



PUBLIC NOTICE
Planning & Zoning Commission
Regular Meeting
November 14, 2013, 7:00 PM
City Hall – 665 Country Club Road

NOTICE is hereby given that the Regular Meeting of the Planning & Zoning Commission of the City of Lucas will be held on Thursday, November 14, 2013, at 7:00 PM at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, at which time the following Agenda will be discussed.

Agenda

Call to Order

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

Regular Agenda

- 1) City Secretary will administer Oaths of Office to newly appointed commissioners.
- 2) Discuss and Consider the appointment of a Chairman for a period of one year, ending October 31, 2014.
- 3) Discuss and Consider the appointment of a Vice-Chairman for a period of one year, ending October 31, 2014.
- 4) Discuss and Consider the approval of the minutes from the September 12, 2013 Planning & Zoning Commission meeting.
- 5) Discuss and Consider the approval of a preliminary plat for a 53 ± acre tract of land located on Forest Grove Road and is part of 27 lots, Block 2 of the J. Kerby Survey Abstract No. 506, commonly known as Creekside Estates.
- 6) Discuss and Consider the approval of **Ordinance # 2013-12-00XXX** of the City Council of the City of Lucas, Collin County,

Texas, amending the Lucas Code of Ordinances by amending Chapter 10 titled "Subdivisions" by amending Article 10.03 titled "Subdivision and Development Ordinance" by amending Division 4 titled "Standards and Requirements" by amending Section 10.03.123 titled "Streets and Drainage" by amending Sub-Section 10.03.123(e) titled "Storm Sewers-Residential Developments" by adding requirements for drainage ditches and drainage easements; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense; and providing for an effective date.

7) Adjournment.

As authorized by Section 551.071 (2) of the Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting.

Certification

I hereby certify that the above notice of meeting was posted on the bulletin board at Lucas City Hall by 5:00 p.m. on or before Friday, November 8, 2013, as required in accordance with the Government Code §551.041.

Kathy Wingo, TRMC, MMC
City Secretary

This building is wheelchair accessible. Any requests for sign interpretive services or other special requests for assistance of the hearing impaired must be made 48 hours in advance of the meeting. To make such arrangements, please call 972-727-8999 or email secretary@lucastexas.us.

LUCAS P&Z COMMISSION

Regular Meeting Date: November 14, 2013

AGENDA ITEM:

Call to Order

Roll Call

	Present	Absent
Commissioner Peggy Rusterholtz	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Brian Blythe	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner David Keer	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Andre Guillemaud	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Joe Williams	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Scott Sperling	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner (Vacant)		

Determination of Quorum

Reminder to silence cell phones

Other Staff/Council Attendees – For Informational Purposes Only

Mayor Rebecca Mark	<input type="checkbox"/>	<input type="checkbox"/>
Interim City Manager Dan Savage	<input type="checkbox"/>	<input type="checkbox"/>
City Secretary Kathy Wingo	<input type="checkbox"/>	<input type="checkbox"/>
Admin Assistant Jennifer Faircloth	<input type="checkbox"/>	<input type="checkbox"/>
Development Services Director Joe Hilbourn	<input type="checkbox"/>	<input type="checkbox"/>
Fire Chief Jim Kitchens	<input type="checkbox"/>	<input type="checkbox"/>
Public Works Director Stanton Foerster	<input type="checkbox"/>	<input type="checkbox"/>
City Attorney Joe Gorfida	<input type="checkbox"/>	<input type="checkbox"/>



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: November 14, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

City Secretary will administer Oaths of Office to newly appointed commissioners.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

No action necessary.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



City of Lucas P&Z Agenda Request

P & Z Meeting: November 14, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the appointment of a Chairman for a period of one year, ending October 31, 2014.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to appoint _____ to serve as Chairman of the Planning & Zoning Commission for a period of one year, ending October 31, 2014.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: November 14, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the appointment of a Vice-Chairman for a period of one year, ending October 31, 2014.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to appoint _____ to serve as Vice-Chairman of the Planning & Zoning Commission for a period of one year, ending October 31, 2014.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: November 14, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: November 4, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the minutes from the September 12, 2013 Planning & Zoning Commission meeting.

RECOMMENDED ACTION:

Approve.

SUMMARY:

See attached.

MOTION:

I make a Motion to approve the approval of the minutes from the September 12, 2013 Planning & Zoning Commission meeting as presented.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



Planning & Zoning Commission
Regular Meeting
September 12, 2013, 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

The meeting was called to order at 7:00 p.m. by Chairman Karen Hurtt.

Present/(Absent):

Chairman Karen Hurtt	Vice-Chairman Peggy Rusterholtz
Commissioner Sean McCaffity	Commissioner David Keer
Commissioner Brian Blythe (Absent)	Alt Commissioner Andre Guillemaud
Alt Commissioner Joe Williams	City Attorney Joe Gorfida
Mayor Rebecca Mark	Development Services Director Joe Hilbourn
City Manager Jeff Jenkins	City Secretary Kathy Wingo

With the absence of Commissioner Brian Blythe, Alternate Commissioner Andrea Guillemaud will be a voting member for tonight's meeting.

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Vice-Chairman Peggy Rusterholtz led everyone in saying the Pledge of Allegiance.

Public Hearings

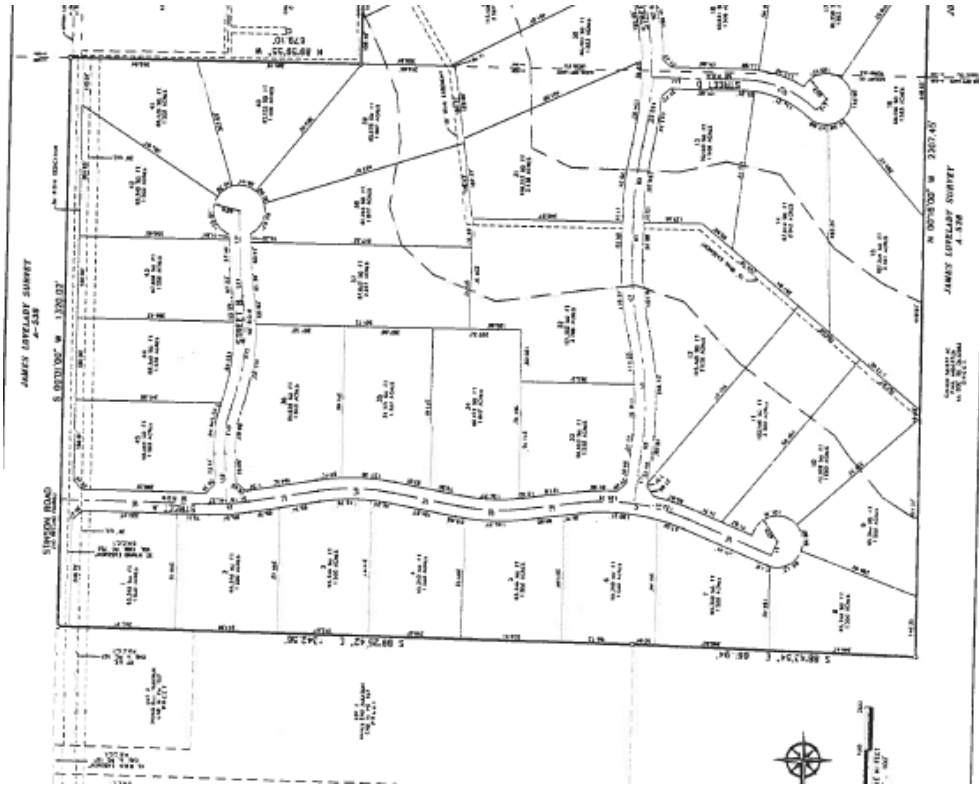
- 1) Public Hearing/Discuss and Consider an application for the zoning of a tract of land situated in the City of Lucas to R-1.5 from AO BEING a 47.807 acre tract of land situated in the James Lovelady Survey, Abstract No. 538, City of Lucas, Collin County, State of Texas, and being part of that certain 87.1115 acre tract of land (Tract 3) described in deed to Lucas Real Estate, LLC, as recorded in Instrument 20111014001101190, Deed Records, Collin County, Texas, said 47.807 acre tract. [47.807 acre parcel R-1.5]

Todd Winters, on behalf of Liberty Bank, has submitted an application for a zoning change from AO to R-1.5.

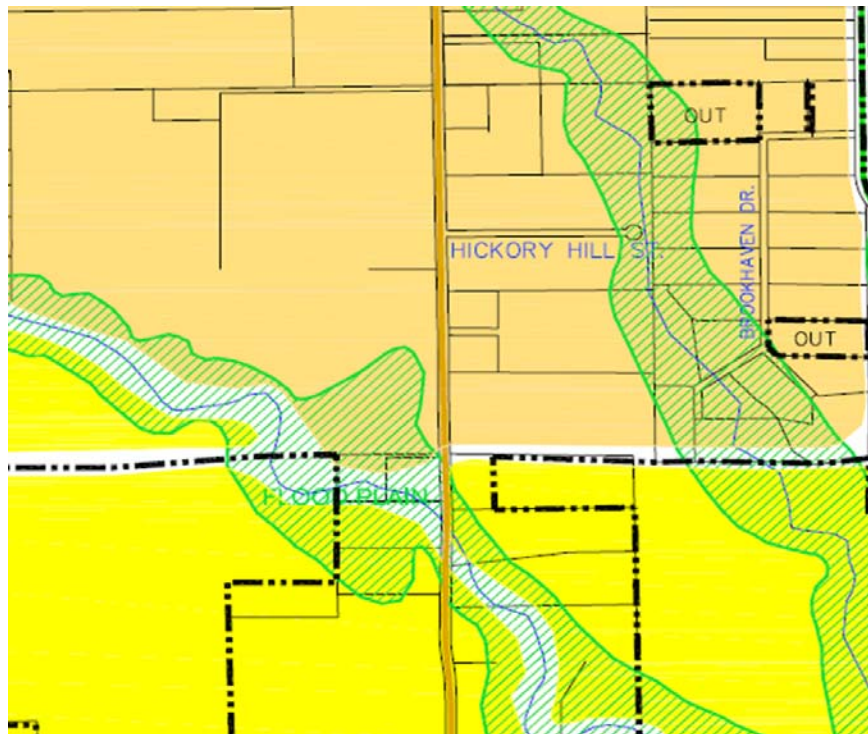
This parcel has an approved Development Agreement with an approved Concept Plan that gives consideration to the zoning. This plan adheres to the approved layout.

The property is approximately 87 acres. The property is currently zoned AO, this request is for 47.807 acres and R-1.5 zoning is being requested. A part of the property is still in the city's ETJ. This request does not match the approved Comprehensive Plan in full, an adjustment would be needed for the Comprehensive Plan.

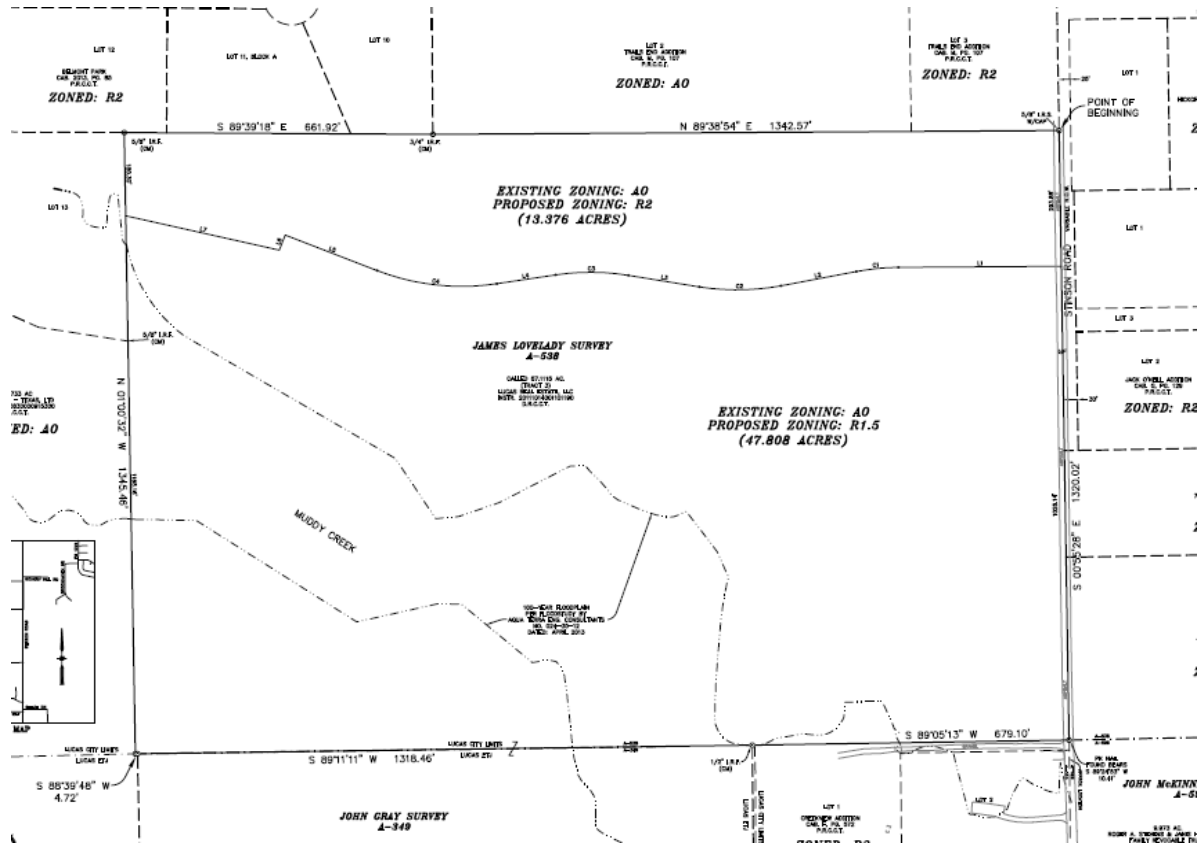
Approved Concept Plan:



Approved Comprehensive Plan:



Property Depiction:



The Public Hearing was opened at 7:04 p.m.

Todd Winters, representative for the developer, came forward to speak FOR this item and to answer any questions that the Commission might have of the project.

There was no one present who wished to speak AGAINST this item.

The Public Hearing was closed at 7:06 p.m.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to recommend approval of the application for the zoning of a tract of land situated in the City of Lucas to R-1.5 from AO BEING a 47.807 acre tract of land situated in the James Lovelady Survey, Abstract No. 538, City of Lucas, Collin County, State of Texas, and being part of that certain 87.1115 acre tract of land (Tract 3) described in deed to Lucas Real Estate, LLC, as recorded in Instrument 20111014001101190, Deed Records, Collin County, Texas, said 47.807 acre tract. Commissioner Sean McCaffity seconded the Motion. Motion carried. Vote: 5-0.

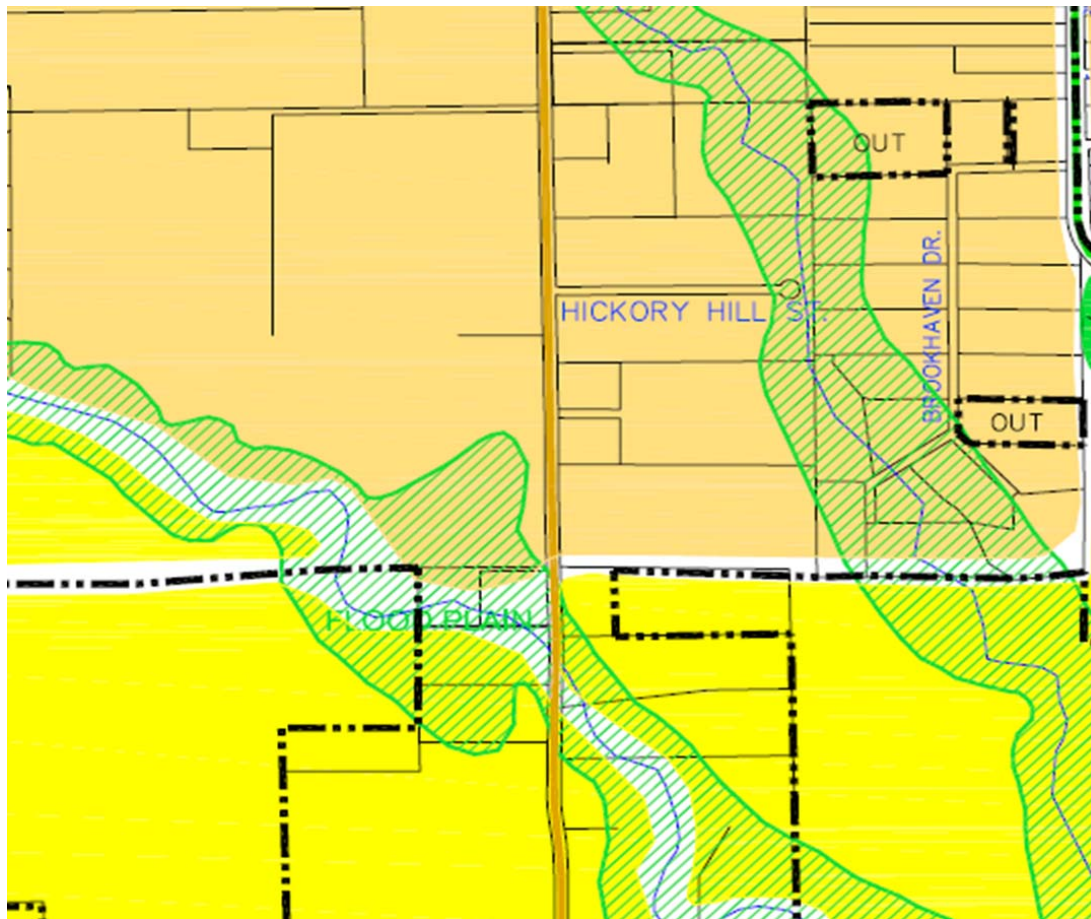
- 2) Public Hearing/Discuss and Consider an application for the zoning of a tract of land situated in the City of Lucas to R-2 from AO BEING a 13.376 acre tract of land situated in the James Lovelady Survey, Abstract No. 538, City of Lucas, Collin County, State of Texas, and being part of that certain 87.1115 acre tract of land (Tract 3) described in deed to Lucas Real Estate, LLC, as recorded in Instrument

20111014001101190, Deed Records, Collin County, Texas, said 13.376 acre tract. [13.376 acre parcel R-2]

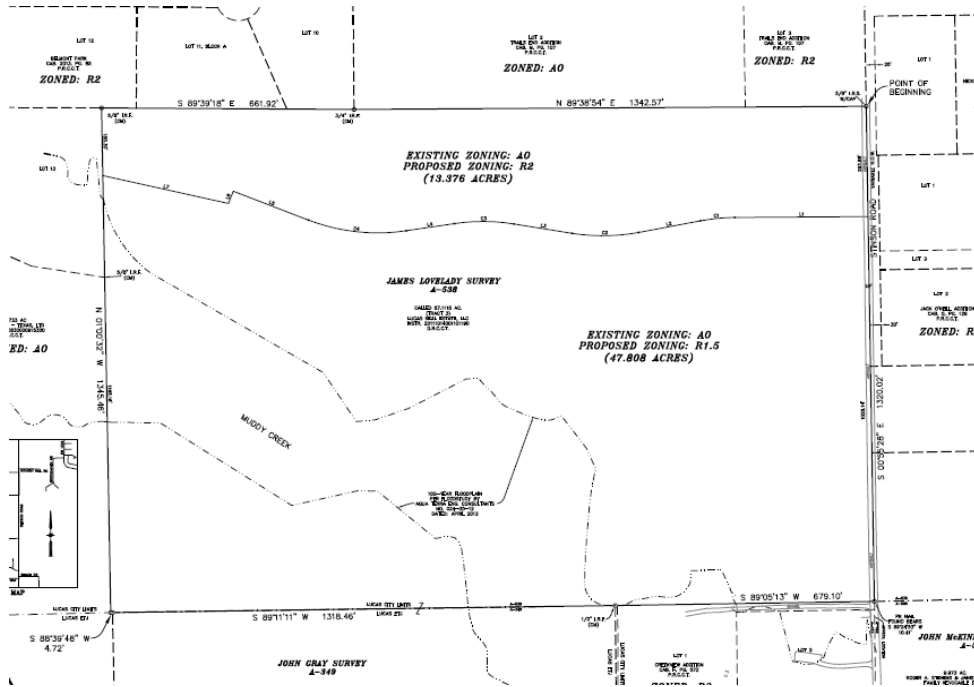
Todd Winters, on behalf of Liberty Bank, has submitted an application for a zoning change from AO to R-2.

The property is approximately 87 acres. The property is currently zoned AO, this request is for 13.376 acres and R-2 zoning is being requested. A part of the property is still in the city's ETJ. This request matches the approved Comprehensive Plan in full.

Approved Comprehensive Plan:



Property Depiction (see next page):



The Public Hearing was opened at 7:11 p.m.

Todd Winters came forward to speak FOR this item and to answer any questions of the Commissioners.

There was no one present who wished to speak AGAINST this item.

The Public Hearing was closed at 7:12 p.m.

MOTION: Commissioner David Keer made a Motion to recommend approval of the application for the zoning of a tract of land situated in the City of Lucas to R-2 from AO BEING a 13.376 acre tract of land situated in the James Lovelady Survey, Abstract No. 538, City of Lucas, Collin County, State of Texas, and being part of that certain 87.1115 acre tract of land (Tract 3) described in deed to Lucas Real Estate, LLC, as recorded in Instrument 20111014001101190, Deed Records, Collin County, Texas, said 13.376 acre tract. Commissioner Sean McCaffity seconded the Motion. Motion carried. Vote: 5-0.

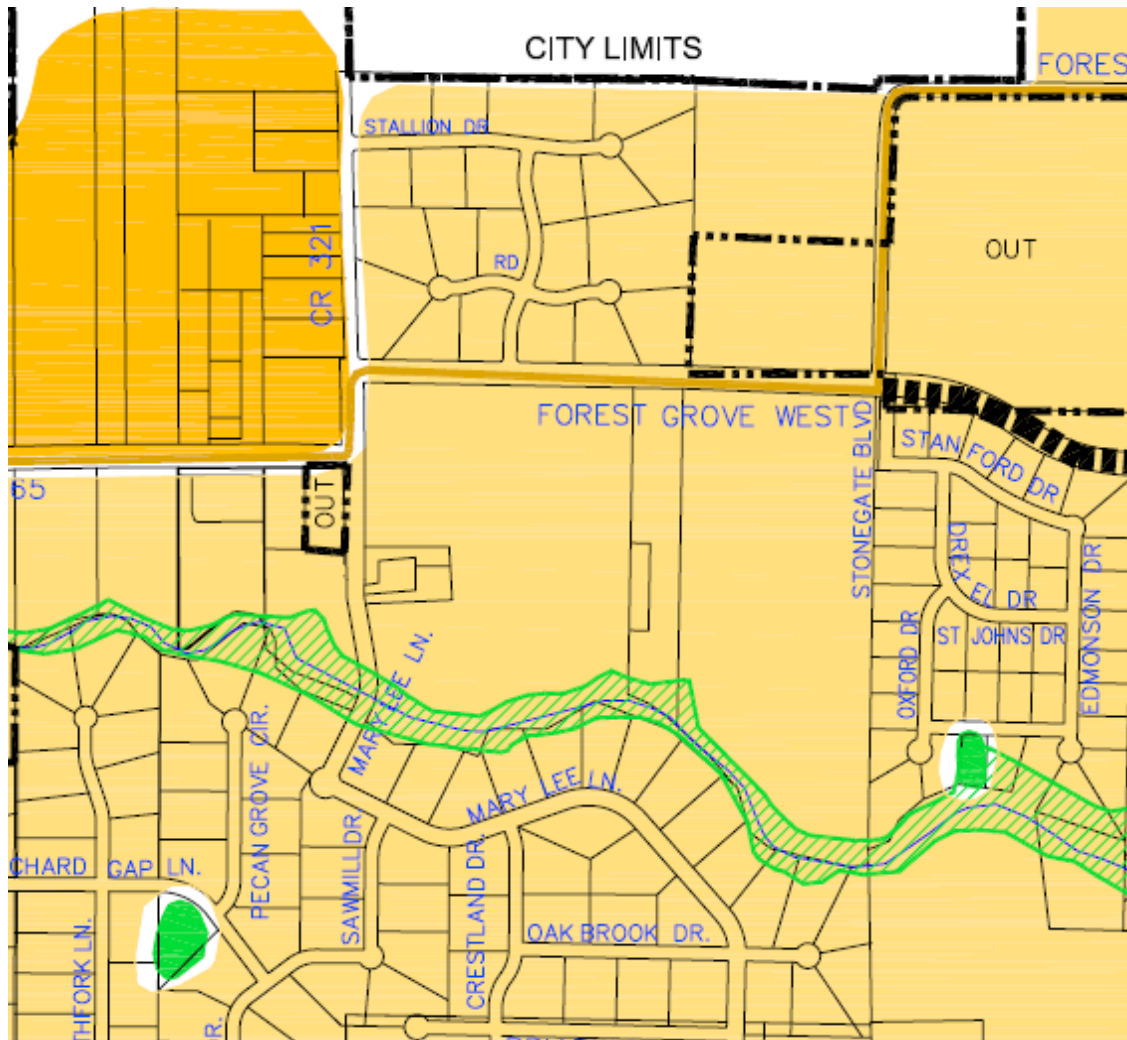
- 3) Public Hearing/Discuss and Consider an application for the rezoning of a 53 +/- acre tract of land from AO to R-1.5 situated in the J. Kerby Survey, Abstract No. 506, City of Lucas, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Hooper Family Limited Partnership according to the deed recorded in Volume 5190, Page 404 of the Deed Records, Collin County, Texas (DRCCT). [Located on Forest Grove Road]

Steve Lenart, on behalf of Centurion Land Acquisitions, has submitted an application for the rezoning of a parcel of land located on Forest Grove Road.

There is an approved Development Agreement giving consideration to the zoning of R-1.5 with a maximum of twenty-seven (27) lots. The developer will correct off-site drainage, improve off-site water system and improve off-site street.

The property currently has two zoning classifications, R-1 and AO.

Comprehensive Zoning Map:



Approved Concept Plan and Depiction (see next page):



The Public Hearing was opened at 7:15 p.m.

Steve Lenart, 520 Central Parkway East, Plano came forward to speak FOR this item and to answer any questions.

Janice Hoefer, 535 W. Forest Grove Road, came forward to speak AGAINST this item. Mrs Hoefer has lived in Lucas since 1979 along with her husband, Tom. Mrs. Hoefer was the first Tax Assessor/Collector for the City of Lucas. Mr. Hoefer was the Building Official that created and incorporated the Uniform Building Code for the City. Mrs. Hoefer shared a number of concerns about the proposed project. This tract of land is directly west of the Hoefer's property. The requested R-1.5 zoning is not according to the current Comprehensive Plan, which calls for a minimum of 2 acres. Mrs. Hoefer said the Comprehensive Plan was created for a reason and the City should not vary from it. There is also a concern with improving the drainage. With the plans that have been provided, there is nothing showing what the developer plans to do with the drainage and how it will affect the Hoefer property. There are a lot of beautiful trees on the 53 acre tract. What are the plans to not destroy as many as possible? The developer has offered to realign Forest Grove Road at the curve where it meets Mary Lee Lane if given the R-1.5 zoning. Being that there will be more traffic it should be a requirement, not a compromise. What is the minimum square footage of the homes being built and how close to the Hoefer property line will they be allowed? Are they tract homes or are they truly custom homes? With all these concerns and unanswered questions, Mrs. Hoefer, is AGAINST granting approval for this development.

Tom Hoefer, 535 W. Forest Grove Road, came forward to speak AGAINST this item. Mr. Hoefer stated that he and his wife were active in the business of the City in the late 70's to the late 80's. When the Master Plan was in the works the citizens elected councilmembers that favored the 2 acre minimum lot sizes. In the 90's Mayor Bruce Hopewell convinced enough councilmembers to allow for a few 1.5 acre areas. The next election, all who voted for the smaller lot sizes lost their seats. The citizens did not like what had happened and still feel betrayed. It is Mr. Hoefer understanding that this developer wants us to compromise our Master Plan in trade for some road improvements on Forest Grove Road at Mary Lee Lane. The drainage problem at the west side will be in the developer's scope of work with or without road improvements. The City should be telling the developers what they can or cannot do, instead of the tail wagging the dog. It appears that this potential variance of the Master Plan is not ready for a vote. There has not been any indication as to where the center pond will overflow to and only a small indication that the east side will flow towards my rock driveway.

The Public Hearing was closed at 7:21 p.m.

Development Services Director Joe Hilbourn reviewed the terms of the approved development agreement as it pertains to this project.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to recommend approval of the application for the rezoning of a 53 +/- acre tract of land from AO to R-1.5 situated in the J. Kerby Survey, Abstract No. 506, City of Lucas, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Hooper Family Limited Partnership according to the deed recorded in Volume 5190, Page 404 of the Deed Records, Collin County, Texas (DRCCT). Motion failed for lack of second.

Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the August 8, 2013 Planning & Zoning Commission meeting.

Chairman Karen Hurtt pointed out two corrections to page 2, 3rd bullet "project's" and 4th bullet "access".

MOTION: Commissioner David Keer made a Motion to approve the August 8, 2013 Planning & Zoning Commission meeting minutes with two minor changes. Chairman Karen Hurtt seconded the Motion. Motion carried. Vote: 5-0.

- 5) Discuss and Consider the approval of a preliminary plat for a tract of land situation in the James Lovelady Survey Abstract No. 538, the first phase of Oakbrook Subdivision 48.05 acres out of a total of an 87 acre tract of land, consisting of twenty-two (22) lots with a mixed zoning of R-1.5 and R-2.

The applicant, Todd Winters, requested that this item be removed from the agenda.

- 6) Discuss and Consider the approval of a preliminary plat for an eight (8) lot subdivision being 18.007 acres located in the Peter F. Lucas Survey Abstract No.

537 and J. Anderson Survey Abstract No. 17 also known as Winding Creek Reserve (located off E. Lucas Road).

MOTION: Alternate Commissioner Andre Guillemaud made a Motion to approve the preliminary plat for an eight (8) lot subdivision being 18.007 acres located in the Peter F. Lucas Survey Abstract No. 537 and J. Anderson Survey Abstract No. 17 also known as Winding Creek Reserve. Commissioner Sean McCaffity seconded the Motion. Motion carried. Vote: 5-0.

- 7) Discuss and Consider the approval of an amendment to the City of Lucas' Code of Ordinances, Chapter 14, Zoning, add Section 14.03.354 Special District Requirements (3) the site plan may only be approved following a public hearing before the Planning & Zoning Commission and the City Council.

The code currently requires a public hearing. Section 14.03.354 Subsection (3) the site plan may only be approved following a public hearing before the Planning & Zoning Commission and the City Council. State Law says that site plans are an administrative approval. Administrative approval means that if it meets the city's requirements by law it must be approved. The public hearing gives the citizens a false sense that they have input whether or not the site plan is approved. Staff recommends that site plans continue to be approved by the Planning & Zoning Commission and City Council, not necessary to be presented as a public hearing.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to recommend approval of an amendment to the City of Lucas' Code of Ordinances, Chapter 14, Zoning, Section 14.03.354 Special District Requirements (3) the site plan may only be approved following a public hearing before the Planning & Zoning Commission and the City Council by removing the public hearing requirement. Commissioner Sean McCaffity seconded the Motion. Motion carried. Vote: 5-0.

- 8) Discuss and Consider the approval of **Ordinance # 2013-10-00XXX** of the City Council of the City of Lucas, Collin County, Texas, amending the Lucas Code of Ordinances by amending Chapter 10 titled "Subdivisions" by amending Article 10.03 titled "Subdivision and Development Ordinance" by amending Division 4 titled "Standards and Requirements" by amending Section 10.03.123 titled "Streets and Drainage" by amending Sub-Section 10.03.123(e) titled "Storm Sewers-Residential Developments" by adding requirements for drainage ditches and drainage easements; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense; and providing for an effective date.

The city is a rural community with bar type ditches instead of curb and gutter. There are a large number of parcels that are relatively flat. A few of the subdivisions have drainage issues due to flat bar type ditches.

Staff is recommending that all future bar ditches be concrete lined to prevent drainage issues by adding the following:

- (e) Storm sewers-Residential developments.

- (8) Drainage ditches located within the public right of way or drainage easements shall be concrete lined. The concrete lining shall be a minimum of 2' wide but not less than the width of the ditch, the concrete lining shall be 5 inches thick, have a minimum of 2500 psi compressive strength and have grid pattern of 12" with 3/8" rebar.

MOTION: Commissioner Sean McCaffity made a Motion to table this item until the next meeting, giving the City Engineer time to review and provide input to the Commissioners. Commissioner Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

9) Adjournment.

MOTION: Commissioner Sean McCaffity made a Motion to adjourn the meeting at 7:57 p.m. Alternate Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the Planning & Zoning Commission on November 14, 2013.

Karen Hurtt
Chairman

ATTEST:

Kathy Wingo, TRMC, MMC
City Secretary



City of Lucas P&Z Agenda Request

P & Z Meeting: November 14, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of a preliminary plat for a 53 ± acre tract of land located on Forest Grove Road and is part of 27 lots, Block 2 of the J. Kerby Survey Abstract No. 506, commonly known as Creekside Estates.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

Matt Dorsett on behalf of Centurion land acquisitions has applied for preliminary plat approval for a 53 +/- acre tract of land located on Forest Grove road and is part of the J. Kerby Survey Abstract NO. 506. This subdivision consists of 27 lots and has an approved development agreement. This parcel is currently zoned R-1.5, with a maximum of 27 lots.

MOTION:

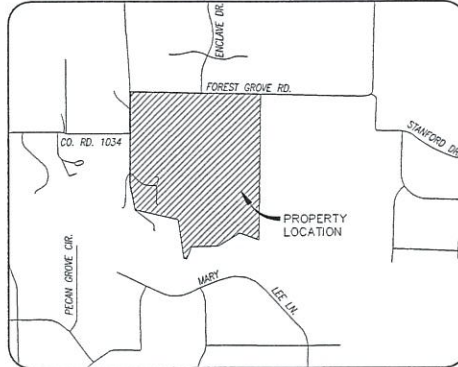
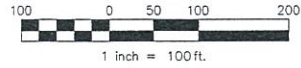
I make a Motion to recommend approval of the preliminary plat for a 53 ± acre tract of land located on Forest Grove Road and is part of 27 lots, Block 2 of the J. Kerby Survey Abstract No. 506, commonly known as Creekside Estates.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



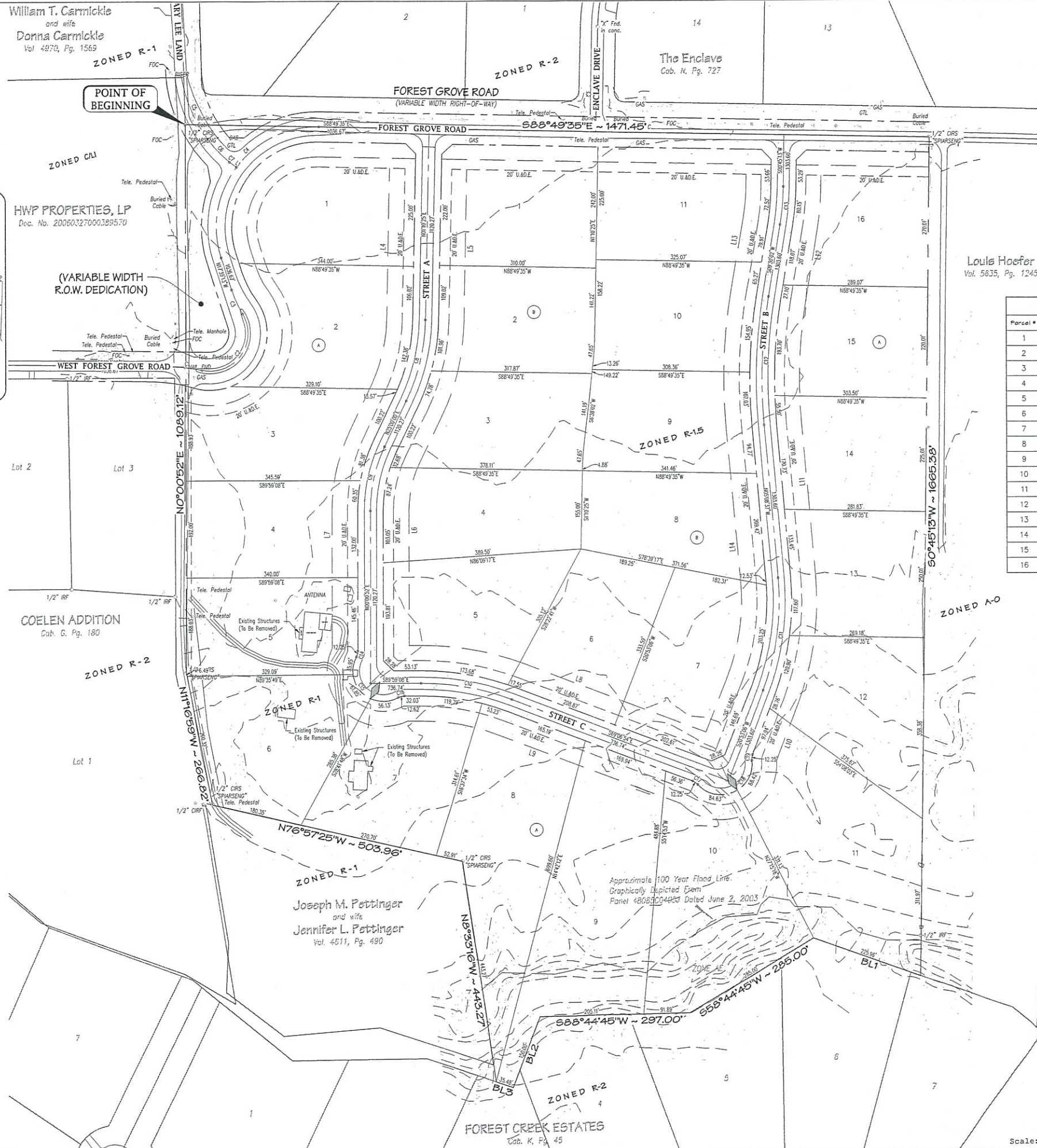
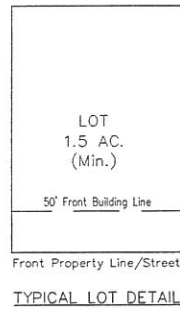
LOCATION MAP
1" = 3000'

LEGEND
(Not all items may be applicable)

C	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emnt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAIE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
CS	STREET NAME CHANGE
C	CENTERLINE
BD	BLOCK DESIGNATION
SF	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(PRCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. Preliminary Plat - FOR INSPECTION PURPOSES ONLY.
2. Any bar ditches less than 1% slope must be concrete lined 24" wide, 5" thick with a 15 inch rebar grid.
3. During construction process, a 3rd party inspector must verify trench backfill within the public right of ways.
4. A part of the subject property is located within a FEMA 100-year Floodplain per FEMA Map Panel 48085C0405J with an effective date of June 2, 2009 as shown.



Centerline Curve Table

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	62.08'	300.00'	31.15'	61.97'	S83°17'28"E	11°51'22"
C2	174.68'	75.00'	174.33'	137.79'	N35°54'57"E	133°26'33"
C3	52.79'	230.00'	26.51'	52.68'	N24°13'47"W	13°09'07"
C4	379.88'	200.00'	279.50'	325.30'	N36°45'36"E	108°49'38"
C5	140.01'	294.12'	71.36'	138.69'	S22°28'16"E	27°16'27"
C6	62.99'	250.00'	31.66'	62.82'	S43°15'00"E	14°26'10"
C7	62.99'	250.00'	31.66'	62.82'	S43°15'00"E	14°26'10"
C8	166.34'	400.00'	84.39'	165.14'	N13°05'12"E	23°49'35"
C9	130.82'	300.00'	66.47'	129.79'	N12°30'26"E	24°59'08"
C10	182.13'	500.00'	92.09'	181.12'	S79°33'01"E	20°52'14"
C11	227.14'	500.00'	115.57'	225.19'	S07°52'14"W	26°01'43"
C12	255.59'	1000.00'	128.49'	254.89'	S02°10'42"W	14°38'39"
C13	76.33'	500.00'	38.24'	76.26'	S05°07'37"W	8°44'49"

Centerline Line Table

Line #	Length	Direction
L1	4.91'	S53°14'24"E

Boundary Line Table

Line #	Length	Direction
BL1	225.96'	N70° 26' 15"W
BL2	150.00'	S20° 49' 45"W
BL3	35.48'	N71° 13' 15"W

Lot Area Table

Parcel #	Block #	Square Feet	Acreage
1	A	81372.93	1.87
2	A	74414.97	1.71
3	A	69532.77	1.60
4	A	65391.34	1.50
5	A	65380.01	1.50
6	A	77660.24	1.78
7	A	71428.49	1.64
8	A	103378.39	2.37
9	A	116288.00	2.67
10	A	100481.61	2.31
11	A	114302.76	2.62
12	A	74043.45	1.70
13	A	67743.63	1.56
14	A	65998.85	1.52
15	A	66062.47	1.52
16	A	73276.45	1.68

Lot Area Table

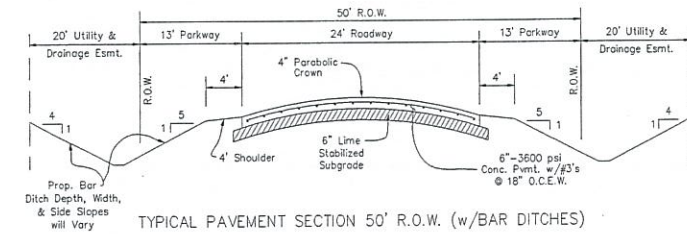
Parcel #	Block #	Square Feet	Acreage
1	B	74820.00	1.72
2	B	65401.75	1.50
3	B	66607.99	1.53
4	B	66722.70	1.53
5	B	74250.10	1.70
6	B	65340.09	1.50
7	B	75310.32	1.73
8	B	66026.43	1.52
9	B	65169.71	1.50
10	B	68363.66	1.57
11	B	75681.39	1.74

Lot Line Table

Line #	Length	Direction
L4	301.02'	N01° 10' 25"E
L5	301.02'	N01° 10' 25"E
L6	266.86'	N00° 00' 52"E
L7	271.63'	N00° 00' 52"E
L8	381.49'	S69° 06' 54"E
L9	385.66'	S69° 06' 54"E
L10	120.87'	S20° 53' 06"W
L11	304.19'	N05° 08' 37"W
L12	145.18'	S09° 30' 02"W
L13	145.18'	S09° 30' 02"W
L14	304.19'	N05° 08' 37"W

Lot Curve Table

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C14	12.25'	25.00'	6.25'	12.13'	N14°03'02"E	28°04'21"
C15	61.85'	60.00'	33.99'	59.14'	S35°46'24"E	59°03'28"
C16	12.62'	25.00'	6.45'	12.48'	S75°33'18"W	28°55'07"
C17	12.25'	25.00'	6.25'	12.13'	N55°04'44"W	28°04'21"
C18	68.42'	60.00'	38.47'	64.77'	N25°28'45"E	65°20'01"
C19	12.25'	25.00'	6.25'	12.13'	S06°50'55"W	28°04'21"



PRELIMINARY PLAT
CREEKSIDE ESTATES
LOTS 27, BLOCKS 2
53.173 ACRES OUT OF THE
J. KERBY SURVEY - ABSTRACT NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Centurion Acquisitions, LP
1221 I-35 E., Suite 200
Carrollton, Texas 75006
Telephone (972) 422-9880
Contact: Steve Lenart

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBP No. E-2121
Contact: Matt Dorsett

Metes and Bounds for Forest Grove Property

BEING a tract of land situated in the J. Kerby Survey, Abstract No. 506, City of Lucas, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Hooper Family Limited Partnership according to the deed recorded in Document No. 20080208000136390 and Document No. 20080208000156400 of the Deed Records, Collin County, Texas (DRCT), and being a portion of a tract of land conveyed to Mack Thomas Etal according to the Deed Recorded in Volume 4620, Page 561 of the Deed Records, Collin County, Texas (DRCT), the subject tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of the subject tract, and being the southwest corner of The Enclave Addition, an addition to the City of Lucas, recorded in Cabinet N, Page 727, Plot Records, Collin County, Texas (PRCCT) and being on the east line of a tract conveyed to HWP Properties, LP, recorded in Document No. 20060327000389570 DRCT, said rod being in Forest Grove Road (a variable width public right-of-way), from said rod an "X" found in concrete bears N 47°00'18" E, 622.02 feet;

THENCE S 88°49'35" E, 1471.45 feet along Forest Grove Road, and along the south line of said Enclave Addition, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of a tract conveyed to Louis Hoefer, recorded in Volume 5635, Page 1245 DRCT, from which an "X" found in concrete found bears S 88°46'59" E, 1245.01 feet, and from which a 5/8" iron rod with plastic cap found bears S 82°24'20" E, 264.25 feet;

THENCE S 00°45'13" W, along the west line thereof, passing at 1585.66 feet a 1/2" iron rod found for witness, continuing a total distance of 1665.38 feet to the southwest corner of said Hoefer tract, and being on the north line of Forest Creek Estates, an addition to the City of Lucas, recorded in Cabinet K, Page 45 PRCCT;

THENCE along the north line of Forest Creek Estates, the following:

N 70°26'15" W, 225.96 feet;

S 58°44'45" W, 285.00 feet;

S 88°44'45" W, 297.00 feet;

S 20°49'45" W, 150.00 feet;

And N 71°13'15" W, 35.48 feet to a point for corner;

THENCE N 08°33'16" W, departing said north line of Forest Creek Estates, passing at 34.02 feet the southeast corner of a tract conveyed to Joseph M. Pettinger and wife, Jennifer L. Pettinger, continuing along the east line thereof a total distance of 443.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;

THENCE N 76°57'25" W, 503.96 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner, from which a 1/2" capped iron rod found bears N 76°57'25" W, 14.84 feet;

THENCE N 11°16'59" W, 266.82 feet departing said north line to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for corner;

THENCE N 00°00'52" E, passing at 606.27 feet the southeast corner of said HWP Properties tract, continuing along the east line thereof a total distance of 1089.12 feet to the PLACE OF BEGINNING with the subject tract containing 2,316,224 square feet or 53.173 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Centurion Acquisitions, LP is the Owner of the above described project and does hereby adopt this plot designating the herein described property as CREEKSIDE ESTATES, an addition to City of Lucas, Texas and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys plotted hereon; and does hereby dedicate the utility easements shown on the plot to City of Lucas.

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

PRELIMINARY, NOT TO BE FILED

Authorized Representative
Centurion Acquisitions, LP

Executed this the ____ day of _____, 2013.

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 _____ Owner(s), known to me to be the person(s) 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 _____, 2013.

PRELIMINARY, NOT TO BE FILED

Notary Public in and for
the State of Texas



SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plot and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lucas, Texas.

Dated this the ____ day of _____, 2013.

DARREN K. BROWN, R.F.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2013.

Notary Public, State of Texas

*The Preliminary Plat for CREEKSIDE ESTATES as approved by the City Council for the City of Lucas on _____, 2013 is authorized for use with Engineering Plans for the

construction of public improvements as approved by the City Engineer. A Final Plat shall be approved by the Planning and Zoning Commission upon completion of all public improvements or the provision of an Improvement Agreement under the terms of the Subdivision and Development Ordinance and submission of a Final Plat in compliance with the Subdivision and Development Ordinance of the City of Lucas.

CITY APPROVAL CERTIFICATE

This plot 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 & Title _____

The Director of Public Work 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 then 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 _____

PRELIMINARY PLAT
CREEKSIDE ESTATES
LOTS 27, BLOCKS 2
53.173 ACRES OUT OF THE
J. KERBY SURVEY ~ ABSTRACT NO. 506
CITY OF LUCAS, COLLIN COUNTY, TEXAS

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765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett



City of Lucas P&Z Agenda Request

P & Z Meeting: November 14, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of **Ordinance # 2013-12-00XXX** of the City Council of the City of Lucas, Collin County, Texas, amending the Lucas Code of Ordinances by amending Chapter 10 titled "Subdivisions" by amending Article 10.03 titled "Subdivision and Development Ordinance" by amending Division 4 titled "Standards and Requirements" by amending Section 10.03.123 titled "Streets and Drainage" by amending Sub-Section 10.03.123(e) titled "Storm Sewers-Residential Developments" by adding requirements for drainage ditches and drainage easements; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense; and providing for an effective date.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

This item was tabled at a previous meeting.

This code change is based on the practical application of bar ditches and drainage problems that occur because of open channel ditches.

Suggest wording:

Sec. 10.03.123 Streets and drainage

(e) Storm sewers-Residential developments.

(8) Drainage ditches located within the public right of way or drainage easements shall have a minimum of 2% slope or, if a drainage ditch has less than 2% slope the drainage ditch shall be concrete lined. The concrete lining shall be a minimum of 2' wide but not less than the width of the ditch, the concrete lining shall be 5 inches thick, have a minimum of 2500 psi compressive strength and have grid pattern of 12" with 3/8" rebar.

MOTION:

I make a Motion to recommend approval of **Ordinance # 2013-12-00XXX** of the City Council of the City of Lucas, Collin County, Texas, amending the Lucas Code of Ordinances by amending Chapter 10 titled "Subdivisions" by amending Article 10.03 titled "Subdivision and Development Ordinance" by amending Division 4 titled "Standards and Requirements" by amending Section 10.03.123 titled "Streets and Drainage" by amending Sub-Section 10.03.123(e) titled "Storm Sewers-Residential Developments" by adding requirements for drainage ditches and drainage easements; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense; and providing for an effective date.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____

<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Disannexation
<input checked="" type="checkbox"/>	Code of Ordinances
<input type="checkbox"/>	Other

ORDINANCE # 2013-12-00XXX
[AMENDING CODE OF ORDINANCE CHAPTER 10]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, AMENDING THE LUCAS CODE OF ORDINANCES BY AMENDING CHAPTER 10 TITLED “SUBDIVISIONS” BY AMENDING ARTICLE 10.03 TITLED “SUBDIVISION AND DEVELOPMENT ORDINANCE” BY AMENDING DIVISION 4 TITLED “STANDARDS AND REQUIREMENTS” BY AMENDING SECTION 10.03.123 TITLED “STREETS AND DRAINAGE” BY AMENDING SUB-SECTION 10.03.123(e) TITLED “STORM SEWERS-RESIDENTIAL DEVELOPMENTS” BY ADDING REQUIREMENTS FOR DRAINAGE DITCHES AND DRAINAGE EASEMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council desires to amend Chapter 10 titled “Subdivisions” by amending Article 10.03 titled “Subdivision and Development Ordinance” by amending Division 4 titled “Standards and Requirements” by amending Section 10.03.123 titled “Streets and drainage” by amending sub-section 10.03.123(e) titled “Storm sewers - Residential developments” by adding requirements for drainage ditches and drainage easements.

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

Section 1. The Code of Ordinances of the City of Lucas, Texas, is hereby amended by amending Chapter 10 “Subdivisions” by amending Article 10.03 titled “Subdivision and Development Ordinance” by amending Division 4 titled “Standards and Requirements” by amending Section 10.03.123 titled “Streets and drainage” by amending sub-section 10.03.123(e) titled “Storm sewers - Residential developments”, to read as follows:

“ARTICLE 10.03 SUBDIVISION AND DEVELOPMENT ORDINANCE

.....

Division 4. Standards and Requirements

...

Sec. 10.03.123 Streets and drainage

...

(e) Storm sewers - Residential developments.

...

(8) Drainage ditches located within the public right of way or drainage easements shall have a minimum of 2% slope or, if a drainage ditch has less than 2% slope the drainage ditch shall be concrete lined. The concrete lining shall be a minimum of 2' wide but not less than the width of the ditch, the concrete lining shall be 5 inches thick, have a minimum of 2500 psi compressive strength and have grid pattern of 12" with 3/8" rebar.

(f) Storm sewers - Nonresidential developments.

...”

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

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

Section 4. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

Section 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for the in the City of Lucas Code of Ordinances, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 6. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS _____ DAY OF DECEMBER, 2013.

APPROVED:

Rebecca Mark, Mayor

APPROVED AS TO FORM:

ATTEST:

Joe Gorfida, Jr., City Attorney
(JIG/08-22-13/61956)

Kathy Wingo, TRMC, MMC, City Secretary



**City of Lucas
P&Z Agenda Request**

P & Z Meeting: November 14, 2013

Requestor: _____

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Adjournment.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to adjourn the meeting at _____ p.m.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____