



AGENDA

**City of Lucas
Planning and Zoning Commission
April 13, 2017
7:00 PM**

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

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, April 13, 2017 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Regular Agenda

1. Consider approval of the minutes of the March 9, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider an application by Collin Prater for a final plat approval of Barry Farms for a parcel of land being 17.676 acres situated in the Gabe Fitzhugh Survey, Abstract No. 318 of the J. Grayum Survey in the City of Lucas, located approximately one-quarter mile north of Northfork Lane on the east side of FM 1378. (Development Services Director Joe Hilbourn)
3. Consider an application by James Roberts for a final plat approval of Logan Ford Ranch Phase 3, a parcel of land being 58.644 acres situated in the Thomas D. James Survey, Abstract No. 477 situated in the City of Lucas located at the dead end of East Winningkoff Road. (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.

4. Adjournment.

Certification

I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at www.lucastexas.us on or before 5:00 pm, April 7, 2017.

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 at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

April 13, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the March 9, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the March 9, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the March 9, 2017 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
March 9, 2017
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
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

Commissioner Absent:

Commissioner Scott Sperling

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.

Chairman Rusterholtz announced that Alternate Member Tommy Tolson would be seated as a voting member due to the absence of Commissioner Sperling.

Public Hearing

- 1. Hold a public hearing and consider a request from Aziz Rasul with Lucas Self Storage to amend the existing specific use permit for a self-storage facility located at 575 Angel Parkway, by including an additional adjacent 2.963-acre parcel, adding additional buildings and adding caretaker living facilities.**

Development Services Director Joe Hilbourn gave a brief presentation discussing details of the proposed amendment that included the addition of a parcel of land located just north of the existing self-storage facility, the addition of four new buildings totaling an additional 64,200 square feet of storage space, and the addition of caretaker living facilities, where existing office space would be converted to living space.

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

Mr. Rasul with Lucas Self Storage stated that the facility currently had 722 units and they were requesting to add approximately 500 additional units. Mr. Rasul noted that the hours of operation would be from 6:00 am to 10:00 pm with limited access to the facility after hours, which is why the option to have an on-site manager for operational purposes was requested. Mr. Rasul also noted that the second floor of the existing tower at the front of the facility would be converted from office space to living quarters.

The Commission discussed emergency access to the facility and the demand for additional self-storage.

Commissioner Tolson expressed his concerns related to the addition of caretaker living facilities and the potential for misuse and overcrowding.

Susan Oliver, 2080 Claremont, Lucas, asked if the hours of operation would be increased with an on-site manager, and if the vehicles associated with the caretaker living facilities would be located inside the self-storage area.

Chairman Rusterholtz read an email into the record from Vanessa Maxwell, 430 Pennington Drive, Lucas stating her opposition to the request.

The Commission discussed with the applicant parking that was provided on site, and hours of operation with an on-site manager. Mr. Rasul stated the hours of operation would remain the same, and that indoor parking using existing storage units could be dedicated for the caretaker living facilities.

Chairman Rusterholtz closed the public hearing at 7:30 pm.

The Commission discussed concerns related to adding additional units before Phase 1 was completed, as well as drainage and flooding concerns raised at the last public hearing, that would be addressed once the final phase of construction was completed. The Commission discussed the size of the living quarters that were approximately 900 square feet consisting of two bedrooms and one bathroom.

***MOTION:** A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to recommend approval of the request by Aziz Rasul with Lucas Self Storage to amend the existing specific use permit for a self-storage facility located at 575 Angel Parkway on a parcel of land containing 4.417 acres and expanding the facility to include an additional 2.963 acre parcel, adding additional buildings and caretaker living facilities as submitted, and with the addition of dedicated indoor parking for caretaker use. The motion passed by a 3 to 2 vote with Chairman Rusterholtz and Commissioner Tolson voting in opposition.*

- 2. Hold a public hearing and consider amending the City of Lucas Code of Ordinances, Chapter 14 Zoning, Article 14.03, Division 15 titled "Schedule of Uses" by removing self-storage as a permitted use within the Village Center zoning district.**

Chairman Rusterholtz opened the public hearing at 8:03 pm, there being no one wishing to speak, the public hearing was closed.

***MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend amending the Schedule of Uses by removing self-storage as a permitted use within the Village Center zoning district. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

3. **Consider approval of the minutes of the February 9, 2017 Planning and Zoning Commission meeting.**

***MOTION:** A motion was made by Commissioner Guillemaud, seconded by Commissioner Tolson to approve the minutes as submitted. The motion passed unanimously by a 4 to 0 vote with Commissioner Williams abstaining as he was not at the meeting.*

4. **Consider a request by Steve Hines of JBI Partners, Inc on behalf of Kenneth Prater for final plat approval of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane, and part of the John Gray Survey, Abstract No. 349; George Gunnell Survey, Abstract No. 352; Ann S. Hurt Survey, Abstract No. 428; James Lovelady Survey; Abstract No. 538, and the Lewis P. Turner Survey; Abstract No. 901.**

Development Services Director Joe Hilbourn gave a presentation stating the development consisted of 44 lots with the smallest lot being 1.006 acres and the largest lot being 3.443 acres. The property was zoned R-1, had an approved development agreement and conformed to the approved preliminary plat and approved concept plan.

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend approval of the final plat of Stinson Highlands, Phase 3 consisting of 44 lots totaling 78.943 acres for the property located at the northeastern portion of Inverness Lane and Green Acres Lane. The motion passed unanimously by a 5 to 0 vote.*

5. **Adjournment.**

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 8:12 pm. The motion passed unanimously by a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



City of Lucas Planning and Zoning Agenda Request April 13, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider an application by Collin Prater for a final plat approval of Barry Farms for a parcel of land being 17.676 acres situated in the Gabe Fitzhugh Survey, Abstract No. 318 of the J. Grayum Survey in the City of Lucas, located approximately one-quarter mile north of Northfork Lane on the east side of FM 1378.

Background Information:

Barry Farms is 17.676 acres of land currently zoned R-2 with a total of eight lots proposed as part of this addition. The smallest lot is two acres at 87,120 square feet, and the largest lot being just over two acres at 90,631 square feet. All improvements have been completed, inspected and approved by staff. There are two retention ponds on site, one located in the northeast corner, the other located on the north property line behind lots 6 and 7.

Attachments/Supporting Documentation:

1. Final Plat

Budget/Financial Impact:

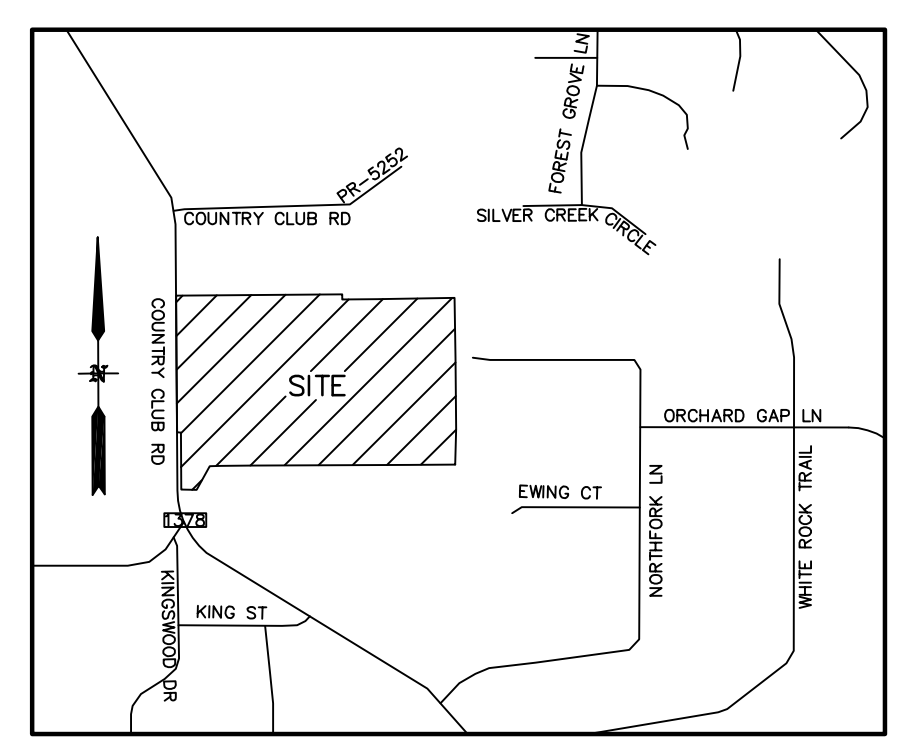
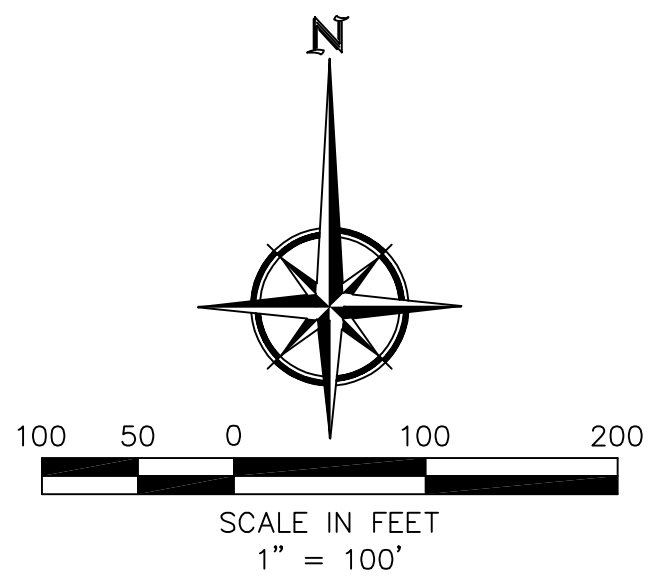
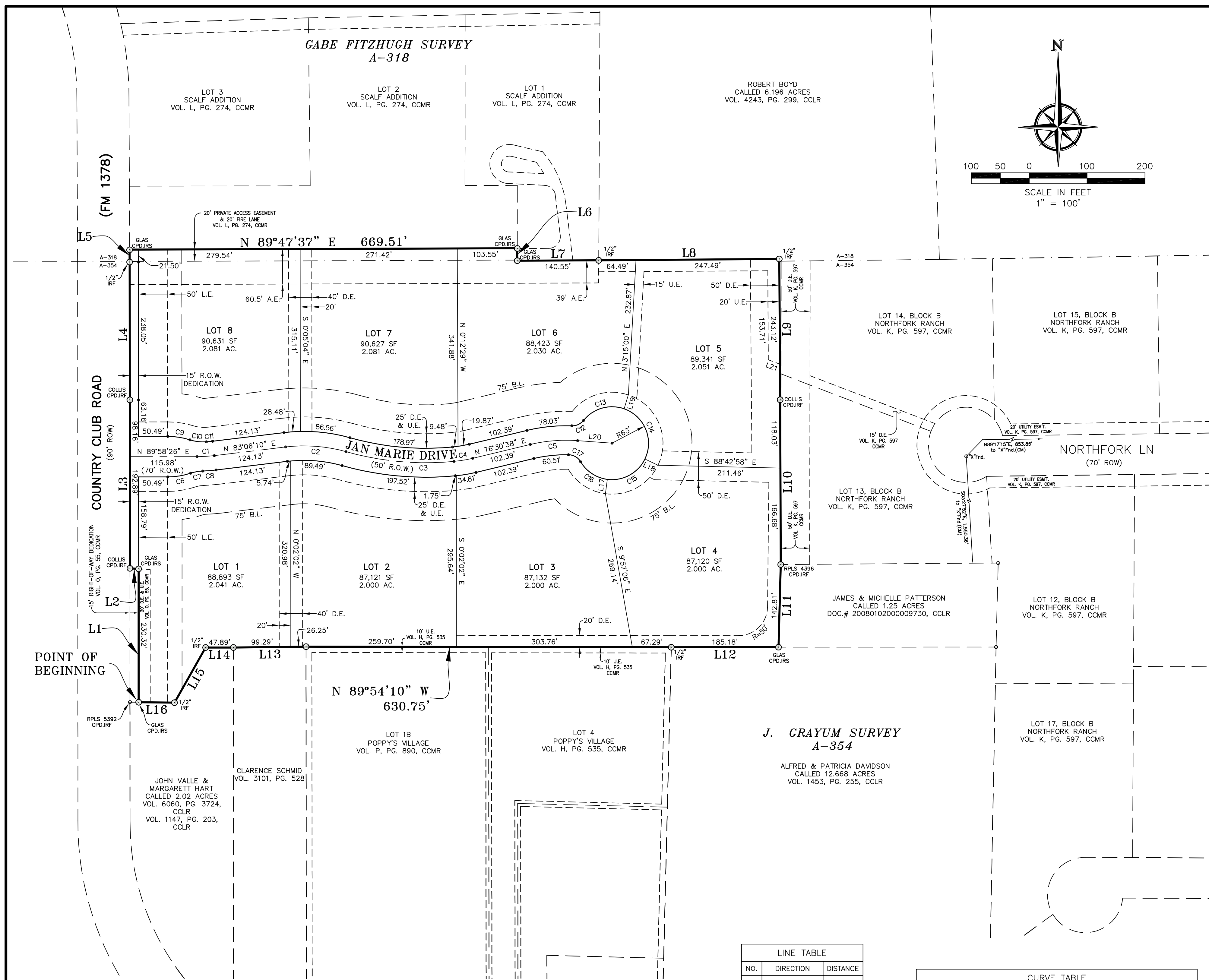
Eight residential homes will be added for annual property taxes and water revenue.

Recommendation:

Staff recommends approving the final plat as presented.

Motion:

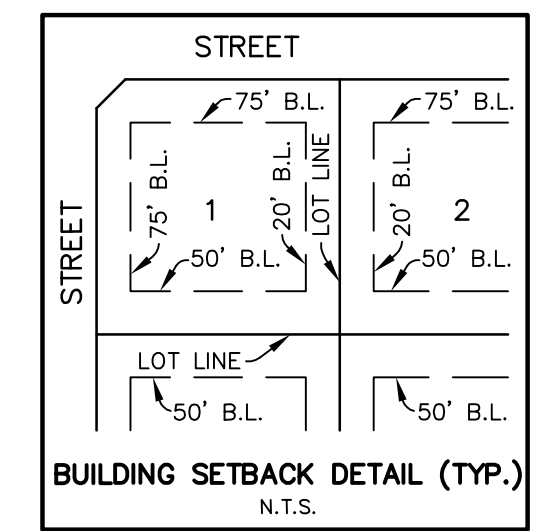
I make a motion to approve the final plat of Barry Farms, a parcel of land being 17.676 acres situated in the Gabe Fitzhugh Survey, Abstract No. 318 of the J. Grayum Survey in the City of Lucas.



VICINITY MAP
N.T.S.

LEGEND

D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CPD.IRF	CAPPED IRON ROD FOUND
CPD.IRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
CCLR	COLLIN COUNTY LAND RECORDS
CCMR	COLLIN COUNTY MAP RECORDS



DRIVEWAY
CULVERT TABLE

LOT	Q100	SIZE
1	71.22 cfs	4'x3'RCB
2	2.15 cfs	18"
3	7.21 cfs	18"
4	14.46 cfs	2-18"
5	2.10 cfs	18"
6	1.46 cfs	18"
7	2.27 cfs	18"
8	3.47 cfs	18"

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 0°01'34" W	230.32'
L2	N 86°36'37" W	15.03'
L3	N 0°01'34" W	291.05'
L4	N 0°05'03" W	238.01'
L5	N 0°16'18" W	21.50'
L6	S 0°00'46" W	21.50'
L7	N 89°47'39" E	140.55'
L8	N 89°32'56" E	311.98'
L9	S 0°20'44" E	243.12'
L10	S 0°12'24" E	284.71'
L11	S 1°32'18" W	142.81'
L12	S 89°57'51" W	185.18'
L13	S 89°18'55" W	125.54'
L14	S 89°59'00" W	47.89'
L15	S 29°26'51" W	109.40'
L16	N 89°17'01" W	61.87'
L17	N 7°33'16" E	25.00'
L18	N 64°18'08" W	25.00'
L19	S 16°36'29" W	25.42'
L20	S 85°45'10" E	59.68'
L21	S 69°02'40" E	21.47'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	006°52'16"	250.00'	15.01'	29.98'	N 86°32'18" E	29.96'
C2	022°41'19"	265.50'	53.27'	105.14'	S 85°33'10" E	104.45'
C3	021°15'10"	507.50'	95.22'	188.25'	S 84°50'06" E	187.17'
C4	008°01'41"	234.50'	16.46'	32.86'	N 80°31'28" E	32.83'
C5	017°44'13"	265.50'	41.43'	82.19'	N 85°22'44" E	81.86'
C6	018°24'13"	125.00'	20.25'	40.15'	S 80°46'19" W	39.98'
C7	016°19'55"	75.00'	10.76'	21.38'	S 79°44'10" W	21.31'
C8	004°47'58"	275.00'	11.52'	23.04'	S 85°30'09" W	23.03'
C9	017°50'10"	125.00'	19.61'	38.91'	S 81°06'29" E	38.76'
C10	021°57'13"	75.00'	14.55'	28.74'	S 83°10'00" E	28.56'
C11	002°45'13"	225.00'	5.41'	10.81'	N 84°28'46" E	10.81'
C12	053°14'19"	25.00'	12.53'	23.23'	N 65°16'51" E	22.40'
C13	070°40'33"	63.00'	44.67'	77.71'	N 73°59'58" E	72.88'
C14	096°21'37"	63.00'	70.41'	105.95'	S 22°28'57" E	93.90'
C15	071°47'48"	63.00'	45.60'	78.94'	S 61°35'46" W	73.88'
C16	051°50'33"	63.00'	30.62'	57.00'	N 56°35'04" W	55.08'
C17	058°24'41"	25.00'	13.98'	25.49'	N 59°52'08" W	24.40'

- NOTES:
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - Property owners are required to maintain property within rights-of-way adjacent to their lot and drainage and/or utility easements within their lot to the edge of pavement.
 - Only wrought iron fences are permitted within drainage easements.
 - A 1/2-inch iron rod with yellow cap stamped "GLAS" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing after development is completed.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - The 20' building line, the 40' building line & the 35' building line shown on the James Patterson addition (Vol 0, Pg.55) are hereby abandoned.
 - Source bearing is based on White Rock Creek Estates, an addition to the City of Lucas, as recorded in Cabinet F, Page 510 of the Collin County Map Records.

EXISTING ZONING: R2.0
 PROPOSED ZONING: R2.0
 8 RESIDENTIAL LOTS
 DENSITY: 1 LOT PER 2.210 ACRES GROSS
 AVG. LOT SIZE: 2.003 ACRE
 MIN. LOT SIZE: 2.000 ACRE
 MAX. LOT SIZE: 2.025 ACRE

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

OWNER / DEVELOPER
ALPINE RANCH PARTNERS, LLC
 4323 GLOSTER ROAD
 DALLAS, TX, 75220
 (214) 435-6251
 FAX (214) 352-8864

FINAL PLAT
BARRY FARMS
 LOTS 1-8, BLOCK A
 8 RESIDENTIAL LOTS
 BEING 17.676 ACRES
 SITUATED IN THE
 GABE FITZHUGH SURVEY, ABSTRACT NO. 318
 J. GRAYUM SURVEY, ABSTRACT NO. 354
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS ALPINE RANCH PARTNERS, LLC, BEING THE OWNER of a 17.676 acre tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the Gabe Fitzhugh Survey, Abstract No. 318 and the J. Grayum Survey, Abstract No. 354, being part of Lot 2 of Scalf Addition, an addition to the City of Lucas as recorded in Volume L, Page 274 of the Collin County Map Records (CCMR), part of a called 10.00 acre tract as recorded in Volume 5599, Page 2887 of the Collin County Land Records (CCLR), part of a called 11.79 acre tract as recorded in Volume 5599, Page 2891, CCLR, and all of Lot 1 of James Patterson Addition, an addition to the City of Lucas as recorded in Volume O, Page 55, CCMR with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set in the east right-of-way line of F.M. Highway No. 1378, marking the southwest corner of Lot 1, the most southerly southwest corner of said premises, and being in a north line of a called 2.02 acre tract as recorded in Volume 6060, Page 3724 and Volume 1147, Page 203, CCLR, from which an RPLS 5392 capped iron rod found marking the northwest corner of said 2.02 acre tract bears North 89°17'01" West, 15.00 feet;

THENCE with the east right-of-way line of F.M. Highway No. 1378, partway with the west line of Lot 1, partway with the west line of said 11.79 acre tract, partway with the west line of said 10.00 acre tract, partway with the west line of Lot 2, and with the west line of said premises as follows:

- North 00°01'34" West, 230.32 feet to a Glas capped iron rod set marking the northwest corner of Lot 1 and being in a south line of said 11.79 acre tract;
• North 86°36'37" West, 15.03 feet to a Collis capped iron rod found marking the most westerly southwest corner of said 11.79 acre tract;
• North 00°01'34" West, 291.05 feet to a Collis capped iron rod found marking the northwest corner of said 11.79 acre tract and the southwest corner of said 10.00 acre tract;
• North 00°05'03" West, 238.01 feet to a 1/2-inch iron rod found marking the southwest corner of Lot 2;
• North 00°16'18" West, 21.50 feet to a Glas capped iron rod set marking the northwest corner of said premises;

THENCE with the north line of said premises, being 21.50 feet north of and parallel to the south line of Lot 2, North 89°47'37" East, 669.51 feet to a Glas capped iron rod set marking the northeast corner of said premises, being in the east line of Lot 2, in an east line of said 10.00 acre tract, and being in the west line of Lot 1 of said Scalf Addition;

THENCE with the east line of Lot 2, an east line of said 10.00 acre tract, the east line of said premises, and the west line of said Lot 1, South 00°00'46" West, 21.50 feet to a Glas capped iron rod set marking the southeast corner of Lot 2, an interior ell-corner of said premises, an interior ell-corner of said 10.00 acre tract, and the southwest corner of said Lot 1;

THENCE with a north line of said 10.00 acre tract, a north line of said premises, and the south line of said Lot 1, North 89°47'39" East, 140.55 feet to a 1/2-inch iron rod found marking the southeast corner of said Lot 1 and the southwest corner of a called 6.196 acre tract as recorded in Volume 4243, Page 299, CCLR, and continuing North 89°32'56" East, 311.98 feet along the south line of said 6.196 acre tract to a 1/2-inch iron rod found marking the most easterly northeast corner of said 10.00 acre tract, and the most easterly northeast corner of said premises;

THENCE partway with the east line of said 10.00 acre tract, partway with the east line of said premises, partway with the west line of a called 1.25 acre tract as recorded under Document No. 2008010200009730, CCLR, and with the east line of said premises as follows:

- South 00°20'44" East, 243.12 feet to a Collis capped iron rod found marking the southeast corner of said 10.00 acre tract and the most northerly northeast corner of said 11.79 acre tract;
• South 00°12'24" East, 284.71 feet to an RPLS 4396 capped iron rod found marking an interior ell-corner of said 11.79 acre tract, the southwest corner of Lot 13, Block B of Northfork Ranch, an addition to the City of Lucas as recorded in Volume K, Page 597, CCMR, and being the northwest corner of said 1.25 acre tract;
• South 01°32'18" West, 142.81 feet to a Glas capped iron rod set in the south line of said 11.79 acre tract marking the southeast corner of said premises, the southwest corner of said 1.25 acre tract, and being in the north line of a called 12.668 acre tract as recorded in Volume 1453, Page 255, CCLR;

THENCE with the south line of said 11.79 acre tract, the south line of said premises, partway with the north line of said 12.668 acre tract, partway with the north line of Poppy's Village, an addition to the City of Lucas as recorded in Volume H, Page 535 and Volume P, Page 890, CCMR, partway with the north line of the Schmid tract as recorded in Volume 3101, Page 528, CCLR, and partway with the north line of a called 2.02 acre tract as recorded in Volume 6060, Page 3724 and Volume 1147, Page 203, CCLR as follows:

- South 89°57'51" West, 185.18 feet to a 1/2-inch iron rod found marking the northwest corner of said 12.668 acre tract and the northeast corner of Poppy's Village;
• North 89°54'10" West, 630.75 feet to a point for corner marking the northwest corner of Poppy's Village and the northeast corner of said Schmid tract;
• South 89°18'55" West, 125.54 feet to a point marking the northwest corner of said Schmid tract and the northeast corner of said 2.02 acre tract;
• South 89°59'00" West, 47.89 feet to a 1/2-inch iron rod found marking the southwest corner of said 11.79 acre tract, an interior ell-corner of said premises, the most northerly northwest corner of said 2.02 acre tract, and being in the east line of Lot 1;

THENCE with the east line of Lot 1, an east line of said premises, and a west line of said 2.02 acre tract, South 29°26'51" West, 109.40 feet to a 1/2-inch iron rod found marking the southeast corner of Lot 1, the most southerly southeast corner of said premises, and a northwest corner of said 2.02 acre tract;

THENCE with the south line of Lot 1, the south line of said premises, and a north line of said 2.02 acre tract, North 89°17'01" West, 61.87 feet to the point of beginning and containing 17.676 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

FOR: ALPINE RANCH PARTNERS, LLC

BY: Kenneth D. Prater, Manager

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this ____ day of _____, 2017.

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

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name Date

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

Director of Public Works Date

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

Director of Planning and Community Development Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

JOHN GLAS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6081

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this ____ day of March, 2017.

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

ON-SITE SEWAGE FACILITIES (OSSF) NOTES:

- 1. All lots must utilize alternative type On-Site Sewage Facilities.
2. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
3. Any existing OSSFs on any of the new lots must be legally abandoned prior to development of the individual lot.
4. Tree removal and/or grading for OSSF may be required on individual lots.
5. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
6. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

Health Department Certification:

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

Registered Sanitarian or Designated Representative
Collin County Development Services

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

OWNER / DEVELOPER
ALPINE RANCH PARTNERS, LLC
4323 GLOSTER ROAD
DALLAS, TX, 75220
(214) 435-6251
FAX (214) 352-8864

FINAL PLAT
BARRY FARMS

LOTS 1-8, BLOCK A
8 RESIDENTIAL LOTS

BEING 17.676 ACRES
SITUATED IN THE

GABE FITZHUGH SURVEY, ABSTRACT NO. 318
J. GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS

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

DATE: MARCH 22, 2017 SHEET 2 OF 2



City of Lucas

Planning and Zoning Agenda Request

April 13, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider an application by James Roberts for a final plat approval of Logan Ford Ranch Phase 3, a parcel of land being 58.644 acres situated in the Thomas D. James Survey, Abstract No. 477 situated in the City of Lucas located at the dead end of East Winningkoff Road.

Background Information:

This site has 58.644 acres of land with 17 proposed lots. The smallest lot is exactly two acres at 87,120 square feet and the largest lot is 8 plus acres. The base zoning for the district is R-2, the property also has a Planned Development overlay with the following changes from the base district:

- A. Purpose. The purpose of this Planned Development is to allow for the construction and development of R2 Single Family Residences.
- B. Base Zoning District. The property shall be used and developed in accordance with the R2 Single-Family Residential District, except as otherwise provided herein.
- C. Concept Plan. The property shall be developed and used substantially in accordance with the Concept Plan attached as Exhibit "C", and which is hereby approved.
- D. Lot Width. The width of the lot shall 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').
- E. Maximum Number of Lots. The maximum number of lots shall be seventeen (17) and lots 3, 4, 5, 10 and 17 may not be subdivided.
- F. Roads. Asphalt roads shall be permitted as depicted in the Road Detail Plan attached as Exhibit "D", and which is hereby approved. The design and construction of the road base and finish surface (asphalt) of the east Winningkoff Road extension shall have a base of twenty-eight feet (28') wide; a street width of twenty-six feet (26') wide of type D asphalt pavement in accordance with the current City of Lucas standard construction requirements with 20-year pavement design, and a maximum vehicle occupancy load of 10,000 cars per day.

Attachments/Supporting Documentation:

1. Final Plat
2. Planned Development Ordinance



**City of Lucas
Planning and Zoning Agenda Request
April 13, 2017**

Budget/Financial Impact:

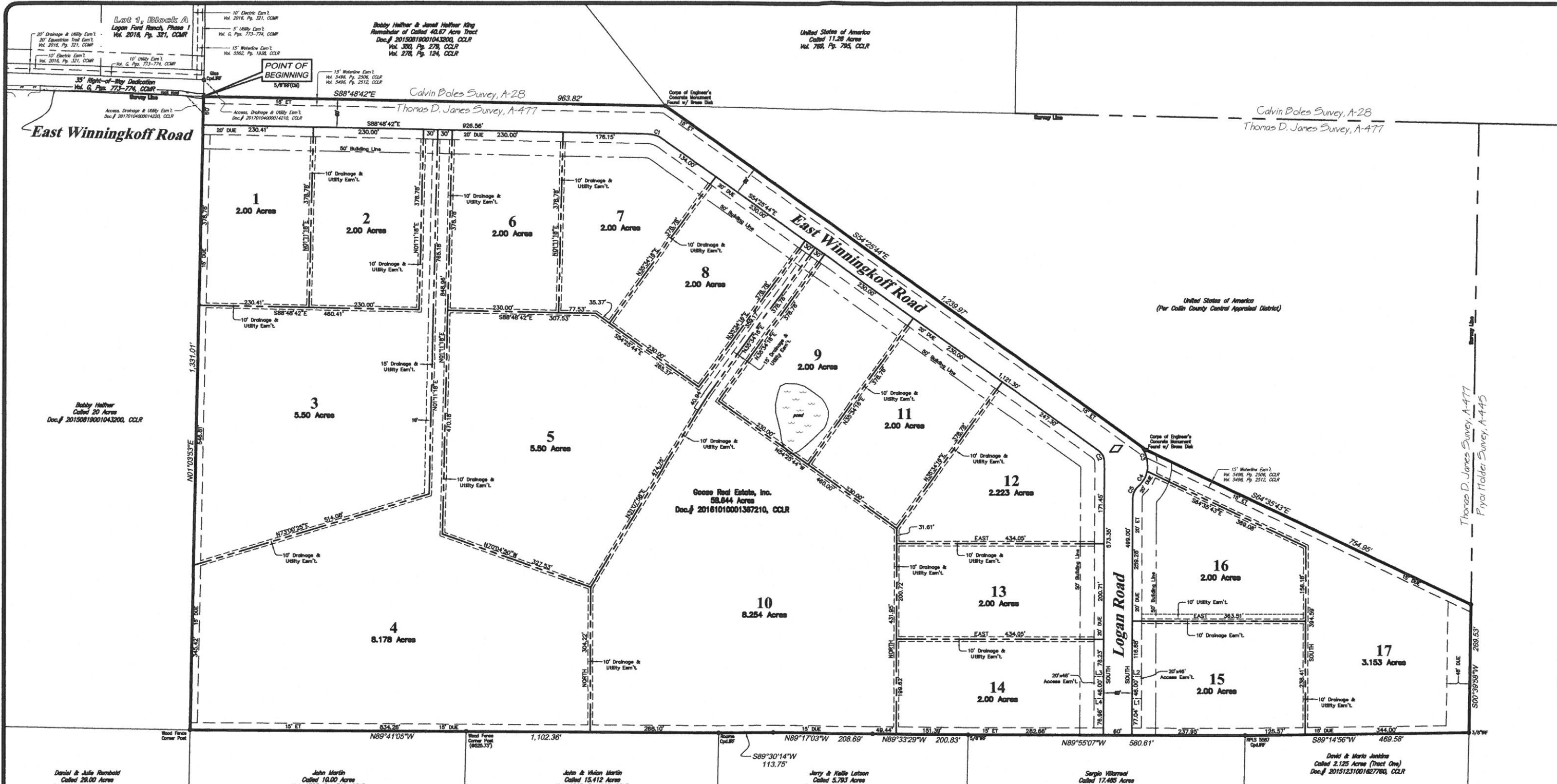
Seventeen residential homes will be added for annual property taxes and water revenue.

Recommendation:

Staff recommends approving the final plat as presented.

Motion:

I make a motion to approve the final plat of Logan Ford Ranch Phase 3, a parcel of land being 58.644 acres situated in the Thomas D. James Survey, Abstract No. 477 situated in the City of Lucas.



Lot 1, Block A
Logan Ford Ranch, Phase 1
Vol. 2016, Pg. 321, CCMR

35' Right-of-Way Dedication
Vol. 6, Pg. 773-774, CCMR

Access, Drainage & Utility Eas'l.
Doc.# 2017010400014203, CCLR

10' Drains, 10' Utility Eas'l.
Vol. 2016, Pg. 321, CCMR

5' Utility Eas'l.
Vol. 6, Pg. 773-774, CCMR

15' Waterline Eas'l.
H.L. 5498, Pg. 2506, CCLR
H.L. 5498, Pg. 2512, CCLR

Bobby Helther & Janet Helther King
Remainder of Catted 40.67 Acre Tract
Doc.# 20150819001043200, CCLR
Vol. 350, Pg. 279, CCLR
Vol. 278, Pg. 124, CCLR

Calvin Poles Survey, A-28

Thomas D. James Survey, A-477

United States of America
Catted 11.26 Acres
Vol. 768, Pg. 795, CCLR

East Winnickoff Road

Calvin Poles Survey, A-28

Thomas D. James Survey, A-477

United States of America
(Per Collin County Central Appraisal District)

Bobby Helther
Catted 20 Acres
Doc.# 20150819001043200, CCLR

Goose Real Estate, Inc.
58.644 Acres
Doc.# 20161010001367210, CCLR

Thomas D. James Survey, A-477
Floyd Holder Survey, A-445

Daniel & Julie Reinbold
Catted 28.00 Acres
Doc.# 20140619000627200, CCLR

John Martin
Catted 10.00 Acres
Vol. 1383, Pg. 718, CCLR

John & Helen Martin
Catted 15.412 Acres
Vol. 1618, Pg. 918, CCLR

Jerry & Hellen Letson
Catted 5.793 Acres
Doc.# 20140527000523080, CCLR

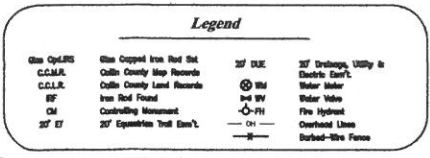
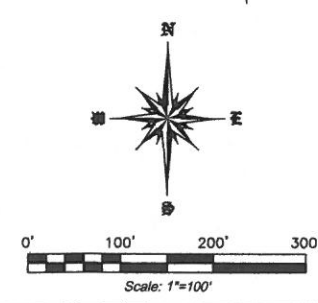
Sergio Villarreal
Catted 17.485 Acres
Vol. 3831, Pg. 807, CCLR

David & Maria Jenkins
Catted 2.125 Acres (Tract One)
Doc.# 20151231001627780, CCLR



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	36.01'	35.47'	S71°37'13"E	34°22'58"
C2	30.00'	28.50'	27.44'	S27°12'52"E	54°25'44"
C3	60.00'	61.57'	58.90'	S17°04'33"E	58°47'28"
C4	60.00'	38.90'	38.22'	S30°53'30"W	37°08'38"
C5	30.00'	25.54'	24.78'	S25°04'13"W	48°47'10"

- NOTES
- This survey has been performed with the benefit of Title Commitment GF No. CTCF24-8061241600122-1P issued by Chicago Title Insurance Company on August 12, 2016.
 - Subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.
 - Source bearing is based on the south line of Logan Ford Ranch, Phase 1, an addition to the City of Lucas as recorded in Volume 2016, Pages 321 of the Collin County Map Records.
 - No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085CD410 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor. The surveyor makes no representation as to the accuracy of said FIRF.



LINE	BEARING	DISTANCE
L1	N90°00'00"E	20.00'
L2	N90°00'00"E	20.00'
L3	N90°00'00"W	20.00'
L4	N90°00'00"E	20.00'

Owner:
Goose Real Estate, Inc.
1200 Kempton Park Ln
Ft. Worth, TX 75099
(817) 306-4248
Attn: James Roberts
roberts.james321@gmail.com

Surveyor:
Glas Land Surveying
2114 FM 1563, Waffle Co
Waffle City, TX 75496
(903) 496-2084
Attn: John Glas
john@glaslandsurveying.com

Revised:
Drawings: 2017/02

Glas Land S
2114 FM 1563, Waffle Co
Office: (903) 496-2084 Fx
www.glaslandsurvey.com
TBPLS Farm No. 1

**Final Plat of
Lots 1-17, Block
Logan Ford Ranch, I**
Being all of a 58.644 acre tract as 1
Under Document No. 2016101000136/
Total Acres - 58.644 Acres
Zoning: R-2
Thomas D. James Survey, Abstrac
City of Lucas, Collin County, 1
March 25, 2017
Sheet 1 of 2

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Goose Real Estate, Inc. is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the 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 Wininghoff 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, 289.53 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. 20151231001627780 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 1363, Page 718 of the Collin County Land Records as follows:

- South 89°14'56" West, 469.58 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.

OSSF NOTES

- All lots must utilize alternative type On-Site Sewage Facilities.
Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
Due to the presence of a large pond on Lot 9, a pre-planning meeting with a Professional Engineer/Registered Sanitarian and Development Services is recommended prior to individual lot development on Lot 9.
OSSF setback requirements may also affect OSSF placement on Lots 10 and 11.
Tree removal and/or grading for OSSF may be required on individual lots.
Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.
There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.

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

Registered Sanitation or Designated Representative
Collin County Development Services

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Goose Real Estate, Inc., the Owner, does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Final Plat of Lots 1-17, Block A of Logan Ford Ranch, Phase 2, an addition to the City of Lucas, and do hereby dedicate to the City of Lucas use forever the streets, alleys, right-of-way, and easements shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat.

Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, we agree to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association.
The homeowners' association shall have the authority to collect membership fees.
As applicable as it pertains to condition shown herein, the homeowners' association shall be responsible for drainage, the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas, and attach a lien upon each individual lot for the prorated costs of abatement.
The homeowners' association shall indemnify and hold the City of Lucas harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the maintenance of common areas by the City of Lucas.

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

James Roberts,
of Goose Real Estate, Inc.

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James Roberts, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2017.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF HUNT §

KNOW ALL MEN BY THESE PRESENTS:

That I, John Glas, do hereby certify, that I prepared this plat from an actual on the ground as described and that the corner monuments shown thereon were properly placed under supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning Commission.

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



ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HUNT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on appeared John Glas, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he/she executed the same for the purpose and consideration

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2017.

Notary Public in and for
The State of Texas

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Print Name & Title

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

Director of Public Works Date

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

Director of Planning and Community Development Date

Final Plat of
Lots 1-17, Block
Logan Ford Ranch, F
Being all of a 58.644 acre tract as 1
Under Document No. 20161010001367210
Total Acres - 58.644 Acres
Zoning: R-2
Thomas D. James Survey, Abstract
City of Lucas, Collin County, 1
March 25, 2017
Sheet 2 of 2

Owner:
Goose Real Estate, Inc.
1200 Kempton Park Ln
Fairview, TX 75069
(903) 496-2084
Attn: James Roberts
john.glas@goose.com

Surveyor:
Glas Land Surveying
2114 FM 1583
Waffle City, TX 75496
(903) 496-2084
Attn: John Glas
john@glaslandsurveying.com



ORDINANCE 2017-01-00847
[ORDINANCE CREATING PLANNED DEVELOPMENT 1]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, BY CREATING PLANNED DEVELOPMENT NO. 1 (“PD-1”) WITH A BASE ZONING OF R2 SINGLE-FAMILY RESIDENTIAL DISTRICT (“R2”), LOCATED ON ±58.644 ACRES OF LAND GENERALLY LOCATED AT THE EAST DEAD END OF EAST WINNINGKOFF ROAD, BEING PART OF THE THOMAS D. JAMES SURVEY, ABSTRACT NO. 477, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B”; PROVIDING FOR THE APPROVAL OF THE CONCEPT PLAN ATTACHED AS EXHIBIT “C”; PROVIDING FOR THE APPROVAL OF THE ROAD DETAIL PLAN ATTACHED AS EXHIBIT “D”; 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 Planning and Zoning Commission of the City of Lucas, Texas and the City Council of the City of Lucas, Texas, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of Lucas, Texas is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

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

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, are hereby amended by creating Planned Development No. 1 with a base zoning of R2 Single-Family Residential District (“R2”), located on ±58.644 acres at the east dead end of East Winningkoff Road, and being part of the Thomas D. James Survey, Abstract No. 477, being more particularly described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and made part hereof for all purposes.

Section 2. That the property shall be developed and used only in accordance with the following development conditions:

A. Purpose. The purpose of this Planned Development is to allow for the construction and development of R2 Single Family Residences.

B. Base Zoning District. The property shall be used and developed in accordance with the R2 Single-Family Residential District, except as otherwise provided herein.

C. Concept Plan. The property shall be developed and used substantially in accordance with the Concept Plan attached as Exhibit “C”, and which is hereby approved.

D. Lot Width. The width of the lot shall 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’).

E. Maximum Number of Lots. The maximum number of lots shall be seventeen (17) and lots 3, 4, 5, 10 and 17 may not be subdivided.

F. Roads. Asphalt roads shall be permitted as depicted in the Road Detail Plan attached as Exhibit “D”, and which is hereby approved. The design and construction of the road base and finish surface (asphalt) of the east Winningkoff Road extension shall have a base of twenty-eight feet (28’) wide; a street width of twenty-six feet (26’) wide of type D asphalt pavement in accordance with the current City of Lucas standard construction requirements with 20-year pavement design, and a maximum vehicle occupancy load of 10,000 cars per day.

Section 3. That the above Property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Lucas, as heretofore amended, and as amended herein.

Section 3. That 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 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance 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 6. That 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 in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Section 7. That 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 5th DAY OF JANUARY, 2017.

APPROVED:



Jim Olk, Mayor

APPROVED AS TO FORM:



Joseph J. Gorfida, Jr., City Attorney
(11-36-2016/81495)

ATTEST:



Stacy Henderson, City Secretary



EXHIBIT "A"
LEGAL 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, 469.58 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.

EXHIBIT "B"
DEPICTION

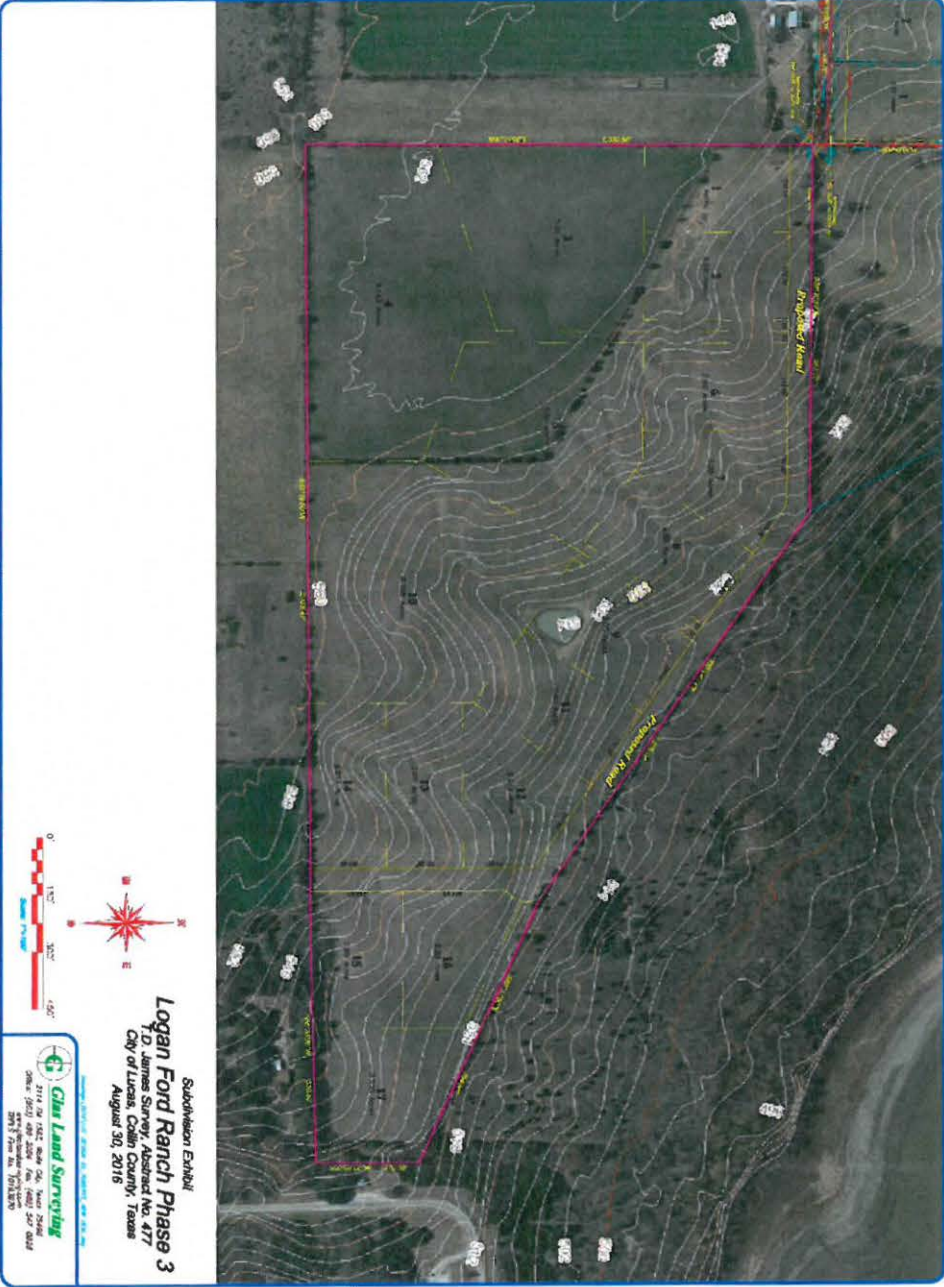


EXHIBIT "C"
CONCEPT PLAN



EXHIBIT "D" ROAD DETAIL PLAN

