



AGENDA

**City of Lucas
Planning and Zoning Commission
July 14, 2016
7:00 PM**

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

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, July 14, 2016 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Public Hearing(s)

1. Consider the request by BlueSky Development for a zoning change from AO to R-2 for a parcel of land situated along Orr Road and Winningkoff Road proposing 17 lots on 63.686 acres in the Calvin Boles Survey, Abstract No. 28. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action
2. Consider the request by Robert Kubicek for a zoning change request from R-2 to C, Commercial Business for a parcel of land located at 2205 Estates Parkway, situated in the Jas M Snider Survey, Abstract A0824 Tract 34, being all of 2.333 acres. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action
3. Consider amendments to the Code of Ordinances, Division 8 - Accessory Buildings, Structures and Uses regarding requirements for habitable space and accessory buildings. **(Development Services Director Joe Hilbourn)**

- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action
4. Consider amendments to the Code of Ordinances, Schedule Use Chart related to guest/servant quarters and accessory buildings with habitual space. (**Development Services Director Joe Hilbourn**)
- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

Regular Agenda

5. Consider approval of the minutes of the June 9, 2016 Planning and Zoning Commission meeting. (**City Secretary Stacy Henderson**)
6. Consider a request by Roome Land Surveying, Inc., on behalf of Nancy Hoke for approval of a minor plat subdividing a 5.092 acre tract of land from the 25 acre parcel, leaving a remainder of 19 +/- acres situated in the Witsaul Fisher Survey, Abstract A0323, Tract 11, more commonly known as 1590 Rock Ridge Road. (**Development Services Director Joe Hilbourn**)
7. Consider the request by Todd Wintters on behalf of Cleve Adamson Custom Homes for approval of a final plat for a parcel of land situated in the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, containing 25.492 acres of land more commonly known as a tract of land adjacent to Mary Lee Lane, north of the intersection of Mary Lee Lane and Blondy Jhune Road. (**Development Services Director Joe Hilbourn**)
8. Discuss and provide direction to staff regarding updates to the Comprehensive Plan, Chapter 5 Economic Development. (**Development Services Director Joe Hilbourn**)

Executive Session

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

An Executive Session is not scheduled for this meeting.

9. 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 July 1, 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

July 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by BlueSky Development for a zoning change from AO to R-2 for a parcel of land situated along Orr Road and Winningkoff Road proposing 17 lots on 63.686 acres in the Calvin Boles Survey, Abstract No. 28.

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

Background Information:

The development agreement is proposing 17 lots with no additional improvements. All lots will face existing roadways and the request meets the City's approved Comprehensive Plan and all City requirements.

Attachments/Supporting Documentation:

- 1. Legal Description
- 2. Depiction
- 3. Location Map
- 4. Public Notice
- 5. Five Oaks Concept Plan

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve/deny the request by BlueSky Development for a zoning change from AO to R-2 for a parcel of land situated along Orr Road and Winningkoff Road proposing 17 lots on 63.686 acres in the Calvin Boles Survey, Abstract No. 28.

EXHIBIT "A-2"
LEGAL DESCRIPTION
DESCRIPTION 63.693 ACRES

SITUATED in the City of Lucas, Collin County, Texas, in the Calvin Boles survey, abstract no. 28, being a survey of the 63.686 acre tract described in a deed from North Texas Municipal Water District to Karl G. Anderson, Jr., dated August 26, 2003, recorded in volume 5494, page 10675 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a mag nail found at the northwest corner of said 63.686 acre tract, in the center of Orr Road(north-south paved road);

THENCE South 89°03'30" East, with the north line of said 63.686 acre tract, 1446.37 feet to a 5/8" iron pin found at the northeast corner of said 63.686 acre tract;

THENCE southerly with the east line of said 63.686 acre tract as follows:

South 01°26'58" West, 790.42 feet to a 5/8" iron pin found;

South 00°01'27" East, 966.20 feet to a 3/8"-inch iron pin found;

South 02°04'44" West, 149.90 feet to a 1/2" pipe found;

South 01°55'36" West, 23.56 feet to a 3/8" iron pin found at the southeast corner of

said 63.686 acre tract; same being in East Winningkoff Road(paved road);

THENCE westerly with the south line of said 63.686 acre tract as follows:

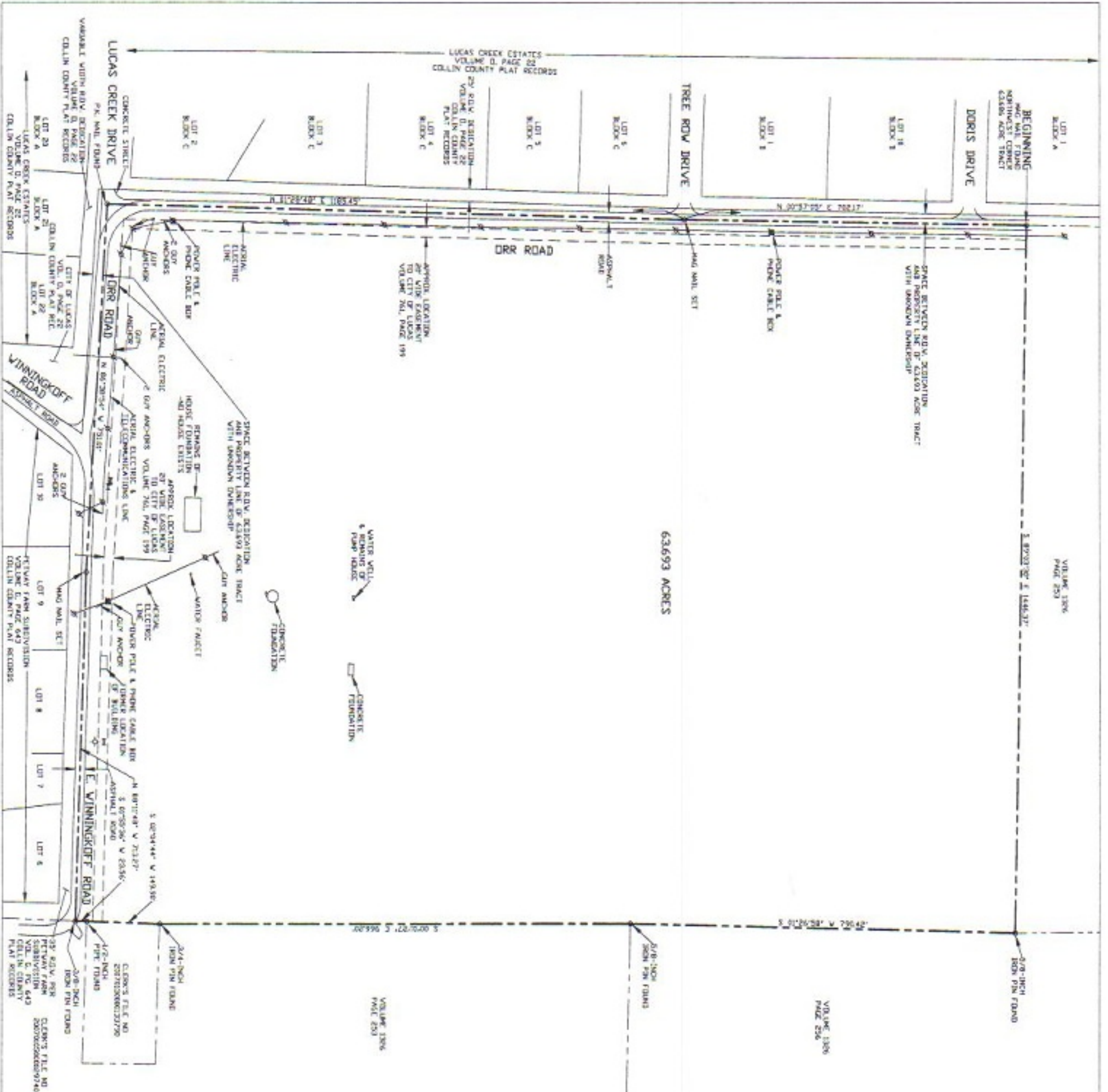
North 68°11'48" West, generally with near the center of said East Winningkoff Road, 713.27 feet to a mag nail set;

North 86°38'54" West, with said East Winningkoff Road, passing the intersection of said East Winningkoff Road and said Orr Road at or near 270 feet and continuing with said Orr Road, in all 751.01 feet to a P.K. nail found at the southwest corner of said 63.686 acre tract;

THENCE northerly with the west line of said 63.686 acre tract and generally near the center of said Orr Road as follows:

North 01°28'48" East, 1185.45 feet to a mag nail set;

North 00°57'05" East, 702.17 feet to the PLACE OF BEGINNING and containing 63.693 acres.



63.693 ACRES

VOLUME 1306
PAGE 253

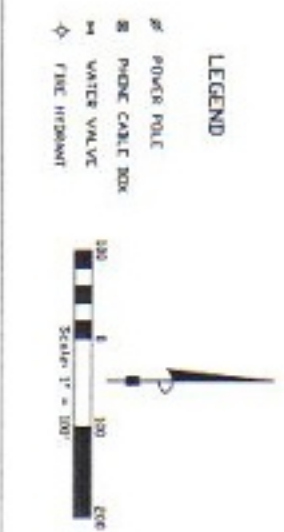
1.87933' ± L. 146.43'

1.87933' ± L. 146.43'

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5/8-INCH
IRON PIN FOUND

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PAGE 253



63.693 ACRES
CALVIN BILES SURVEY
ABSTRACT NO. 28
CITY OF LUCAS
COLLIN COUNTY
TEXAS

FROM BLOCK 6238, SUBSECTION
FROM RECONSTRUCTION # 101507-00



Bruce A. Biles

DESCRIPTION 63.693 ACRES

STANDARD in the City of Lucas, Collin County, Texas, to the Calvin Biles survey, abstract no. 28, being a survey of the 63.693 acre tract described in a deed from Mrs. Texas Winningshoff to Karl S. Anderson, et al., dated August 26, 2003, recorded in volume 5494, page 10673 of the Collin County deed records, being described by metes and bounds as follows:

BEING the 63.693 acre tract of the northwest corner of said 63.693 acre tract, in the center of Orr Road (north-south road);

TRACED South 89°03'30" East, with the north line of said 63.693 acre tract, 146.437 feet to a 5/8" iron pin found at the northeast corner of said 63.693 acre tract;

TRACED westerly with the west line of said 63.693 acre tract as follows:

South 07°28'38" West, 780.47 feet to a 5/8" iron pin found;

South 07°01'27" East, 866.20 feet to a 5/8" iron pin found;

South 07°04'44" West, 166.50 feet to a 1/2" pipe stake;

South 07°55'28" West, 21.56 feet to a 3/8" iron pin found at the northeast corner of said 63.693 acre tract, same being in East Winningshoff Road (east-west road);

TRACED westerly with the south line of said 63.693 acre tract as follows:

North 88°11'49" East, generally with the center of said East Winningshoff Road, 713.27 feet to a 5/8" iron pin found;

North 80°38'54" East, with the East Winningshoff Road, passing the center of said 5/8" iron pin found, 21.25 feet to a 5/8" iron pin found at the northeast corner of said 63.693 acre tract;

North 01°28'48" East, 1185.45 feet to a 5/8" iron pin found at the northeast corner of said 63.693 acre tract;

North 00°53'50" East, 702.17 feet to the PLACE OF BEGINNING and enclosing 63.693 acres.

TRACED northerly with the west line of said 63.693 acre tract and generally near the center of said Orr Road as follows:

North 01°28'48" East, 1185.45 feet to a 5/8" iron pin found;

North 00°53'50" East, 702.17 feet to the PLACE OF BEGINNING and enclosing 63.693 acres.

The above described tract was surveyed on the ground and under my supervision.

Office work completed on January 10, 2015

Bruce A. Biles, Registered Professional Land Surveyor, No. 4117
1101 N. University Street, Suite 300
McAllen, Texas 78501
409-542-3458
409-542-0751-fax

Starting data and controlling monuments collected between 3/8-inch iron pin found at southeast corner of P.K. not found at southeast corner of the 63.693 acre tract recorded in volume 5494, page 10673.

According to TDLRS map no. 4893502001, dated 6-3-2009, the above described property is not in the 100 year flood plain.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, July 14, 2016 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, August 4, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from AO to R-2 on a parcel of land described as follows:

SITUATED in the City of Lucas, Collin County, Texas, in the Calvin Boles survey, abstract no. 28, being a survey of the 63.686 acre tract described in a deed from North Texas Municipal Water District to Karl G. Anderson, Jr., dated August 26, 2003, recorded in volume 5494, page 10675 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a mag nail found at the northwest corner of said 63.686 acre tract, in the center of Orr Road(north-south paved road);

THENCE South 89°03'30" East, with the north line of said 63.686 acre tract, 1446.37 feet to a 5/8" iron pin found at the northeast corner of said 63.686 acre tract;

THENCE southerly with the east line of said 63.686 acre tract as follows:

South 01°26'58" West, 790.42 feet to a 5/8" iron pin found;

South 00°01'27" East, 966.20 feet to a 1/2" iron pin found;

South 02°04'44" West, 149.90 feet to a 1/2" pipe found;

South 01°55'36" West, 23.56 feet to a 3/8" iron pin found at the southeast corner of said 63.686 acre tract; same being in East Winningkoff Road(paved road);

THENCE westerly with the south line of said 63.686 acre tract as follows:

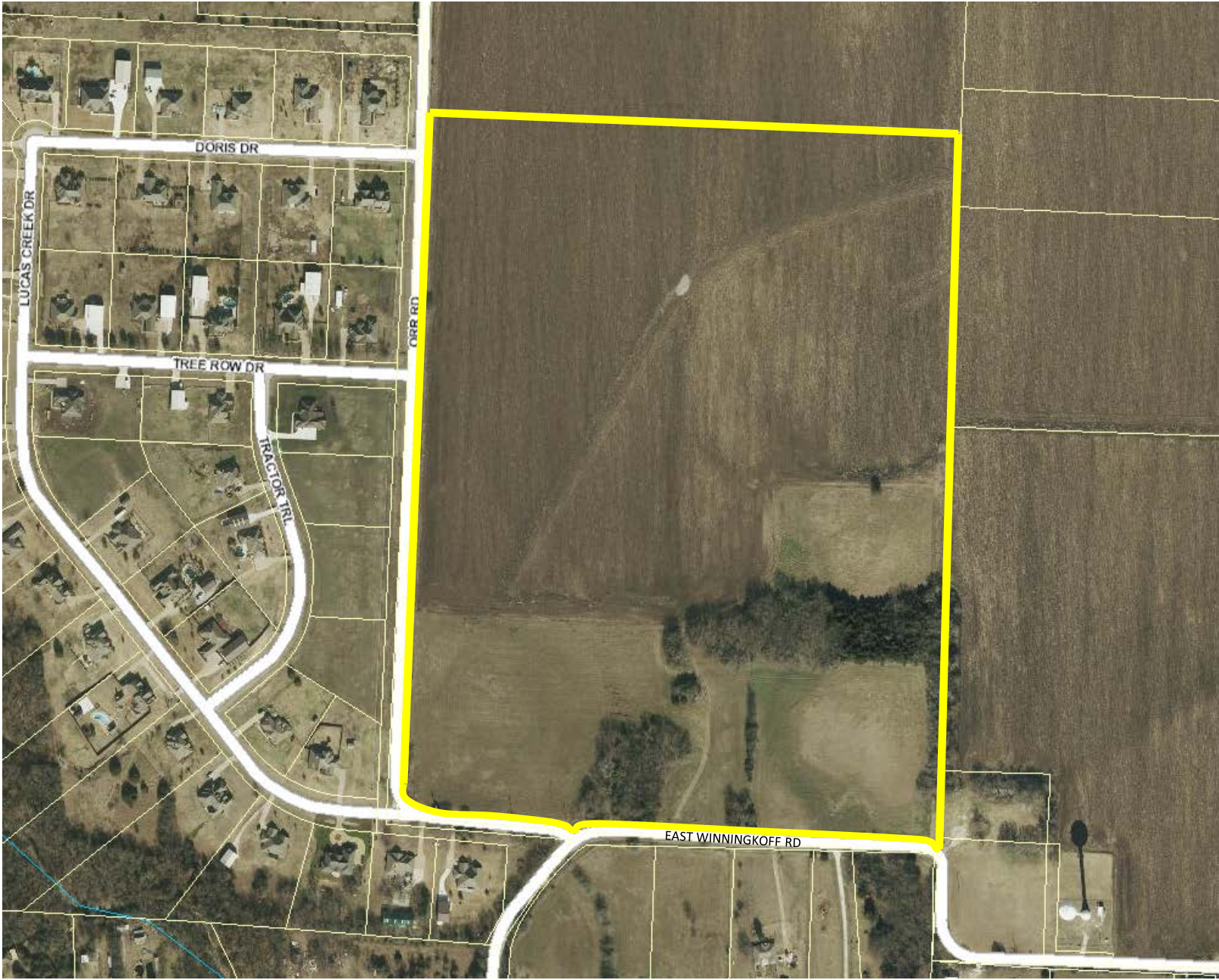
North 68°11'48" West, generally with near the center of said East Winningkoff Road, 713.27 feet to a mag nail set;

North 86°38'54" West, with said East Winningkoff Road, passing the intersection of said East Winningkoff Road and said Orr Road at or near 270 feet and continuing with said Orr Road, in all 751.01 feet to a P.K. nail found at the southwest corner of said 63.686 acre tract;

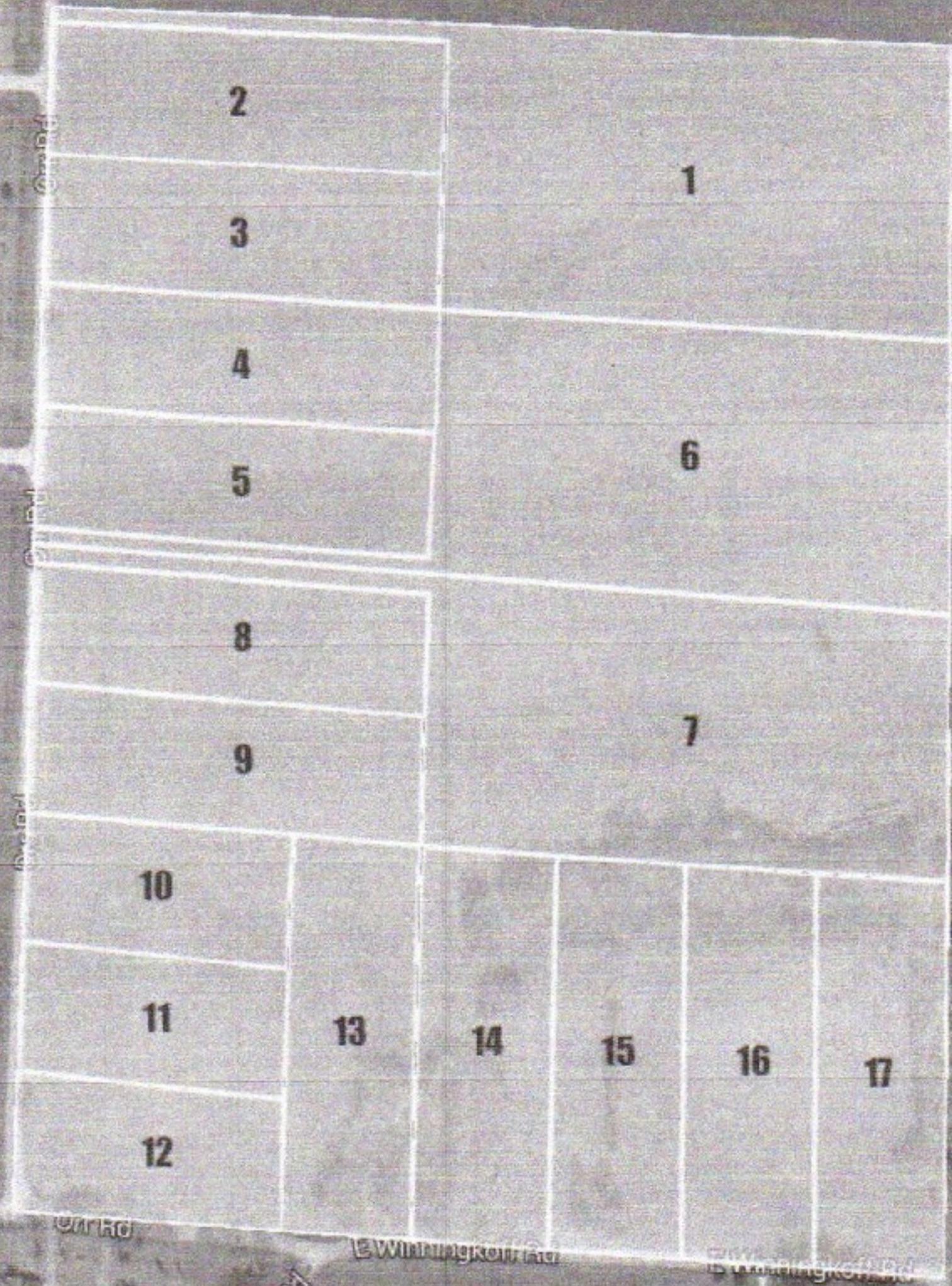
THENCE northerly with the west line of said 63.686 acre tract and generally near the center of said Orr Road as follows: North 01°28'48" East, 1185.45 feet to a mag nail set; North 00°57'05" East, 702.17 feet to the PLACE OF BEGINNING and containing 63.693 acres.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us, or Fax 972-727-0091 and it will be presented at the Hearing. If you have any question about the request please contact Joe Hilbourn at jhilbourn@lucastexas.us

BlueSky Development, LLC
63.6930 acres



- 📍 White Rock Manor 63.7 acres
- 📍 Tract 1 = 8.8 acres
- 📍 Tract 2 = 3 acres
- 📍 Tract 3 = 3 acres
- 📍 Tract 4 = 3 acres
- 📍 Tract 5 = 3 acres
- 📍 Tract 6 = 8.2 acres
- 📍 Tract 7 = 8.5 acres
- 📍 Tract 8 = 3 acres
- 📍 Tract 9 = 3 acres
- 📍 Tract 10 = 2 acres
- 📍 Tract 11 = 2 acres
- 📍 Tract 12 = 2 acres
- 📍 Tract 13 = 3 acres
- 📍 Tract 14 = 3 acres
- 📍 Tract 15 = 3 acres
- 📍 Tract 16 = 3 acres
- 📍 Tract 17 = 3 acres





City of Lucas

Planning and Zoning Agenda Request

July 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Robert Kubicek for a zoning change request from R-2 to C, Commercial Business for a parcel of land located at 2205 Estates Parkway, situated in the Jas M Snider Survey, Abstract A0824 Tract 34, being all of 2.333 acres.

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

Background Information:

When this parcel was annexed, an existing self-storage building was located on site making the parcel a legal non-conforming use within the district requirements. Since 2005, following the annexation, the property owner continued to add self-storage facilities without the required permits.

The addition of the self-storage buildings without permits changed the classification of the property to illegal non-conforming, and in order to continue running the business with the new facilities, the property would be required to be re-zoned from R-2 to Commercial Business.

Should the rezoning be approved, the property would then be required to obtain a specific use permit as self-storage facilities are not permitted by right. Should the specific use permit be approved, the property would then be required to apply for a building permit for the additional structures, and pay building permit and impact fees for each project.

This item was previously brought before the Planning and Zoning Commission on July 19, 2015 and was denied. The applicant failed to appeal the decision to the City Council in the permitted time frame of 30 days, in which the decision becomes final. In order to move forward, the applicant is required to request the proposed rezoning before the Planning and Zoning Commission.

If the rezoning request is denied, the self-storage buildings will have to be removed. Given this is the second request before the Planning and Zoning Commission, should the applicant wish to appeal to the City Council, this must be done within 30 days or the decision is final.

Attachments/Supporting Documentation:

- 1. Depiction
- 2. Legal Description
- 3. Location Map
- 4. Public Hearing Notice



City of Lucas

Planning and Zoning Agenda Request

July 14, 2016

Requester: Development Services Director Joe Hilbourn

Budget/Financial Impact:

N/A

Recommendation:

The property is currently classified as illegal non-conforming and the self-storage buildings are not allowed within the R-2 zoning district. If approved, the Comprehensive Plan would require an update.

Motion:

I make a motion to approve/deny the request by Robert Kubicek for a zoning change from R-2 to C, Commercial Business for a parcel of land located at 2205 Estates Parkway.

Exhibit B
Depiction
Owners Property

C

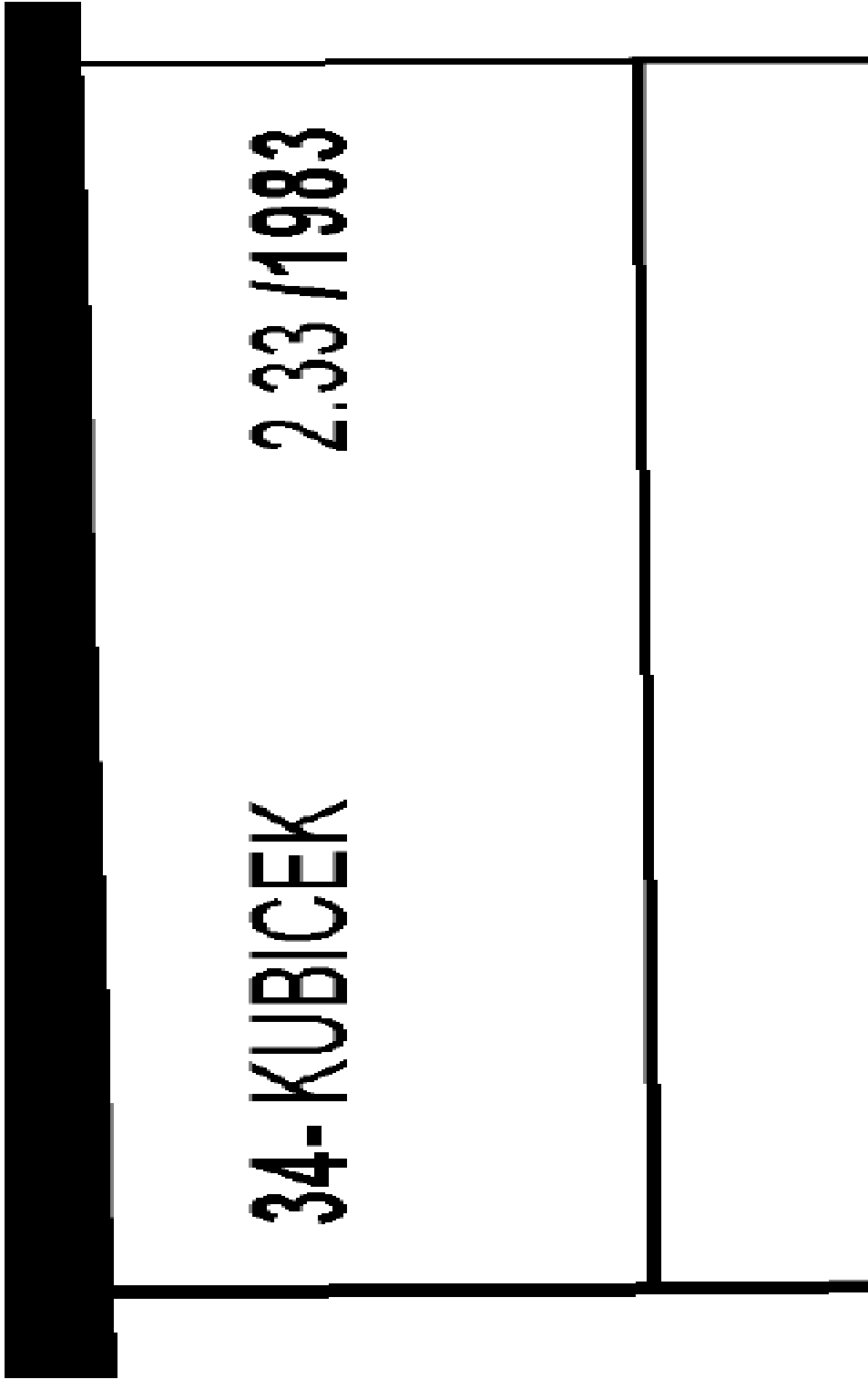


Exhibit A
Legal Description
Owners Property

SITUATED IN COLLIN COUNTY, TEXAS, IN THE JAMES M. SNYDER SURVEY, ABSTRACT NO. 824, AND BEING A PART OF A 13.3346 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED RECORDED IN VOLUME 809, PAGE 270, OF THE COLLIN COUNTY DEED RECORDS,
AND BEING A RESURVEY OF THE SAME SECOND TRACT OF 6.66783 ACRE TRACT DESCRIBED IN SAME PARTITION DEED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

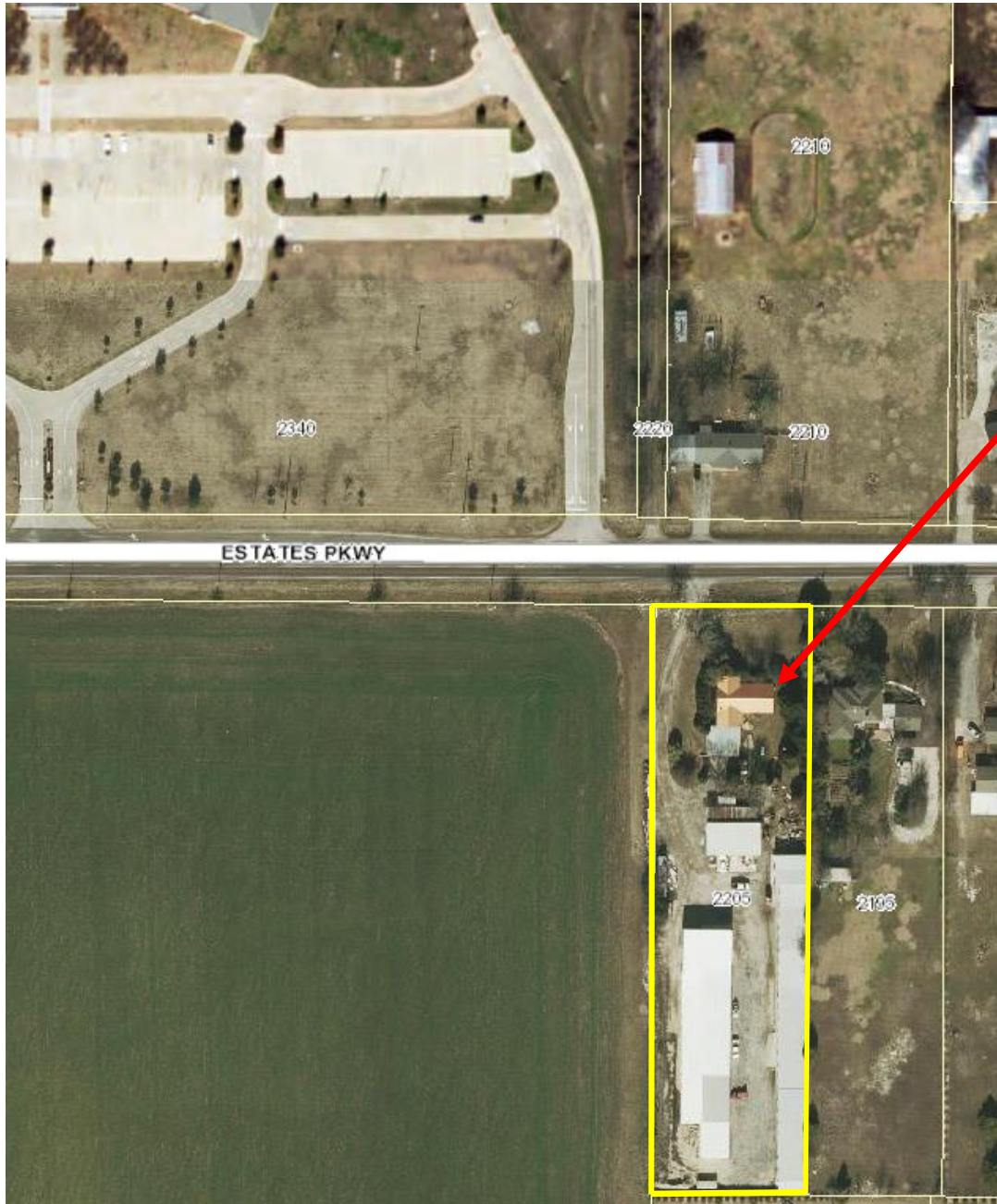
BEGINNING AT A ½ INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID 6.6673 ACRE TRACT IN THE SOUTH R.O.W. LINE OF FARM ROAD NO. 2170;

THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST, 166.24 FEET ALONG THE SOUTH R.O.W. LINE OF SAID FARM ROAD NO. 2170 TO AN IRON ROD SET THEREIN;

THENCE SOUTH 0 DEGREES 00 MINUTES 13 SECONDS EAST, 611.37 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF THE SAID 6.6673 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 166.28 FEET ALONG THE SOUTH LINE OF THE SAID 13.3346 ACRE TRACT TO A 1/2 INCH IRON ROD SET THEREIN;

THENCE NORTH 611.37 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.333 ACRES OF LAND.



2205 Estates Parkway



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on **Thursday, July 14, 2016 at 7:00 p.m.** and City Council will conduct a second Public Hearing on Thursday August 4, 2016 at 7:00 p.m. at City Hall, 665 Country Club, Lucas, Texas to consider a request for a change of zoning from R-2 to C for a tract of land located at 2205 Estates Parkway, further described as follows:

SITUATED IN COLLIN COUNTY, TEXAS, IN THE JAMES M. SNYDER SURVEY, ABSTRACT NO. 824, AND BEING A PART OF A 13.3346 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED RECORDED IN VOLUME 809, PAGE 270, OF THE COLLIN COUNTY DEED RECORDS,

AND BEING A RESURVEY OF THE SAME SECOND TRACT OF 6.66783 ACRE TRACT DESCRIBED IN SAME PARTITION DEED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID 6.6673 ACRE TRACT IN THE SOUTH R.O.W. LINE OF FARM ROAD NO. 2170; THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST, 166.24 FEET ALONG THE SOUTH R.O.W. LINE OF SAID FARM ROAD NO. 2170 TO AN IRON ROD SET THEREIN; THENCE SOUTH 0 DEGREES 00 MINUTES 13 SECONDS EAST, 611.37 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF THE SAID 6.6673 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST, 166.28 FEET ALONG THE SOUTH LINE OF THE SAID 13.3346 ACRE TRACT TO A 1/2 INCH IRON ROD SET THEREIN;

THENCE NORTH 611.37 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.333 ACRES OF LAND.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas Texas 75002, 972-727-8999, email shenderson@lucastexas.us, or Fax 972-727-0091 and it will be presented at the Hearing. If you have any questions please contact Joseph Hilbourn at jhilbourn@lucastexas.us



City of Lucas
Planning & Zoning Commission
Regular Meeting
July 9, 2015
7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

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

Present:

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

Staff:

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

Absent:

Alternate Commissioner, Kevin Wier

Council Liaison:

Mayor, Jim Olk

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

Public Hearings

1. **Consider the request by Brian Reed on behalf of M. Christopher Homes for approval of a specific use permit for a refueling station for the property located at Lot 2 of the Forest Grove Addition, more commonly known as 2710 Country Club Road.**

Chairman Rusterholtz announced that M. Christopher Homes had submitted a written request to have their item withdrawn from the agenda and no public input would be taken.

2. **Consider the request by Robert Kubicek for approval of a zoning change request from R-2 to C, Commercial Business for a parcel of land situated in the Jas M Snider Survey, Abstract A0824, Tract 34, being all of 2.333 acres, also known as 2205 Estates Parkway.**

Development Services Director Joe Hilbourn gave a presentation stating the property was annexed in 2005 and had an existing storage building on site making the parcel legal non-conforming with the district requirements. Since 2005, additional self-storage buildings have been added to the property without permits. The additional storage buildings placed on site without building permits changed the classification of the property to illegal non-conforming.

Mr. Hilbourn stated in order for the property owner to continue running the self-storage business with the additional buildings, the property must be rezoned from R-2 to Commercial. If the rezoning is approved, building permits would be required; however, should the request be denied, the buildings must be removed.

Commissioner Guillemaud asked if the additional storage buildings met current code requirements.

Mr. Hilbourn stated that the self-storage buildings and driveways did not meet code requirements and one building was located over an existing water line easement.

Chairman Rusterholtz opened the public hearing at 7:07pm.

Susan Oliver, 2080 Claremont Drive asked if the property was zoned commercial, would any business be allowed at this location.

Chairman Rusterholtz stated that once the property was zoned commercial, any allowable commercial use within that zoning district could locate on the property.

Diane Dercks, 820 Maplewood Lane, asked that should the City rezone this property commercial, that landscaping requirements be enforced to shield any residential property from the commercial use in their neighborhood.

Bill Kelley, 2175 Estates Parkway, stated that had he known there was property near his home zoned commercial, he would not have purchased the house. Mr. Kelley stated that due to the additional buildings located on site, there were now issues with water runoff, decreased property values and was not aesthetically pleasing to the neighborhood.

Mr. Kubicek, property owner of 2205 Estates Parkway, stated that when he originally purchased the property many years ago, it was zoned commercial and he had a permit from Collin County for the commercial use.

Chairman Rusterholtz reminded Mr. Kubicek that once a property was annexed into the City, all City permitting and code requirements must be met.

City Attorney, Joe Gorfida advised the Commission to review the zoning as a whole, not one particular use, and what was most compatible with the Comprehensive Plan now, not in previous years.

Chairman Rusterholtz closed the public hearing at 7:17pm.

The Commission discussed zoning in place and current Comprehensive Plan requirements.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Williams to recommend denial of the zoning change request from R-2 to Commercial Business. The motion passed unanimously by a 5-0 vote.*

Regular Agenda

- 3. Consider approval of the minutes of the June 11, 2015 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Keer to approve the minutes as submitted. The motion passed unanimously by a 5-0 vote.

- 4. Consider the request by Brian Reed on behalf of M. Christopher Homes for approval of an amended Architectural Plan for Phase 3, Lot 2 of the Forest Grove Addition, more commonly known as 2710 Country Club Road.**

Chairman Rusterholtz announced that M. Christopher Homes had submitted a written request to have this item withdrawn from the agenda.

- 5. Consider the request by Brian Reed on behalf of M. Christopher Homes for approval of an amended site plan for Phase 3, Lot 2 of the Forest Grove Addition, more commonly known as 2710 Country Club Road.**

Chairman Rusterholtz announced that M. Christopher Homes had submitted a written request to have this item withdrawn from the agenda.

- 6. Consider the request by Todd Wintters on behalf of Cleve Adamson Custom Homes for approval of a preliminary plat for a subdivision of land called Tokalaun Equestrian Addition, Tract Two, being 27.652 acres, for a proposed 12 lot subdivision on a tract of land situated**

Chairman Rusterholtz announced that the applicant, Todd Wintters, submitted a written request to have this item withdrawn from the agenda.

- 7. Consider updates as it relates to the Comprehensive Plan and receive comments based on the updated Land Use Map and Comprehensive Zoning Map.**

A presentation was given by Development Services Director Joe Hilbourn discussing the updated Zoning Map that was submitted to the Commission with changes from Metropolitan Infrastructure. Mr. Hilbourn also discussed parks and open spaces and dedicated park land.

The Commission also discussed zoning on the lots located along Estates Parkway near Lovejoy High School as well as potential traffic issues and future development of these lots.

Rebecca Mark, 2550 Estates Parkway, stated she was in agreement with the Comprehensive Plan to zone the property along Angel Parkway commercial. She stated that it was unforeseen that a high school would be built in its current location, and had created a difficult situation for homeowners in the area. Residents in that area have commercial properties located on three sides of their property. Ms. Mark also stated that the lift stations located at the intersection near Angel Parkway and Estates Parkway also cause an odor in the area and that property values have also been affected due to the high school and lift stations.

Delvin Dupuy, 2450 Estates Parkway stated that the construction noise at the high school was a constant problem as well as noise from the high school football games. Traffic was also a concern and quality of life has been affected.

Dallas Robinson, 2630 Estates Parkway, stated that he was in agreement with developing the property in such a way that allows for trails and could assist with alleviating traffic issues on Estates Parkway.

Mr. Hilbourn asked if the homeowners would consider placing deed restrictions on the eight lots near the high school that requires all properties to be developed commercial or not at all.

Ms. Mark stated that suggestion could help the situation, but she would need additional time to review the terms of the deed restrictions.

Commissioner Guillemaud asked if a PD district could be created.

Mr. Hilbourn stated that it could be made into a Planned Development zoning district with specific requirements, and that those options could be discussed as well.

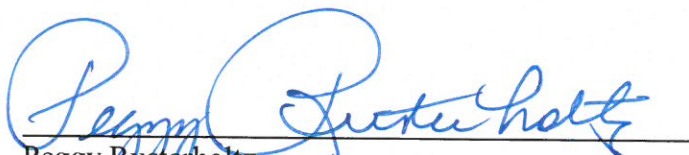
Chairman Rusterholtz stated that staff's suggestion could be a good compromise; however, additional research was needed and suggested this item be brought before the Commission at a later date to be discussed further.

Chairman Rusterholtz stated that in general she approved the zoning map and comprehensive plan map, and the Commission would continue to review the property surrounding Lovejoy High School. She also asked that zoning be reviewed that was applicable for the City's ETJ areas.

This item was for discussion only, no formal action taken.

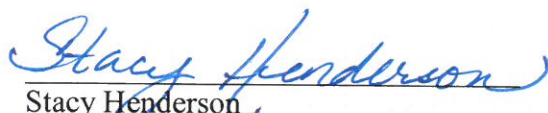
8. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Blythe to adjourn the meeting at 8:23pm. The motion passed unanimously with a 5-0 vote.



Peggy Rusterholtz
Chairman

ATTEST:



Stacy Henderson
City Secretary





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

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider amendments to the Code of Ordinances, Division 8 - Accessory Buildings, Structures and Uses regarding requirements for habitable space and accessory buildings.

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

Background Information:

Proposed amendments to the Code of Ordinances, Division 8, Accessory Buildings, Structures and Uses was brought before the Planning and Zoning Commission at their June 9, 2016 meeting for discussion. Proposed changes from the Commission have been incorporated, changes include replacing the term guest/servants quarters with the term habitable space and adding requirements requiring accessory buildings with habitable space to meet minimum standards required by the International Residential Code and providing for permitted uses.

Supporting Documentation:

- 1. Public hearing notice
- 2. Proposed Accessory Building language updates

Budget/Financial Impact:

NA

Recommendation:

Staff recommends approval as submitted.

Motion:

I make a motion to approve/deny the amendments to the Code of Ordinances, Division 8 - Accessory Building, Structures and Uses by replacing the term guest/servants quarters with the term habitable space and adding requirements requiring accessory buildings with habitable space to meet minimum standards required by the International Residential Code and providing for permitted uses.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a public hearing on Thursday, July 14, 2016 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, July 21, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

Amending the supplemental regulations for Division 8. Accessory Buildings, Structures and Uses by replacing the term guest/servants quarters with the term habitable space and requiring accessory buildings with habitable space to meet minimum standards required by the International Residential Code and providing for permitted uses.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us, and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us

Division 8. Accessory Buildings, Structures and Uses

Sec. 14.04.301 Purpose

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

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

Sec. 14.04.302 Accessory structures, buildings and uses permitted

(a) Accessory structures or buildings may be erected, maintained, and used for purposes which are clearly accessory to the principal or main structure, building or use permitted on the premises. Except in the agriculture district accessory buildings shall be built after the main building or structure. (Ordinance 2015-08-00816 adopted 8/20/15)

(b) Accessory structures, buildings and uses shall be so constructed, maintained and utilized so that the use of the building or equipment located does not produce excessive noise, vibration, concussion, dust, dirt, smoke, odors, noxious gases, heat, traffic, glare from artificial illumination or from reflection of natural light and shall be on the premises of the principal or main use, structure, or building except as may be specifically provided herein.

(c) For any accessory structure a special exception may be required when the total square footage of the main building and any accessory buildings exceeds 50,000 square feet. Special exceptions may be granted by the city council when such property owner can show the following:

- (1) Does not contain or support a use inconsistent with the zoning district regulation applicable to the property;
- (2) Use of structure does not cause traffic congestion;
- (3) Does not support use by any person other than owner or occupant of the main structure; and
- (4) That size and mass of the structure is consistent with the surrounding uses.

(d) No trailers, containers, commercial boxes or other similar structures shall be used as accessory structures or buildings.

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(Ordinance 2006-10-00577, sec. 1, adopted 10/16/06)

Sec. 14.04.303 Exemptions

The following accessory structures are exempt from this division:

- (1) Retaining walls;
- (2) Air conditioning mechanical equipment;
- (3) Uncovered flatwork (such as but not limited to patios, sidewalks, concrete pool decking and driveways);
- (4) Play houses less than 125 square feet without running water or electricity, playground equipment, tree forts, and similar structures located behind the front of the main building; and
- (5) Temporary (less than 7 days) membrane structures (such as but not limited to tents and bounce houses).

Sec. 14.04.304 General accessory buildings and structures regulations

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

- (1) Types of accessory buildings and structures.
 - (A) Attached accessory building and structures. Accessory buildings and structures that are physically attached to a main building or located less than ten feet (10') from the main building shall be considered attached accessory buildings and shall meet the requirements set forth for attached accessory buildings. These may include but are not limited to garages, carports, guest/servants quarters, patio covers, outdoor kitchens or living areas, decks that exceed 30" in height, deck covers, shops, tool houses, pool houses, and other incidental accessory structures.
 - (B) Detached accessory buildings and structures. Accessory buildings and structures which are physically located ten feet (10') or more from a main building and a minimum of ten feet (10') behind the required front setback line may be considered detached accessory buildings and shall be required to meet the requirements set forth for detached accessory buildings. These may include but are not limited to garages, carports, guest/servants quarters, patio covers, outdoor kitchens or living areas, decks that exceed 30" in height, deck covers, shops, tool houses, pool houses, and other incidental accessory structures.

(Ordinance 2008-06-00617 adopted 7/19/08)

(2) Design.

(A) Attached accessory buildings and structures shall be designed to be architecturally compatible with the main building and constructed of similar materials as the main building.

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

(Ordinance 2006-10-00577, sec. 1, adopted 10/16/06)

(3) Setbacks.

(A) Accessory buildings.

(i) Front yard setback, a minimum of ten feet behind the rear build line of the main structure unless the building is designed to be architecturally compatible with the main building and constructed of similar materials as the main building. ~~Then~~ a fifty foot front yard setback is required.

(ii) Rear yard setback, a minimum of twenty feet.

(iii) Side yard setbacks, a minimum of twenty feet.

(B) In-ground swimming pools, sports courts, tennis courts and similar uses shall maintain a minimum rear yard setback of 25 feet, a minimum side yard setback of 20 feet and if the in-ground pool is in front of the main building it shall maintain a front setback of 300 feet. In-ground swimming pool setbacks shall be measured from the inside wall of said pool.

(C) The inside wall of an aboveground swimming pool and any elevated decking associated with an aboveground swimming pool shall be located behind the main building and shall maintain a minimum rear yard setback of 50 feet and a minimum side yard setback of 25 feet.

(4) Accessory buildings ~~used as guest/servants quarters that contain Habitable Space as defined by the International Residential Code adopted by the City~~ shall be permitted in compliance with the following:

(A) One accessory ~~guest/servants quarters~~ building containing Habitable Space not exceeding 1,000 square feet in area may be permitted as an accessory use to a single-family residence in R-1 zoning district.

Accessory buildings	X	X	X	X	S		X	X		X
Caretaker/guard residence	X					X			X	
Community home	X	X	X	X						
Home occupation	X	X	X	X				X		X
Mobil home on individual lot								X		
Mobile home park								X		
Multifamily residence								X		
Registered family home	S	S	S	S						
Accessory Buildings with Habitable Space	X	X	X	X						
Single-family dwelling (detached)	X	X	X	X			X	X		X
Temporary field construction office	X	X	X	X	X	X			X	X



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

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider amendments to the Code of Ordinances, Schedule Use Chart related to guest/servant quarters and accessory buildings with habitual space.

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

Background Information:

Should Agenda Item No. 4 in the Planning and Zoning Commission packet be approved, the Zoning Use Chart will need to be updated to reflect the amendments to the Code of Ordinances, Division 8, Accessory Buildings, Structures and Uses related to guest/servant quarters and accessory buildings with habitual space.

Supporting Documentation:

- 1. Public Hearing Notice
- 2. Schedule of Use Chart

Budget/Financial Impact:

NA

Recommendation:

Staff recommends approval as submitted.

Motion:

I make a motion to approve/deny the amendments to the Schedule of Use Chart to reflect changing from allowing guest/servant quarters to accessory buildings with habitual space.



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a public hearing on Thursday, July 14, 2016 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, July 21, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

Amending the Schedule of Use Chart to reflect changing from allowing guest/servant quarters to accessory buildings with habitual space.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us, and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us

(e) Schedule of uses chart.

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Residential uses										
Accessory buildings	X	X	X	X	S		X	X		X
Caretaker/guard residence	X					X			X	
Community home	X	X	X	X						
Home occupation	X	X	X	X				X		X
Mobil home on individual lot								X		
Mobile home park								X		
Multifamily residence								X		
Registered family home	S	S	S	S						
Accessory Buildings with Habitable Space	X	X	X	X						
Single-family dwelling (detached)	X	X	X	X			X	X		X
Temporary field construction office	X	X	X	X	X	X			X	X



City of Lucas

Planning and Zoning Agenda Request

July 14, 2016

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the June 9, 2016 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the June 9, 2016 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the June 9, 2016 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
June 9, 2016
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

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

Commissioners Present:

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

Staff:

Development Services Director Joe Hilbourn
City Attorney Julie Doshier
City Secretary Stacy Henderson

Commissioners Absent:

Alternate Commissioner Kevin Wier

City Council Liaison

Mayor Jim Olk

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

Public Hearing

1. Consider amendments to the Code of Ordinances related to Division 8, Accessory Buildings, Structures and Uses.

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

Development Services Director Joe Hilbourn gave a presentation summarizing the proposed code changes relating to:

- No trailers, containers, commercial boxes or other similar structures shall be used as accessory buildings or structures;
- Guest/servants quarters language be changed to building containing habitable space as defined by the International Residential Code, and shall meet the requirements of the International Residential Code as adopted by the City;

- Accessory buildings containing habitable space shall meet the requirements of the International Residential Code as adopted by the City.
- The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the guest/servants quarters to be used for lease/barter agreement other than that of the full-time domestic servants providing support to the property, healthcare providers for the residents of the main building or care takers of the property.

Chairman Rusterholtz opened the public hearing at 7:09 pm asking if anyone in the audience would like to speak regarding this request. There being none, the public hearing was closed at 7:10 pm.

The Commission discussed the definition of habitable space and also the requirement that was stricken related to deed restrictions. The Commission felt that leaving the deed restriction requirement in tact was warranted.

Mr. Hilbourn requested that this item be tabled as the zoning use chart would also need updating and would prefer to do all updates at one time.

The Commission directed staff to make the changes recommended by the City Attorney, and Section 14.04.304, Subsection F remain unchanged relating to deed restrictions.

MOTION: *A motion was made by Commissioner Blythe, seconded by Vice Chairman Keer to table this item to the July 14, 2016 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.*

<h2 style="margin: 0;">Regular Agenda</h2>
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2. Consider approval of the minutes of the May 12, 2016 Planning and Zoning Commission meeting.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to approve the minutes of the May 12, 2016 meeting as submitted. The motion passed unanimously by a 5 to 0 vote.*

3. Consider updates to the Comprehensive Plan, Chapters 1 through 4, including the future Land Use map and Aerial Illustration map.

Development Services Director Joe Hilbourn stated that staff incorporated the changes recommended by the Planning and Zoning Commission that were included in the draft document.

Chairman Rusterholtz discussed with the Commission a proposed Village Center zoning for the four lots fronting Estates Parkway near Lovejoy High School. Ms. Rusterholtz noted that Village Center zoning could be a good compromise for the area that is surrounded by the school and commercial zoning.

Mr. Hilbourn discussed with the Commission the requirements of Village Center zoning relating to buffer requirements and site plan requirements and was more user friendly abutting up to a residential neighborhood.

Rebecca Mark, 2550 Estates Parkway, stated that Village Center zoning would be a good use for the area, but she would like to meet with the other homeowners to discuss further. Ms. Mark stated that her remaining concern was related to the neighborhood behind them that would not be included as part of the potential rezoning.

Chairman Rusterholtz reviewed the grammatical changes she noted within the document with Development Services Director Joe Hilbourn.

The Commission discussed the requirements associated with a Planned Development district overlay and the difference between Village Center zoning and a Planned Development overlay.

Chairman Rusterholtz stated that she was not in favor of including lots on Rock Ridge Road in the potential rezoning, only the lots fronting Estates Parkway.

Liza Dupuy, 2450 Estates Parkway, noted that including the properties on Rock Ridge would give the homeowners a larger area to work with when trying to sell the properties and was not in favor of removing the properties on Rock Ridge Road from the potential rezoning.

The Commission discussed various commercial uses that were located in residential areas such as businesses located on Country Club Road and Lucas Road.

The Commission also noted that they would like the Comprehensive Plan to reflect the zoning designation from “RM” to “R” for residential property in the City’s extraterritorial jurisdictions.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend approval of the Comprehensive Plan, Chapters 1 through 4 with the following changes:*

- 1. Changing the zoning on the four residential lots fronting Estates Parkway from Residential to Village Center;*
- 2. Accept the grammatical changes to the Comprehensive Plan as outlined by Chairman Rusterholtz;*
- 3. Change the name of residential zoning in the City’s ETJ areas from RM to R for residential;*
- 4. Encompassing all recommended changes in the draft Comprehensive Plan document as presented.*

The motion passed by a 3 to 2 vote, with Commissioner Williams, Commissioner Guillemaud and Vice Chairman Keer voting in favor of the motion; and Commissioner Blythe and Chairman Rusterholtz voting in opposition.

4. Discuss and provide direction to staff regarding updates to the Comprehensive Plan, Chapter 5, Economic Development and Chapter 6 Parks, Recreation and Open Space.

Development Services Director Joe Hilbourn asked that the Commission review Chapters 5 and 6 of the Comprehensive Plan and send any proposed changes by June 20 so that the draft document can be brought back to the July 14, 2016 Planning and Zoning Commission meeting.

There was no action taken on this item, it was for discussion purposes only.

5. Adjournment.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to adjourn the meeting at 8:06 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

July 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider a request by Roome Land Surveying, Inc., on behalf of Nancy Hoke for approval of a minor plat subdividing a 5.092 acre tract of land from the 25 acre parcel, leaving a remainder of 19 +/- acres situated in the Witsaul Fisher Survey, Abstract A0323, Tract 11, more commonly known as 1590 Rock Ridge Road.

Background Information:

The property is currently zoned Agricultural and normally, the remainder of the property would be required to be platted, but because it is greater than 5 acres, no public improvements are proposed, and the property has access, it does not require platting.

Code of Ordinances, Section 10.03.003, plat requirements states that a division of land does not include a division of land into parts greater than 5 acres, where each part has access and no public improvement is dedicated.

Attachments/Supporting Documentation:

1. Final Plat
2. Location Map

Budget/Financial Impact:

N/A

Recommendation:

Staff recommend approval as presented.

Motion:

I make a motion to approve/deny the request by Roome Land Surveying, Inc., on behalf of Nancy Hoke for approval of a minor plat subdividing a 5.092 acre tract of land from the 25 acre parcel leaving a remainder of 19 +/- acres situated in the Witsaul Fisher Survey, Abstract, Abs A0323 Witsaul Fisher Survey, Tract 11, more commonly known as 1590 Rock Ridge Road.

OWNER'S CERTIFICATE

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

That I, Nancy L. Hoke, the Owner, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinafore described property as Final Plat of Lot 1 of Coyote Creek Ranch...

Witness our hands at Lucas, Texas, this ___ day of _____, 2016.

Nancy L. Hoke

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 Nancy L. Hoke, 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

Printed Signature

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Nancy L. Hoke is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Lucas, being part of the Witsaul Fischer Survey, Abstract No. 323, being the northerly portion called 25,000 acre tract of land conveyed to Nancy L. Hoke by deed recorded in Volume 5704, Page 1930 of the Dead Records of Collin County, Texas...

HENCE with said road, the east line of called 1,512 acre tract of land, the east line of a tract of land conveyed to Anthony D. Fritz and Lisa V. Fritz by deed recorded in Document No. 92-0049203 of the Collin County Land Records, and the west line of said 25,000 acre tract as follows: North 15°36'15" East, 193.54 feet to a P. K. nail found for corner, North 29°21'01" East, 101.33 feet to a P. K. nail found for corner, and North 68°06'31" East, 83.30 feet to a P. K. nail found for corner in the approximate center of Rock Ridge Road, in the south line of said Green Meadow Estates, First Section and marking the northwest corner of said 25,000 acre tract.

HENCE with the south line of said Green Meadow Estates, First Section and the north line of said 25,000 acre tract as follows: South 84°09'54" East, passing at 50.00 feet to a Roome capped iron rod set for reference remaining top of said distance of 110.20 feet to a Roome capped iron rod found for corner, and South 88°06'31" East, 491.135 feet to the point of beginning and containing 221,797 square feet or 5,092 acres of land.

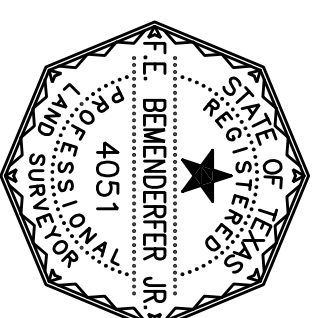
SURETOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, F. E. Bemenderfer, 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.

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



Owner:
Nancy L. Hoke
1590 Rock Ridge Road
Lucas, Texas 75002
Attn: Nancy L. Hoke

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Ft. Worth, Texas 76104
(972) 423-4372
Attn: Fred Bemenderfer or
Miss Duffie

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 F. E. Bemenderfer Jr., 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 _____, 2016.

Notary Public in and for
the State of Texas

Printed Signature

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Planning and Community Development of the City of Lucas, Texas, in accordance with the Lucas Development Code, Review & Approval Procedures.

Director of Planning and Community Development Date

ATTEST:

Signature Date

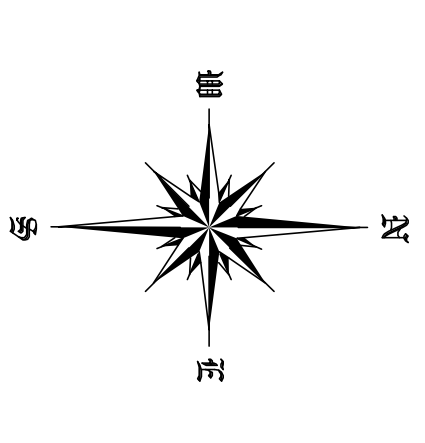
Print Name & Title

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

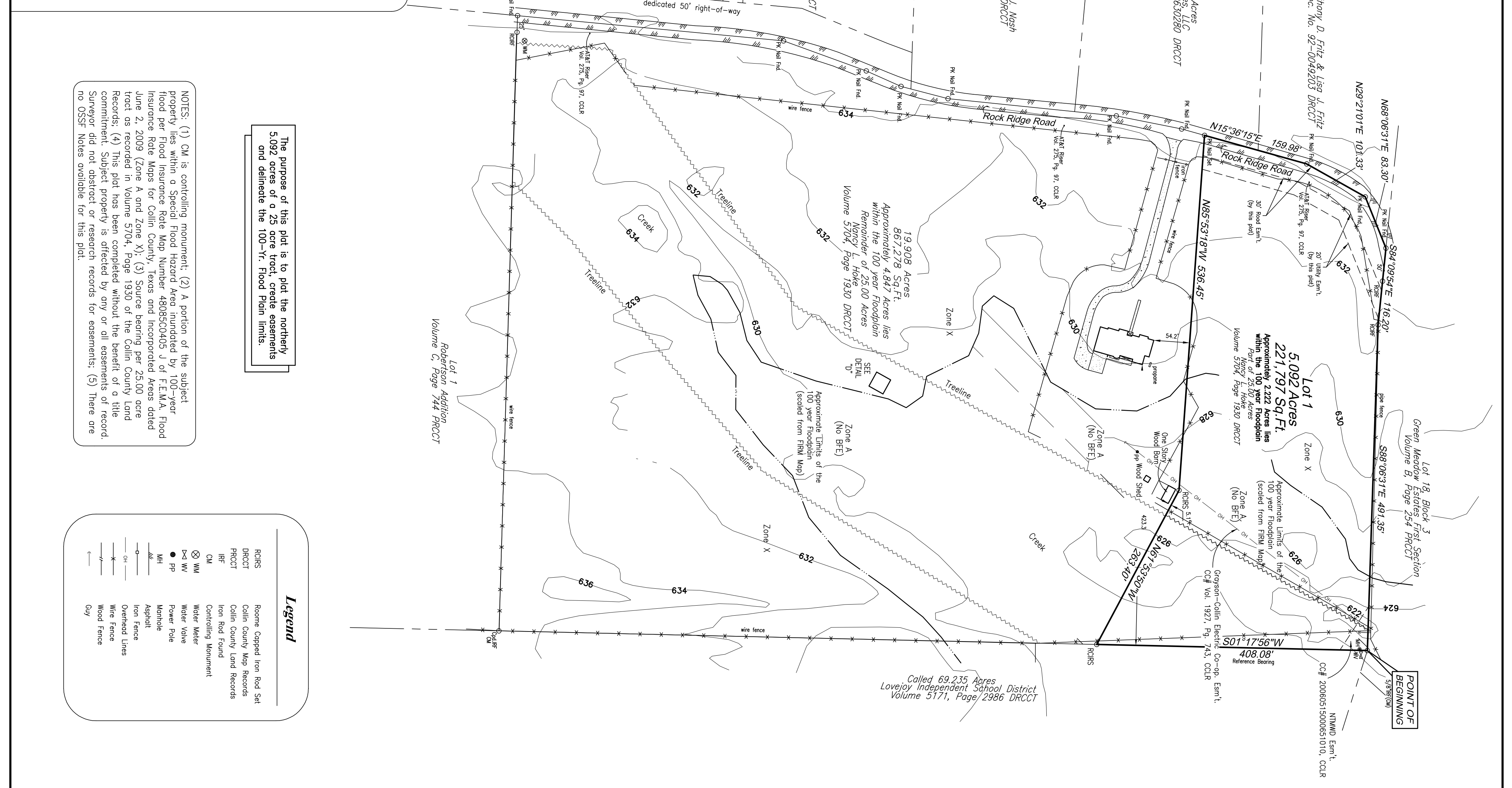
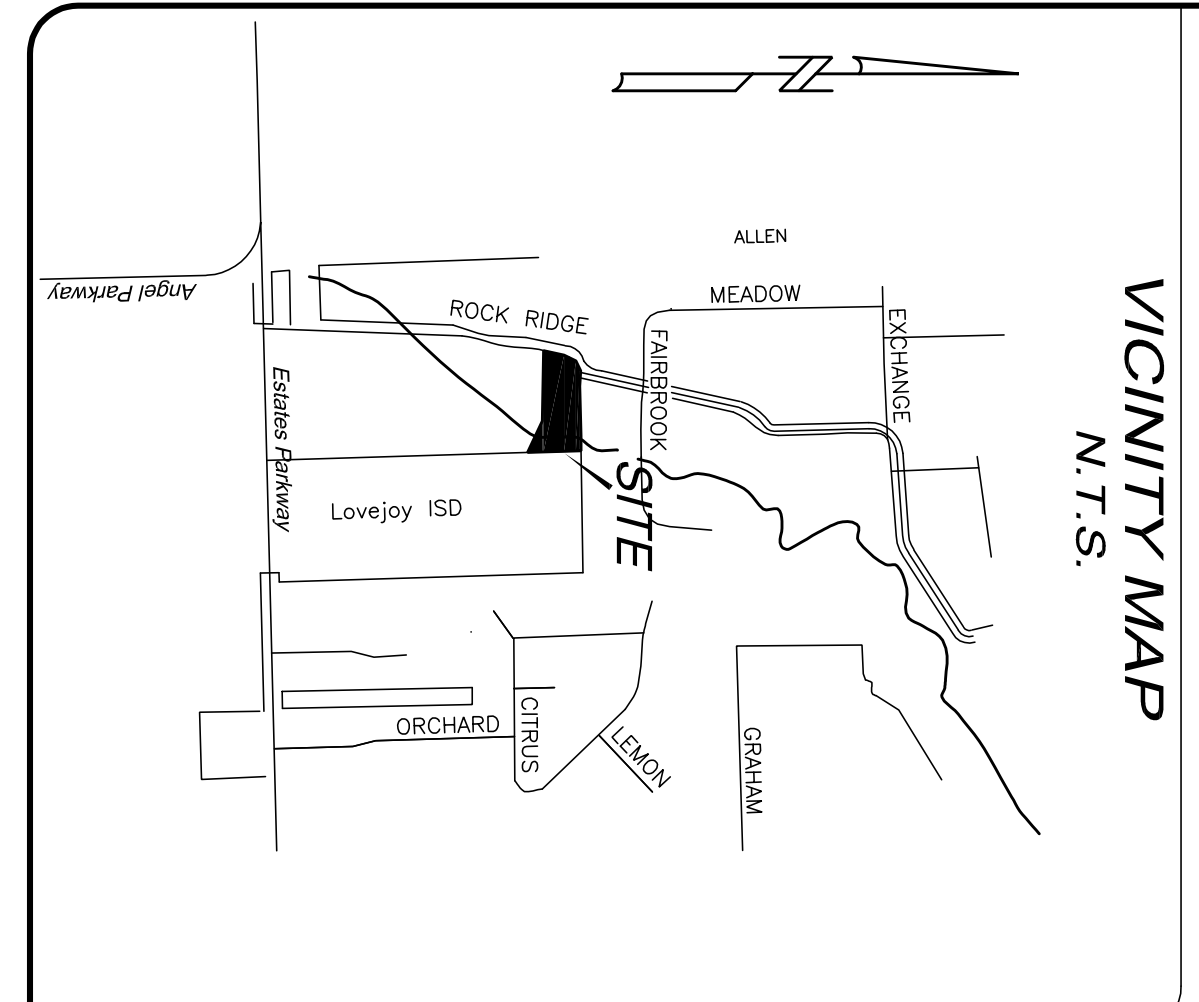
The Director of Planning and Community Development of the City of Lucas, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances, or as may have been amended or modified, as allowed, by the Planning and Zoning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

Director of Planning and Community Development Date



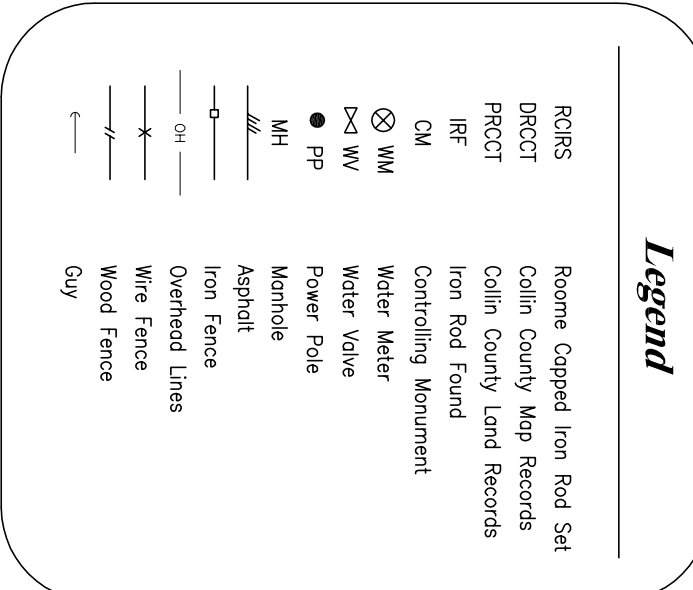
Final Plat of
Lot 1
Coyote Creek Ranch
5,092 Acre Tract situated in the
Witsaul Fischer Survey, Abstract No. 323
City of Lucas, Collin County, Texas
June 27, 2016

Roome Land Surveying, Inc.
18185 Fern No. 103330
2101 Rockridge
Plano, Texas 75074
Phone: (972) 423-4372 / Fax: (972) 423-7523
www.roomesurveying.com



The purpose of this plat is to plat the northernly 5,092 acres of a 25 acre tract, create easements and delineate the 100-yr. Flood Plan limits.

NOTES: (1) CM is controlling instrument. (2) A portion of the subject property lies within a Special Flood Hazard Area indicated by 100-year flood per Flood Insurance Rate Map Number 48085C0405 J of FEMA. Flood Insurance Rate Maps for Collin County, Texas and incorporated Areas dated June 2, 2009 (Zone A and Zone X-1). (3) Source bearing per 25,000 acre tract as recorded in Volume 5704, Page 1930 of the Collin County Land Records. (4) This plat has been completed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements. (5) There are no OSSF Notes available for this plat.



Coyote Creek Ranch





City of Lucas

Planning and Zoning Agenda Request

July 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider the request by Todd Winters on behalf of Cleve Adamson Custom Homes for approval of a final plat for a parcel of land situated in the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, containing 25.492 acres of land more commonly known as a tract of land adjacent to Mary Lee Lane, north of the intersection of Mary Lee Lane and Blondy Jhune Road.

Background Information:

The property is zoned R-2 with a minimum lot size of 2.0 acres. The gross density is 1 lot per 2.304 acres, and the average lot size is 2.139 acres. The plat proposes 11 lots, and because there is a dead end area, this will require mitigation of separated entrances and looped water mains per Section 10.03.123 of the Code of Ordinances.

Attachments/Supporting Documentation:

1. Final Plat.

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends approval provided a utility, drainage and trails access easement, twenty feet (20') wide adjacent to Blondy Jhune Road is provided.

Motion:

I make a motion to approve/deny the final plat of Cleve Adamson Custom Homes for a parcel of land situated in the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, containing 25.492 acres of land more commonly known as a tract of land adjacent to Mary Lee Lane, north of the intersection of Mary Lee Lane and Blondy Jhune Road.

Curve	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	226.91'	495.00'	26°15'53"	S11° 42' 36"E	224.93'
C2	147.66'	405.00'	20°53'23"	S14° 23' 51"E	146.84'
C3	418.79'	465.00'	51°36'07"	S64° 08' 58"W	404.78'
C4	287.78'	335.00'	49°13'10"	S62° 57' 30"W	279.01'
C5	237.21'	465.00'	29°13'46"	S72° 57' 09"W	234.65'
C6	210.22'	300.00'	40°08'54"	S65° 08' 33"E	205.94'
C7	130.90'	250.00'	30°00'00"	N79° 47' 01"E	129.41'

BLOCK	LOT	AREA (SF)	AREA (AC)
A	1	89,588	2.057
A	2	87,683	2.013
A	3	87,612	2.011
A	4	88,262	2.026
A	5	87,138	2.000
A	6	93,765	2.153
A	7	97,869	2.247
A	8	92,968	2.134
A	9	101,588	2.332
A	10	91,577	2.102
A	11	95,594	2.195
A	12	104,647	2.402
AVERAGE		93,191	2.139
MAX		104,647	2.402
MIN		87,138	2.000

ON-SITE SEWAGE FACILITIES (OSSF) NOTES:

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

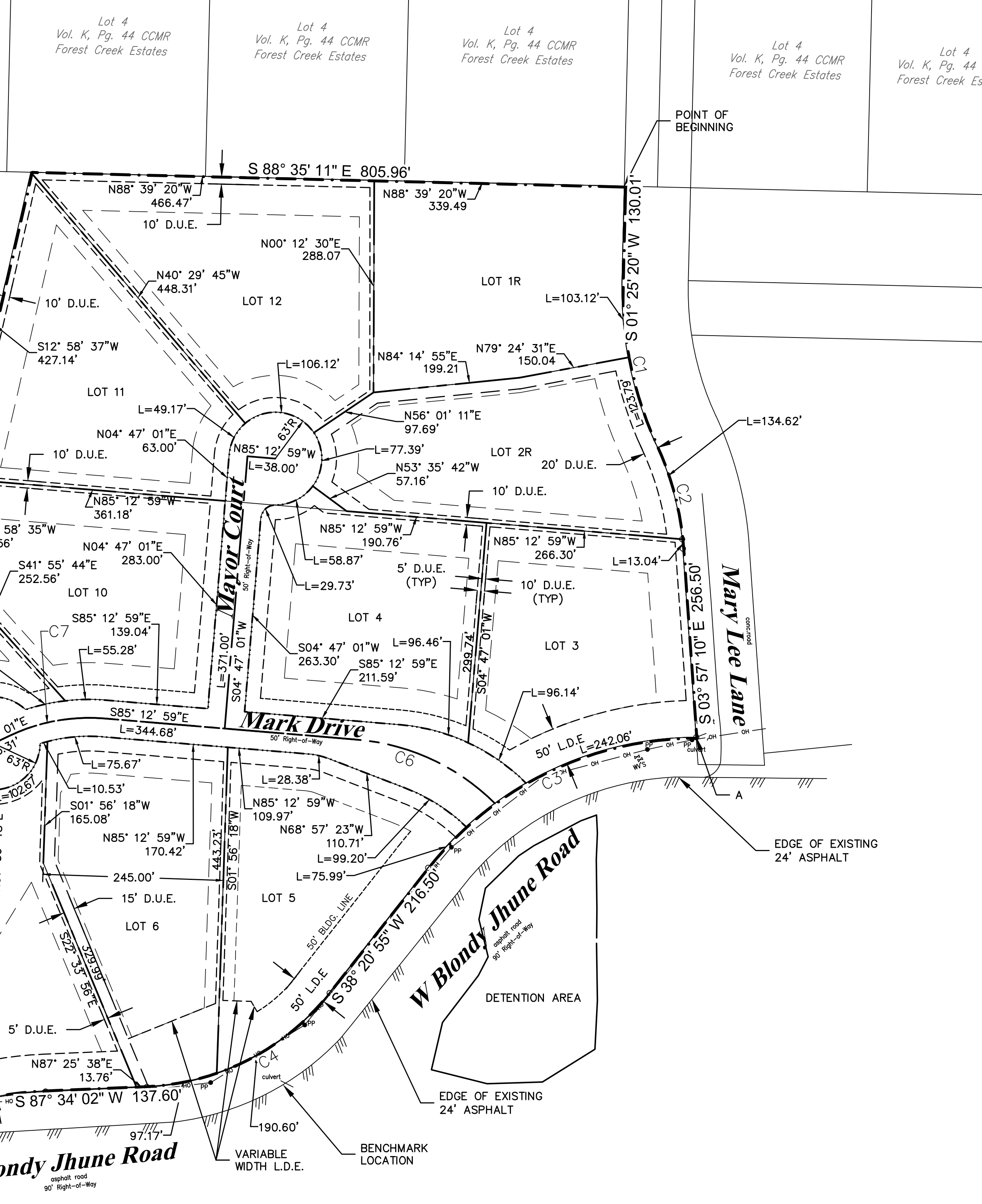
HEALTH DEPARTMENT CERTIFICATION:

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

Registered Sanitarian or Designated Representative
Collin County Development Services

BENCHMARK:
RM 133 per FEMA Panel No. 48085C0455 G (January 19, 1996)
Elev.=590.08'

Square cut on east headwall of west end of bridge at White Rock Creek & FM 1378



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, Fred Bemenderfer, hereby certify, that I prepared this plat was made from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission

NOT TO BE RECORDED

FRED BEMENDERFER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. _____

STATE OF TEXAS
COUNTY OF COLLIN

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

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

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

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission _____ Date _____
ATTEST: _____

Signature _____ Date _____
Name _____ Date _____

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

Director of Public Works _____ Date _____

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

Director of Planning and Community Development _____ Date _____

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, ADAMSON CUSTOM HOMES, INC., BEING the owner of a 18.4908 acre tract of land, and whereas CHRISTOPHER T. and JULIA M. TRUNKS, BEING the owners of a 9.0 acre tract of land both situated in the John W. Kerby survey, abstract No. 506, in the City of Lucas, Collin County Texas, and being all of Tracts 1 & 2 of Tokalaun Equestrian Addition, an addition to the City of Lucas as recorded in Volume N, Page 898 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a point in the west right-of-way line of Mary Lee Lane (90' R.O.W.) marking the southeast corner of Lot 4, Block 3 of Forest Creek Estates, an addition to the City of Lucas as recorded in Volume K, Page 44 of the Collin County Land Records, and marking the northeast corner of said Tract 2, the northeast corner of Tokalaun Equestrian Addition, and the northeast corner of the herein described premises;

THENCE South 01°25'20" West, 130.01 feet to a Roome capped iron rod set in the west right-of-way line of Mary Lee Lane, the east line of said Tract 1, the east line of said Tokalaun Equestrian Addition, and the east line of said premises;

THENCE with the west right-of-way line of Mary Lee Lane, the east line of said Tract 1, the east line of said Tokalaun Equestrian Addition, and the east line of said premises as follows: southeasterly along said curve to the right having a central angle of 26°15'53", with a radius of 495.00 feet, for an arc distance of 226.91 feet (chord=South 11°42'36" East, 224.93 feet) to a Roome capped iron rod set marking the end of said curve and the beginning of a curve to the right;

THENCE with the west right-of-way line of Mary Lee Lane, the east line of said Tract 2, the east line of said Tokalaun Equestrian Addition, and the east line of said premises as follows: southeasterly along said curve to the right having a central angle of 20°53'23", with a radius of 405.00 feet, for an arc distance of 147.66 feet (chord=South 14°23'51" East, 146.84 feet) to a Roome capped iron rod set marking the end of said curve;

THENCE South 03°57'10" East, 256.50 feet to a Roome capped iron rod set marking the southeast corner of Tract 2, the southeast corner of said Tokalaun Equestrian Addition, the southeast corner of premises, and the intersection of the west right-of-way line of Mary Lee Lane with the north right-of-way line of Blondy Jhune Road (90' R.O.W.);

THENCE with the north right-of-way line of Blondy Jhune Road, the south line of Tract 2, the south line of said Tokalaun Equestrian Addition, and the south line of said premises as follows: southeasterly with a curve to the left having a central angle of 51°36'07", with a radius of 465.00 feet, for an arc distance of 418.79 feet (chord =South 64°08'58" West, 404.78 feet) to a Roome capped iron rod set marking the end of said curve, South 38°20'55" West, 216.50 feet to a Roome capped iron rod set marking the beginning of a curve to the right; southeasterly along a curve to the right having a central angle 49°13'10", with a radius of 335.00', for an arc distance of 287.78 feet (chord=South 62°57'30" West, 279.01 feet) to a 1/2" iron rod found marking the end of said curve; South 87°34'02" West, 137.60 feet to a Roome capped iron rod set marking the beginning of a curve to the left; southeasterly along said curve having a central angle of 29°13'46", with a radius of 465.00 feet, for an arc distance of 237.21 feet (chord=South 72°57'09" West, 234.65 feet) to a Roome capped iron rod set marking the southwest corner of Tract 2, the southwest corner of said Tokalaun Equestrian Addition, the southwest corner of premises, and the southeast corner of Williams 15.036 acre tract as recorded under County Clerk No. 20140606000570090 of the Collin County Land Records;

THENCE with a west line of Tract 2, a west line of said Tokalaun Equestrian Addition, a west line of said premises, and the east line of said Williams 15.036 acre tract, North 22°25'06" West, 863.98 feet to a point marking the most westerly northwest corner of Tract 2, said Tokalaun Equestrian Addition, said premises, the northeast corner of said Williams 15.036 acre tract, and being in the south line of Mcrae's 2.00 acre tract as recorded in Volume 2295, Page 881 of the Collin County Land Records;

THENCE with a north line of said Tract 2, said Tokalaun Equestrian Addition, said premises, and the south line of Mcrae's 2.00 acre tract, South 88°39'54" East, 166.49 feet to a Roome capped iron rod set marking the southeast corner of Mcrae's 2.00 acre tract and the southwest corner of Mcrae's 4.00 acre tract as recorded in Volume 5076, Page 5312 of the Collin County Land Records;

THENCE with a north line of said Tract 2, said Tokalaun Equestrian Addition, said premises, and the south line of Mcrae's 4.00 acre tract, South 88°19'53" East, 247.30 feet to a Roome capped iron rod set marking the southeast corner of Mcrae's 4.00 acre tract and an interior corner of said Tract 2, said premises, and said Tokalaun Equestrian Addition;

THENCE with a west line of Tracts 1 and 2, said Tokalaun Equestrian Addition, said premises, and the east line of Mcrae's 4.00 acre tract, North 13°02'46" East, passing at 116.56 feet a northwest corner of said Tract 2, said premises, the southwest corner of the aforementioned Tract 1 of said Tokalaun Equestrian Addition, and continuing for a total distance of 542.43 feet to the northwest corner of said premises and being in the south line of Forest Creek Estates as recorded in Volume K, Page 44 of the Collin County Map Records;

THENCE with the north line of said premises and the south line of Forest Creek Estates, South 88°35'11" East, 805.96 feet to the most northerly northeast corner of said premises, and the west right-of-way line of Mary Lee Lane, to the point of beginning and containing 27.4908 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, ADAMSON CUSTOM HOMES, INC., does hereby adopt this plat designating the herein described property as TOKALAUN EQUESTRIAN ADDITION, TRACTS ONE and TWO, an addition to the City of Lucas, Texas, and does hereby dedicate to the City of Lucas, the roads, rights-of-way and easements shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Lucas forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lucas's use thereof. The City of Lucas and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Lucas and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity of any license procuring the permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolution of the City of Lucas, Texas.

FOR: ADAMSON CUSTOM HOMES, INC.

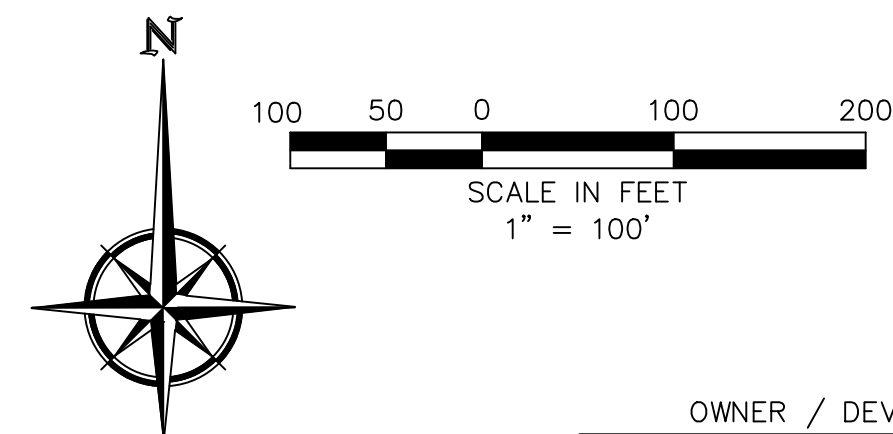
By: _____
CLEVE ADAMSON

STATE OF TEXAS
COUNTY OF COLLIN

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

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

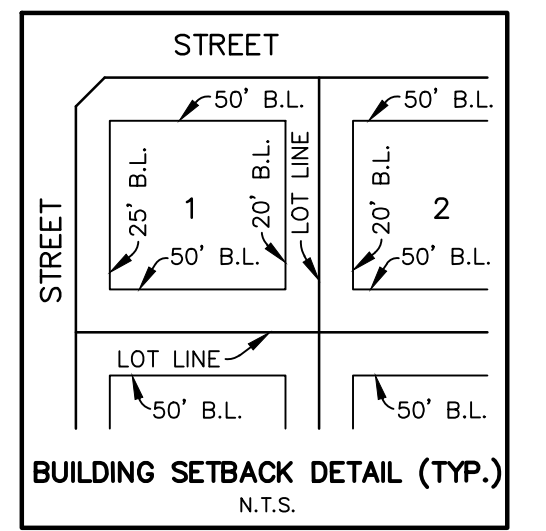
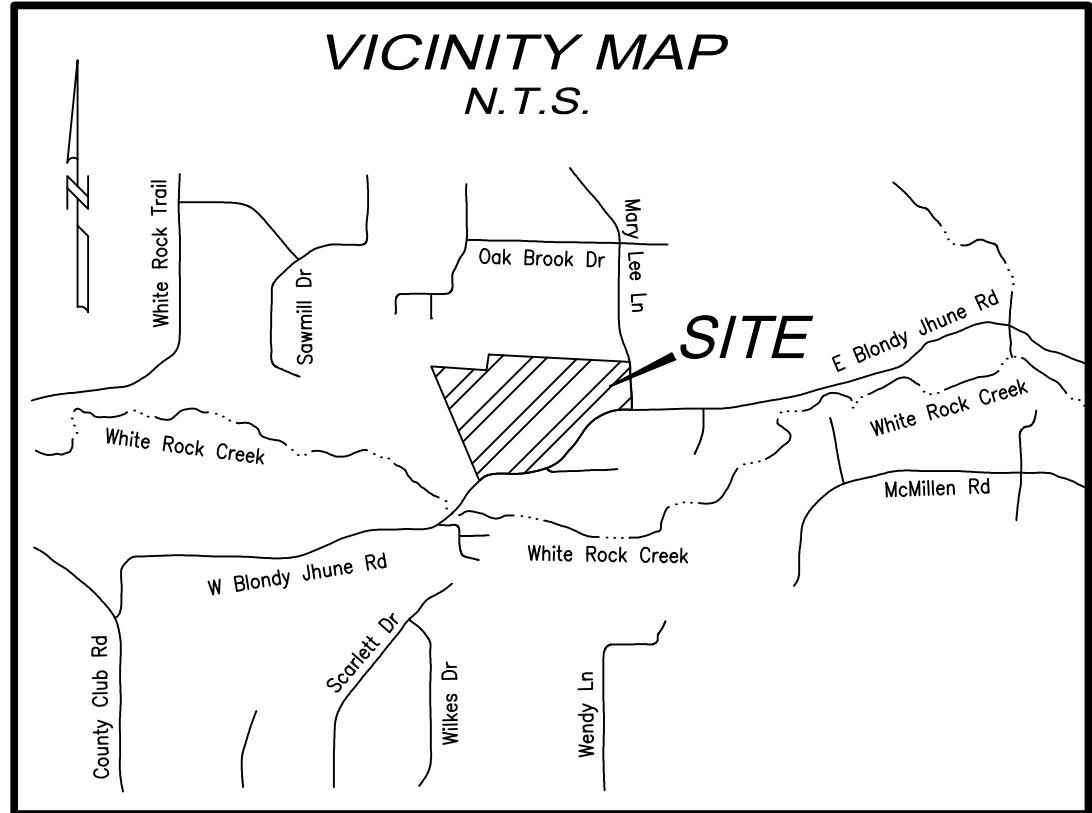
Notary Public in and for the State of Texas
My Commission Expires: _____



OWNER / DEVELOPER
ADAMSON CUSTOM HOMES
300 MURDOCH LANE
LUCAS, TX 75002
(214) 212-5377
FAX (214) 556-3548

LAND SURVEYOR
ROOME LAND SURVEYING, INC.
2000 G AVENUE, SUITE 810
PLANO, TX 75074
OFFICE (972) 423-4372
FAX (972) 423-7523
TBPLS FIRM NO. 10013100 JOB NO. ____

OWNER / DEVELOPER
ADAMSON CUSTOM HOMES
300 MURDOCH LANE
LUCAS, TX 75002
(214) 212-5377
FAX (214) 556-3548



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

NOTES:

- By graphical plotting, the parcel described herein does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- Benchmark: Square cut found on culvert located just north of the existing Blondy Jhune Road at the approximate center of the 380' radius curve, Roomie Point Number 249. Elevation: 572.01 feet.
- Source bearing is based on the centerline central and iron rods found in Forest Creek Estates as recorded in Volume K, Page 44.
- Property owners to maintain property including drainage and utility easements to the edge of pavement.
- Only wrought iron fences permitted within drainage easements.
- A 1/2-inch iron rod with yellow cap stamped "ROOMIE" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing after development is completed.
- Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- The Drainage & Detention facilities and easement area will be maintained by the Homeowners Association.

EXISTING ZONING: R2.0
PROPOSED ZONING: R2.0
11 RESIDENTIAL LOTS
1 EXISTING LOT
DENSITY: 1 LOT PER 2.304 ACRES GROSS
AVG. LOT SIZE: 2.139 ACRE
MIN. LOT SIZE: 2.000 ACRE
MAX. LOT SIZE: 2.402 ACRE

FINAL PLAT
TOKALAUN EQUESTRIAN ADDITION
FROM TRACTS 1 & 2
TO LOTS 1-12

BEING 27.4908 ACRES
SITUATED IN THE
JOHN W. KERBY SURVEY, ABSTRACT NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001146
201 WINCO CIRCLE, SUITE 300, WYLE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: June 29, 2016

SHEET 1 OF 1



City of Lucas

Planning and Zoning Agenda Request

July 14, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Discuss and provide direction to staff regarding updates to the Comprehensive Plan, Chapter 5 Economic Development.

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.

Chapter 5 – Economic Development is being considered for review and updates. Given the minimal feedback received, Staff has made edits to this chapter that are included in this packet. This is a technical review only, formatting will occur when the technical aspects have been approved.

Attachments/Supporting Documentation:

1. Chapter 5 - Economic Development

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA

CHAPTER 5

ECONOMIC

DEVELOPMENT

INTRODUCTION

Economic Development can be defined as the basis by which a community maximizes or preserves the quality of life for its citizens. Economic development is a complex process vital to a community's pursuit of greater prosperity. Successful community development is a result of a well-executed economic development process that is given high priority by local leadership, and supported by residents. Moreover, economic development provides local employment and investment opportunities that generate local revenues, which pay for public improvements, services, and facilities, as well as offset the increases in property taxes. However, for the City of Lucas, it is important to understand that economic development is only supported when it sustains the overall livability of Lucas. What does the term livability mean with regard to city planning? Many intangibles make a city livable, such as a sense of community, a strong sense of place in particular areas, city pride, and the friendliness of neighbors. However, there are also tangible aspects, which can nurture livability. Therefore, the aspects of livability that this chapter will embrace include:

- Creation of a trail network that connects neighborhoods;
- Creation of neighborhood identity, and areas with a strong “sense of place”;
- Aesthetic quality of the neighborhoods and community;
- Proximity to open space and recreational opportunities;
- Proximity and availability of other community services such as high quality schools;
- Ease of access to and quality of retail and restaurants;
- Traffic flow and managing the impact of development and the associated increase in traffic on neighborhoods;
- Availability of the desired type, style, and cost of housing;
- Proximity to employment opportunities;
- Sustainability in buildings and development pattern; and
- Accessibility to natural areas.

DEVELOPMENT CHARACTERISTICS AND POLICIES

REGIONAL CONTEXT

Many aspects of regional development and demographic trends have a significant influence on economic potential. State, national, and international economics influence the regional and local economic potential, as well as contribute to the underlying assumptions for conducting regional and local economic analysis.

Lucas, with a current population estimate of 6,875 persons in 2016, contains a total land area of approximately 9,855 acres. An additional 1,922 acres is located within the extraterritorial jurisdiction. The city's location in Collin County places it on the northeastern edge of the Dallas/Fort Worth Metroplex, convenient to most major employment centers.

PHYSICAL GROWTH PATTERNS

The Future Land Use Plan (Figure 4.5) depicts future land development characteristics for Lucas. Lucas is a traditional bedroom community with primarily large single-family lots and open spaces located through the core of the city with commercial located on the periphery. Residential is served by on site sewerage facility (OSSF), which requires a minimum of one acre for a residential home site. Commercial is served by the city's sewer system. Commercial development is planned in two primary areas of the City. Both of these areas have been planned and have all necessary services installed for development. Unlike residential development, these areas for commercial development have access to sanitary sewer infrastructure installed with capacity available to meet future demand for these services.

In the past, the majority of commercial establishments consisted of small retail providers catering generally to local trade. Larger regional retail developments have tended to locate in adjacent, larger communities such as Allen, Plano and McKinney. However, in recent years major commercial growth has occurred along the western city limit boundary near the City of Allen, between West Lucas Road and Estates Parkway. In addition to development of commercial establishments near the western city limit, future commercial growth is anticipated near the southern city limit boundary in an area west of Southview Drive. Since Lucas foresees itself in the future as a community of primarily low density residential uses, the City will focus on appropriate, smaller scale commercial development, which will generate an acceptable level of sales tax revenues while effectively serving the needs of the local population base.

LOCAL REGULATIONS AND DEVELOPMENT POLICIES

The local regulations, which could have the greatest potential to impact economic development, are reflected in the City's subdivision and zoning ordinances. Both ordinances must effectively direct development activities in a manner which both reflects local goals and objectives while recognizing realistic development standards. These regulations are not intended to discourage growth but rather to ensure that any new development provides for quality facilities and services.

ECONOMIC BASE STUDY

The majority of all workers living in Lucas tend to be employed in occupations, which require a higher or higher/moderate skill level. According to the US Census Bureau estimates for 2009-2013, the median household income in City of Lucas is \$101,636, which is almost twice the \$51,900 median household for the State of Texas.

UTILITY SERVICES

The City of Lucas is the retail provider of water for its residents and businesses and its water wholesaler is the North Texas Municipal Water District. Details regarding the water system are described in Chapter 8 (Water) of this planning document. TXU and Grayson/Collin Electric provide electrical distribution. Natural gas, supplied by CoServe, is available in limited areas of the city.

INDUSTRIAL SITES

Presently, there is no industrial related development in Lucas. The high land costs in the area, compared to the Dallas/Fort Worth Metroplex, the current zoning ordinance, the limited sanitary sewer system and the emphasis on Lucas remaining primarily a low density residential community, are factors which make future industrial development in Lucas very unlikely. The proximity of Lucas to major employment centers makes the issue of local job creation less important. Residential development is and will continue to be the most dominant land use along with some minor ancillary development.

COMMERCIAL SITES

Lucas presently has a total of 505 acres of commercial development. By excluding the lands reserved for the schools, 375 acres are directly reserved for commercial land uses. Most future commercial sites will be located on the periphery of the city to minimize intrusive traffic volumes on interior neighborhoods. Details are provided in the Land Use Section of this planning document.

COMMUNITY ASSESSMENT

It is important to note there is a critical link between economic development and comprehensive planning. The following factors are significant in economic development:

- Land use is vital for economic development;

CHAPTER 5 – ECONOMIC DEVELOPMENT

- Availability and zoning determines where and what can be developed;
- Accessibility to utilities services and access via transportation systems; and
- Demographics to determine market and customer base for products and/or services determines success of the business commercial entity.

It is also important to note, these factors are not quantifiable, they are relative measures based upon general perception and generalized assumptions. Several findings can be made about characteristics to the City of Lucas:

1. The property tax rate for City of Lucas is lower than the average for cities in Collin County and for the cities in DFW region. (0.320661 % in 2015)
2. The city has traditionally had a conservative City Council that places an emphasis on keeping both services and taxes to a minimum.
3. Skilled labor represents a high percentage of the Lucas work force.
4. There is good commercial land availability along FM 2551 and FM1378.
5. Lucas has vacant land for additional housing.
6. Sewer service is available in commercially zoned areas.
7. Land prices are higher than region or state average.

It is important for Lucas to realize its potentials and liabilities in terms of future economic development. Because of its location, Lucas has more potential for developing as a quality residential area than it does in becoming a significant economic center. However, it is important for Lucas to develop some commercial areas to meet the needs of residents.

While it is possible to operate primarily upon property taxes, doing so may require undesirable constraints on future spending. It is important that Lucas not become dependent solely upon property taxes as the only revenue source for local government operations. It is recommended that City of Lucas consider a healthy mix of ad valorem and sales tax revenue. Ad valorem taxes should be used generally for day-to-day operations while sales tax revenue should be used for capital projects.

There are other uses also shown which generate substantial tax revenues but may or may not be suitable for locations in Lucas. Obviously, any decision regarding business location will come from the business owner and his or her willingness to invest in a particular site. However, the city's development environment as conveyed through its development codes will also have a major impact on where and what type of business activity takes place.

ECONOMIC DEVELOPMENT PLAN

Economic development in Lucas should have two major thrusts: (1) maintain appropriate housing development and (2) attract businesses that are appropriate for the City. Based on data reported, development of commercial business have benefitted the City with increased revenue. However, it is important to place emphasis on the citizen feedback during the public meetings regarding this important topic of economic development. Balancing the financial well-being of the City and its ability to provide essential services with the citizens' desire to maintain the features and attributes of the City is paramount.

HOUSING SUPPLY

The demand for upscale and quality housing will continue to grow in Lucas. As the population grows and the city's economic base gradually expands, there will be a corresponding increase in the demand for housing. According to findings contained in Chapter Three, the housing chapter of this document, an estimated 3,911 housing units could be needed by 2030. For the housing supply to increase there needs to be a joint effort by all those involved in the housing industry. This includes lenders, real estate brokers and builders/developers. If a clearly defined goal is set of increasing the future housing supply to meet demand, efforts can be combined. Lucas should focus on quality housing to ensure that values are maintained and the city continues as a very desirable place to live.

ATTRACTING NEW BUSINESSES

Attracting appropriate new businesses to Lucas will increase tax revenues and fund city-provided services. There is attractive land available for new businesses in western and southern city limit boundaries with very good accessibility and infrastructure in place. The western area is well accessible through three arterial roadways including West Lucas Road, Estates Parkway and Angel Parkway. The area in southern part of city is similarly accessible through two major arterial roadways East Parker Road and Southview Drive. In addition, the citizen's preferable commercial businesses survey conducted by the City in 2015 can be utilized to attract appropriate businesses promoted by citizens of Lucas. The top five responses from the survey include:

1. Sit Down Family Restaurant
2. Farmers Market
3. Garden/Nursery
4. Grocery Store

5. Feed Store

These types of retail establishments typically generate sales tax revenues. It is anticipated that planning for the continued development of similar businesses in the western and southern part of the city in commercial zoning areas will continue.

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Based on the discussed observations in City of Lucas, the following economic development goals and implementation strategies are recommended:

GOAL 1. Support business endeavors that are in harmony with the rural characteristics and distinctive environment.

GOAL 2. Improve and maintain the infrastructure and to support growth in the tax base and sustain a sound financial future through the adoption and implementation of a capital improvement program.

GOAL 3. Attract desirable businesses into Lucas that serve the local population and promotes the livability and a high quality of life for our citizens.