



# AGENDA

**City of Lucas  
Planning and Zoning Commission  
December 8, 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, December 8, 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

1. Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a request to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477. **(Development Services Director Joe Hilbourn)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action regarding proposed zoning change

## Regular Agenda

2. Consider approval of the minutes of the November 10, 2016 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
3. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 3, consisting of 17 lots totaling 58.644 acres, and located at the east dead end of East Winningkoff Road, part of the Thomas D. James Survey, Abstract Number 477. **(Development Services Director Joe Hilbourn)**

4. Discuss and provide feedback to staff regarding the City's proposed Capital Improvement Plan (CIP). (Development Services Director Joe Hilbourn)

### **Executive Session**

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

An Executive Session in not scheduled for this meeting.

5. Adjournment.

### **Certification**

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 pm, December 2, 2016.

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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 972-912-1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### December 8, 2016

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item:**

Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a request to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action regarding proposed zoning change

#### **Background Information:**

This property consists of 58.6 +/- acres of land and is currently vacant. This property is currently zoned R-2 and the applicant is asking for a Planned Development for this parcel. Several deviations are being requested from the current R-2 requirements outlined below:

#### **Code of Ordinances Section 14.03.113 - Area Regulations**

##### *Current Zoning Requirements:*

The lot width shall be not less than two hundred feet (200') at the front street property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a cul-de-sac shall be not less than forty feet (40') at the property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a curve exceeding thirty degrees shall be not less than one hundred feet (100') at the property line, nor shall its average width be less than two hundred feet (200').

##### *Deviation being requested:*

Allow the lot width to not be less than twenty five feet (25') at the front street property line, nor shall the average width be less than two hundred feet (200').

#### **Code of Ordinances Section 10.03.031 - Platting Procedure**

##### *Current Zoning Requirements:*

Upon completion of the required public improvements, or the provision of an improvement agreement, the owner may submit a corrected final plat for the subdivision. Lots may be sold and building permits obtained after approval of the final plat by the planning and zoning commission, and filing of the signed plat. Subject to review and approval by city council.



# City of Lucas

## Planning and Zoning Agenda Request

### December 8, 2016

*Deviation being requested:*

Allow for early platting.

#### **Code of Ordinances Section 10.03.123 - Streets and drainage**

*Current Zoning Requirements:*

Subdivision streets shall be tied to an existing paved public street by pavement built to city standards.

*Deviation being requested:*

- 1) Asphalt roads be permitted.
- 2) The design and construction of the road base and finish surface (asphalt) of East Winningkoff Road extension be constructed as follows: the base shall be twenty-six (26) feet wide and sub-grade consisting of five percent (5%) cement stabilized base; the pavement\asphalt shall be a minimum of three inches (3) thick and twenty four (24) feet wide of type D asphalt in accordance with the current City of Lucas standard construction requirements.

Staff is requesting the maximum number of lots permitted in Logan Ford Cattle Ranch Phase 3 is 17. The applicant is proposing 17 lots with an average density of over 3 acres per lot. This request complies with the City's approved Comprehensive Plan.

#### **Citizen Summary:**

This first step in the development process is for a parcel of land to be zoned. The requested zoning should match the City's approved Comprehensive Plan. If the zoning does not match the Comprehensive Plan, a zoning change request goes before the Planning and Zoning Commission for consideration. Should the request in zoning be approved, the Comprehensive Plan is updated. The next step for this particular request is to create a planned development. A planned development is required to have an underlying zoning, in this case R-2, then the district requirements must be drawn up and adopted in the form of an ordinance. This type of development gives the City and Developer more flexibility in creating a development. Once the planned development has been created, a preliminary plat will be filed, then construction of the site, and then final plat when all improvements are complete.



# City of Lucas

## Planning and Zoning Agenda Request

### December 8, 2016

#### **Attachments/Supporting Documentation:**

1. Legal Description
2. Depiction
3. Concept Plan and Lot Detail
4. Public Notice
5. Location Map
6. District requirements.

#### **Budget/Financial Impact:**

NA

#### **Recommendation:**

NA

#### **Motion:**

I make a motion to approve/deny the request by James Roberts on behalf of Goose Real Estate Inc. for a request to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477.

**Logan Ford Ranch III**  
**Metes & Bounds Description**

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate center of East Winningkoff Road marking the northwest corner of said 58.644 acre tract, the northwest corner of said premises, the northeast corner of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records, the most southerly southeast corner of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records, and the southwest corner of the remainder of a called 40.67 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records and in Volume 350, Page 279 and Volume 278, Page 124 of the Collin County Land Records;

THENCE with the north line of said 58.644 acre tract, the north line of said premises, and the south line of said remainder of a called 40.67 acre tract, South 88°48'42" East, 963.82 feet to a Corps of Engineer's concrete monument found with brass disk marking the most northerly northeast corner of said 58.644 acre tract, the most northerly northeast corner of said premises, the southeast corner of said remainder of a called 40.67 acre tract, the southwest corner of a called 11.26 acre tract as recorded in Volume 769, Page 795 of the Collin County Land Records, and the northwest corner of a United States of America tract (per Collin County Central Appraisal District);

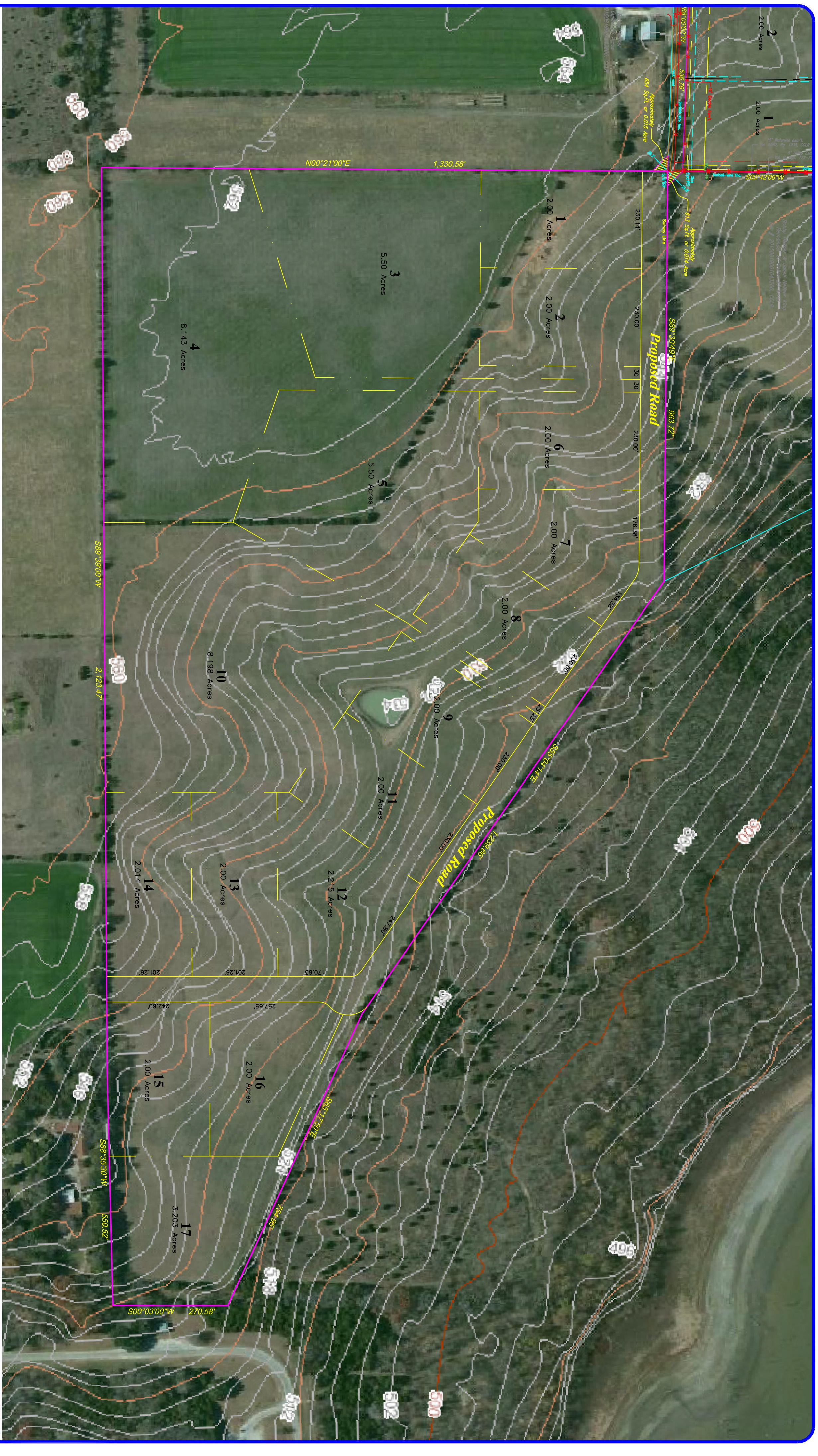
THENCE with the northeast line of said 58.644 acre tract, the northeast line of said premises, and the southwest line of said United States of America tract, South 54°25'44" East, 1,239.97 feet to a Corps of Engineer's concrete monument found with brass disk and South 64°35'43" East, 754.95 feet to a point for corner marking the most easterly northeast corner of said 58.644 acre tract, the most easterly northeast corner of said premises, and an interior ell-corner of said United States of America tract;

THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

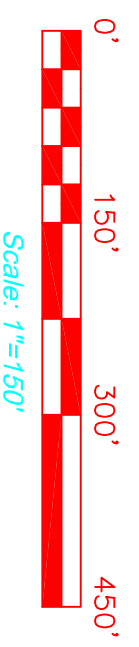
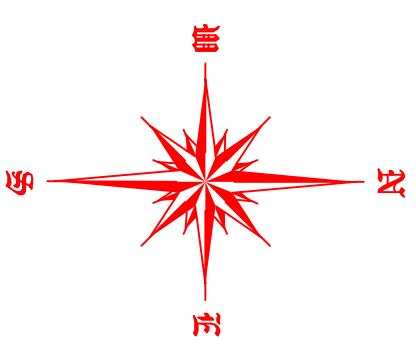
THENCE with the south line of said 58.644 acre tract, the south line of said premises, partway with the north line of said 2.125 acre tract, partway with the north line of a called 17.485 acre tract as recorded in Volume 3931, Page 807 of the Collin County Land Records, partway with the north line of a called 5.793 acre tract as recorded under Document No. 20140527000523060 of the Collin County Land Records, partway with the north line of a called 15.412 acre tract as recorded in Volume 1618, Page 918 of the Collin County Land Records, and partway with the north line of a called 10.00 acre tract as recorded in Volume 1383, Page 718 of the Collin County Land Records as follows:

South 89°14'56" West, 46938 feet to a RPLS 5587 capped iron rod found marking the northwest corner of said 2.125 acre tract and the northeast corner of said 17.485 acre tract; North 89°55'07" West, 580.61 feet to a 5/8-inch iron rod found marking the northwest corner of said 17.485 acre tract and the northeast corner of said 5.793 acre tract; North 89°33'29" West, 200.83 feet; North 89°17'03" West, 208.69 feet; South 89°30'14" West, 113.75 feet to a Roome capped iron rod found marking the northwest corner of said 5.793 acre tract and the northeast corner of said 15.412 acre tract; North 89°41'05" West, passing a wood fence corner post at 525.73 feet marking the northwest corner of said 15.412 acre tract and the northeast corner of said 10.00 acre tract, and continuing for a total distance of 1,102.36 feet to a wood fence corner post marking the southwest corner of said 58.644 acre tract, the southwest corner of said premises, the northwest corner of said 10.00 acre tract, the northeast corner of a called 29.00 acre tract as recorded under Document No. 20140619000627200 of the Collin County Land Records, and the southeast corner of the aforementioned 20 acre tract;

THENCE with the west line of said 58.644 acre tract, the west line of said premises, and the east line of said 20 acre tract, North 01°03'53" East, 1,331.01 feet to the point of beginning and containing 58.644 acres of land.



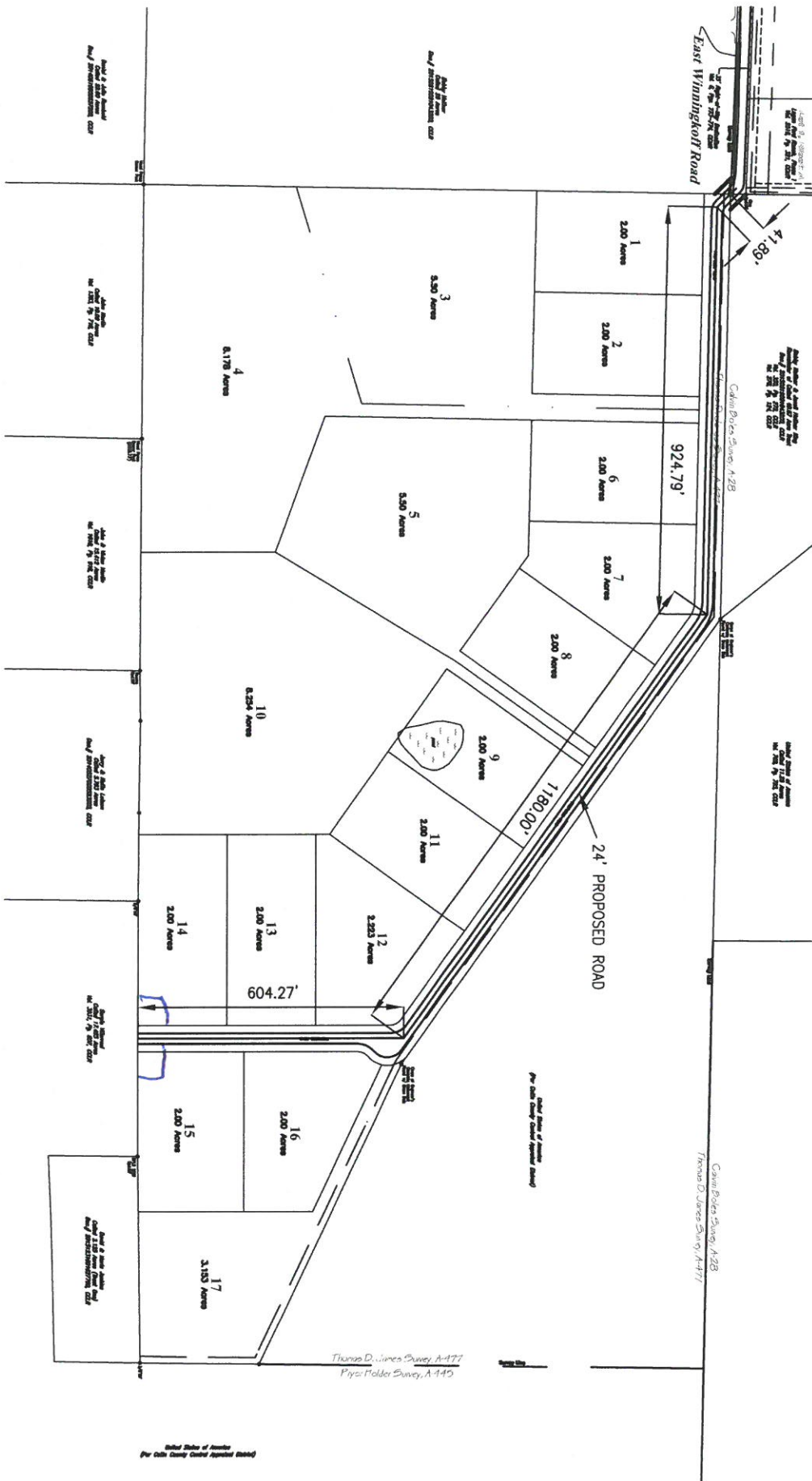
Subdivision Exhibit  
**Logan Ford Ranch Phase 3**  
 T.D. James Survey, Abstract No. 477  
 City of Lucas, Collin County, Texas  
 August 30, 2016



**Glas Land Surveying**  
 2114 FM 1563, Wolfe City, Texas 75496  
 Office: (903) 496-2084 Fax: (469) 547-0826  
[www.glaslandsurveying.com](http://www.glaslandsurveying.com)  
 IPR-S Firm No. 10193970

Drawings 2016\LOT DESIGN 05. ROBERTS, NEW DEAL.DWG

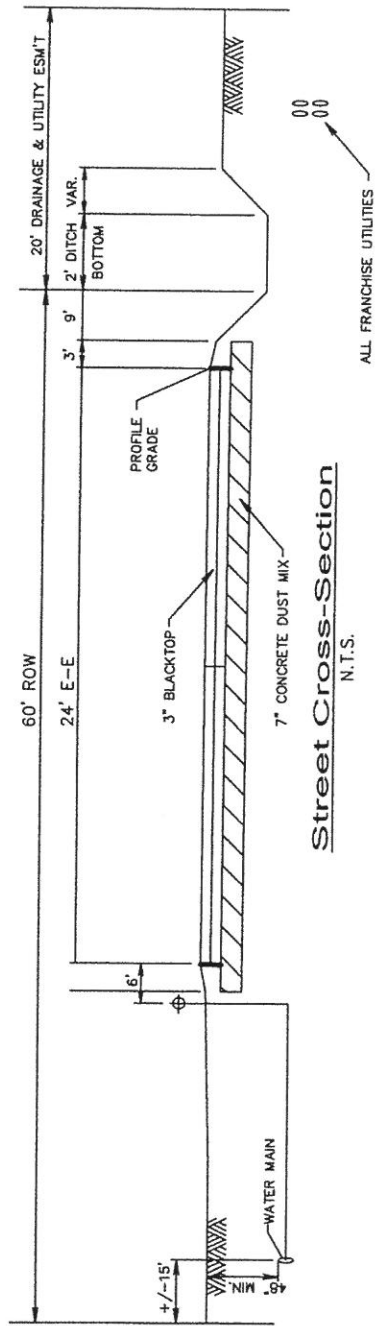




Thomas D. Jones Survey, A-177  
 Phys. Holder Survey, A-110

State of Nevada  
 For Clark County Central Appraisal District

# Exhibit "C"



**Street Cross-Section**  
N.T.S.



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, December 8, 2016 at 7:00 p.m. and City Council will conduct a public hearing on Thursday, January 5, 2017 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a Planned Development District for a parcel of land currently zoned R-2 and with a base zoning of R-2 to remain and consisting of 17 residential lots with an average density of over 3 acres per lot. The parcel of land being generally located at the east dead end of East Winningkoff Road and described as follows:

SITUATED in the State of Texas, County of Collin, and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being the re-survey of a 58.644 acre tract as recorded under Document No. 20161010001367210 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the approximate center of East Winningkoff Road marking the northwest corner of said 58.644 acre tract, the northwest corner of said premises, the northeast corner of a called 20 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records, the most southerly southeast corner of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records, and the southwest corner of the remainder of a called 40.67 acre tract as recorded under Document No. 20150819001043200 of the Collin County Land Records and in Volume 350, Page 279 and Volume 278, Page 124 of the Collin County Land Records;

THENCE with the north line of said 58.644 acre tract, the north line of said premises, and the south line of said remainder of a called 40.67 acre tract, South 88°48'42" East, 963.82 feet to a Corps of Engineer's concrete monument found with brass disk marking the most northerly northeast corner of said 58.644 acre tract, the most northerly northeast corner of said premises, the southeast corner of said remainder of a called 40.67 acre tract, the southwest corner of a called 11.26 acre tract as recorded in Volume 769, Page 795 of the Collin County Land Records, and the northwest corner of a United States of America tract (per Collin County Central Appraisal District);

THENCE with the northeast line of said 58.644 acre tract, the northeast line of said premises, and the southwest line of said United States of America tract, South 54°25'44" East, 1,239.97 feet to a Corps of Engineer's concrete monument found with brass disk and South 64°35'43" East, 754.95 feet to a point for corner marking

the most easterly northeast corner of said 58.644 acre tract, the most easterly northeast corner of said premises, and an interior ell-corner of said United States of America tract;

THENCE with the east line of said 58.644 acre tract, the east line of said premises, and the west line of said United States of America tract, South 00°39'58" West, 269.53 feet to a 3/8-inch iron rod found marking the southeast corner of said 58.644 acre tract, the southeast corner of said premises, and the northeast corner of a called 2.125 acre tract (Tract One) as recorded under Document No. 20151231001627760 of the Collin County Land Records;

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North 89°55'07" West, 580.61 feet to a 5/8-inch iron rod found marking the northwest corner of said 17.485 acre tract and the northeast corner of said 5.793 acre tract;

North 89°33'29" West, 200.83 feet;

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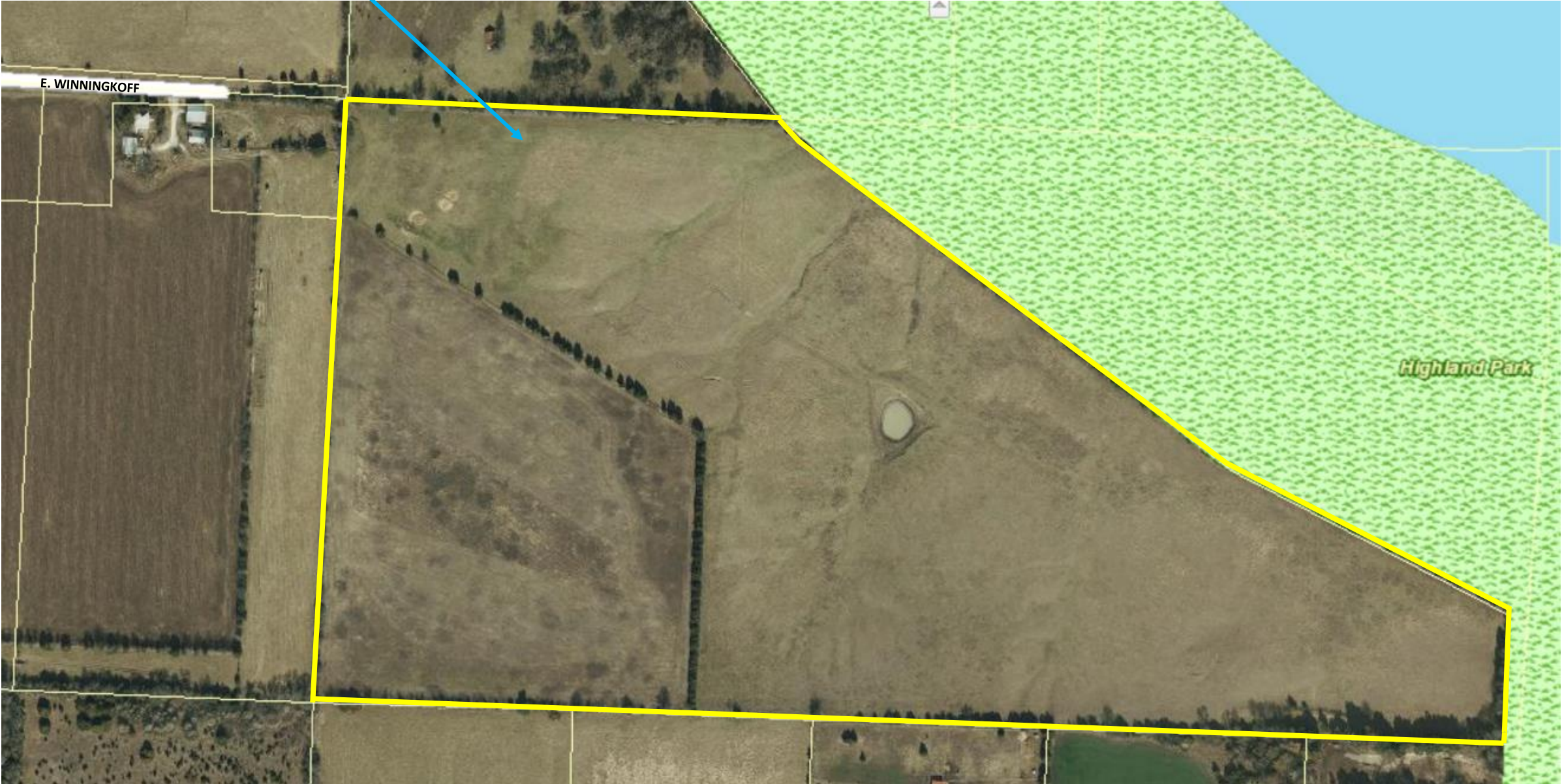
South 89°30'14" West, 113.75 feet to a Roome capped iron rod found marking the northwest corner of said 5.793 acre tract and the northeast corner of said 15.412 acre tract;

North 89°41'05" West, passing a wood fence corner post at 525.73 feet marking the northwest corner of said 15.412 acre tract and the northeast corner of said 10.00 acre tract, and continuing for a total distance of 1,102.36 feet to a wood fence corner post marking the southwest corner of said 58.644 acre tract, the southwest corner of said premises, the northwest corner of said 10.00 acre tract, the northeast corner of a called 29.00 acre tract as recorded under Document No. 20140619000627200 of the Collin County Land Records, and the southeast corner of the aforementioned 20 acre tract;

THENCE with the west line of said 58.644 acre tract, the west line of said premises, and the east line of said 20 acre tract, North 01°03'53" East, 1,331.01 feet to the point of beginning and containing 58.644 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, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) and it will be presented at the hearing. If you have any question about the request contact Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).

# Logan Ford Ranch III



### Division 3. Planned Development for Logan Ford Ranch Phase 3

#### **Sec. 14.03.111 Use regulations**

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in [section 14.03.801](#), schedule of uses, and [article 14.02 division 4](#), specific use permits.

- (1) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (2) A special exception shall be required when the total combined square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

(Ordinance 2008-11-00634 adopted 11/20/08)

#### **Sec. 14.03.112 Height regulations**

No building shall exceed thirty-five feet (35') or two and one-half (2-1/2) stories in height. (1995 Code, sec. 9-36)

#### **Sec. 14.03.113 Area regulations**

(a) Size of yards.

- (1) Front yard. There shall be a front yard having a depth of not less than fifty feet (50'). Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. No required parking shall be allowed within the required front yard.
- (2) Side yard. There shall be a side yard on each side of the lot having a width of not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. A side yard adjacent to a side street shall not be less than twenty-five feet (25'). No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
- (3) Rear yard. There shall be a rear yard having a depth of not less than fifty feet (50').

(1995 Code, sec. 9-37)

(b) Size of lot.

(1) Lot area. No building shall be constructed on any lot of less than two (2) acres (87,120square feet).

(2) Lot width. The width of the lot shall be not less than twenty five feet (25') at the front street property line, nor shall its average width be less than two hundred feet (200').

(3) Lot depth. The average depth of the lot shall not be less than one hundred eighty feet (180').

(4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

(c) Minimum dwelling size. The minimum floor area of any dwelling shall be two thousand square feet (2,000 sq. ft.), exclusive of garages, breezeways, and porches. Dwellings shall have a minimum seventy-five percent (75%) of the exterior walls of masonry construction or the heartwood of a natural decay resistance wood, cementitious siding, stucco, cultured stone exterior or combination of these materials. Alternate materials may be approved by the DRC so as to maintain the architectural compatibility with existing structures.

(d) Lot coverage. In no case shall more than thirty percent (30%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.

(e) Roof pitch. Residential dwelling structures shall have a roof pitch of not less than 6" vertical for each 12" horizontal (6:12). Alternative roof design and roof pitches may be considered and approved by the design review committee (DRC).

(f) Exterior walls and foundation. The exterior walls of residential dwellings shall be supported on a continuous solid concrete beam or slab; or on a fully grouted masonry foundation designed to carry the imposed loads. Exterior and load bearing walls shall be secured to the foundation as required by the adopted residential building code.

(g) A specific use permit shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.


(i) Early platting shall be permitted

(j) Asphalt roads shall be permitted. the design and construction of the road base and finish surface ( asphalt ) of east Winningkoff Road extension; the base shall be twenty-six (26) feet wide and sub-grade consisting of five percent (5)% cement stabilized base; the pavement\asphalt shall be a minimum of three inches (3) thick and twenty four (24) feet wide of type D asphalt concrete pavement (acp) in accordance with the current City of Lucas standard construction detail and as depicted in Exhibit " C "

(k) The maximum number of lots permitted in Logan Ford Cattle Ranch phase 2 is 17.



(Ordinance 2015-08-00816 adopted 8/20/15)

 **Secs. 14.03.114–14.03.170 Reserved**



# City of Lucas

## Planning and Zoning Agenda Request

### December 8, 2016

Requester: City Secretary Stacy Henderson

#### **Agenda Item:**

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

#### **Background Information:**

NA

#### **Attachments/Supporting Documentation:**

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

#### **Budget/Financial Impact:**

NA

#### **Recommendation:**

NA

#### **Motion:**

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



City of Lucas  
Planning and Zoning Commission  
Regular Meeting  
November 10, 2016  
7:00 PM  
City Hall – 665 Country Club Road

## MINUTES

### Call to Order

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

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Commissioner Andre Guillemaud  
Commissioner Joe Williams

**Staff Present:**

City Manager Joni Clarke  
Code Enforcement Officer Scott DeJong  
City Secretary Stacy Henderson

**Commissioner Absent:**

Vice Chairman David Keer  
Commissioner Brian Blythe  
Alternate Commissioner Scott Sperling

**City Council Liaison Absent:**

Mayor Jim Olk

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

### Public Hearing

- 1. Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land.**

Code Enforcement Officer Scott DeJong gave a presentation stating the property was being rezoned from Agricultural (AO) to Residential-2 (R-2) containing approximately 58.6 acres of land. Mr. DeJong noted that 17 lots were proposed as part of the development with an average density of over 3 acres per lot. Mr. DeJong noted that the proposed rezoning complies with the City's requirements.

Chairman Rusterholtz opened the public hearing at 7:03 pm and asked if anyone in the audience wanted to speak regarding this request.

Kellie Latson, 1801 Snider Lane, Lucas, asked what roadways would be proposed with the development.

Chairman Rusterholtz noted that the request was for rezoning and roadway details would not be available until a preliminary plat was submitted outlining the lots, roadways and other details of the development. Chairman Rusterholtz stated that a preliminary plat for this development was expected to come before the Planning and Zoning Commission in December.

Chairman Rusterholtz closed the public hearing at 7:06 pm.

**MOTION:** *A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to recommend approval of a zoning change request on behalf of Goose Real Estate Inc. from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477. The motion passed unanimously by a 3 to 0 vote.*

## Regular Agenda

**2. Consider approval of the minutes of the October 13, 2016 Planning and Zoning Commission meeting.**

**MOTION:** *A motion was made by Commissioner Williams, seconded by Chairman Rusterholtz to approve the minutes as submitted. The motion passed unanimously by a 3 to 0 vote.*

**3. Consider approval of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of the development Enchanted Creek Estates, located on the north side of Parker Road between Stinson Road and FM 1378. The parcel of land being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596.**

Code Enforcement Officer Scott DeJong gave a presentation noting that the property was zoned Residential-1 (R-1) and the preliminary plat contained 135 acres proposing 66 lots, with one lot per 2.057 acres. Mr. DeJong noted two changes had been made from the original concept plan that were requested by the City Engineer. Those changes included reducing the number of bridges within the subdivision from two to one for maintenance purposes, and the addition of a roundabout inside the subdivision to assist with traffic flow. Mr. DeJong stated that the preliminary plat meets all City requirements.

**MOTION:** *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the preliminary plat for Enchanted Creek Estates located on the north side of Parker Road between Stinson Road and FM 1378, being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596. The motion passed unanimously by a 3 to 0 vote.*

**4. Adjournment.**

**MOTION:** *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:13 pm. The motion passed unanimously by a 3 to 0 vote.*

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Peggy Rusterholtz, Chairman

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Stacy Henderson, City Secretary



**City of Lucas  
Planning and Zoning Agenda Request  
December 8, 2016**

**Requester:** Development Services Director Joe Hilbourn

**Agenda Item:**

Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 3, consisting of 17 lots totaling 58.644 acres, and located at the east dead end of East Winningkoff Road, part of the Thomas D. James Survey, Abstract Number 477.

**Background Information:**

The property is currently zoned R-2 and has 17 lots. The smallest being 2.0 acres and the largest lot being 8.254 acres. This development has a pending Planned Development rezoning in which deviations from the R-2 zoning requirements are being requested.

**Attachments/Supporting Documentation:**

1. Preliminary plat
2. Location map

**Budget/Financial Impact:**

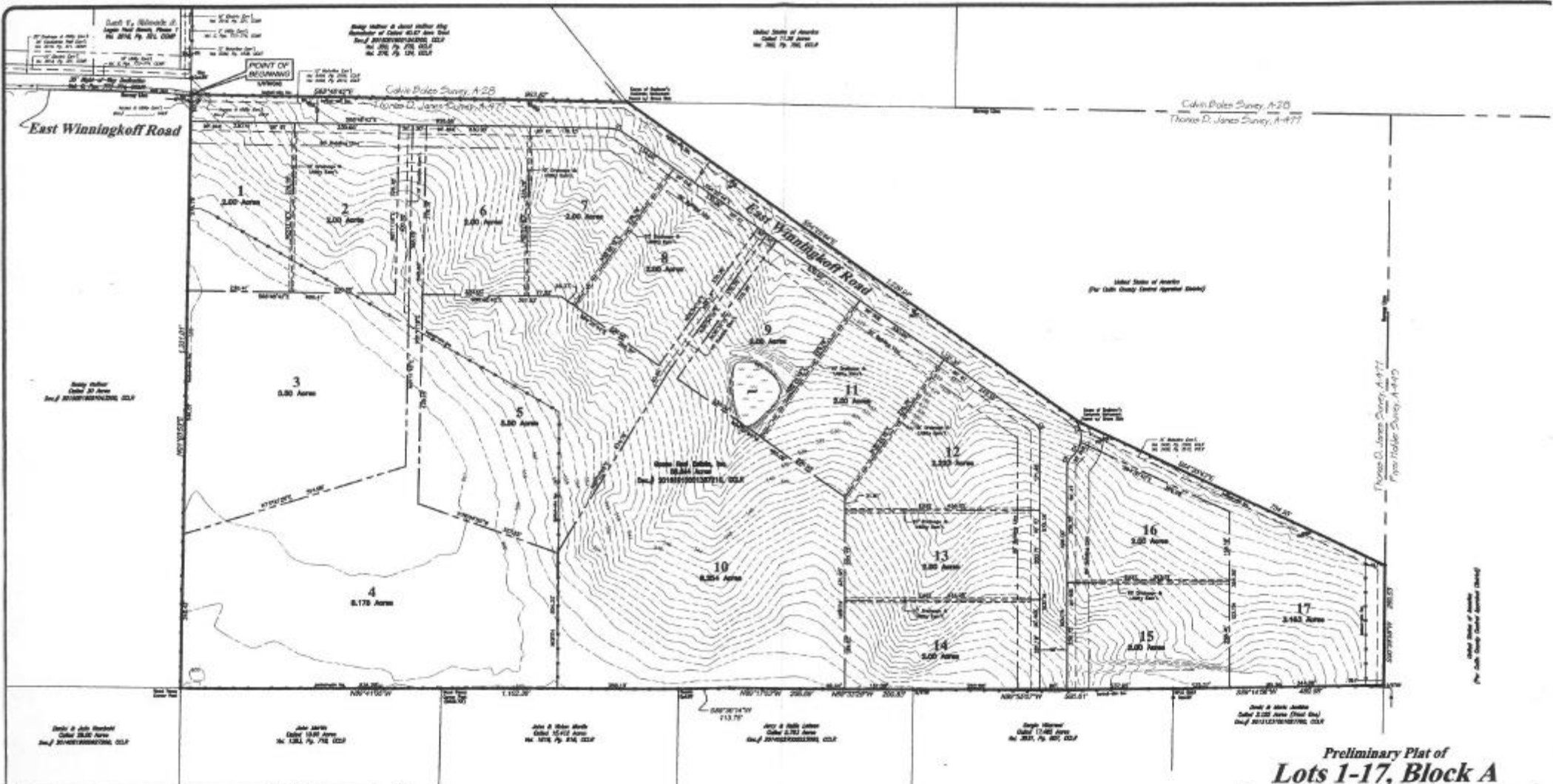
N/A

**Recommendation:**

Approve as presented or give feedback for changes.

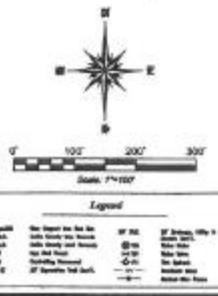
**Motion:**

I make a motion to approve/deny the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 3, consisting of 17 lots totaling 58.644 acres, and located at the east dead end of East Winningkoff Road, part of the Thomas D. James Survey, Abstract Number 477.



LOT	AREA	ACRES	PERCENT	TOTAL AREA	TOTAL PERCENT	TOTAL ACRES
1	2.0000	0.0047	0.0100	58.6440	0.1022	0.0047
2	2.0000	0.0047	0.0100	58.6440	0.1022	0.0047
3	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
4	0.1780	0.0005	0.0008	58.6440	0.0013	0.0005
5	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
6	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
7	2.0000	0.0047	0.0100	58.6440	0.1022	0.0047
8	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
9	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
10	0.2640	0.0007	0.0011	58.6440	0.0018	0.0007
11	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
12	0.2220	0.0006	0.0009	58.6440	0.0015	0.0006
13	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
14	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
15	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
16	0.8000	0.0021	0.0036	58.6440	0.0061	0.0021
17	0.1620	0.0004	0.0007	58.6440	0.0012	0.0004
TOTAL	58.6440	1.0000	1.0000	58.6440	1.0000	58.6440

- 1) This survey has been performed with the benefit of the Consentment of No. 01734-88124180123-UP issued by Orange Tree Services Company on August 12, 2014.
- 2) Subject property is offered by any and all notes, details, agreements and other notices that are shown on or as part of the recorded plat and/or as part of a file commitment/survey report.
- 3) Source bearing is based on the south line of Logan Ford Ranch, Phase 1, as shown in the City of Lucas as recorded in Volume 2016, Page 321 of the Collin County Map Records.
- 4) No part of the subject property lies within a Special Flood Hazard Area (SFHA) as shown on the Flood Insurance Rate Map (FIRM) for Lucas County, Ohio, dated June 2, 2009 (Zone 1). This statement does not imply that the property owner's structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor. The surveyor makes no representation as to the accuracy of said FIRM.
- 5) Lots shall be developed in accordance with the Comprehensive City Plan attached hereto as Exhibit "C" and in accordance with the City of Lucas Zoning Ordinance and other applicable City Ordinances in effect at the time the preliminary plat is filed and approved by the City Council.



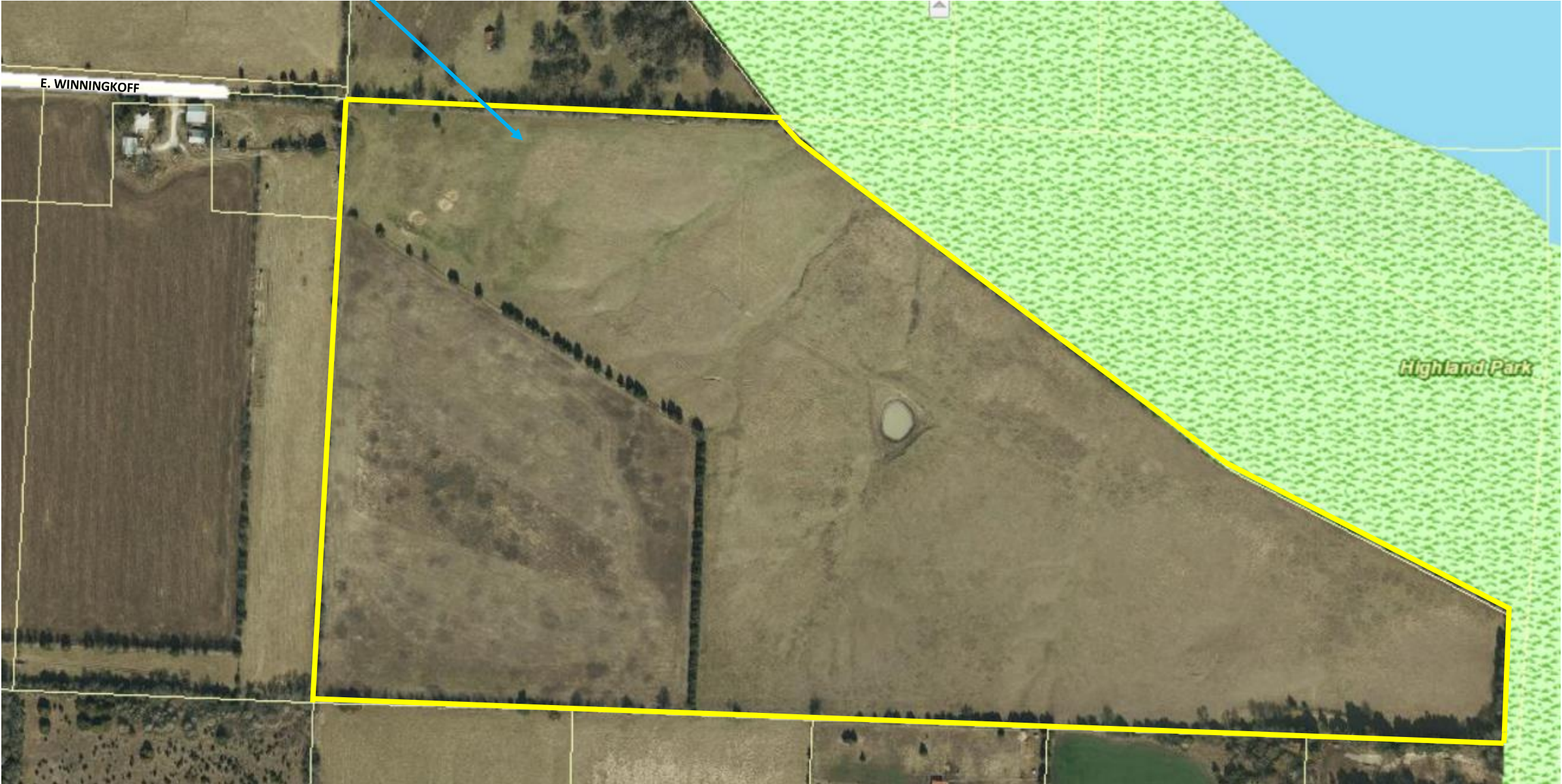
Client:  
 Logan Ford Ranch, Inc.  
 1200 Westgate Plaza, Suite 100  
 Columbus, OH 43260  
 Phone: 614-291-4100  
 Fax: 614-291-4100  
 Website: www.loganfordranch.com

Surveyor:  
 Glas Land Surveying  
 2114 W. 14th Street  
 Lucas, OH 43084  
 Phone: 419-885-2000  
 Fax: 419-885-2000  
 Website: www.glaslandsurveying.com

Prepared by:  
 Glas Land Surveying  
 2114 W. 14th Street, Lucas, OH 43084  
 Phone: 419-885-2000 Fax: 419-885-2000  
 Website: www.glaslandsurveying.com  
 12/16/16 Plot No. 121616010

Preliminary Plat of  
**Lots 1-17, Block A**  
**Logan Ford Ranch, Phase 3**  
 Being all of a 58.644 acre tract as recorded  
 Under Document No. 20161010001367210, CCLR  
 Total Acres - 58.644 Acres  
 Zoning: R-2  
 Thomas D. James Survey, Abstract No. 477  
 City of Lucas, Collin County, Texas  
 November 16, 2016  
 Sheet 1 of 2

# Logan Ford Ranch III





# City of Lucas

## Planning and Zoning Agenda Request

### December 8, 2016

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item:**

Discuss and provide feedback to staff regarding the City's proposed Capital Improvement Plan (CIP).

#### **Background Information:**

The City has been working on the Comprehensive Plan update for the last 18 months. The next item to consider for updates is the Capital Improvement Plan. The Capital Improvement Plan includes policies and procedures, streets and trails projects, and water system projects.

#### **Citizen Summary:**

The CIP consists of projects that contain street and trail projects and water system projects that need to be improved generally due to development. As more homes are built, traffic increases, requiring additional turn lanes, roadways, and additional lanes on existing roads. This also effects water mains, as more homes are built, water mains will need to be replaced with larger sizes, additional water mains added, and increased storage facilities and pumping facilities are needed.

#### **Attachments/Supporting Documentation:**

1. CIP Water, Street and Trail projects
2. Water system maps 2020, 2025, 2030
3. Thoroughfare plan maps
4. Wastewater Master Plan map

#### **Budget/Financial Impact:**

NA

#### **Recommendation:**

NA

#### **Motion:**

NA



**CITY OF LUCAS  
CAPITAL IMPROVEMENT PLAN (CIP)  
2016-2030**

**CAPITAL IMPROVEMENT PLAN (CIP)  
2016-2030  
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# CAPITAL IMPROVEMENT PLAN (CIP) POLICIES AND PROCEDURES

## Introduction

The City of Lucas Capital Improvement Plan (CIP) is a valuable part of the community planning process. The CIP links local infrastructure investments with comprehensive plan goals, land use ordinances and economic development efforts. The CIP bridges the gap between planning and spending, between the visions of the comprehensive plan and the fiscal realities of improving and expanding community facilities. The purpose of the CIP policy is to create a fair and consistent process outlining procedures for proposing, evaluating, and adopting capital projects creating long-term benefits.

The CIP is a five-year planning document adopted by the City Council to plan for capital improvements related the City's street and drainage system, water system infrastructure and facilities. The CIP is not to be confused with the Capital Improvement Budget. The Capital Improvement Budget is prepared each year in conjunction with the annual Operating Budget. It generally includes only those projects from the first year of the CIP funded during the current year.

A capital project is defined as having a minimum cost of \$5,000 resulting in 1) the creation of a new fixed asset; or 2) an enhancement to an existing fixed asset.

Typically, the life expectancy of a capital project is 20 years but it depends on the classification of the asset. Examples of capital projects include construction or expansion of public buildings, the acquisition of land for public use, planning, waterline/water system improvements, sewer as defined in the wastewater plan, engineering costs and street and drainage construction.

## Goals

1. Preserving public welfare and safety - Providing the basic services that ensure public welfare and safety is the fundamental responsibility of local government. The cumulative effect of deferring investment in needed infrastructure and basic improvement of essential services is often an expensive series of stopgap measures that fail to address comprehensive, long-term needs.
2. Anticipating the demands of growth - When related to the comprehensive plan, the capital improvement planning process works to anticipate investments in community facilities and infrastructure which are needed to serve or shape the pattern of growth and development.
3. Supporting economic development - Communities having sound fiscal health and high quality facilities and services are attractive to business and potential residents. New corporate investment and reinvestment in a community may be influenced by improvements that enhance the quality of life for their labor force. Private decisions that bring jobs to an area and new taxes to a community are based not only on

availability of water and sewer, but also upon the quality of schools, public safety, recreation opportunities and many other services. The City of Lucas has identified two area for commercial development that is located on its peripheral boundaries to complement the high quality of life and not hinder or negatively impact it.

4. Developing a fair distribution of capital costs - The CIP process allows for public discussion of the preferred means of distributing capital costs not only over time. Funding strategies to consider include:
  - a. Annual appropriations to capital reserve accounts to save for future projects.
  - b. Issuance of debt that is returned by both existing and future users of the facility.
  - c. User fees may be deemed more appropriate than property taxes.
  - d. Federal or state funds may also be available to help finance specific projects.

The CIP process can promote discussion of funding strategies.

5. Avoiding undue tax increases - Capital improvement planning is a means of avoiding the unpleasant surprise of expensive projects generating large property tax increases. While cost impacts cannot always be precisely determined in advance, the CIP fosters discussion of the distribution of the tax burden of new capital expenditures over time. A corollary benefit of fiscal stability and sound community facility planning can result in an improved bond rating.

## **Development Process**

The CIP plan outlines the major utility infrastructure, streets and drainage, facilities, parks and other improvements needed to serve the citizens, meet growth related needs and comply with state and federal regulations.

Preparation - The Finance Director coordinates the annual update and adoption of the five-year Capital Improvement Plan (CIP) as a part of the annual budget process. The City Manager will lead the review and prioritization of capital projects for City Council consideration. The Finance Director, City Engineer, Development Services Director and the City Manager shall prioritize and rank projects according to the criteria listed in project criteria section. The CIP includes all costs associated with the design, rights-of-way acquisition and construction of a project, as well as the estimated operating and maintenance costs, which impacts future operating budgets. The following guidelines will be utilized in developing the CIP:

1. Identify capital improvements and major maintenance projects through system models, repair and maintenance records and growth demands.
2. Prioritize CIP projects based on input from City staff from all operational areas related to each project and its effect on operations.
3. Solicit citizen participation in formulating the identification and prioritization of the CIP.

The CIP will be submitted to City Council for review, revision and approval. It will be reviewed

and revised annually to include updated information.

Control – All capital project expenditures must be appropriated in the capital budget. The Finance Director or City Manager must certify the availability of resources before any capital project contract is presented to the City Council for approval.

Financing Programs - Recognizing that long-term debt is usually a more expensive financing method, alternative financing sources will be explored before debt is issued. When debt is issued, it will be used to acquire major assets with expected lives which equal or exceed the average life of the debt issue. Where applicable and appropriate, impact fees, assessments, pro-rata charges or other fees should be used to fund capital projects.

Reporting - Periodic financial reports will be prepared to enable the Department Directors to manage their capital budgets and to enable the Finance Department to monitor and control the budget as authorized. Capital project status reports will be presented to City Council.

### **Capital Improvement Plan (CIP) 2016-2020**

Departments will include as part of their project proposal:

1. A Project Summary providing an overview and justification of the project.
2. A Fiscal Overview that includes estimated cost estimates and funding strategies that proposes funding options must be identified including:
  - a. Operating Revenues
  - b. Reserves and/or Debt
  - c. Grants
  - d. Partnerships with Other Organizations
  - e. Impact Fees
  - f. Developer Funded

Expense estimates must be identified in the section for design, site acquisition, construction, and estimated annual maintenance and operating cost impact based on the current estimated cost and values. To help manage cash flows, the financial plan must be complete to ascertain the impact on multiple fiscal years.

3. A Project Description section will provide additional project detail such as estimated linear feet, square feet or other applicable measurement, language that explains the overall need for the project as well as the benefit to the community.
4. Proposed Schedule identifying major milestones such as the design, bid, and construction phases.
5. Identification of the Project Manager.

Additional information may be requested by the City Manager and/or the members of the Lucas City Council.

## **Project Criteria**

The evaluation of proposed capital projects will be in accordance with the following criteria. Attachment A provides criteria scorecard used in evaluation process.

1. Public Welfare and Safety - Project improving the public welfare and safety of the community will be rated with highest priority. Projects must demonstrate the benefit provided to the community and possible risks from not completing the project. Compliance with state and federal mandates fall under this category.
2. Economic Development - Projects enhancing and promoting the establishment of commercial business with the highest and best use for a parcel of land that is zoned commercial will be given the highest priority.
3. Quality of Life - Projects enhancing the quality of life enjoyed by Lucas citizens, such as equestrian/hiking trails throughout the city, will receive a high priority.
4. Funding - Funding availability considerations are included when ranking projects. Grants and funding partnerships are considered first followed by operating revenues, fund balance, and debt. Fund balance may only be used to fund capital projects if the use of reserves will delay or eliminate a proposed bond issue and sufficient fund balance exists to provide necessary contingency reserves. Debt may be issued to fund non-continuous capital projects benefitting future citizens only after alternative funding sources are explored.
5. Service and Operational Impact - The service category prioritizes projects including promotion of improved service delivery or reduction of increase maintenance costs including rehabilitating aging infrastructure. A cost-benefit analysis shall be done to weigh the impact of project rehabilitation to determine if the project will reduce future ongoing maintenance costs. Performance data will also be analyzed when considering projects related to improved service delivery. Future operation and maintenance expenses will be considered as part of this analysis.

## **CIP Amendment**

Amendments to the CIP effecting the current fiscal year must be recommended by the City Manager and approved by the City Council through a budget amendment. Amendments will be considered according to project scoring criteria as previously identified. Higher priority will be given to projects necessary for the public welfare and safety, desirable economic development, and funding availability.

It needs to be recognized that any plan for the future must be based upon an estimate of certain characteristics. These characteristics may change and vary from time to time and when they do, the CIP should be updated. It may require that certain proposed improvements be implemented immediately or even delayed. Further, this plan is meant to be flexible; to be used as a tool to help establish a course of action. The highest need capital improvement projects recommended

during the next five years focus on correcting and improving the existing infrastructure. The remaining capital improvements, including those which will be accomplished after the initial five-year plan, are presented in the applicable sections of this document.

### **Capital Needs Prioritization**

Using the criteria identified in the Project Criteria section of this document will assist staff and ultimately the elected officials in rating each project to facilitate prioritization.

There are various rating schemes available for establishing capital improvements priorities. The following set of standards are used as the evaluation method for the City of Lucas:

- **Mandatory** or essential projects are activities needed to promote public welfare and safety. Projects classified under this category are projects of the highest priority.
- **Necessary** capital improvements are projects which are necessary for the convenience and conservation of endangered resources, or for the completion of partially completed projects. Projects of this type include improvements which are considered necessary for a progressive growing community and for problems that do not endanger life or negatively impact public welfare.
- **Desirable** capital improvements are projects which protect property, replace obsolete facilities, reduce operating costs and add to the attractiveness of the community. Projects of this type are not considered absolutely necessary and may be delayed, or removed from the capital improvements program, as funding changes. Conversely, these types of projects can be brought forth when budget surpluses or additional funding sources are identified.
- **Deferrable** projects are capital improvements of the lowest priority. These projects can be postponed or eliminated from the capital improvements program because of cost, timing, or need.

A summary of the City's infrastructure needs is contained in each element of the Comprehensive Plan. The capital needs outlined here represent only those improvements which should be accomplished within a specific period of the CIP.

## **CIP Street and Trail Project List (2016 – 2031)**



## BLONDY JHUNE BRIDGE REPLACEMENT

### PROJECT SUMMARY

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	1	Bridges	Blondy Jhune Bridges Replacement	Mandatory

### FISCAL OVERVIEW

Estimated Cost	Source of Funding
\$ 1,559,782 (Bid June, 2016)	Certificate of Obligation

### PROJECT DESCRIPTION

Blondy Jhune Road extends from Country Club Road on the west to Winningkoff Road on the east. This connectivity is comprised of two bridges and roadways. The two bridges have severely deteriorated and need to be replaced immediately. The pavement shall consist of 28 ft. wide concrete pavement. The project is currently under construction.

### PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2016	2017

### PROJECT MANAGER:

<b>SNIDER LANE OVERLAY</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2016-2021	2	Roadways	Snider Lane Overlay	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
To be determined		To Be Determined		
<b>PROJECT DESCRIPTION</b>				
<p>Snider Ln extends from Winningkoff Road in the west and connects to Highland Park in the northeast, and Lucas Road in the southeast. The pavement has deteriorated and needs to be overlaid. The existing pavement will be scarified and cement treatment will be added to stiffen the base. A 2 to 3inch asphalt pavement overlay is anticipated. The project length is 2.5 miles and the pavement width will be 24ft.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2016			2017	
<b>PROJECT MANAGER:</b>				

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	3	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$525,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations selected for the 2016 fiscal year are Ingram Ln, Snider Ln, Stinson Road, Estelle Ln, Moonlight Trail and Lynn Ln.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2016	2017

**PROJECT MANAGER:**

<b>REVERSE CURVE ON WINNINGKOFF ROAD</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2016-2021	4	Roadways	Reverse curve on Winningkoff Road	Mandatory
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
To be determined		Certificate of Obligation		
<b>PROJECT DESCRIPTION</b>				
Winningkoff Road reverse curve will be reconstructed as the pavement has deteriorated due to aging and poor road geometry. Reconstruction work includes replacement of entire pavement structure by the placement of an improved pavement structure. Generally, requires complete removal and replacement of the existing pavement structure. The project length is approximately 0.5 miles and pavement width will be 28 ft. wide.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2017			2018	
<b>PROJECT MANAGER:</b>				

<b>W. LUCAS ROAD RECONSTRUCTION</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2016-2021	5	Roadways	W. Lucas Road Reconstruction	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$4,500,000		Texas Department of Transportation (TxDOT), Regional Toll Revenue (RTR), City of Lucas and Collin County		
<b>PROJECT DESCRIPTION</b>				
<p>W Lucas Rd from Angel Parkway (FM 2551) to Country Club Road will be reconstructed as the pavement has deteriorated due to aging and several other factors. Reconstruction work includes replacement of entire pavement structure by the placement of an improved pavement structure. Generally, requires complete removal and replacement of the existing pavement structure. The project length is approximately 2.5 miles.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2017			2018	
<b>PROJECT MANAGER:</b>				

<b>TRAILHEAD ON E. WINNINGKOFF ROAD</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2016-2021	6	Trails	Trailhead on E. Winningkoff Road	Desirable
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$240,000		\$131,000 City - \$109,000 Collin County Parks and Open Space Grant		
<b>PROJECT DESCRIPTION</b>				
Trailhead on E Winningkoff Road will be constructed during this fiscal year. Trailhead provides parking for a number of vehicles and will contain a bulletin board or kiosk for trail information.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2017			2018	
<b>PROJECT MANAGER:</b>				

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	7	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations for road maintenance during 2017 fiscal year are yet to be decided.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2017	2018

**PROJECT MANAGER:**

**BLONDY JHUNE ROAD RECONSTRUCTION**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	8	Roadways	Blondy Jhune Road Reconstruction	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$3,900,000	To be determined

**PROJECT DESCRIPTION**

Blondy Jhune Road extending from Country Club Road on the west to Winningkoff Road on the east, will be reconstructed as the pavement has deteriorated due to aging and several other factors. The two bridges interlinking roadway sections have been constructed during the previous project.

Reconstruction work includes replacement of entire pavement structure by the placement of an improved pavement structure. Generally, requires complete removal and replacement of the existing pavement structure. New culvert crossings and driveways are included. The project length is 1.5 miles and pavement width will be 28 ft. wide.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT MANAGER:**



**ESTATES PARKWAY (FM 2170)**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	9	Roadways	Estates Parkway (FM 2170)	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$450,000	City of Lucas

**PROJECT DESCRIPTION**

Estates Parkway (FM 2170) extends from Angel Parkway on the west to Country Club Road on the east. The aim of this project is to widen the pavement of FM 2170 including the improvement of drainage, signage and pavement markings. The pavement has deteriorated and will be overlaid during the 2018 fiscal year. The existing pavement will be scarified and cement treatment will be added to stiffen the base. A 2-inch asphalt pavement will be overlaid. The project length is approximately 0.5 miles and the pavement width will be 36 ft.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT MANAGER:**

**ANGEL PARKWAY (FM 2551)**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	10	Roadways	Angel Parkway (FM 2551)	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
To be determined	Texas Department of Transportation (TxDOT)

**PROJECT DESCRIPTION**

Angel Parkway (FM 2551), extending from W Lucas Road in the south to Estates Parkway in the north, will be reconstructed during the 2018 fiscal year. The pavement has deteriorated and needs to be reconstructed. Addition of two more lanes will be done. Two lanes in each direction with wide median at center and enclosed drainage system will be the outcome of the project. Work includes replacement of entire asphalt pavement structure with reinforced concrete pavement. The project length is 1 mile and total pavement width will be approximately 78 ft.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT MANAGER:**

**A) TRAIL AT PARKER ROAD  
B) TRAIL AT E. WINNINGKOFF ROAD**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	11	Trails	A) Trail at Parker Road B) Trail at E. Winningkoff Road	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$80,000	\$16,000 City - \$64,000 Texas Parks and Wildlife Grant

**PROJECT DESCRIPTION**

Trail will be constructed from W Lucas Road to Parker Road and from E Winningkoff Road to Trinity Trail. Few of the important steps that will be carried out during construction are staking of trail route, removal of rocks, trees and bushes, removal and clearance of vegetation and grading the trail bed on slopes etc.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT MANAGER:**

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	12	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations for road maintenance during 2018 fiscal year are yet to be decided.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2018	2019

**PROJECT MANAGER:**

**WINNINGKOFF ROAD (NORTH PORTION)**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	13	Roadways	Winningkoff Road (North Portion)	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$2,500,000	General Obligation Bond or Certificate of Obligation

**PROJECT DESCRIPTION**

North portion of Winningkoff Road, which extends from Orr Road in the north to until the beginning of reverse curve of Winningkoff Road in the south, will be reconstructed during fiscal year 2019 as the pavement has deteriorated due to aging and several other factors. Reconstruction work includes replacement of entire pavement structure by the placement of an improved pavement structure. Generally, requires complete removal and replacement of the existing pavement structure. The project length is approximately 1 mile. Pavement width shall be 28 ft. wide and drainage improvements are anticipated.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT MANAGER:**

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	14	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations for road maintenance during 2019 fiscal year are yet to be decided.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2019	2020

**PROJECT MANAGER:**

<b>WINNINGKOFF ROAD (SOUTH PORTION)</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2016-2021	15	Roadways	Winningkoff Road (South Portion)	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$2,000,000		General Obligation Bond or Certificate of Obligation		
<b>PROJECT DESCRIPTION</b>				
<p>South portion of Winningkoff Road, which extends from E Lucas Road in the south to until the beginning of reverse curve of Winningkoff Road in the north, will be reconstructed during 2020 fiscal year as the pavement has deteriorated due to aging and several other factors. Reconstruction work includes replacement of entire pavement structure by the placement of an improved pavement structure. Generally, requires complete removal and replacement of the existing pavement structure. The project length is approximately 0.6 miles and pavement width shall be 28 ft. wide.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2020			2021	
<b>PROJECT MANAGER:</b>				

**MAINTENANCE OF MULTIPLE STREETS**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2016-2021	16	Roadways	Maintenance of Multiple Streets	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$750,000	City – General Fund

**PROJECT DESCRIPTION**

Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations for road maintenance during 2020 fiscal year are yet to be decided.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2020	2021

**PROJECT MANAGER:**



<b>STINSON ROAD REHABILITATION</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2021-2026	17	Roadways	Stinson Road Rehabilitation	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
To be determined		General Obligation Bond, Certificate of Obligation and/or Developer Contributions		
<b>PROJECT DESCRIPTION</b>				
Stinson Road extends from W Lucas Road in the North to Parker Road in the south. The pavement has lost its structural integrity and thus it will be rehabilitated during the 2021-2026 fiscal year. Pavement rehabilitation enhances structural capacity and extends the service life of an existing pavement. The process includes resurfacing, restoration treatments and/or structural overlays. The project length is approximately 2.5 miles and pavement width shall be 28 ft.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2021-2022			2022-2023	
<b>PROJECT MANAGER:</b>				

<b>SNIDER LANE REHABILITATION</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2021-2026	18	Roadways	Snider Lane Rehabilitation	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
To be determined		General Obligation Bond or Certificate of Obligation		
<b>PROJECT DESCRIPTION</b>				
<p>Snider Ln extends from Winningkoff Road in the west and connects to Highland Park in the northeast and Lucas Road in the southeast. The pavement has lost its structural integrity and thus it will be rehabilitated during the 2021-2026 fiscal year. Pavement rehabilitation enhances structural capacity and extends the service life of an existing pavement. The process includes resurfacing, restoration treatments and/or structural overlays. The project length is 2.5 miles and the pavement width shall be 28ft wide.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2021-2022			2022-2023	
<b>PROJECT MANAGER:</b>				

<b>LEWIS LANE REHABILITATION</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2021-2026	19	Roadways	Lewis Lane Rehabilitation	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
To be determined		General Obligation Bond or Certificate of Obligation		
<b>PROJECT DESCRIPTION</b>				
<p>Lewis Ln extends from W Lucas Road in the north to Parker Road in the south. The pavement has lost its structural integrity and thus it will be rehabilitated during the 2021-2026 fiscal year. Pavement rehabilitation enhances structural capacity and extends the service life of an existing pavement. The process includes resurfacing, restoration treatments and/or structural overlays. The project length is approximately 2.25 miles and the pavement width shall be 28 ft. wide.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2022-2023			2023-2024	
<b>PROJECT MANAGER:</b>				

<b>EXTENSION TO NORTH OF ALLISON LANE</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2021-2026	20	Roadways	Extension to North of Allison Lane	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$3,000,000		General Obligation Bond, Certificate of Obligation and/or Development Contributions		
<b>PROJECT DESCRIPTION</b>				
Allison Ln currently extends 0.2 miles towards south from McGarity Ln in the north. The aim of this project is to construct and extend Allison Ln that connects to Estates Parkway (FM 2170) in the north and W Lucas Road in the south. The project length is 1 mile and the pavement width shall be 28 ft. The existing 0.2 miles of pavement and the rest of the 0.8 miles shall be constructed with new pavement.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2022-2023			2023-2024	
<b>PROJECT MANAGER:</b>				

**ADDING RIGHT TURN LANE TO ESTATES PARKWAY (FM 2170)**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	21	Roadways	Adding Right Turn Lane to Estates Parkway (FM 2170)	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$250,000	Texas Department of Transportation (TxDOT)

**PROJECT DESCRIPTION**

The project location is at the intersection of Estates Parkway (FM 2170), which is east-west, and Country Club Road, which is north-south. The aim of this project is to provide a right turn lane at the Estates Parkway for the southbound traffic that connects Estates Parkway to Country Club Road. Currently, Estates Parkway has 1 lane in each direction and queuing of both right and left turning traffic in a single lane is causing impedance for the traffic flow. After construction of this project, a right turn lane at the intersection benefits the southbound traffic of Estates Parkway and improves the flow of traffic.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2023-2024	2024-2025

**PROJECT MANAGER:**

<b>ADDING CENTER LANE ON W. LUCAS ROAD</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2021-2026	22	Roadways	Adding Center Lane on W. Lucas Road	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
To be determined		Texas Department of Transportation (TxDOT)		
<b>PROJECT DESCRIPTION</b>				
The project location is on W Lucas Road that extends from Country Club Road in the east to intersection of Southview Drive to the west. The aim of this project is to add a center lane to W Lucas Road. Currently, W Lucas Road consists of 1 12ft. lane in each direction. A 14 ft. continuous turn lane at the center will be added. The total width of pavement will be approximately 42 ft.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2023-2024			2024-2025	
<b>PROJECT MANAGER:</b>				

**INTERSECTION OF W. LUCAS ROAD AND SOUTHVIEW DRIVE**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	23	Roadways	Intersection of W. Lucas Road and Southview Drive	Necessary

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$1,500,000	Texas Department of Transportation (TxDOT)

**PROJECT DESCRIPTION**

The project location is at the intersection of W Lucas Road and Southview Drive. The pavement section at the intersection will be reconstructed or repaired and pavement markings will be redone. Realignment of W Lucas Road and reconfiguration of the intersection is desirable. Widening of the pavement to facilitate turning movements is also anticipated.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2023-2024	2024-2025

**PROJECT MANAGER:**

- A) TRAIL ALONG ESTATES PARKWAY
- B) TRAIL ALONG ALLISON LANE
- C) TRAIL ALONG W. LUCAS ROAD
- D) TRAIL ALONG STINSON ROAD
- E) TRAIL ALONG POWERLINE AND FLOODPLAIN

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	24	Trails	A) Trail along Estates Parkway B) Trail along Allison Lane C) Trail along W. Lucas Road D) Trail along Stinson Road E) Trail along Powerline and Floodplain	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$40,000	City and State Grants

**PROJECT DESCRIPTION**

Trail will be constructed at multiple locations of the Lucas. The routes planned for the trail from Estates Parkway to Country Club Road, trail along the W Lucas Road, from W Lucas Road along Allison Ln to Estates Parkway. Trails on the southern part of Lucas include the trail along the power line and the flood plain and trail from powerline to north along Stinson Road. Few of the important steps that will be carried out during construction are staking of trail route, removal of rocks, trees and bushes, removal and clearance of vegetation and grading the trail bed on slopes etc.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2025	2026

**PROJECT MANAGER:**



**A) TRAIL ALONG BLONDY JHUNE ROAD  
B) TRAIL FROM WINNINGKOFF ROAD TO TRINITY TRAIL**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	25	Trails	A) Trail along Blondy Jhune Road B) Trail from Winningkoff Road to Trinity Trail	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$200,000	City and State Grants

**PROJECT DESCRIPTION**

Trail will be constructed from Country Club Road to Winningkoff Road along Blondy Jhune Road, and from Winningkoff Road to Trinity Trail along the flood plain. Few of the important steps that will be carried out during construction are staking of trail route, removal of rocks, trees and bushes, removal and clearance of vegetation and grading the trail bed on slopes etc. Bridges over creeks may be required.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2025	2026

**PROJECT MANAGER:**

**TRAILHEAD NEAR THE INTERSECTION  
OF SOUTHVIEW DRIVE AND OSAGE LANE**

**PROJECT SUMMARY**

Fiscal Year	Project No.	Category	Project	Priority
2021-2026	26	Trails	Trailhead near the intersection of Southview Drive and Osage Lane	Desirable

**FISCAL OVERVIEW**

Estimated Cost	Source of Funding
\$264,000	City and Collin County Grants

**PROJECT DESCRIPTION**

Trailhead near the intersection of Southview Drive and Osage Lane will be constructed during the fiscal year. Trailhead provides parking for a number of vehicles and will contain a bulletin board or kiosk for trail information.

**PROJECT SCHEDULE**

Project Begin Year	Project Completion Year
2025	2026

**PROJECT MANAGER:**

<b>MAINTENANCE OF MULTIPLE STREETS</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2021-2026	27	Roadways	Maintenance of Multiple Streets	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$787,500 (per year)		City – General Fund		
<b>PROJECT DESCRIPTION</b>				
<p>Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations for road maintenance during 2021-2026 fiscal year are yet to be decided.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2021-2025			2022-2026	
<b>PROJECT MANAGER:</b>				

<b>EXTENSION OF HIGHLAND DRIVE</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2026-2031	28	Roadways	Extension of Highland Drive	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$2,000,000		General Obligation Bonds, Certificate of Obligation and/or Developer Contributions		
<b>PROJECT DESCRIPTION</b>				
Highland Drive currently extends from Green Acres Ln in the west to Stinson Road in the east. The project aims to extend Highland Drive in the east by 0.5 miles. The new pavement's length is approximately 0.5 miles and the pavement width will be 28 ft.				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2026-2027			2027-2028	
<b>PROJECT MANAGER:</b>				

<b>MAINTENANCE OF MULTIPLE ROADWAYS</b>				
<b>PROJECT SUMMARY</b>				
Fiscal Year	Project No.	Category	Project	Priority
2026-2031	29	Roadways	Maintenance of Multiple Roadways	Necessary
<b>FISCAL OVERVIEW</b>				
Estimated Cost		Source of Funding		
\$826,875 (per year)		City – General Fund		
<b>PROJECT DESCRIPTION</b>				
<p>Each year, roads require proper maintenance in order to provide reliable transport at reduced cost. Improper maintenance of roads may open doors to safety hazards, increased vehicular operation costs and recurring road maintenance costs. Hence, road maintenance work will be carried out each year on the streets determined by analyzing condition of each road and prioritization done based on the severity of condition. Generally, maintenance work includes patching, resurfacing, overlaying, resealing, verge cutting and culvert cleaning etc. The project locations for road maintenance during 2026-2031 fiscal year are yet to be decided.</p>				
<b>PROJECT SCHEDULE</b>				
Project Begin Year			Project Completion Year	
2026-2030			2027-2031	
<b>PROJECT MANAGER:</b>				

## **CIP Water System Project List (2016 – 2030)**

**CIP Water System Project List  
2016 – 2020**

2016 to 2020		
PRIORITY	PROJECT	ESTIMATED COST
1	Parker Rd 12-Inch Phase 1-1 (Stinson Rd/Enchanted Way) (TxDOT)	\$ 292,037
2	Parker Rd 8-Inch Phase 2-1 (Shepherds Creek Drive/Lewis Ln/Cimarron Trail) (TxDOT)	\$ 326,004
3	Wiltshire Ct to N Pump Station 8-Inch Connection	\$ 98,237
4	500,000 Gallon N Pump or City Hall Water Tower	\$ 1,496,880
4a	E Winningkoff Water Tower Altitude Value (\$97,708) -- This will be needed if the new water tower at N Pump or City Hall is not built	
5	Restore N Pump Station	\$ 153,821
6	Parker Rd 4-Inch Temporary Phase 2T (Santa Fe Trail/Stinson Rd) (TxDOT)	\$ 125,000
7	New N Pump Station With Three 500 GPM Pumps	\$ 432,575
8	Lakeview Drive 8-Inch	\$ 87,682
9	Edgefield Ln/Cedar Bend Trail 6-Inch (Dead End Fixes)	\$ 510,647
10	Graham Ln/Rock Ridge Court 6-Inch and 8-Inch (Dead End Fixes)	\$ 571,775
11	Snider Ln 8-Inch (Lakeview Downs)	\$ 594,549
12	Glencove Cir/Crestview Cir 6-Inch Extensions to Brockdale Park 8-Inch (Dead End Fixes)	\$ 224,255
13	Hickory Hill St 8-Inch (Dead End Fixes)	\$ 226,383
14	Manor Ln 8-Inch	\$ 313,951
15	Estates Parkway/Rock Ridge Rd 8-Inch and 12-Inch	\$ 491,953
16	Repaint 200,000 Gallon McGarity Ground Storage Tank	\$ 150,150
17	Enchanted Way/Brookhaven Drive 8-Inch (Dead End Fix)	\$ 203,262
18	Rock Ridge Rd/Lovejoy High School 8-Inch	\$ 56,773
<b>2016 to 2020 Total</b>		<b>\$ 6,355,934</b>

**CIP Water System Project List  
2021 – 2025**

2021 to 2025		
PRIORITY	PROJECT	ESTIMATED COST
19	950,000 Gallon McGarity Ground Storage Tank	\$ 1,279,093
20	Shiloh Drive/Toole Drive 6-Inch Replacement and Braehurn 8-Inch (Dead End Fix)	\$ 190,546
21	Parker Rd 8-Inch Phase 2-2 (Cimarron Trail/Santa Fe Trail) (TxDOT) -- This project might need to done in 2017 depending on TxDOT Parker Rd Schedule	\$ 353,184
22	Fairbrook Cr 8-Inch (Dead End Fix)	\$ 256,453
23	Lewis Ln/Shepherds Creek Drive/Green Acres Ln 8-Inch	\$ 300,113
24	Angel Parkway/McGarity Ln/Estates Parkway 8-Inch and 12-Inch	\$ 425,539
25	Ingram Ln/McGarity Ln/W Lucas Rd 6-Inch and 12-Inch	\$ 836,217
26	Estates Rd 8-Inch	\$ 232,014
27	Chisholm Trail/Caman Park Drive and Turnberry Ln/Highland Drive 8-Inch (Dead End Fixes)	\$ 322,203
28	Stinson Rd/Enchanted Way 8-Inch	\$ 142,278
29	Stinson Rd/E Lucas Rd 8-Inch	\$ 147,827
30	Rock Creek Estates 6-Inch	\$ 175,610
31	Stinson Rd 12-Inch Connector	\$ 39,189
32	Repaint 750,000 Gallon N Pump Station Ground Storage Tank	\$ 409,303
33	Repaint 350,000 Gallon McGarity Ground Storage Tank	\$ 228,690
36	Parker Rd Phase 3 Enchanted Way to Southview Drive	\$ 835,239
<b>2021 to 2025 Total</b>		<b>\$ 6,173,498</b>

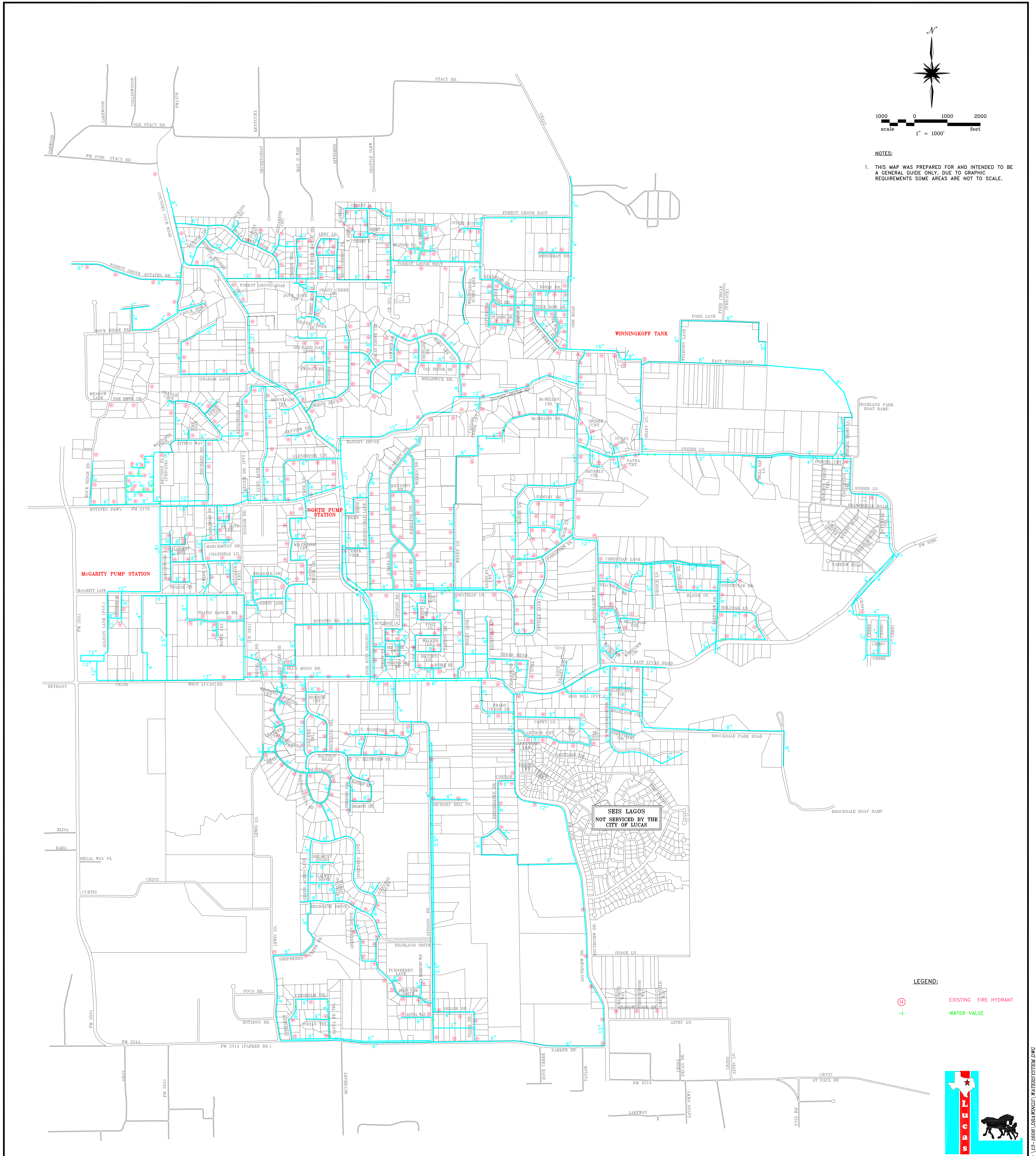


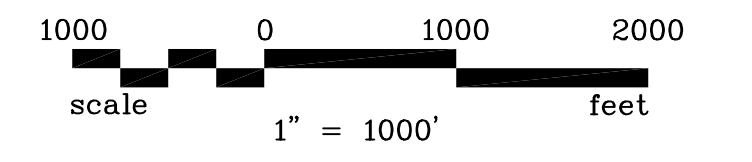
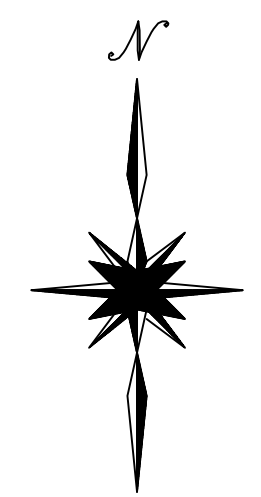
**CIP Water System Project List  
2026 – 2030**

2026 to 2030		
PRIORITY	PROJECT	ESTIMATED COST
37	500,000 Gallon McGarity Water Tower	\$ 1,372,140
38	Rock Ridge Rd (North) to Fairbrook Cr 12-Inch	\$ 224,712
39	Snider Ln/CR 891 6-Inch and Knights Crest Trail/CR 889 8-Inch	\$ 1,135,688
40	Forest Grove Rd/Horseman Drive/Orr Rd 6-Inch and 8-Inch	\$ 867,422
41	Orr Rd (North) 8-Inch	\$ 426,327
42	PR 5252 6-Inch	\$ 93,486
43	Repaint 500,000 Gallon N Pump Station Ground Storage Tank	\$ 297,124
<b>2026 to 2030 Total</b>		<b>\$ 4,416,899</b>

<b>2016 to 2030 Grand Total</b>		<b>\$ 16,946,331</b>
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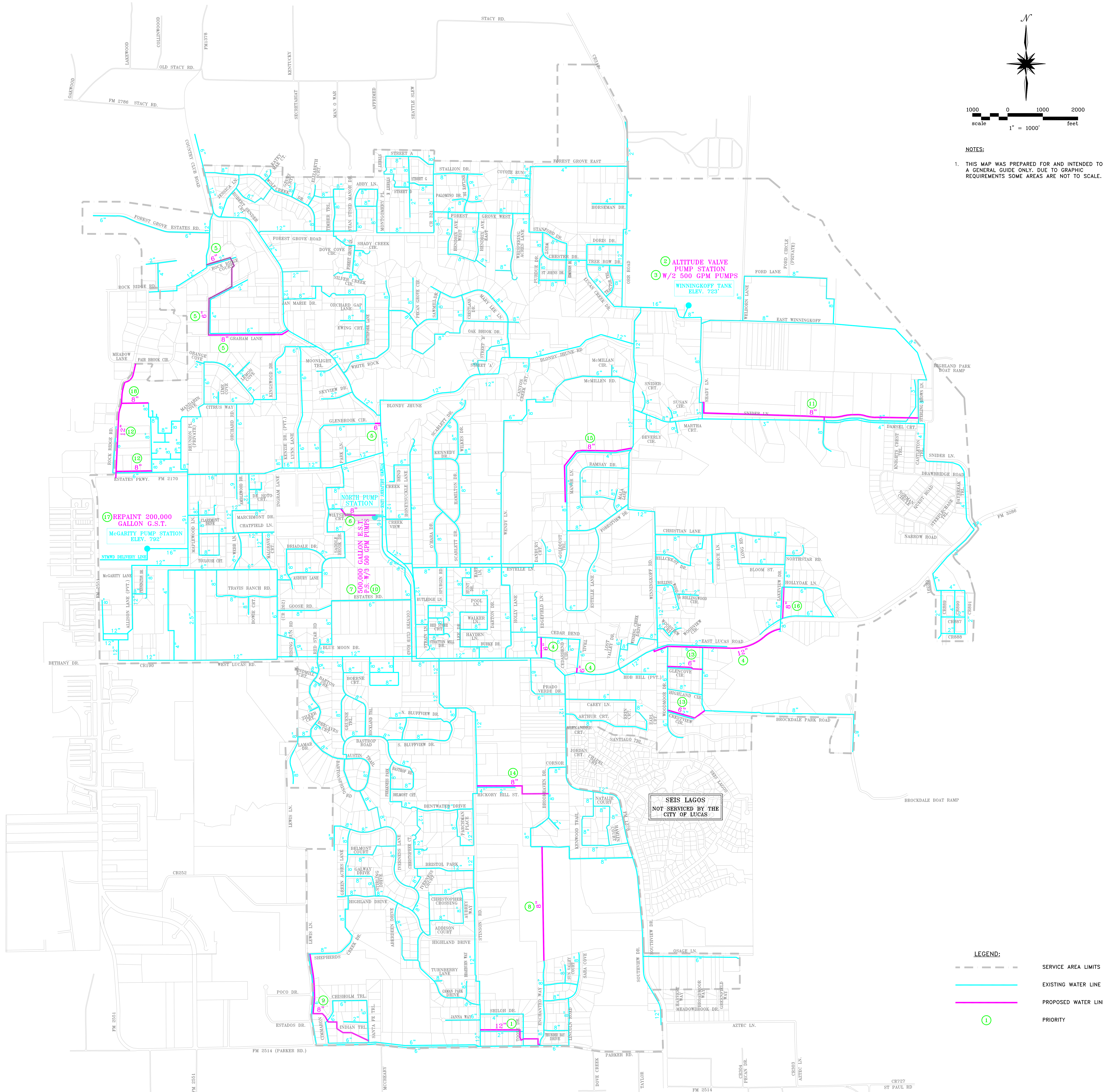
# Current Water System





**NOTES:**

1. THIS MAP WAS PREPARED FOR AND INTENDED TO BE A GENERAL GUIDE ONLY. DUE TO GRAPHIC REQUIREMENTS SOME AREAS ARE NOT TO SCALE.

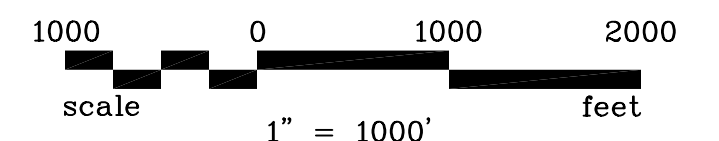
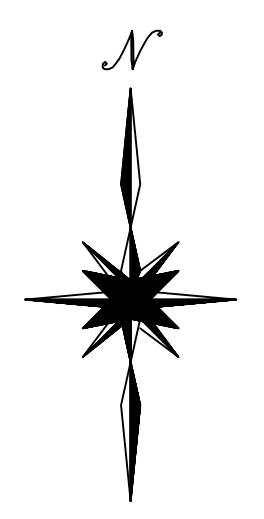


**LEGEND:**

- SERVICE AREA LIMITS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- ① PRIORITY

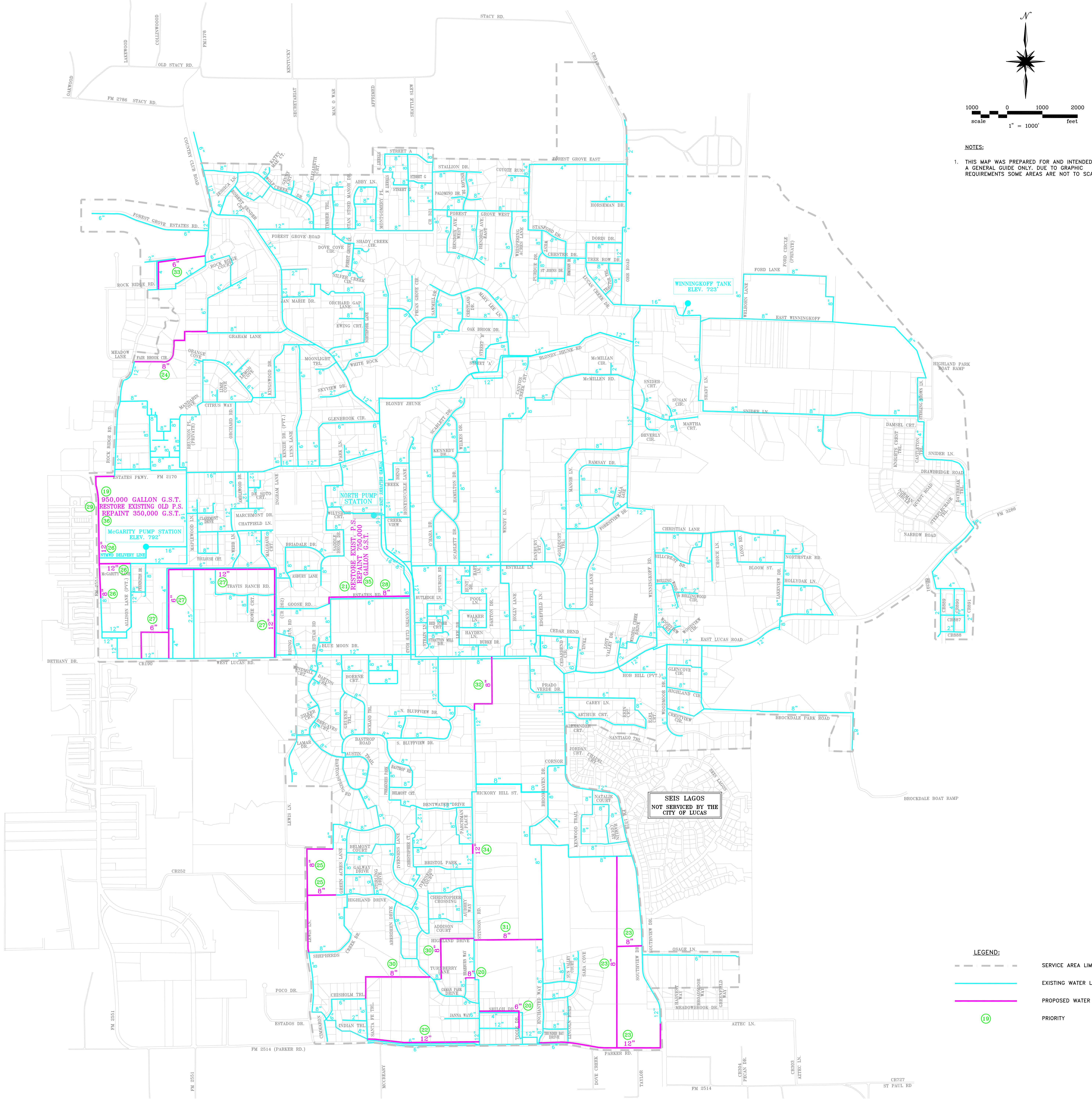
**WATER SYSTEM CIP UPDATE  
(2016 TO 2020)**





**NOTES:**

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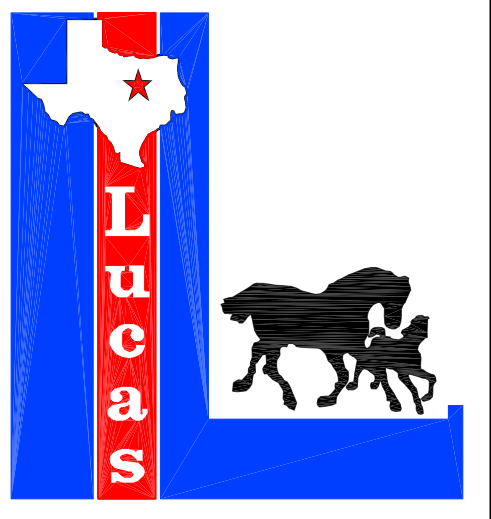


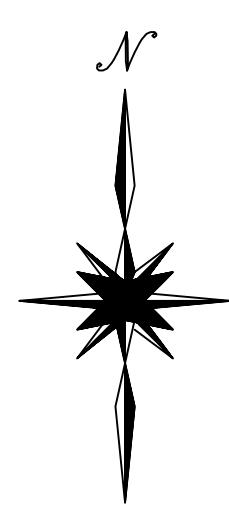
**LEGEND:**

- SERVICE AREA LIMITS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PRIORITY

# WATER SYSTEM CIP UPDATE

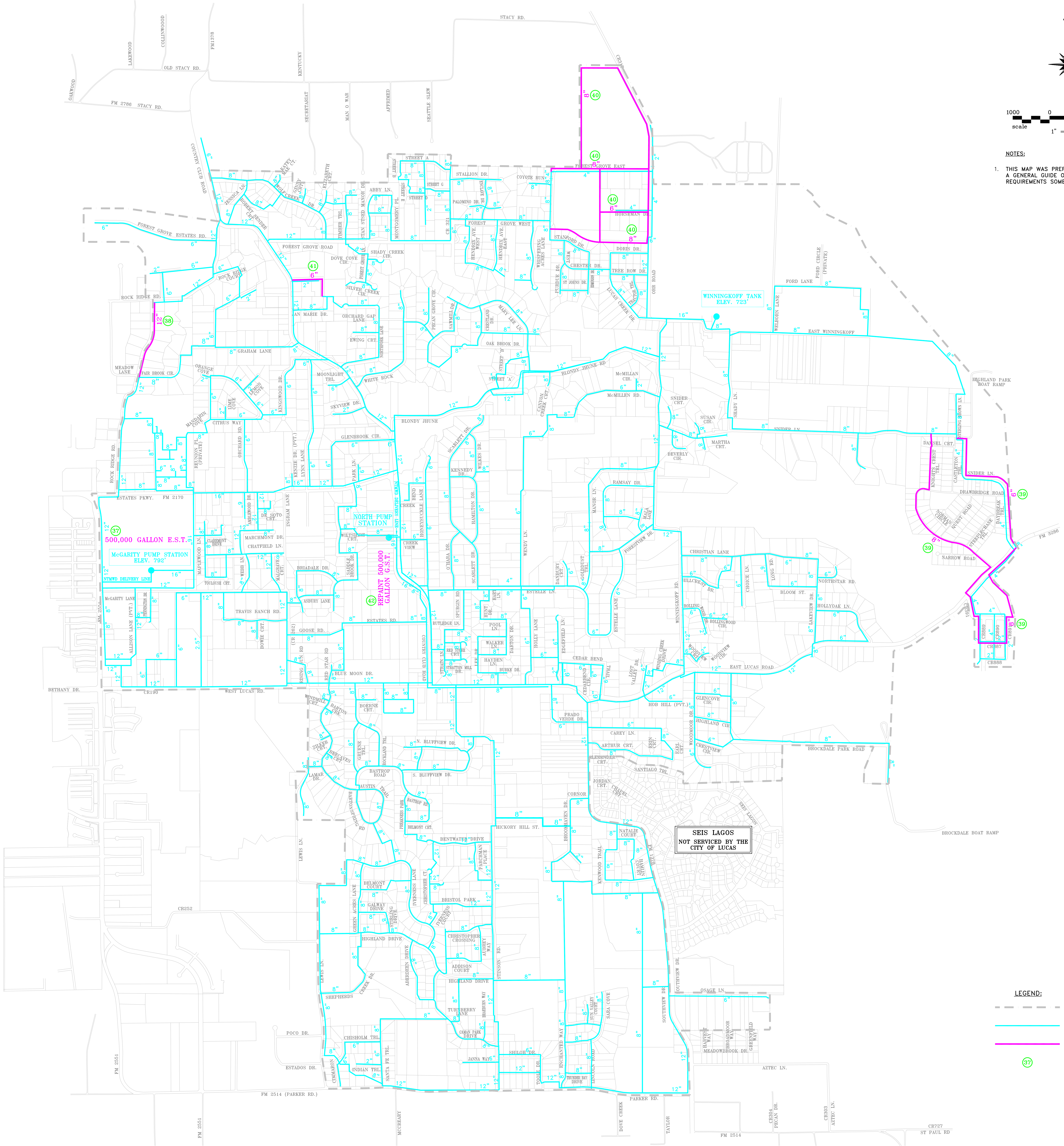
(2021 TO 2025)





1000 0 1000 2000  
scale  
1" = 1000'  
feet

NOTES:  
1. THIS MAP WAS PREPARED FOR AND INTENDED TO BE A GENERAL GUIDE ONLY. DUE TO GRAPHIC REQUIREMENTS SOME AREAS ARE NOT TO SCALE.










LEGEND:  
--- SERVICE AREA LIMITS  
--- EXISTING WATER LINE  
--- PROPOSED WATER LINE  
① PRIORITY

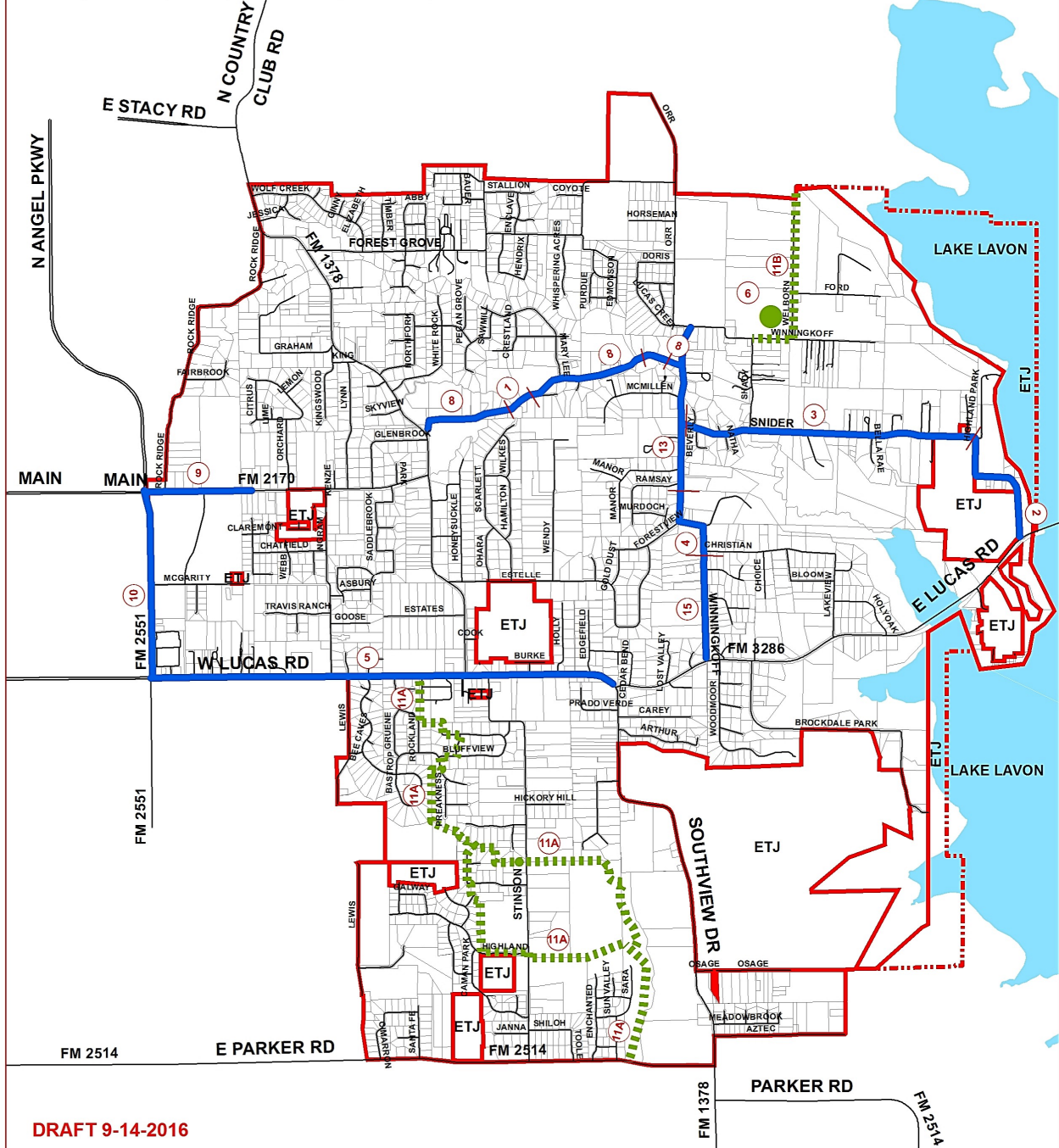
# WATER SYSTEM CIP UPDATE (2026 TO 2030)



YEAR	PROJECT NO.	PRIORITY	PROJECT
FY 2016-2017	1	Mandatory	Blondy Jhune Bridges Replacement
	2	Necessary	Snider Ln Overlay
	3	Necessary	Maintenance of Multiple Streets
FY 2017-2018	4	Mandatory	Reverse Curve on Winningkoff Road
	5	Necessary	W Lucas Rd Reconstruction
	6	Desirable	Trailhead on E Winningkoff Road
	7	Necessary	Maintenance of Multiple Streets
FY 2018-2019	8	Necessary	Blondy Jhune Road Reconstruction
	9	Necessary	Estates Parkway (FM 2170)
	10	Necessary	Angel Parkway (FM 2551)
FY 2019-2020	11 A	Desirable	A) Trail at Parker Road
	11 B		B) Trail at E Winningkoff Road
FY 2020-2021	12	Necessary	Maintenance of Multiple Streets
	13	Necessary	Winningkoff Road (North Portion)
FY 2019-2020	14	Necessary	Maintenance of Multiple Streets
	15	Necessary	Winningkoff Rd (South Portion)
	16	Necessary	Maintenance of Multiple Streets

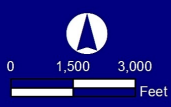
### LEGEND

-  PROPOSED STREET CAPITAL IMPROVEMENT
-  PROPOSED TRAIL CAPITAL IMPROVEMENT
-  PROPOSED TRAIL HEAD
-  STREET
-  CITY LIMITS
-  ETJ
-  PROJECT NUMBER



DRAFT 9-14-2016

**FIGURE 10.1**  
**CAPITAL IMPROVEMENT**  
**PROGRAM 2016-2021**

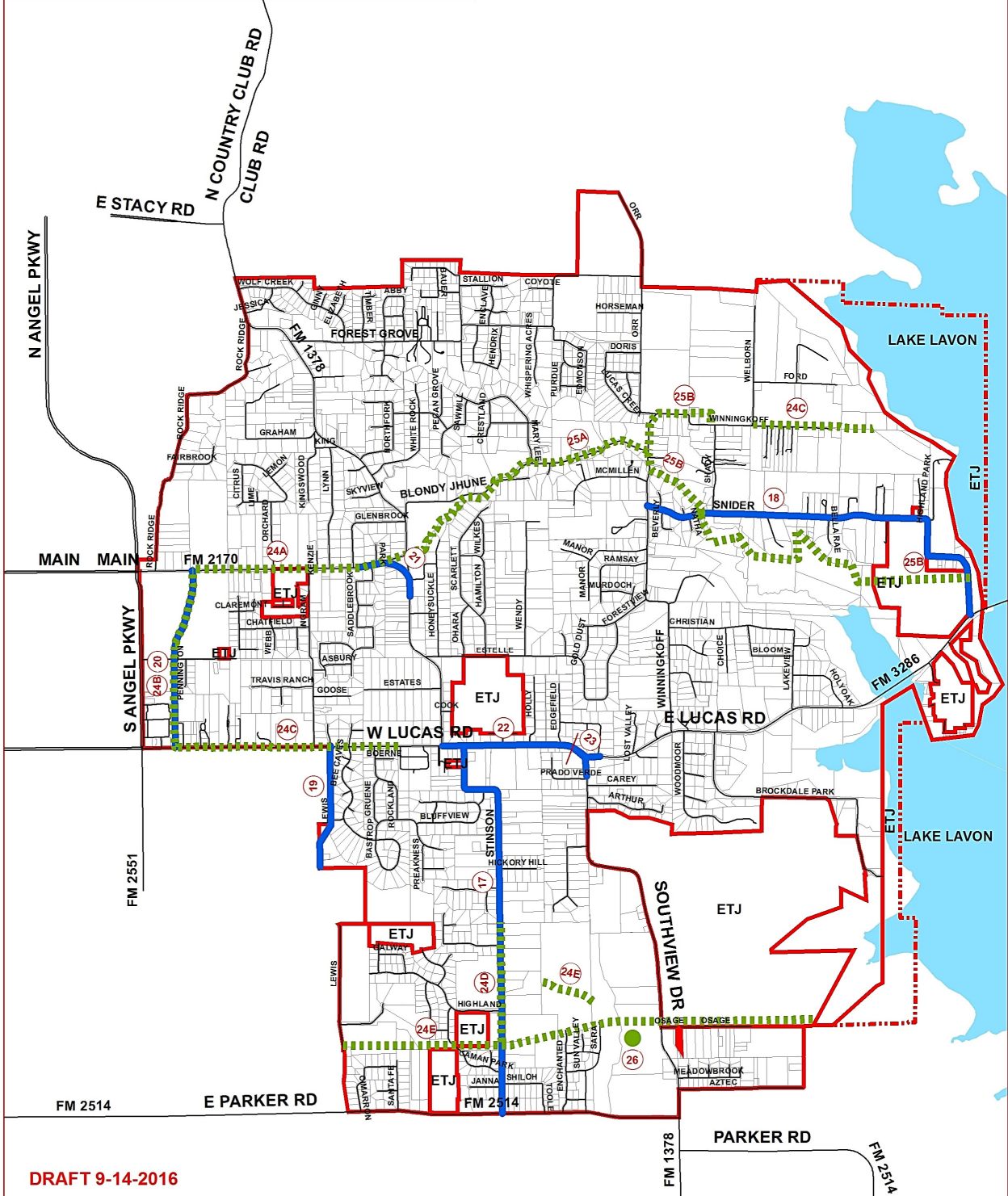


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YEAR	PROJECT NO.	PRIORITY	PROJECT
2021-2026	17	Necessary	Stinson Road Rehabilitation
	18	Necessary	Snider Ln Rehabilitation
	19	Necessary	Lewis Ln Rehabilitation
	20	Necessary	Extension to North of Allison Ln
	21	Necessary	Adding Right Turn Lane to Estates Parkway (FM 2170)
	22	Necessary	Adding Center Lane on W Lucas Road
	23	Necessary	Intersection of W Lucas Road and Southview Drive
	24 A	Desirable	A) Trail along Estates Parkway
	24 B		B) Trail along Allison Ln
	24 C		C) Trail along W Lucas Road
	24 D		D) Trail along Stinson Road
	24 E		E) Trail along the Powerline and Flood Plain
	25 A	Desirable	A) Trail along Blondy Jhune Rd
	25 B		B) Trail from Winningkoff Rd to Trinity Trail
	26	Desirable	Trail Head near the intersection of Southview Drive and Osage Ln
	27	Necessary	Maintenance of Multiple Streets

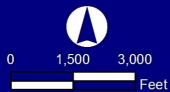
### LEGEND

- PROPOSED STREET CAPITAL IMPROVEMENT
- - - PROPOSED TRAIL CAPITAL IMPROVEMENT
- PROPOSED TRAILHEAD
- STREET
- CITY LIMITS
- ETJ
- 1 PROJECT NUMBER



DRAFT 9-14-2016






**FIGURE 10.2**  
**CAPITAL IMPROVEMENT**  
**PROGRAM 2021-2026**

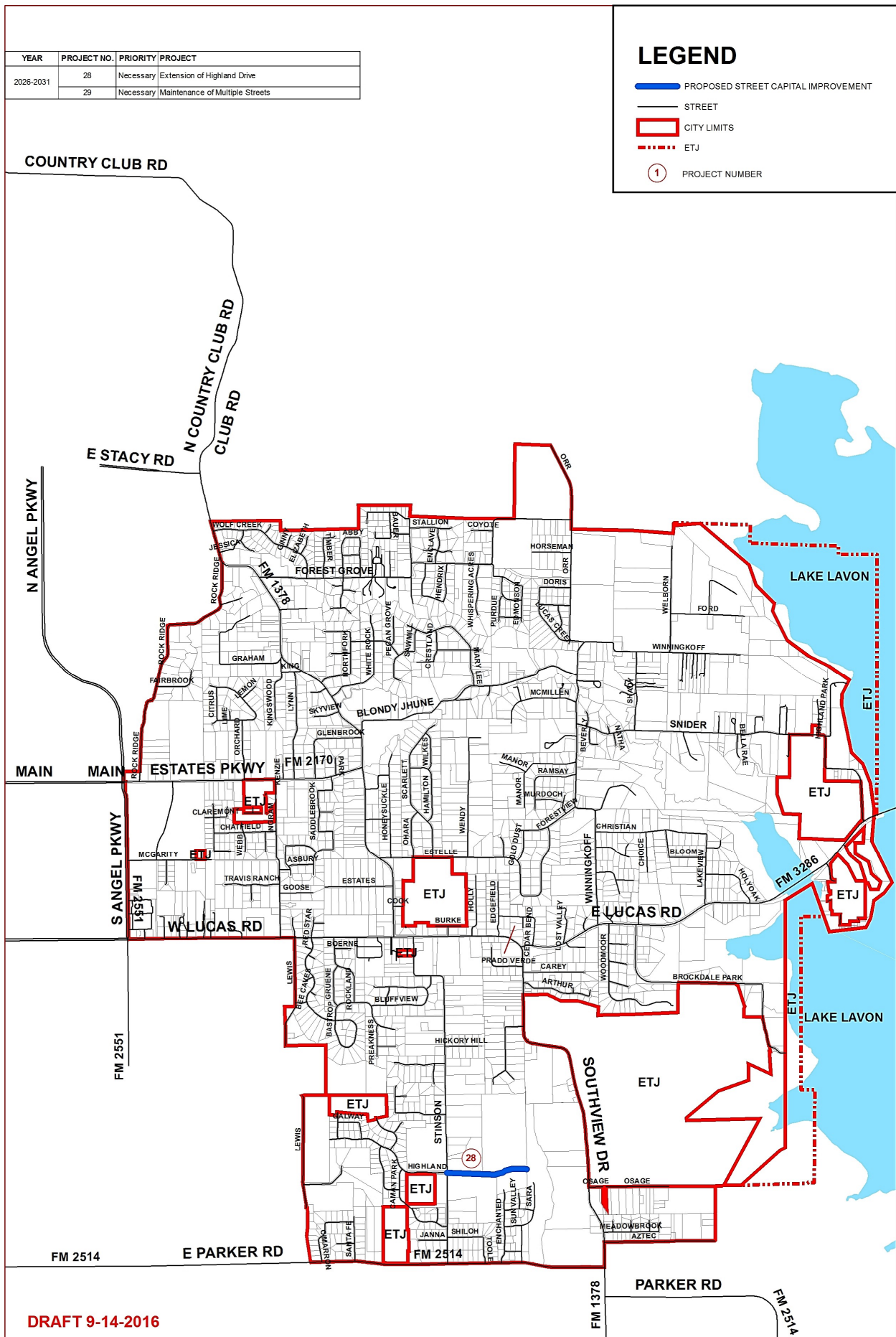


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YEAR	PROJECT NO.	PRIORITY	PROJECT
2026-2031	28	Necessary	Extension of Highland Drive
	29	Necessary	Maintenance of Multiple Streets

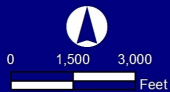
### LEGEND

-  PROPOSED STREET CAPITAL IMPROVEMENT
-  STREET
-  CITY LIMITS
-  ETJ
-  PROJECT NUMBER



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**FIGURE 10.3**  
**CAPITAL IMPROVEMENT**  
**PROGRAM 2026-2031**



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**DISCHARGE POINT TO THE NTMWD REGIONAL SEWER LINE**

**2551 COMMERCIAL AREA**

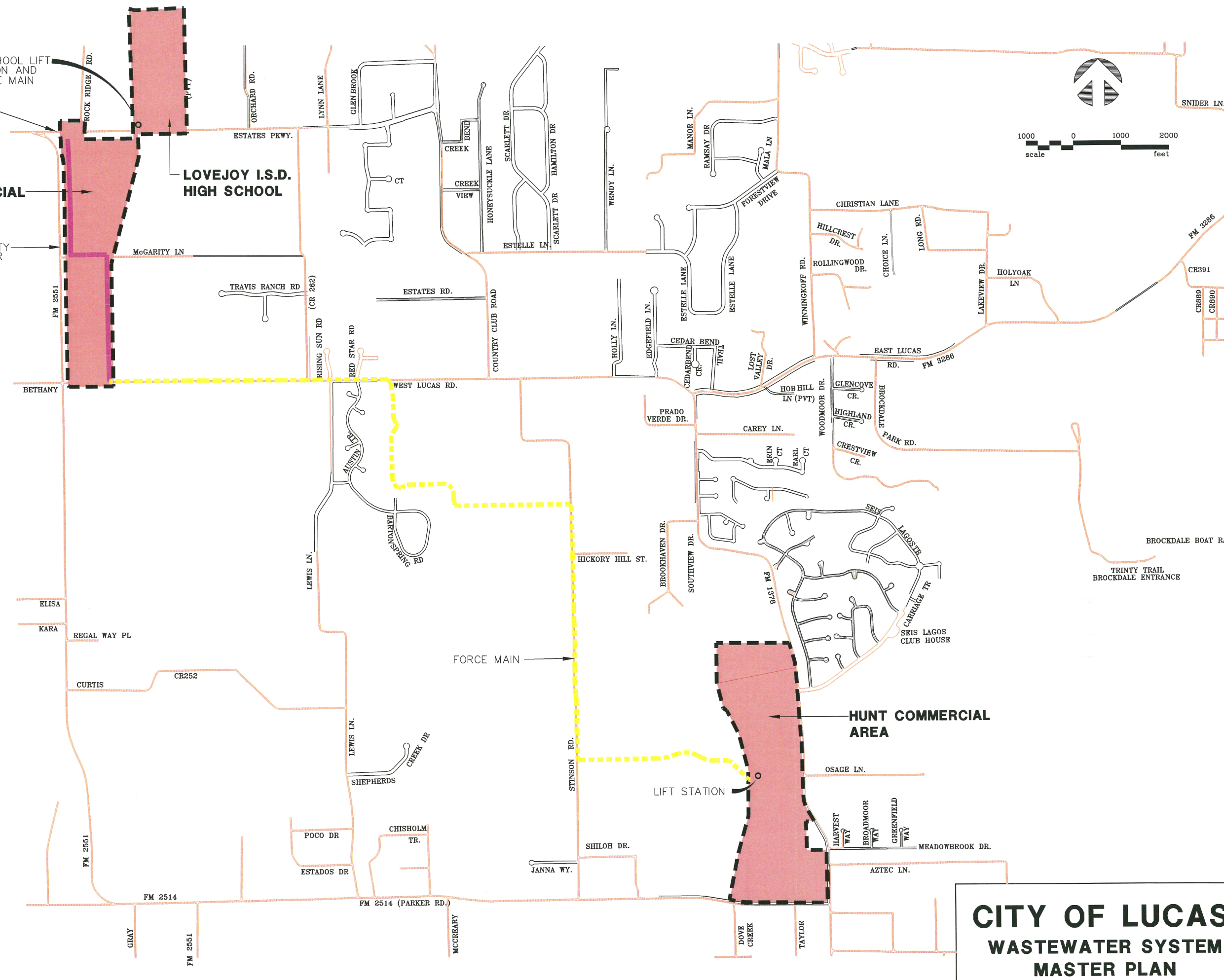
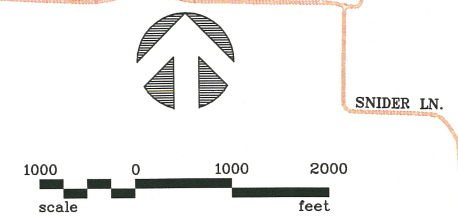
PROPOSED GRAVITY SANITARY SEWER

HIGH SCHOOL LIFT STATION AND FORCE MAIN

**LOVEJOY I.S.D. HIGH SCHOOL**

**HUNT COMMERCIAL AREA**

# CITY OF LUCAS WASTEWATER SYSTEM MASTER PLAN



FORCE MAIN

LIFT STATION

BROCKDALE BOAT RAMP  
TRINITY TRAIL  
BROCKDALE ENTRANCE

ORCHARD RD.  
LYNN LANE  
GLENBROOK  
CREEK BEND  
CREEK VIEW  
HONEYSUCKLE LANE  
SCARLETT DR  
HAMILTON DR  
WENDY LN.  
MANOR LN.  
RAMSAY DR  
MALA LN  
FORESTVIEW DRIVE  
CHRISTIAN LANE  
HILLCREST DR.  
ROLLINGWOOD DR.  
CHOICE LN.  
LONG RD.  
FM 3286  
LAKEVIEW DR.  
HOLYOAK LN  
CR391  
CR888  
CR890  
CR891  
ESTATES PKWY.  
McGARITY LN  
TRAVIS RANCH RD  
ESTATES RD.  
COUNTRY CLUB ROAD  
HOLLY LN.  
EDGEFIELD LN.  
ESTELLE LANE  
ESTELLE LANE  
WINNINGKOFF RD.  
HILLCREST DR.  
ROLLINGWOOD DR.  
CHOICE LN.  
LONG RD.  
LAKEVIEW DR.  
HOLYOAK LN  
FM 3286  
EAST LUCAS RD.  
BETHANY  
WEST LUCAS RD.  
PRADO VERDE DR.  
CAREY LN.  
WOODMOOR DR.  
HOB HILL LN (PVT)  
GLENCOVE CR.  
HIGHLAND CR.  
BROCKDALE PARK RD.  
CRESTVIEW CR.  
ERIN CT  
EARL CT  
SEIS LAGOS CLUB HOUSE  
SEIS LAGOS CLUB HOUSE  
CARRIAGE TR  
HICKORY HILL ST.  
BROOKHAVEN DR.  
SOUTHVIEW DR.  
FM 1371  
OSAGE LN.  
MEADOWBROOK DR.  
AZTEC LN.  
TAYLOR  
DOVE CREEK  
JANNA WY.  
SHILOH DR.  
STINSON RD.  
SHEPHERDS  
CREEK DR  
CHISHOLM TR.  
POCO DR  
ESTADOS DR  
FM 2514 (PARKER RD.)  
MCCREARY  
GRAY  
FM 2551  
REGAL WAY PL  
CURTIS  
CR252  
ELISA  
KARA  
FM 2551  
FM 2514  
FM 2551