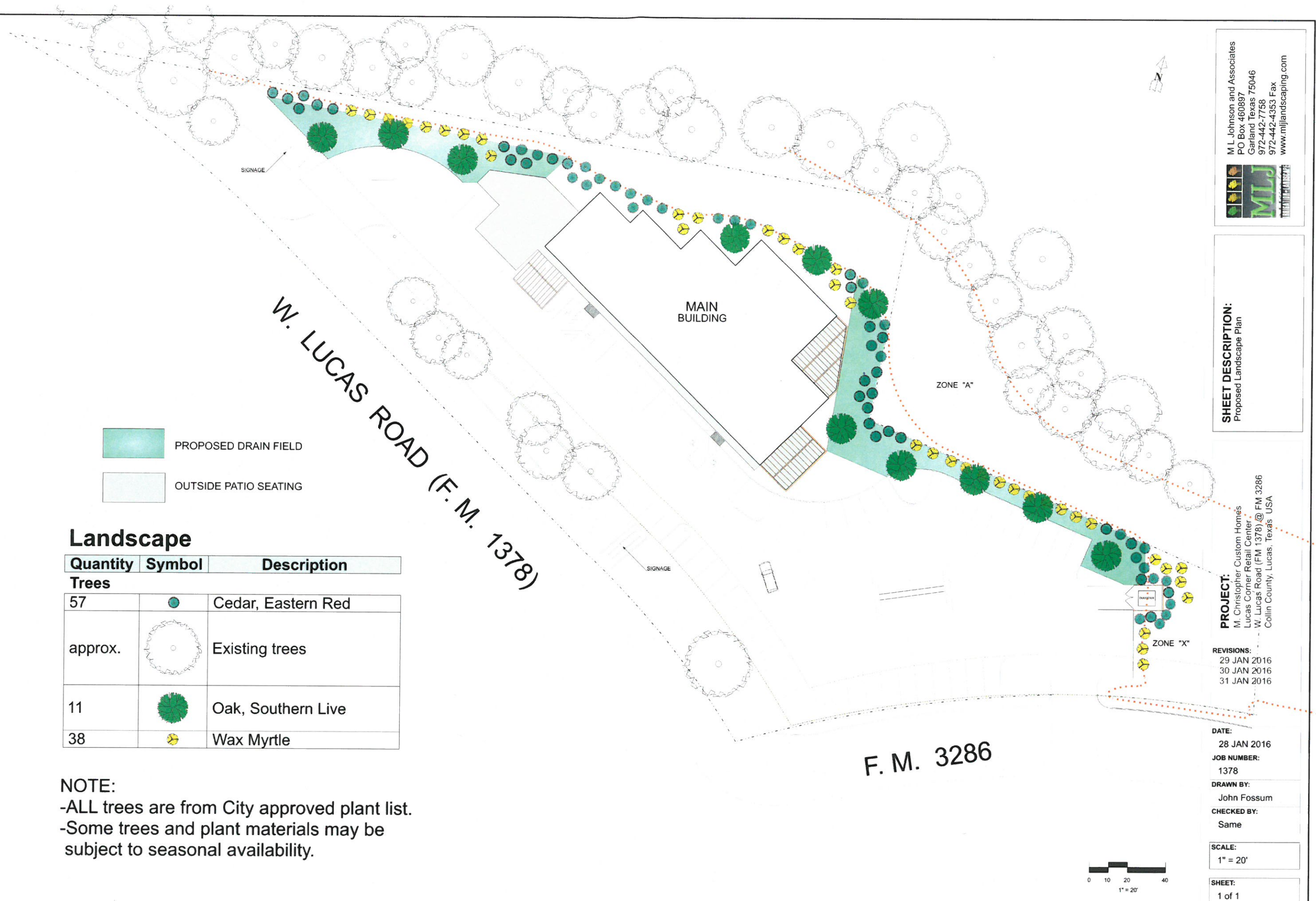
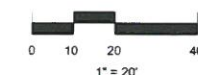
PROJECT:
 M. Christopher Custom Homes
 Lucas Corner Retail Center
 W. Lucas Road (F.M. 1378) @ FM 3286
 Collin County, Lucas, Texas USA

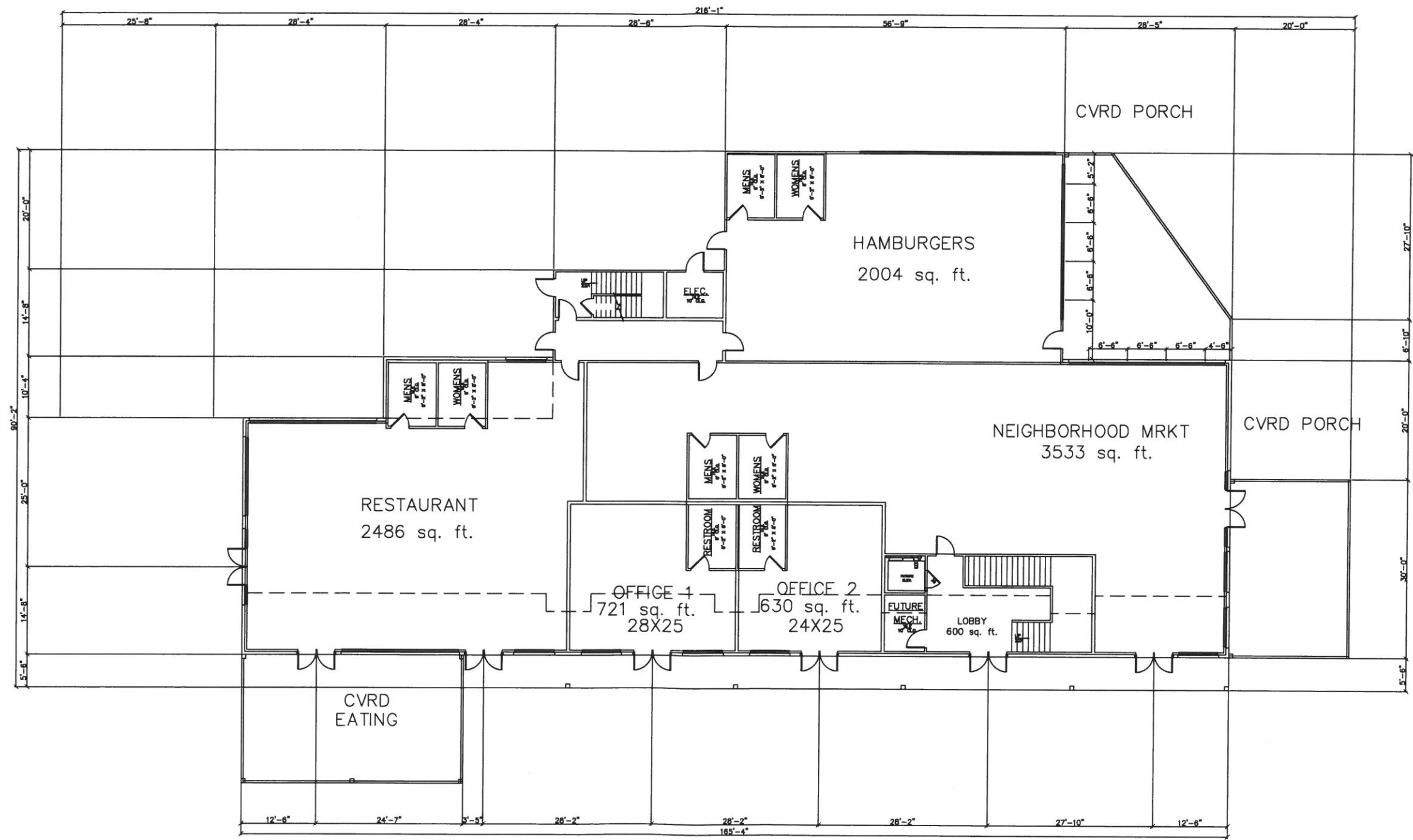
REVISIONS:
 29 JAN 2016
 30 JAN 2016
 31 JAN 2016

DATE:
 28 JAN 2016
JOB NUMBER:
 1378
DRAWN BY:
 John Fossum
CHECKED BY:
 Same

SCALE:
 1" = 20'

SHEET:
 1 of 1





1ST FLOOR PLAN

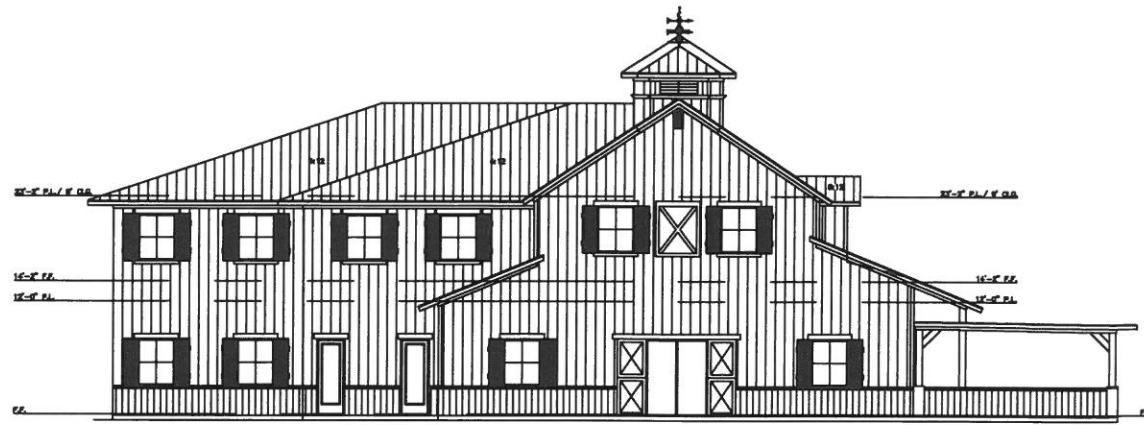
SCALE: 1/8" = 1'-0"

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RESIDENTIAL, LLC**
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**A CUSTOM RESIDENCE FOR:
LUCAS CORNER
LOT:
ADDRESS BLOCK:
ADDRESS
SUBDIVISION
LUCAS, COLLIN COUNTY, TEXAS**

SHEET NO.



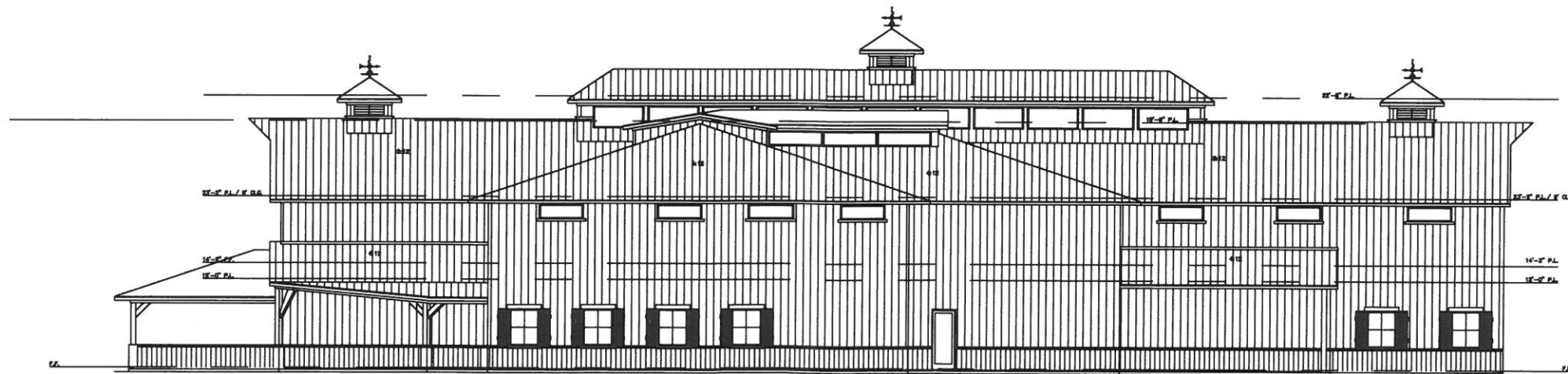
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

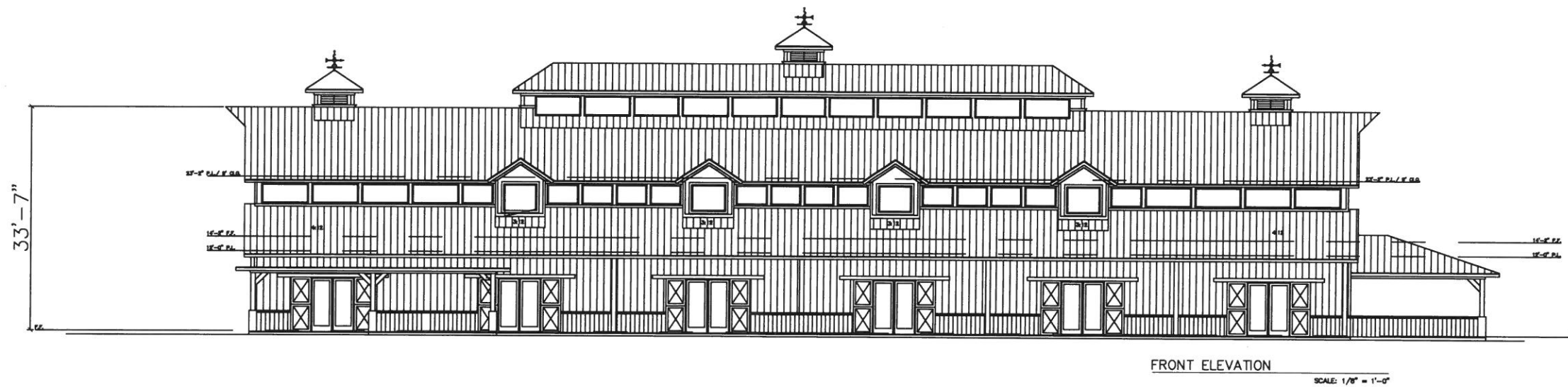
REVISIONS:
CL 3-23-16
CL 4-26-16

These drawings are prepared by the architect, M. Christopher Residential, LLC, for the purpose of providing a visual representation of the proposed construction. The drawings are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings.

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RESIDENTIAL, LLC
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A CUSTOM RESIDENCE FOR:
LUCAS CORNER
LOT: BLOCK:
ADDRESS:
SUBDIVISION:
LUCAS, COLLIN COUNTY, TEXAS

SHEET NO.



REVISIONS:	
CL	3-23-16
CL	4-26-16

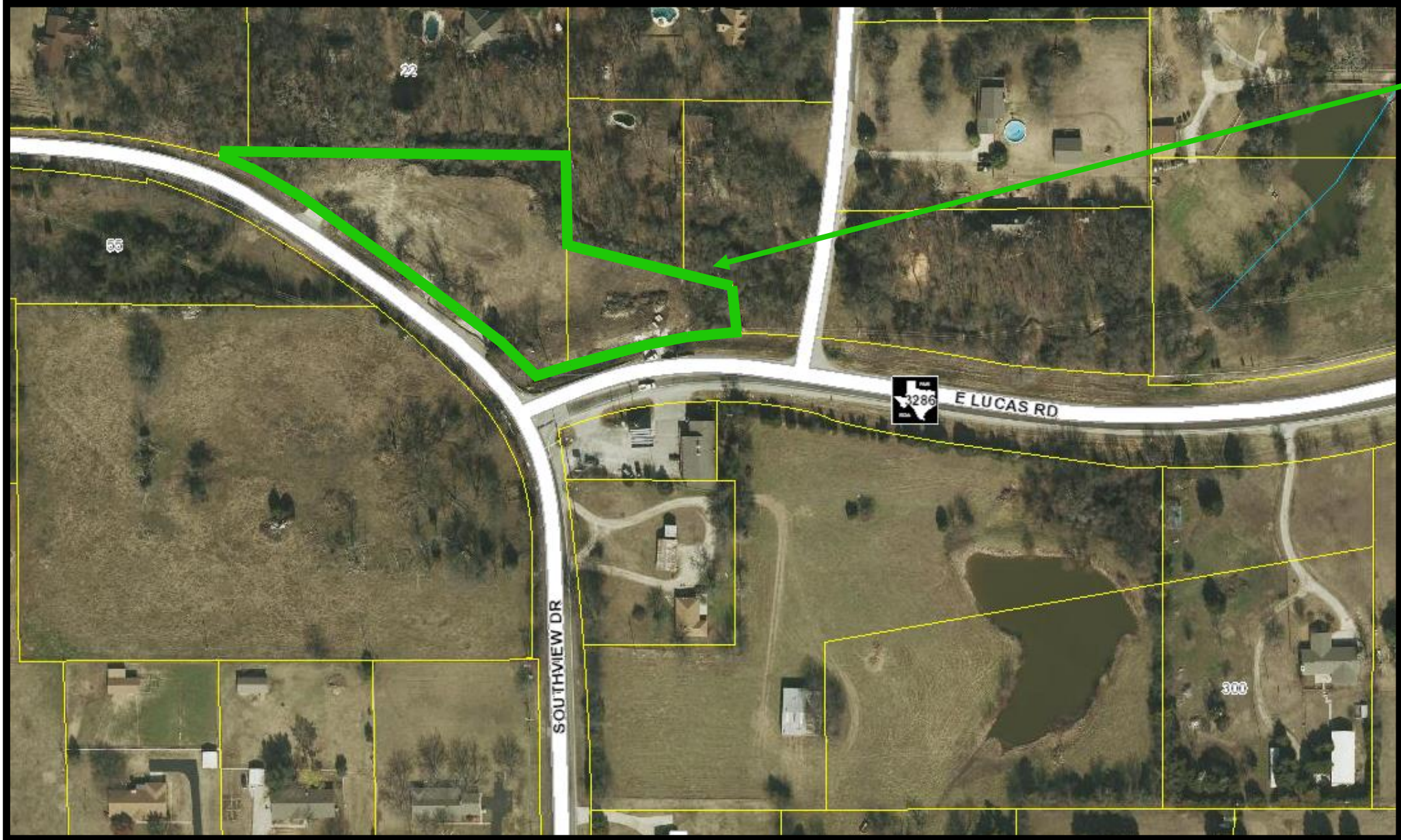
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M. Christopher Residential, LLC

M. CHRISTOPHER
RESIDENTIAL, LLC
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A CUSTOM RESIDENCE FOR:
LUCAS CORNER
LOT: _____
ADDRESS: _____
SUBDIVISION: _____
LUCAS, COLLIN COUNTY, TEXAS

SHEET NO.



Lucas
Corners



City of Lucas

Planning and Zoning Agenda Request

May 12, 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 site plan for proposed office retail space for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners.

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. At the April 14, 2016 Planning and Zoning meeting, the request was tabled again and the applicant was informed that if all outside dining was located at the front of the building it would be considered.

The applicant has removed all outside dining from the rear of the building and is only asking for a specific use permit for outside dining in front of the proposed restaurant. The property will require a new site plan to include changes brought about by outside dining.

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. Expanded Site Plan
3. Elevations
4. Location map
5. Layout
6. Live Screen

Budget/Financial Impact:

NA



City of Lucas

Planning and Zoning Agenda Request

May 12, 2016

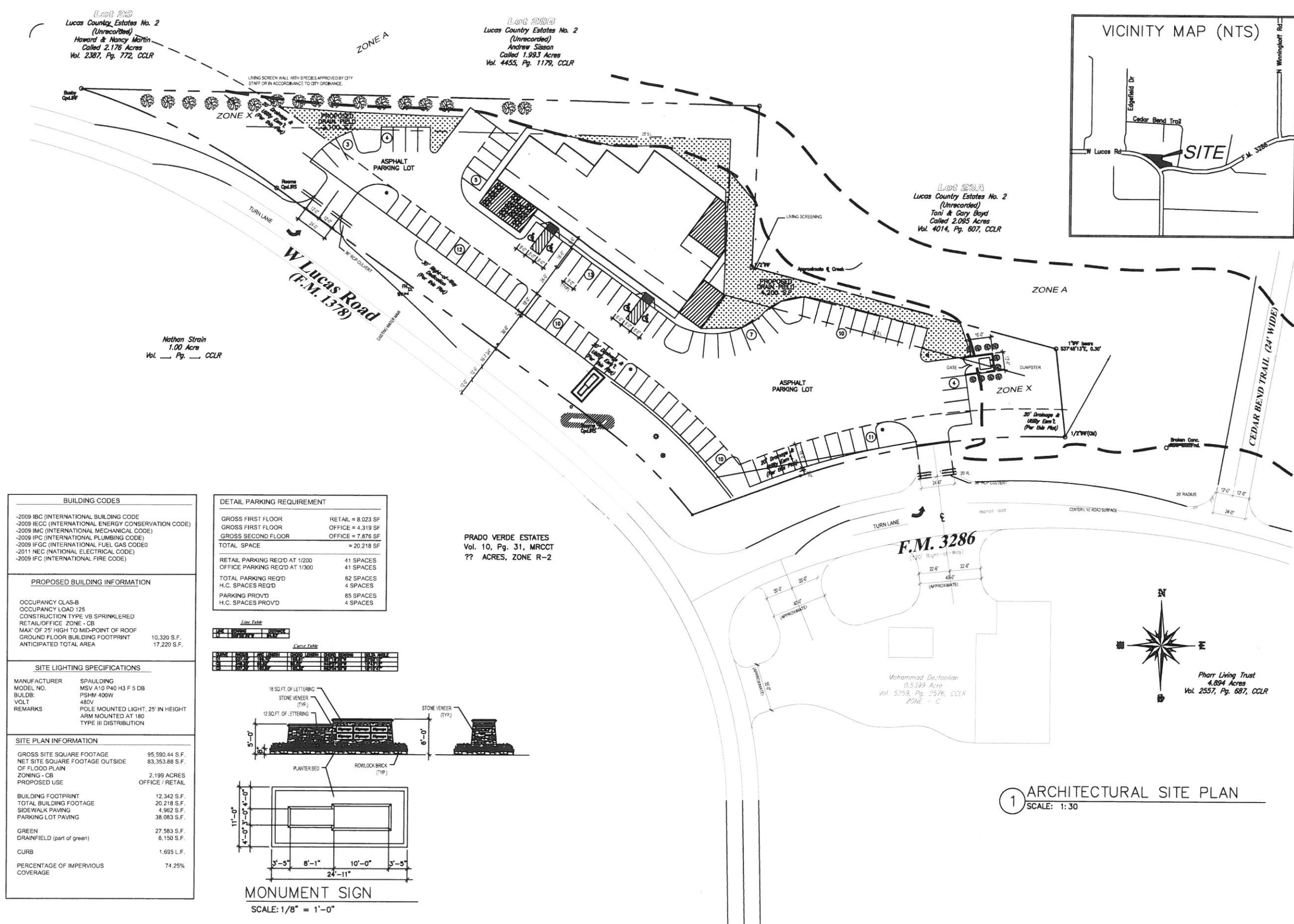
Requester: Development Services Director Joe Hilbourn

Recommendation:

Staff recommends approving the request as presented, provided the specific use permit request is approved.

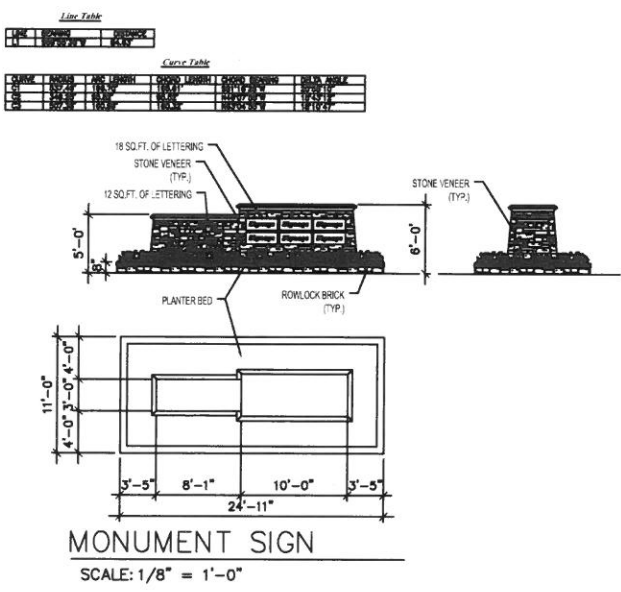
Motion:

I make a motion to approve/deny the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a site plan for proposed office retail space for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners.



BUILDING CODES	
-2009 IBC (INTERNATIONAL BUILDING CODE)	
-2009 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)	
-2009 IMC (INTERNATIONAL MECHANICAL CODE)	
-2009 IPC (INTERNATIONAL PLUMBING CODE)	
-2009 IFGC (INTERNATIONAL FUEL GAS CODE)	
-2011 NEC (NATIONAL ELECTRICAL CODE)	
-2009 IFI (INTERNATIONAL FIRE CODE)	
PROPOSED BUILDING INFORMATION	
OCCUPANCY CLASS	B
OCCUPANCY LOAD	125
CONSTRUCTION TYPE	VB SPRINKLERED
RETAIL/OFFICE ZONE	CB
MAX OF 25' HIGH TO MID-POINT OF ROOF	
GROUND FLOOR BUILDING FOOTPRINT	10,320 S.F.
ANTICIPATED TOTAL AREA	17,220 S.F.
SITE LIGHTING SPECIFICATIONS	
MANUFACTURER	SPAULDING
MODEL NO.	MSV A10 P40 H3 F 5 DB
BULB	PSHM 400W
VOLT	480V
REMARKS	POLE MOUNTED LIGHT, 25' IN HEIGHT ARM MOUNTED AT 180 TYPE III DISTRIBUTION
SITE PLAN INFORMATION	
GROSS SITE SQUARE FOOTAGE	95,590.44 S.F.
NET SITE SQUARE FOOTAGE OUTSIDE OF FLOOD PLAIN	83,353.88 S.F.
ZONING	CB
PROPOSED USE	OFFICE / RETAIL
BUILDING FOOTPRINT	12,342 S.F.
TOTAL BUILDING FOOTPRINT	20,218 S.F.
SIDEWALK PAVING	4,902 S.F.
PARKING LOT PAVING	38,083 S.F.
GREEN DRAINFIELD (part of green)	27,583 S.F.
CURB	6,150 S.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	1,695 L.F.
	74.25%

DETAIL PARKING REQUIREMENT	
GROSS FIRST FLOOR	RETAIL = 8,023 SF
GROSS FIRST FLOOR	OFFICE = 4,319 SF
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H.C. SPACES REQ'D	4 SPACES
PARKING PROVID	85 SPACES
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PRADO VERDE ESTATES
Vol. 10, Pg. 31, MRCCT
?? ACRES, ZONE R-2

1 ARCHITECTURAL SITE PLAN

SCALE: 1:30

These plans are intended to provide the local community with information regarding the proposed development. The plans are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided on these plans. The architect is not responsible for the accuracy of the information provided on these plans. The architect is not responsible for the accuracy of the information provided on these plans.

LUCAS CORNER
ADDRESS LINE 1
ADDRESS LINE 2
LUCAS, TX





REVISION ISSUED DATE
FOR REVIEW 03-28-2013
FOR SUBMITTAL 4-01-2013
FOR RESUBMITTAL 4-02-2013
FOR RESUBMITTAL 4-03-2013
FOR RESUBMITTAL 2-02-2018
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OF
4-03-2013

PROPOSED DRAIN FIELD

OUTSIDE PATIO SEATING

Landscape

Quantity	Symbol	Description
Trees		
57		Cedar, Eastern Red
approx.		Existing trees
11		Oak, Southern Live
38		Wax Myrtle

NOTE:

- ALL trees are from City approved plant list.
- Some trees and plant materials may be subject to seasonal availability.

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www.mjlandscaping.com

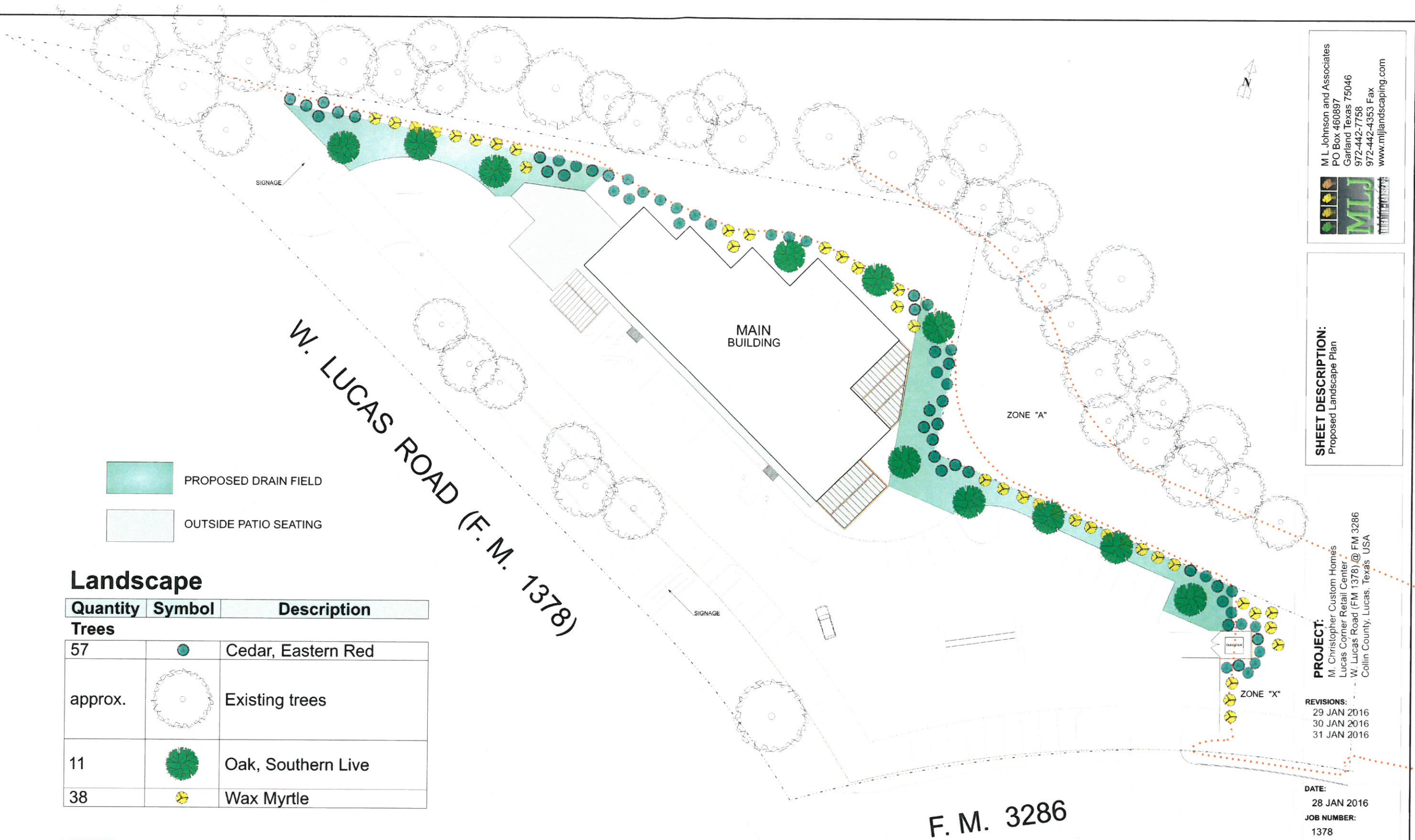
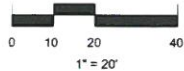
SHEET DESCRIPTION:
Proposed Landscape Plan

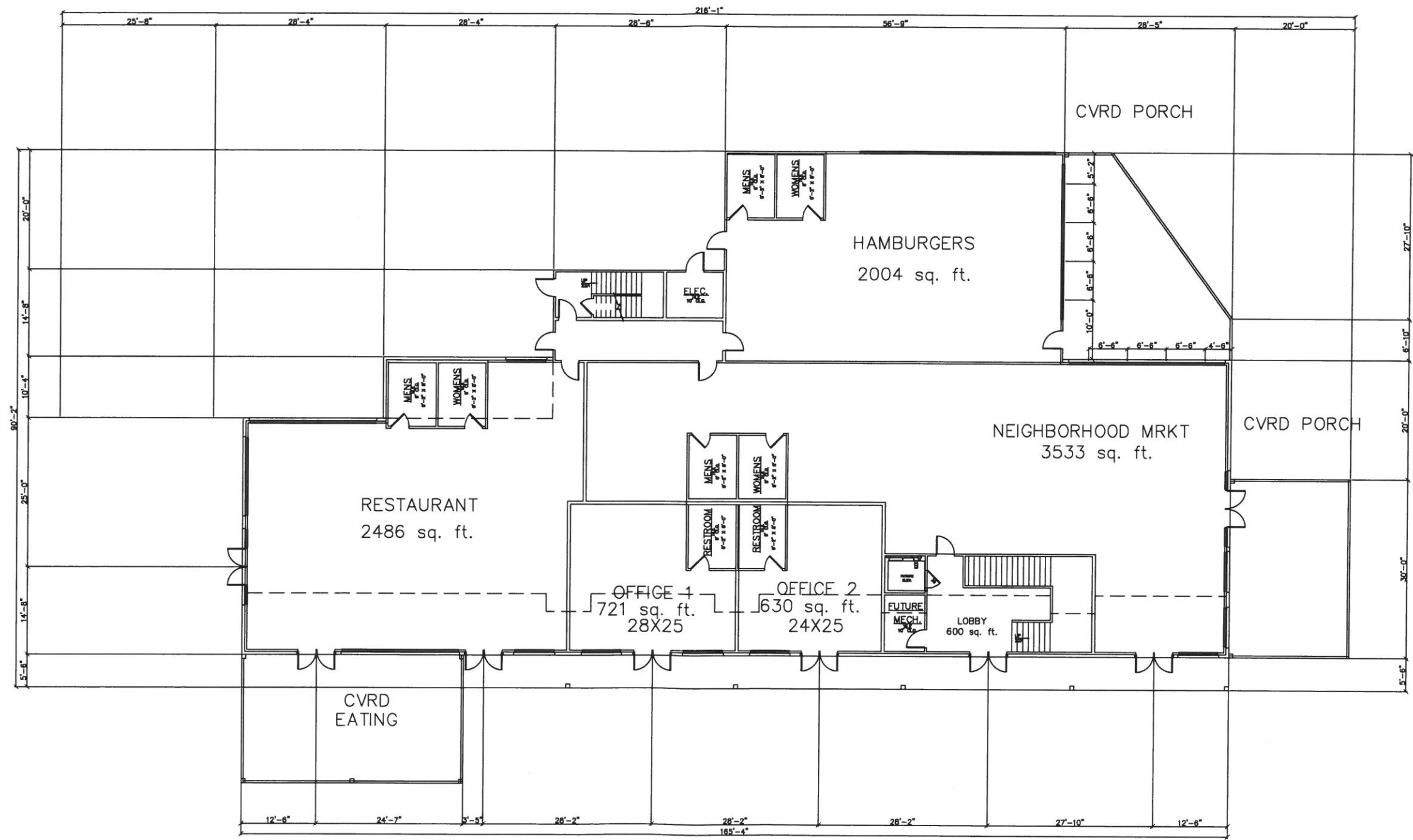
PROJECT:
M. Christopher Custom Homes
Lucas Corner Retail Center
W. Lucas Road (F.M. 1378) @ FM 3286
Collin County, Lucas, Texas USA

REVISIONS:
29 JAN 2016
30 JAN 2016
31 JAN 2016

DATE:
28 JAN 2016
JOB NUMBER:
1378
DRAWN BY:
John Fossum
CHECKED BY:
Same

SCALE:
1" = 20'
SHEET:
1 of 1





1ST FLOOR PLAN

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

[illegible][illegible]

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RESIDENTIAL, LLC**
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**A CUSTOM RESIDENCE FOR:
LUCAS CORNER
LOT: _____
ADDRESS BLOCK: _____
SUBDIVISION _____
LUCAS, COLLIN COUNTY, TEXAS**

SHEET NO.



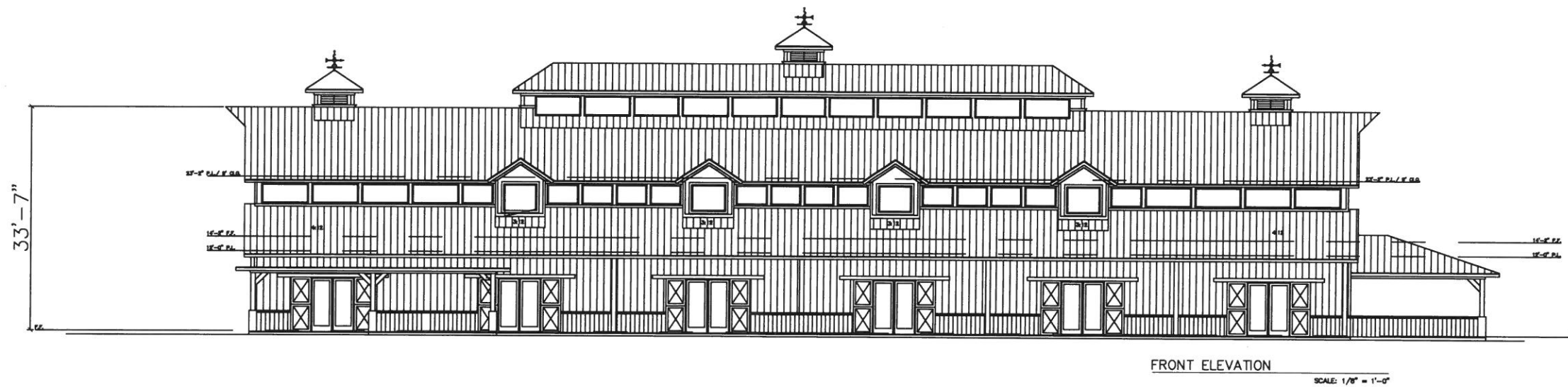
These plans are intended to provide the basic construction features required for safety and structural compliance for the parties involved in the job, but do not constitute a warranty. The contractor is responsible for the design, engineering, and construction of the building. It is the contractor's responsibility to obtain all necessary permits and to ensure that the building is constructed in accordance with all applicable codes and regulations. All local codes, ordinances and regulations shall prevail over any part of these drawings and specifications that may conflict with them. The contractor shall be required to obtain all necessary permits and to ensure that the building is constructed in accordance with all applicable codes and regulations. All local codes, ordinances and regulations shall prevail over any part of these drawings and specifications that may conflict with them.

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RESIDENTIAL, LLC**
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**A CUSTOM RESIDENCE FOR:
LUCAS CORNER**

**LOT: BLOCK:
ADDRESS
SUBDIVISION
LUCAS, COLLIN COUNTY, TEXAS**

SHEET NO.



REVISIONS:	
CL	3-23-16
CL	4-26-16

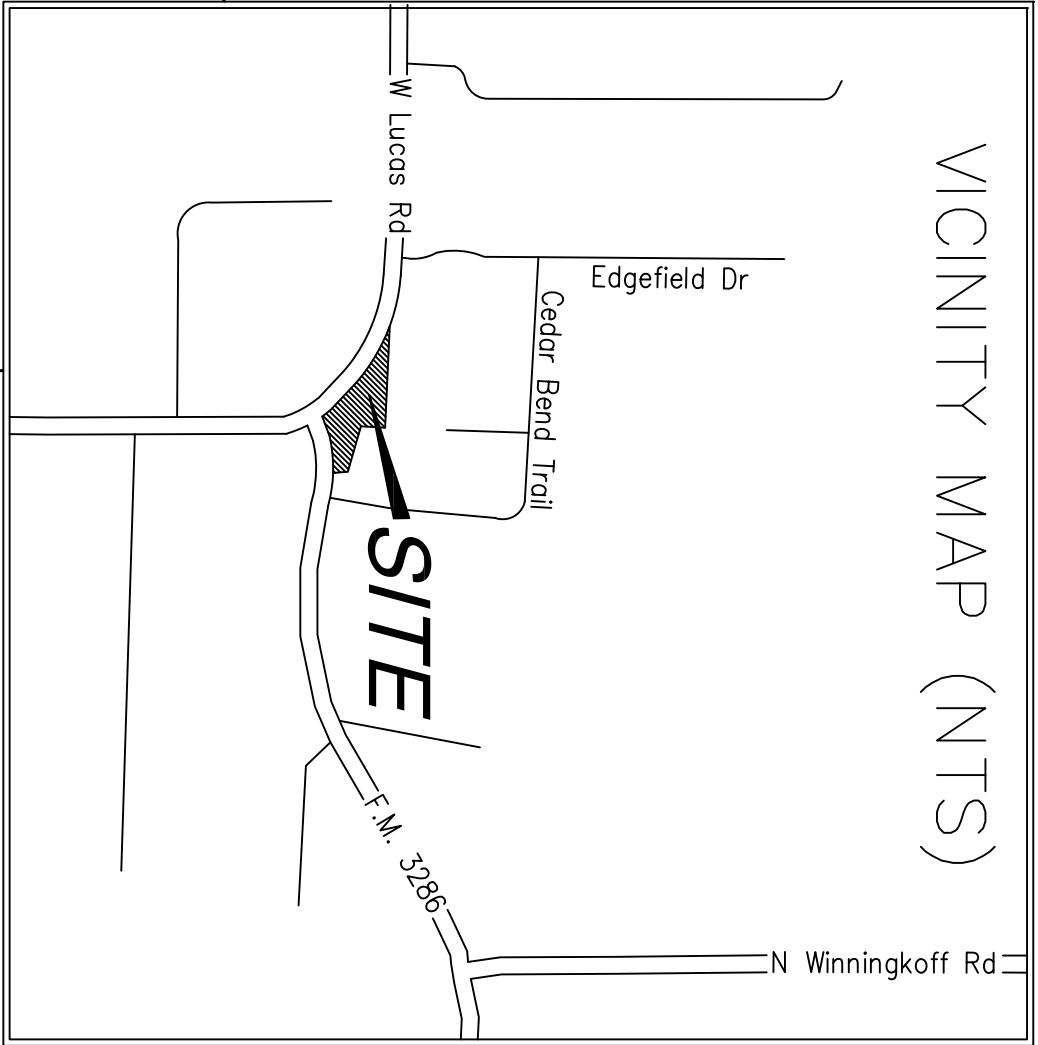
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M. Christopher Residential, LLC
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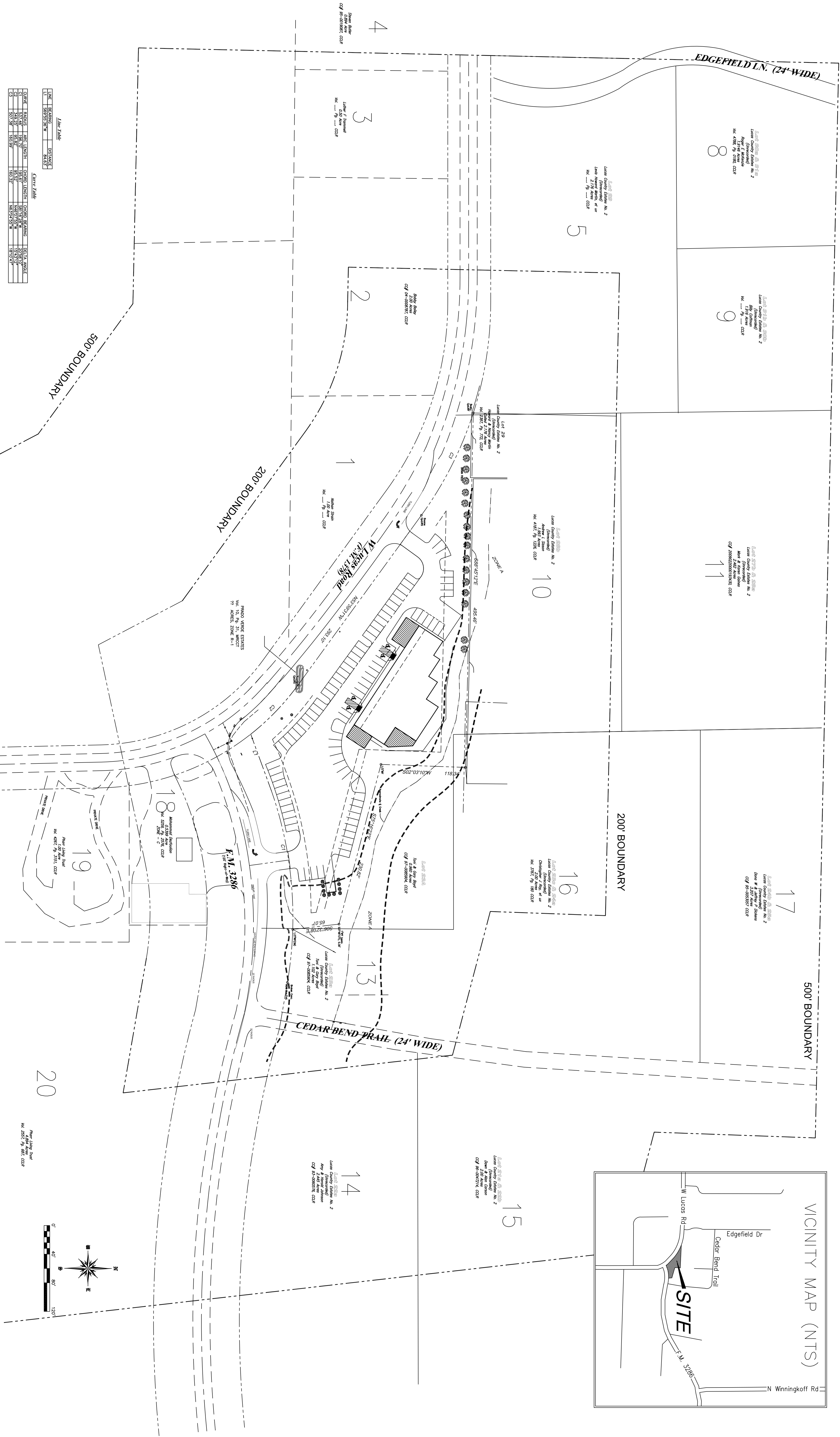
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A CUSTOM RESIDENCE FOR:
LUCAS CORNER
LOT: _____
ADDRESS: _____
SUBDIVISION: _____
LUCAS, COLLIN COUNTY, TEXAS

SHEET NO.



These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, and/or omission, if found, is to be brought immediately to the attention of the builder before any construction, work, or purchases are made. All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agencies, rules and/or regulations and be adhered to before and during all construction.



SITE CONTEXT PLAN

SCALE: 1" = 60'-0"

OWNER / DEVELOPER

M Christopher and Co.

2730 Country Club, Lucas TX 75002

PHONE - 972-974-2777

FAX - 972-529-1078

CHAIRMAN OF PLANNING AND ZONING

CITY ENGINEER

MAYOR

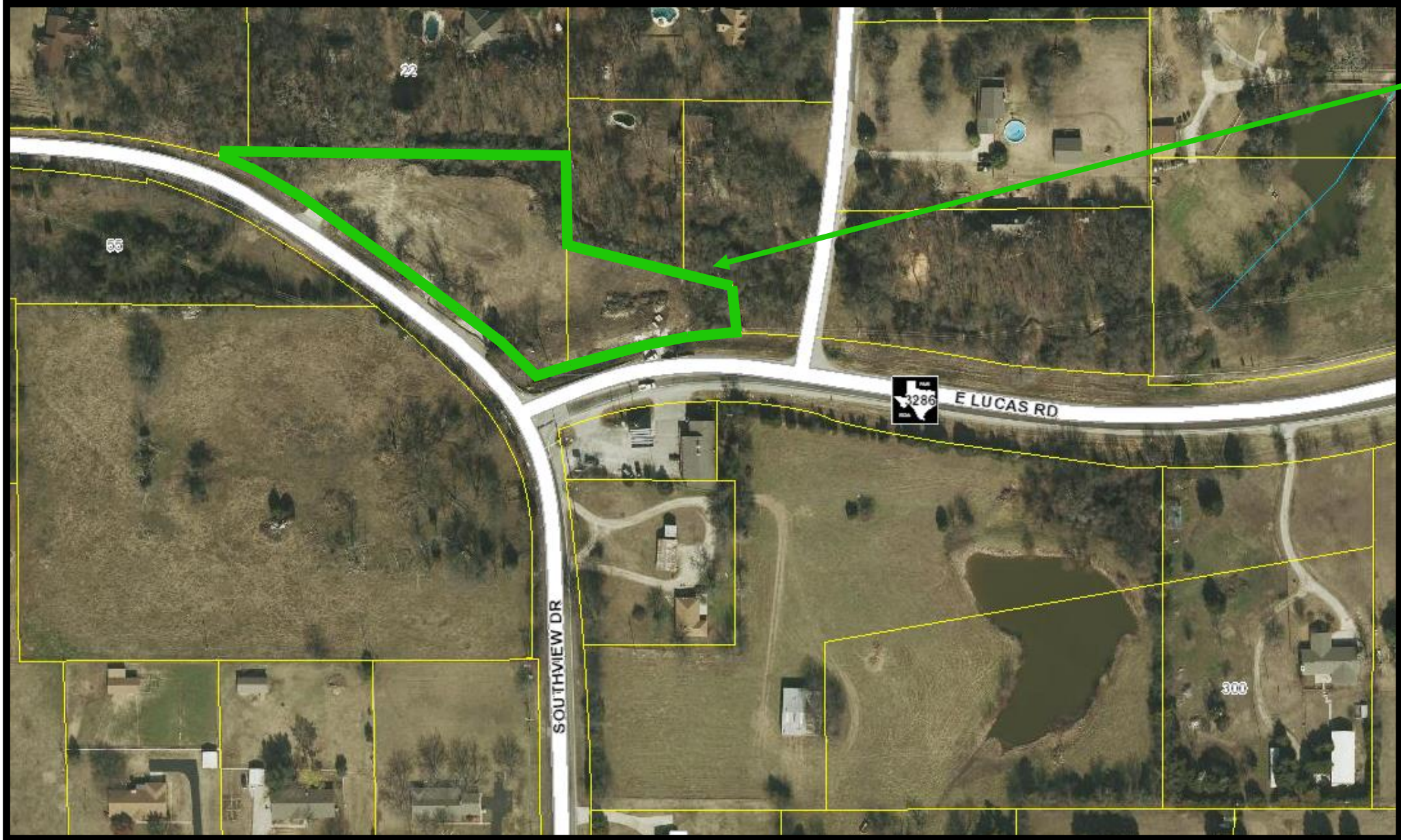
LUCAS CORNER
ADDRESS LINE 1
ADDRESS LINE 2
LUCAS, TX

REVISION ISSUED	
FOR REVIEW	4-01-2013
FOR SUBMITTAL	4-01-2013
FOR RESUBMITTAL	4-02-2013
FOR RESUBMITTAL	4-03-2013
FOR RESUBMITTAL	5-02-2016

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A1
1 of 2
4-03-2013

LATE



Lucas
Corners



City of Lucas

Planning and Zoning Agenda Request

May 12, 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.

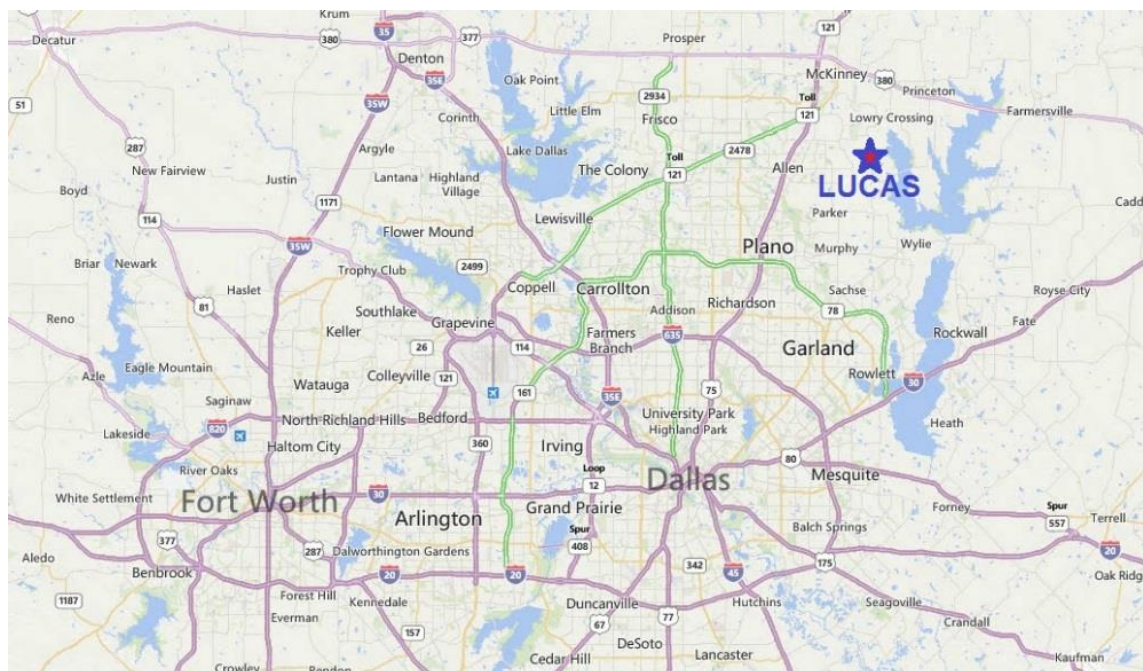


FIGURE 1.1- CITY OF LUCAS AND DALLAS/FORT WORTH METROPLEX

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.

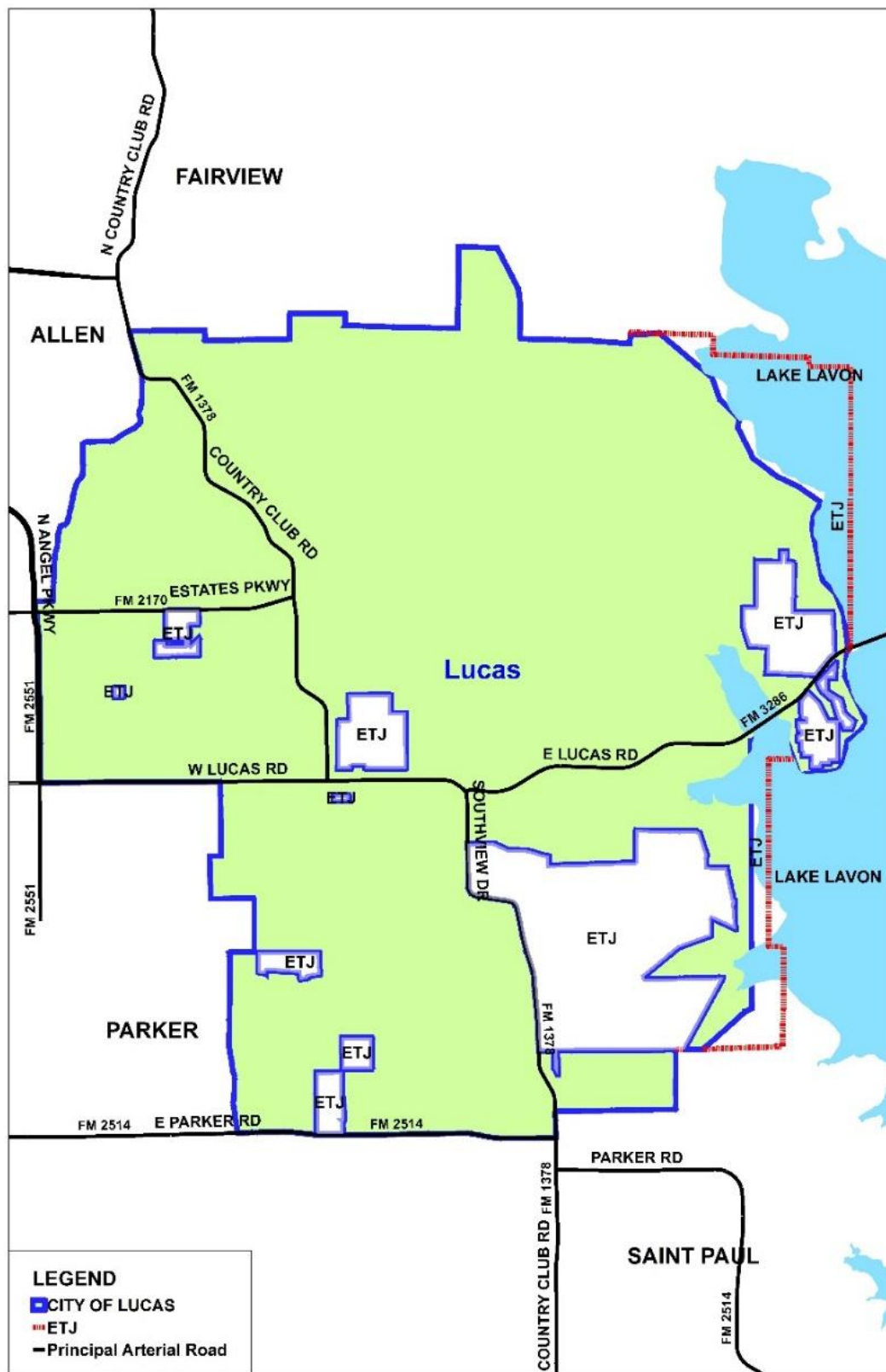


FIGURE 1.2 - CITY OF LUCAS, TEXAS



(04/01/2016)

CHAPTER 2 POPULATION

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.

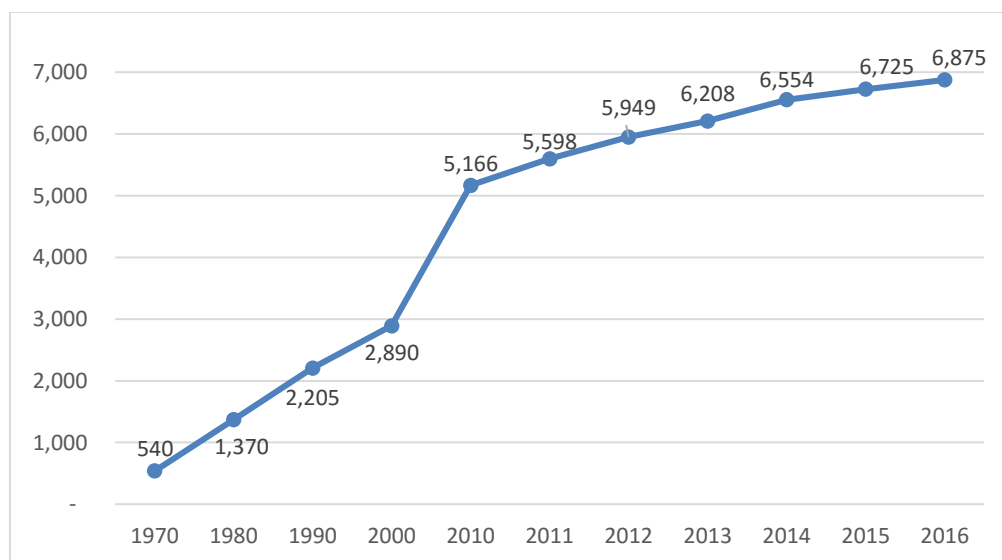


FIGURE 2.1-CITY OF LUCAS POPULATION GROWTH

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.

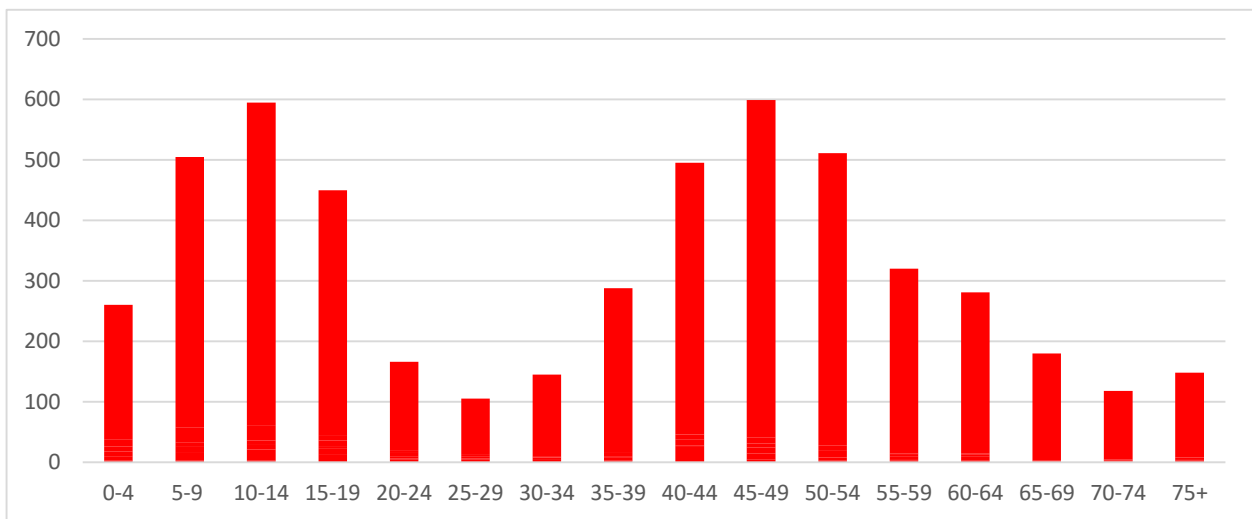


FIGURE 2.2- COMPOSITION OF POPULATION BY AGE AND RACE- CITY OF LUCAS (CENSUS 2010)

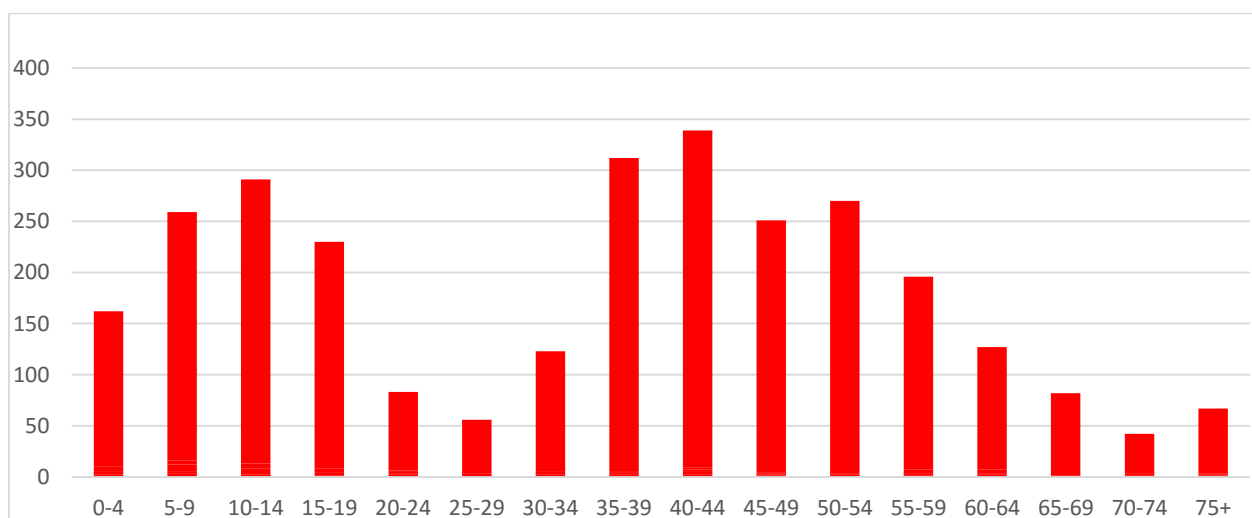


FIGURE 2.3 –COMPOSITION OF POPULATION BY AGE AND RACE – CITY OF LUCAS (CENSUS 2000)

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%

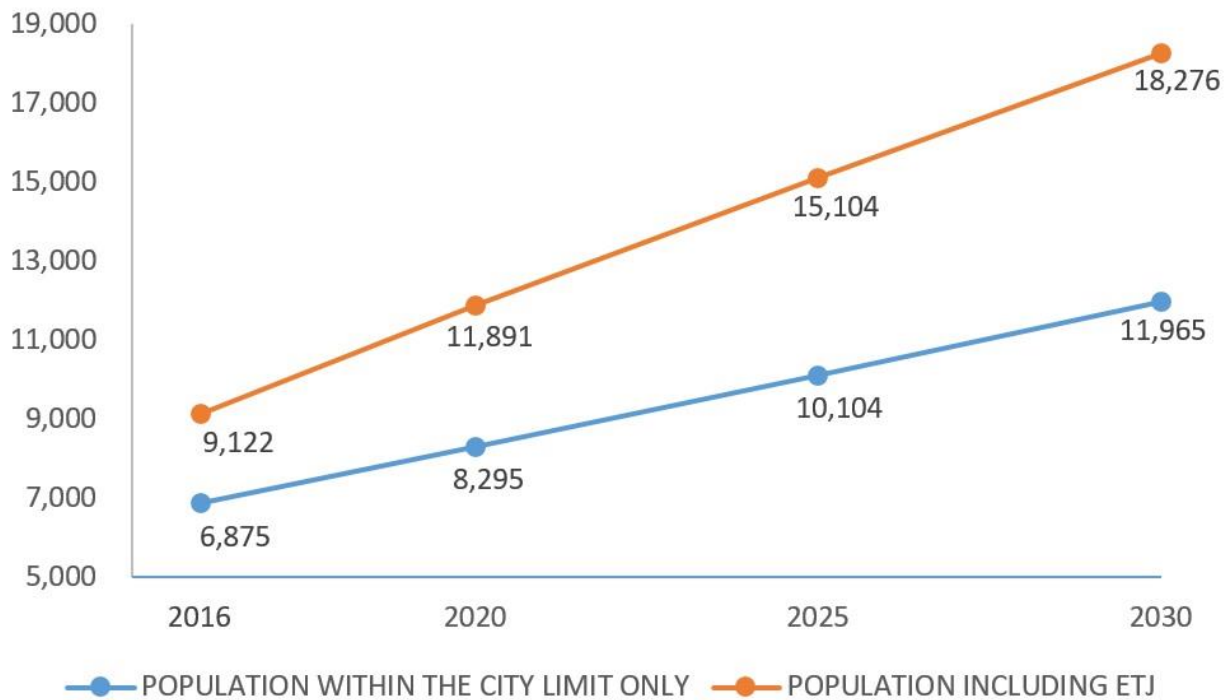


FIGURE 2.4-LUCAS POPULATION PROJECTIONS

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.

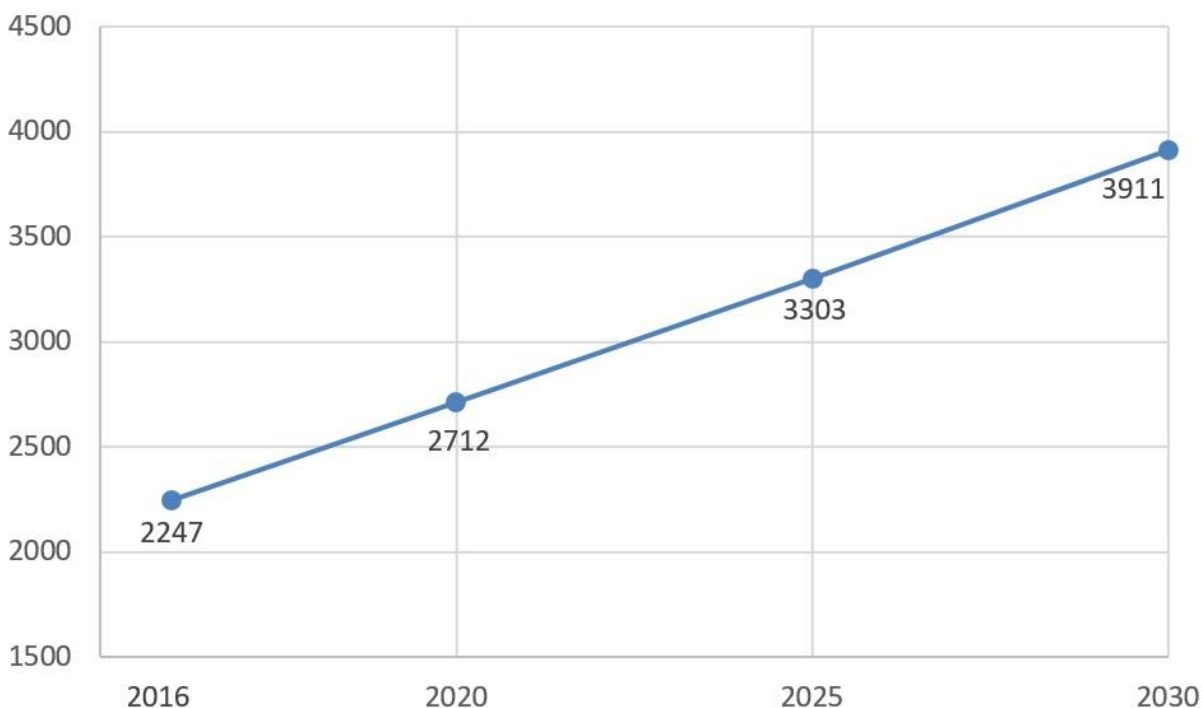


FIGURE 3.2- PROJECTED NUMBER OF HOUSING UNITS NEEDS FOR CITY OF LUCAS, TEXAS

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

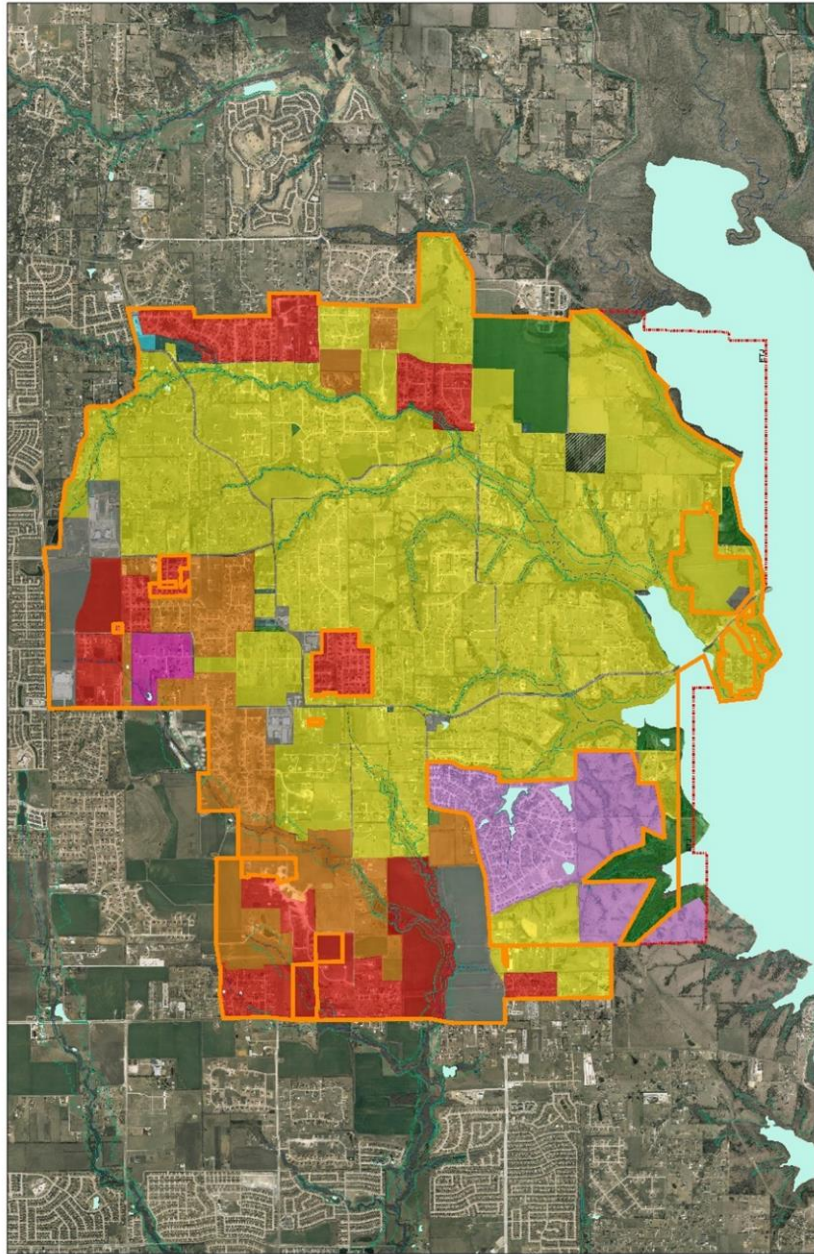
building design in new homes and an on-going program to assist people in making their homes accessible can solve this growing problem.

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

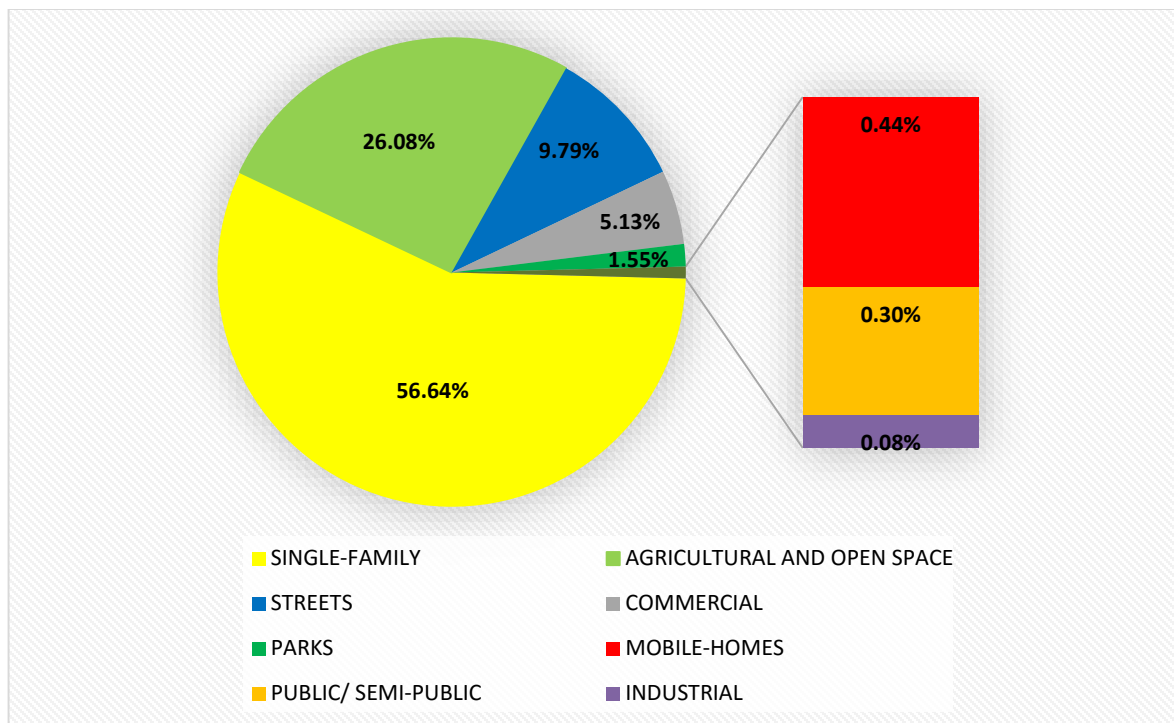


FIGURE 4.2 ALLOCATION OF EXISTING LAND USE- CITY OF LUCAS, TEXAS

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.

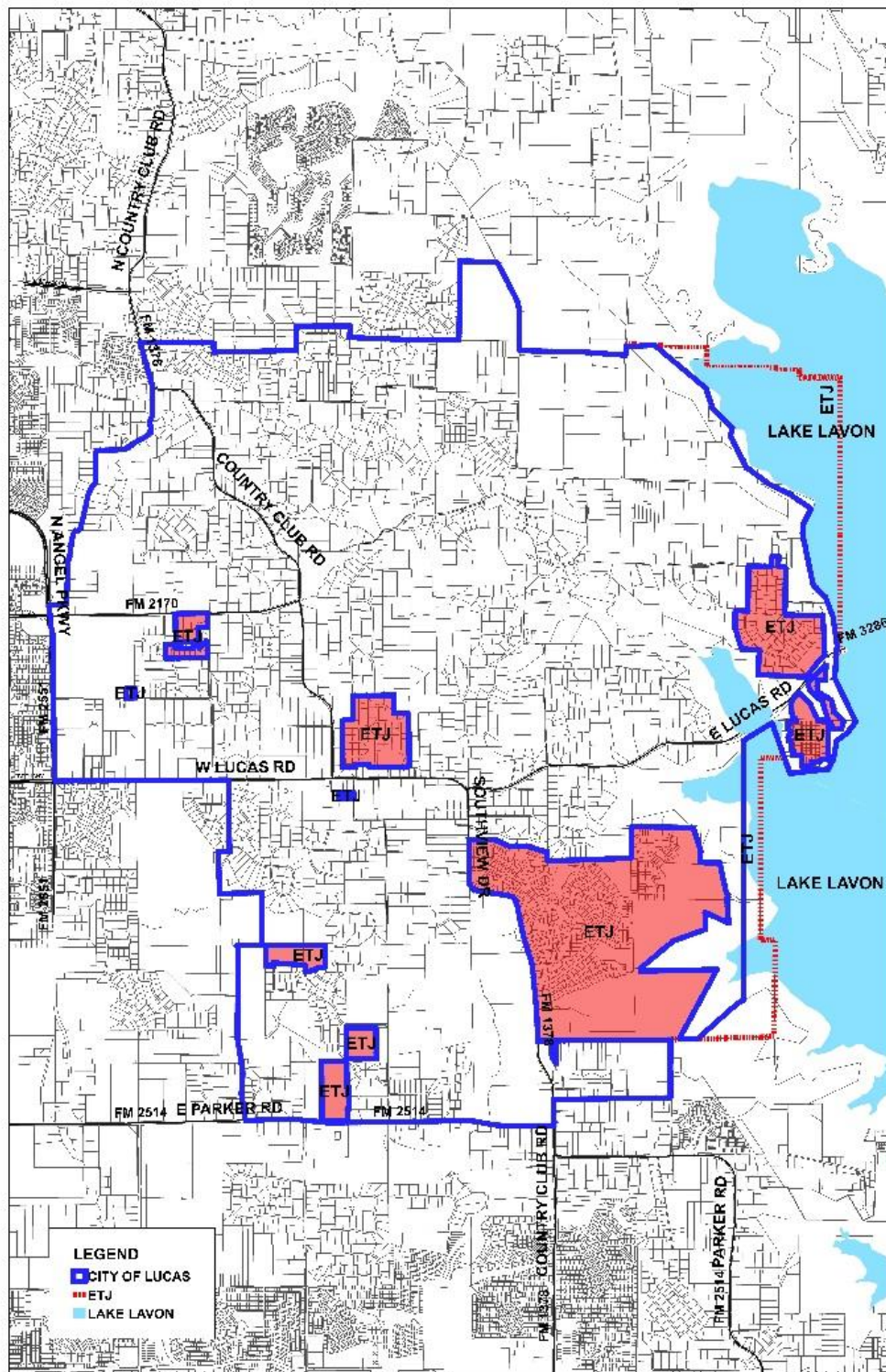


FIGURE 4.3- CITY LIMITS AND EXTRATERITORIAL JURISDICTIONS (ETJ) - CITY OF LUCAS, TEXAS

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.

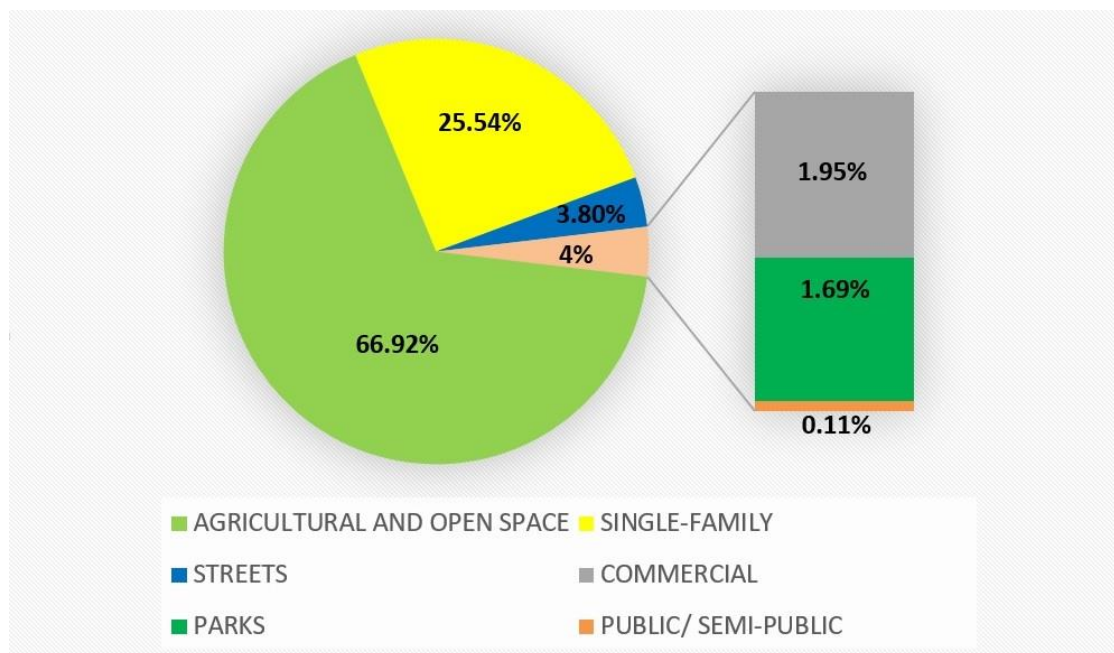


FIGURE 4.4- ALLOCATION OF EXISTING ETJ LAND USE

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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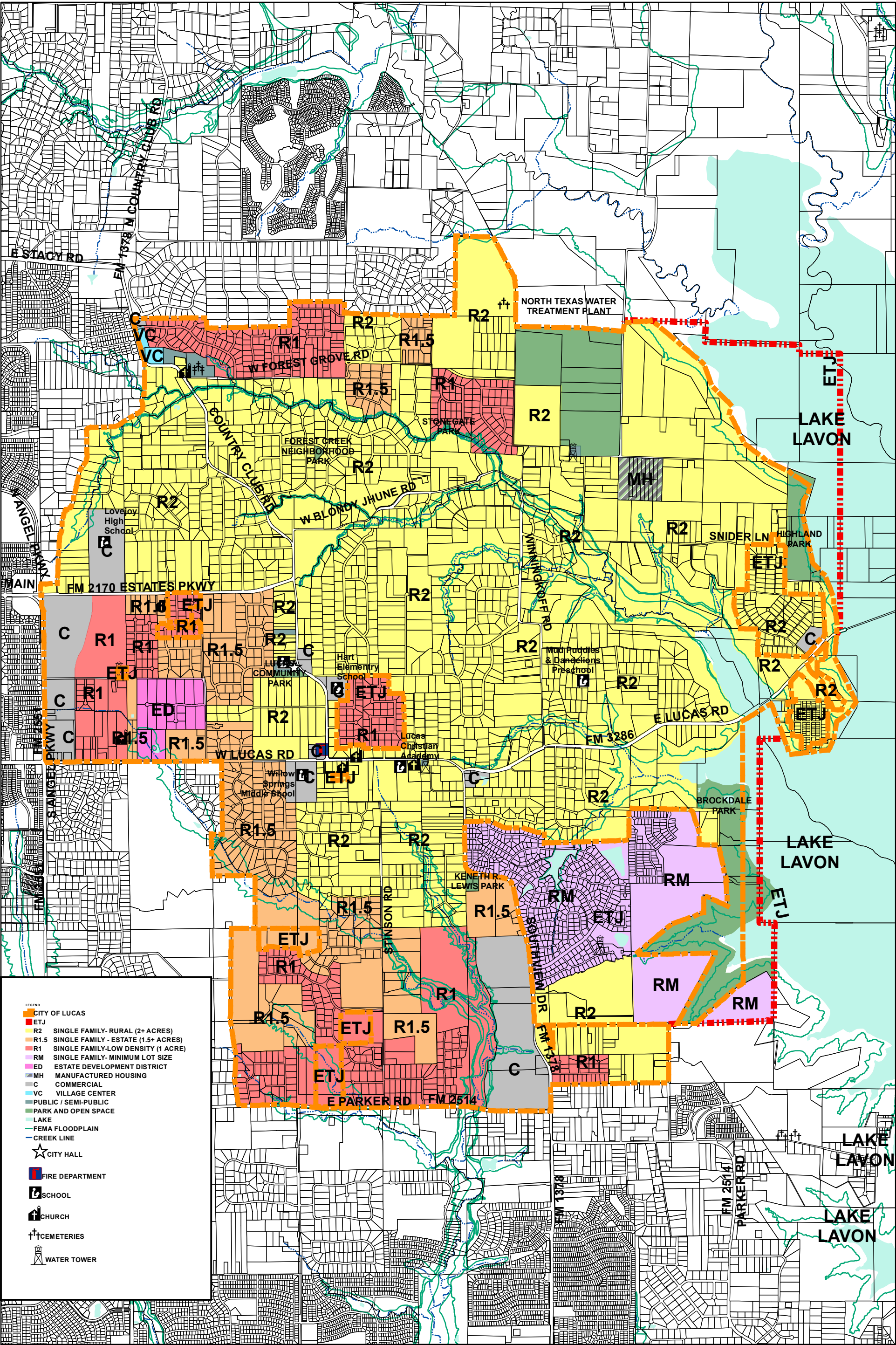
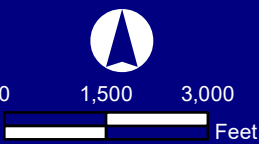


FIGURE 4.5
FUTURE LANDUSE MAP
CITY OF LUCAS



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