

City of Lucas Planning and Zoning Commission

June 14, 2018

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, June 14, 2018 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Call to Order

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

Regular Agenda

- 1. Consider approval of the minutes of the April 12, 2018 Planning and Zoning Commission meeting. (Planning and Zoning Coordinator Donna Bradshaw)
- 2. Consider the request by Steve Lenart on behalf of Liberty Bankers Insurance Company for an amended final plat for Lakeview Downs, a tract of land being 148.812 acres of land located in the Thomas James Survey ABS# 477, and the Montgomery Birch Survey ABS# 115, located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots. (Development Services Director Joe Hilbourn)
- 3. Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway. (Development Services Director Joe Hilbourn)

4. Consider the request by Jacobs Engineering Group on behalf of Saint Paul Inspiration LLC for approval of a preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots. (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.

- 5. Executive Session: An Executive Session is not scheduled for this meeting.
- 6. 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, June 8, 2018.

Donna Bradshaw Planning Coordinator

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 Donna Bradshaw at 972-912-1206 or by email at dbradshaw@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas Planning and Zoning Agenda Request June 14, 2018

Agenda Item Request

Consider approval of the minutes of the April 12, 2018 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. Minutes of the April 12, 2018 Planning and Zoning Commission meeting.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the April 12, 2018 Planning and Zoning Commission meeting.



City of Lucas Planning and Zoning Commission

Regular Meeting April 12, 2018 7:00 PM

City Hall – 665 Country Club Road – Lucas. Texas

MINUTES

Call to Order

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

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.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Scott Sperling
Commissioner Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

City Manager Joni Clarke Development Services Director Joe Hilbourn City Attorney Julie Dosher City Secretary Stacy Henderson Planning Coordinator Donna Bradshaw

City Council Liaison Absent:

Mayor Jim Olk

Regular Agenda

1. Consider approval of the minutes of the March 8, 2018 Planning and Zoning Commission meeting.

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

2. Consider the request by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a preliminary plat for a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3.

A presentation was given by Director Services Director Joe Hilbourn explaining the details of the preliminary plat, noting that the property was currently zoned R-2, contained approximately 73.35 acres, and proposed 34 new residential lots.

Commissioner Guillemaud asked for clarification regarding the realignment of Blondy Jhune Road proposed with the preliminary plat.

Mr. Hilbourn explained that the Blondy Jhune Road realignment had changed from its original location to be in accordance with the traffic impact analysis conducted and provides the best line of site at the intersection of Blondy Jhune and Country Club Road.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the preliminary plat for a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3. The motion passed unanimously by a 5 to 0 vote.

3. Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.

Chairman Rusterholtz read an email from the applicant requesting the agenda item be withdrawn.

4. Discuss the request by Grace Church to amend the City's Code of Ordinances, Section 3.16.008 Prohibited Signs, to allow an electronic sign for the property located at 2005 Estates Parkway.

Mr. Hilbourn reviewed with the Commission electronic sign requirements from various surrounding cities. He noted that most cities the size of Lucas did not allow for electronic signage in their city.

City Attorney, Julie Dosher explained that sign content could not be regulated, and that if the City amended their sign regulations to limit electronic signage to only schools and churches, the City would be required to justify why signage was not permitted elsewhere.

Chairman Rusterholtz, Commissioners Tolson, Sperling and Williams noted that they were not in favor of approving electronic signage in the City.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling, to maintain the City's existing sign ordinance with no additional amendments. The motion passed unanimously by a 5 to 0 vote.

5. Executive Session.

An Executive Session was not held at this meeting.

6. Adjournment.

MOTION:	OTION : A motion was made by Commissioner Williams, seconded by Commissioner S			
	to adjourn the meeting at 7:20 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 June 14, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Steve Lenart on behalf of Liberty Bankers Insurance Company for an amended final plat for Lakeview Downs, a tract of land being 148.812 acres of land located in the Thomas James Survey ABS# 477, and the Montgomery Birch Survey ABS# 115, located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots.

Background Information

When this project was initially approved, the City of Lucas was a General Law city. At that time, final plats were approved prior to the start of construction and there was no preliminary plat process. This parcel of land currently has an approved final plat and is located in the City's ETJ. As part of approval for the amended final plat, the developer has submitted an application for annexation. During the construction process there were changes made to the proposed plat necessitating the need for an amended final plat. The road right-of-way was reduced from a 70-foot right-of-way with a 20-foot utility easement on one side, to a 25-foot right-of-way with a 30-foot utility and access easement on both sides. When this project was approved our minimum permitted right-of-way was 70 feet. The equestrian trails were changed to access easements and placed on all lots adjacent to the road, and the new location for the trails has been coordinated with the President of the Trinity Trail Preservation Association. All of these amendments are normal occurrences that took place due to the natural lay of the land during the development process.

These types of items take place during development and is the reason we require a preliminary plat, and a final plat upon completion. The amended final plat identifies the necessary corrections that took place during the construction process.

Attachments/Supporting Documentation

- 1. Amended Final Plat
- 2. Location Map

Budget/Financial Impact

NA

Recommendation

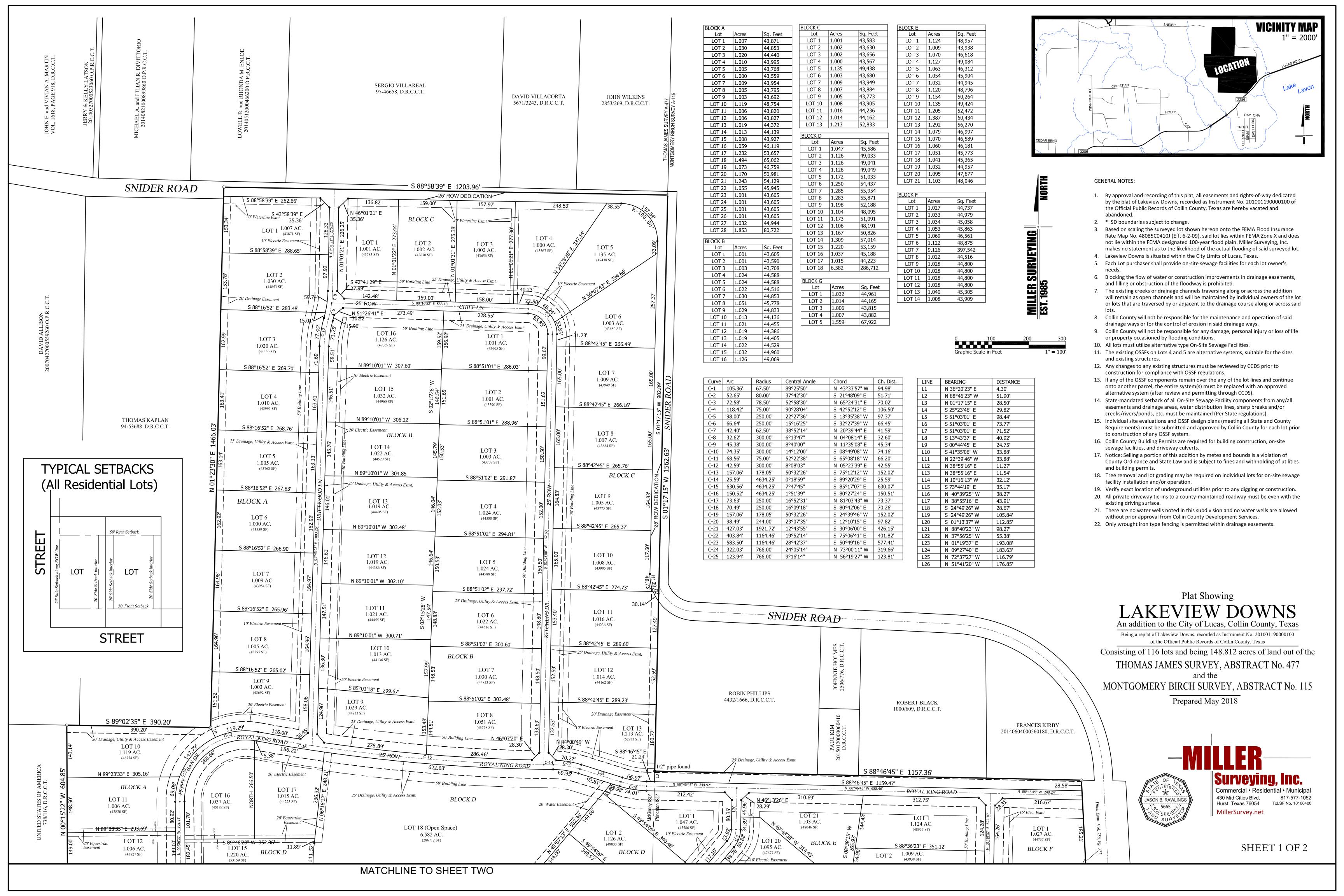
Staff recommends approval as presented.

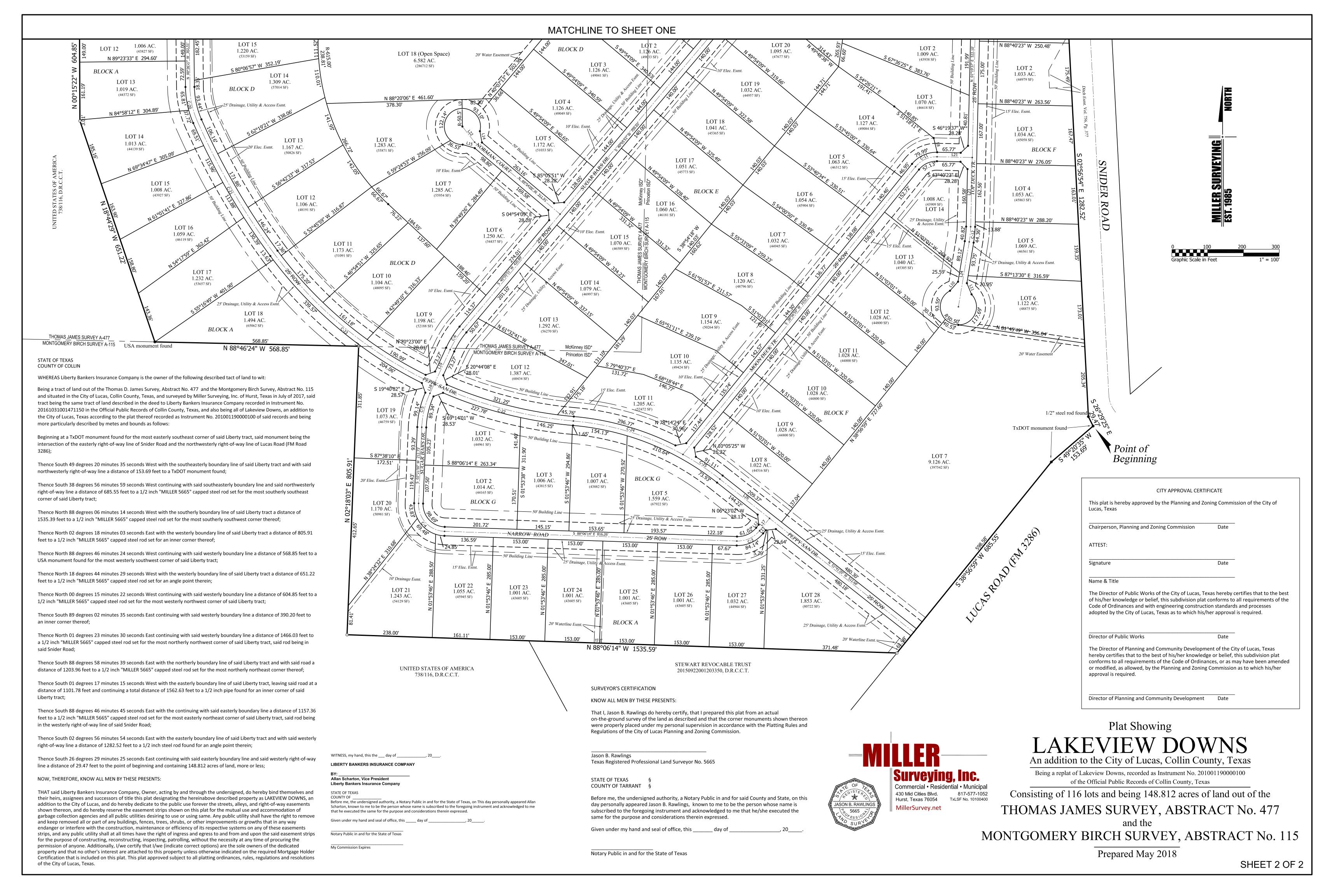


City of Lucas Planning and Zoning Agenda Request June 14, 2018

Motion

I make a motion to approve/deny the amended final plat for Lakeview Downs, a tract of land being 148.812 acres of land located in the Thomas James Survey ABS# 477, and the Montgomery Birch Survey ABS# 115, located at the intersection of Snider Lane and East Lucas Road consisting of 116 lots.





Lakeview Downs





City of Lucas Planning and Zoning Request June 14, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.

Background Information

This site has an approved site plan, specific use permit and preliminary plat. The site is 1.26 acres zoned Commercial Business. The plat is not ready for approval as public improvements are incomplete. Should the applicant complete the public improvements before the June 14, 2018 Planning and Zoning Commission meeting, staff would be in favor of the final plat as presented.

Attachments/Supporting Documentation

- 1. Final Plat
- 2. Location Map

Budget/Financial Impact

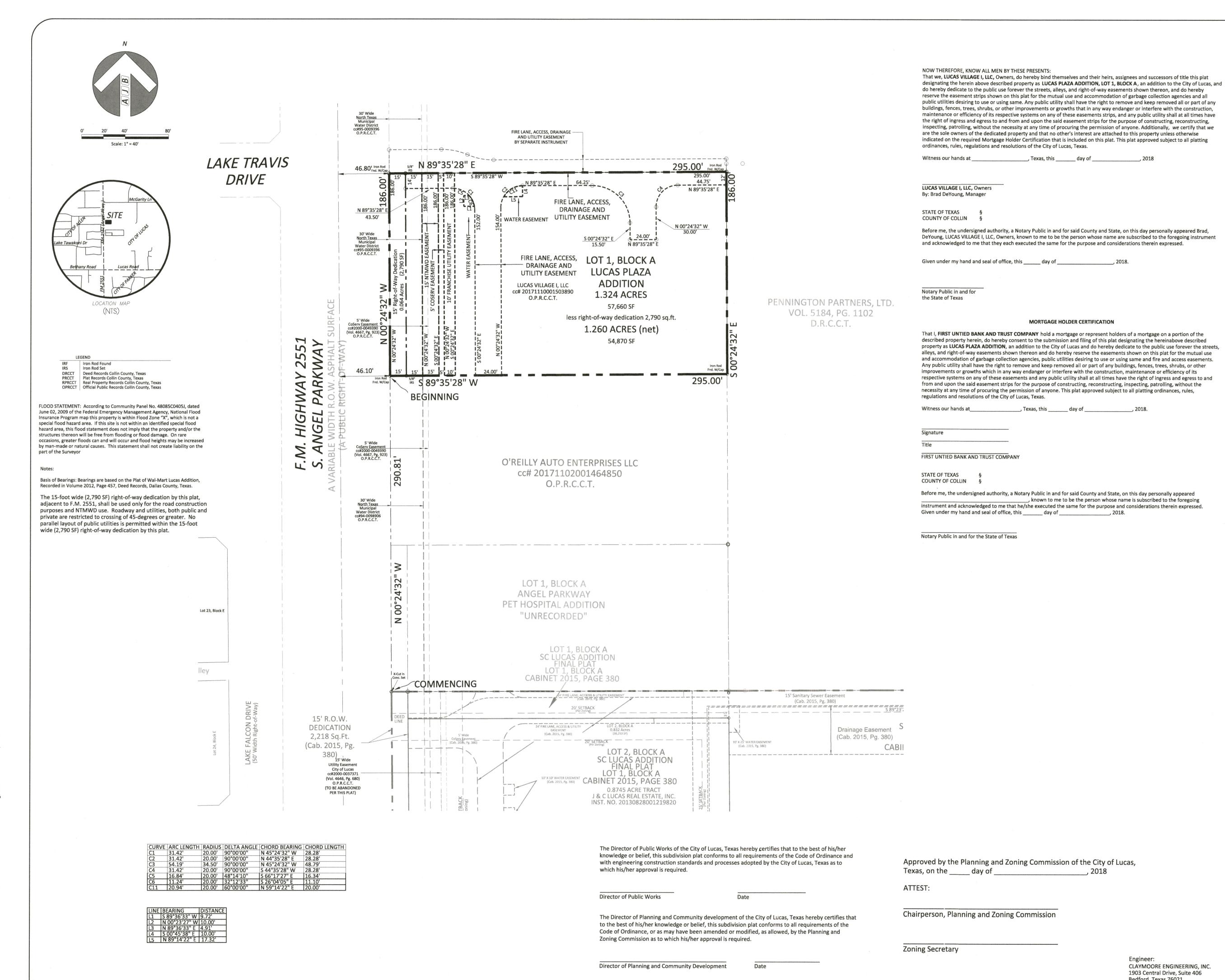
N/A

Recommendation

Staff recommends approval of the final plat as presented provided public improvements are completed prior to the meeting.

Motion

I make a motion to approve/deny the final plat of Lucas Village I, LLC, for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.



OWNER'S C	ERTIFICAT
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STATE OF TEXAS COUNTY OF COLLIN

WHEREAS, LUCAS VILLAGE I, LLC are the Owners of a 1.324 acre tract of land situated in the W.M. Snider Survey, Abstract Number 821, Tract 32, in the City of Lucas, Collin County, Texas and being a portion of a 21.751 acre tract of land according to the Warranty Deed with Vendor's Lien recorded in Volume 5184, Page 1102 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

COMMENCING at an iron rod with aluminum cap found for the southwest corner of said 6.476 acre tract of land and being the northwest corner of Lot 1, Block A of SC LUCAS ADDITION according to the plat recorded in Cabinet 2015, Page 380 of the Plat Records of Collin County Texas and being located in the east line of F.M. 2551 (variable width);

THENCE with the east line of said F.M. 2551, NORTH 00°24'32" WEST a distance of 290.81 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING and being the southwest corner of a 0.8745 acre tract of land described in a deed to J & C Real Estate, Inc. recorded in Instrument No. 20130828001219820 (OPRCCT);

THENCE continuing along the east line of said F.M. 2551, **NORTH 00°24'32" WEST** a distance of **186.00** feet to an X cut in concrete set for corner and being the northwest corner of said 6.467 acre tract;

THENCE departing the east line of said F.M. 2551, NORTH 89°35'28" EAST a distance of 295.00 feet to a 5/8 inch iron rod set for corner:

THENCE SOUTH 00°24'32" EAST a distance of 186.00 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE SOUTH 89°35'28" WEST a distance of a distance of 295.00 feet to a 5/8 inch iron rod set for corner

THENCE said 1.175 acre tract, SOUTH 89°35'28" WEST a distance of 295.00 feet to the **POINT OF BEGINNING**:

CONTAINING 1.324 acres or 57,660 square feet of land more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford Registered Professional Surveyor No. 4132 A.J. Bedford Group, Inc. 301 N. Alamo Road Rockwall, Texas 75087

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared AUSTIN J. BEDFORD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _

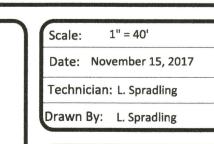
Notary Public in and for the State of Texas

FINAL PLAT - FOR REVIEW PURPOSES ONLY

LUCAS PLAZA ADDITION FINAL PLAT LOT 1, BLOCK A

BEING 1.260 ACRES OUT OF THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, TRACT 32 CITY OF LUCAS, COLLIN COUNTY, TEXAS

Owner: LUCAS VILLAGE I, LLC 4125 Centurion Way, Suite 100 Addison, Texas 75001



Checked By: A.J. Bedford P.C.: D. Cryer File: LUCAS PLAZA 9-12-2017 Job. No. 552-152 GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225, www.ajbedfordgroup.com

TBPLS REG. # 10118200



Engineer: CLAYMOORE ENGINEERING, INC. 1903 Central Drive, Suite 406 Bedford, Texas 76021 817-281-0572

MORTGAGE HOLDER CERTIFICATION

____, Texas, this _____ day of _____

, known to me to be the person whose name is subscribed to the foregoing

Lucas Plaza Location Map





City of Lucas Planning and Zoning Agenda Request June 14, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Jacobs Engineering Group on behalf of Saint Paul Inspiration LLC for approval of a preliminary plat for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots.

Background Information

This project is located within the City of Lucas ETJ and has both an approved development agreement and an approved concept plan. This project is part of a Municipal Utility District that supplies sewer and water service for this project. The City of Lucas does not review the construction plans or inspect any civil infrastructure for this project. The City's only responsibility is plat approval.

The preliminary plat is for Inspiration Phases 7 and 8a. The plat consists of 296 lots, 289 are residential lots. The lots vary in size from 8,000 square feet on the southern end to 10,000 square feet on the northern end of the subdivision. The City does not have the authority to enforce density in the ETJ. These lots conform to both the approved development agreement and the approved concept plan. The plat conforms to the City of Lucas Code of Ordinances.

Attachments/Supporting Documentation

- 1. Preliminary Plat
- 2. Location Map
- 3. Concept plans

Budget/Financial Impact

NA

Recommendation

Staff recommends approval as presented.

Motion

I make a motion to approve/deny the request the preliminary plat on behalf of Saint Paul Inspiration LLC for a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 115.25 acres in the City of Lucas ETJ creating 296 lots.

LOT SUMMARY TABLE

CITY OF LUCAS ETJ					
INSPIRATION PHASE	7	8A	TOTAL		
64'X140' LOTS (50'X80' PADS)	224	0	22		
74'X140' LOTS (60'X80' PADS)	34	0	34		
80'X140' LOTS (65'X80' PADS)	0	31	3:		
TOTAL	258	31	28		
Average Residential Lot Size (sf)	10,790	13,925	12,35		
Gross Acre (acres)	101.19	14.05	11:		
Gross Density (lots/acre)	2.55	2.21	2.5		
Non-Residential Lot (acres)	18.66	1.39	20.0		
-	•		•		

PROPERTY DESCRIPTION 115.241 ACRES

BEING A 115.241 ACRE TRACT OF LAND SITUATED IN THE LEROY FARMER SURVEY, ABSTRACT NO. 334 AND THE ORPHA SHELBY SURVEY, ABSTRACT NO.799, CITY OF WYLIE E.T.J. AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A 101.195 ACRE TRACT OF LAND, CONVEYED AS TRACT 3 AND PART OF AN 88.373 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO UNION VALLEY RANCH, L.P., BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130402000433810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 115.241 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 3 AND A COMMON EXTERIOR ELL CORNER OF A 41.391 ACRE TRACT OF LAND CONVEYED TO OSVALDO MORALES, JR. AND ELIZABETH MORALES, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20110314000273340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 3 AND ALONG THE EAST LINE OF SAID OLD ABANDONED ROAD, PASSING AT A DISTANCE OF 2281.68 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF SAID TRACT 3 AND THE COMMON SOUTHWEST CORNER OF AFORESAID TRACT 1, AND CONTINUING ALONG THE WEST LINE OF SAID TRACT 1 AND THE COMMON EAST LINE OF SAID OLD ABANDONED ROAD, IN ALL A TOTAL DISTANCE OF 3209.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACT 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 637.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 39 DEGREES 01 MINUTE 53 SECONDS EAST, A DISTANCE OF 260.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 38.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 39 DEGREES 20 MINUTES 43 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHEAST LINE OF SAID TRACT 1 AND A COMMON NORTHWEST LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A CORPS OF ENGINEERS MONUMENT STAMPED "4424-22" FOUND BEARS NORTH 50 DEGREES 39 MINUTES 17 SECONDS EAST, A DISTANCE OF 401.48 FEET;

THENCE, SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1003.79 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-21" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 1 AND A COMMON EXTERIOR ELL CORNER OF AFORESAID TRACT 3;

THENCE, ALONG THE COMMON LINES OF SAID TRACT 3 AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES: SOUTH 08 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 73.65 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-20" FOUND FOR CORNER;

NORTH 88 DEGREES 26 MINUTES 57 SECONDS EAST, A DISTANCE OF 2464.68 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-19" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 3;

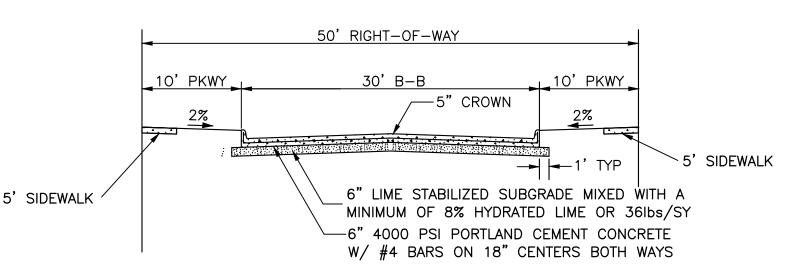
SOUTH 28 DEGREES 47 MINUTES 08 SECONDS WEST, A DISTANCE OF 2603.00 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-18" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 3 AND BEING ON THE NORTH LINE OF THE REMAINDER OF A 321.159 ACRE TRACT OF LAND CONVEYED TO PARKER LAKESIDE, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507000619170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND BEARS SOUTH 89 DEGREES 28 MINUTES 49 SECONDS EAST, A

THENCE, NORTH 77 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID REMAINDER 321.159 ACRE TRACT, A DISTANCE OF 238.32 FEET TO A 1" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID REMAINDER 321.159 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF AFORESAID MORALES

THENCE, SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE COMMON NORTH LINE OF SAID MORALES TRACT, A DISTANCE OF 1111.20 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 5,019,877 SQUARE FEET, OR 115.241 ACRES OF LAND.

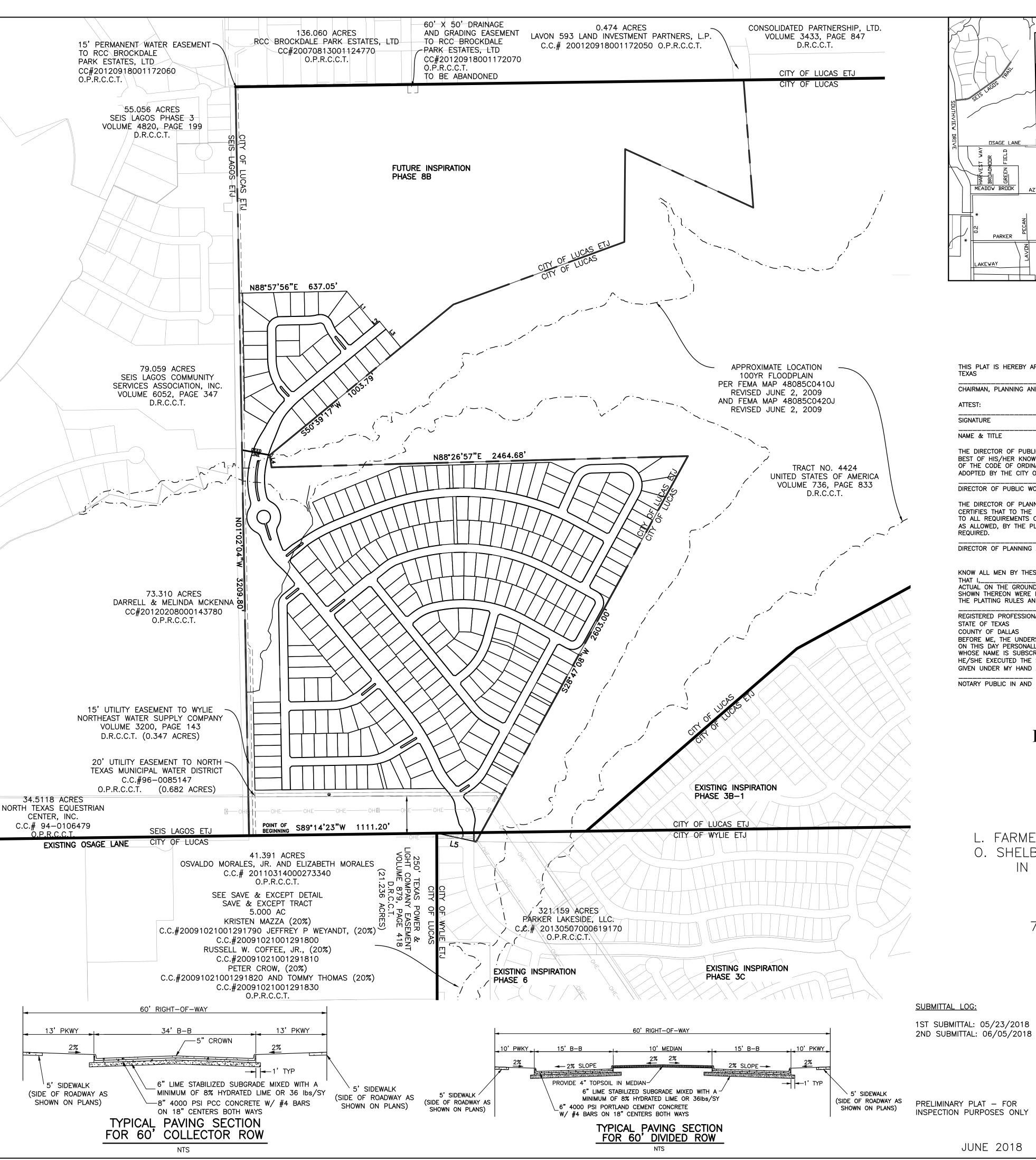
LINE	BEARING	DISTANCE
L1	S39°01'53"E	260.48'
L2	N50°39'17"E	38.01'
L3	S39°20'43"E	200.00'
L4	S08°18'33"E	73.65'
L5	N77°41'45"W	238.32'

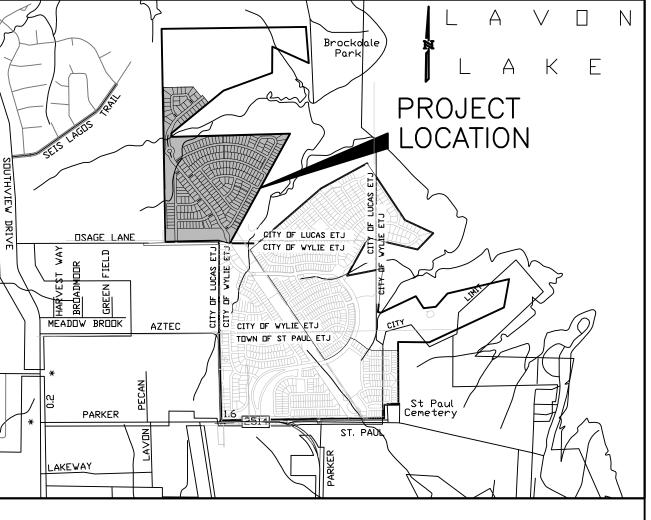
NOTE: LOTS OR PORTIONS OF LOTS WITHIN THE FLOODPLAIN OR AREAS OF SPECIAL FLOOD HAZARD REQUIRE A DEVELOPMENT PERMIT PRIOR TO ISSUANCE OF A BUILDING PERMIT OR COMMENCEMENT OF CONSTRUCTION INCLUDING SITE GRADING, ON ALL OR PART OF THOSE LOTS.



TYPICAL PAVING SECTION FOR 50' RESIDENTIAL ROW

NTS





1" = 2000'

CITY APPROVAL CERTIFICATE THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS,

CHAIRMAN, PLANNING AND ZONING COMMISION NAME & TITLE

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF LUCAS, TEXAS HEREBY CERTIFIES THAT TO THE BEST OF HIS/HER KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE 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

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

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DATE

SURVEYOR'S CERTIFICATION KNOW ALL MEN BY THESE PRESENTS:

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

REGISTERED PROFESSIONAL SURVEYOR

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _ __, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF ___

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

OF

INSPIRATION PHASE 7 & 8A

OUT OF THE

L. FARMER SURVEY ~ ABSTRACT NO. 334 O. SHELBY SURVEY ~ ABSTRACT NO. 799 IN THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS 115.24 ACRES

289 RESIDENTIAL LOTS 7 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER

ST PAUL INSPIRATION, LLC 8200 DOUGLAS AVENUE, SUITE 300 DALLAS, TEXAS 75225 214-750-1800

ENGINEER:

JACOBS°

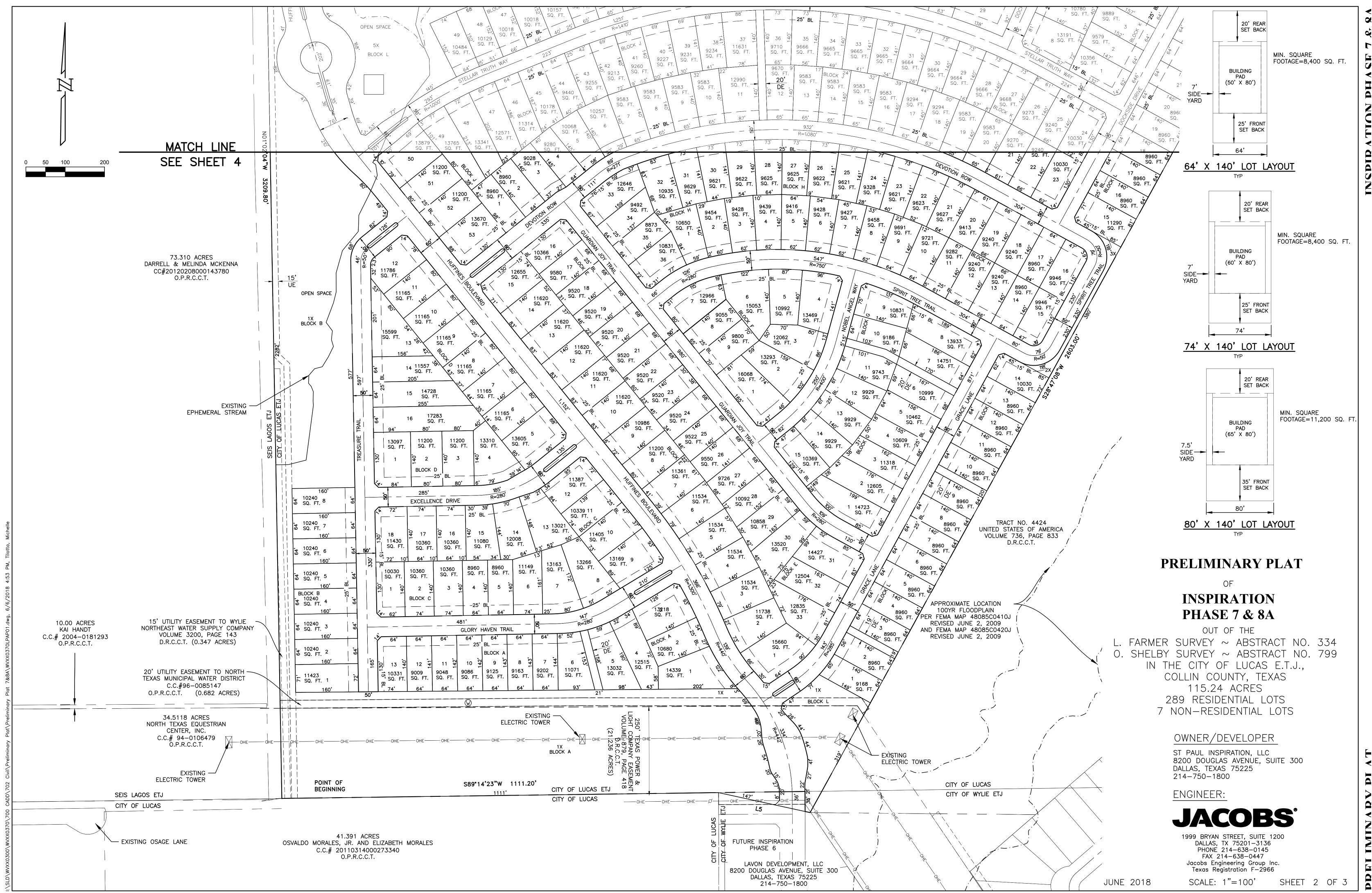
1999 BRYAN STREET, SUITE 1200 DALLAS. TX 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 Jacobs Engineering Group Inc.

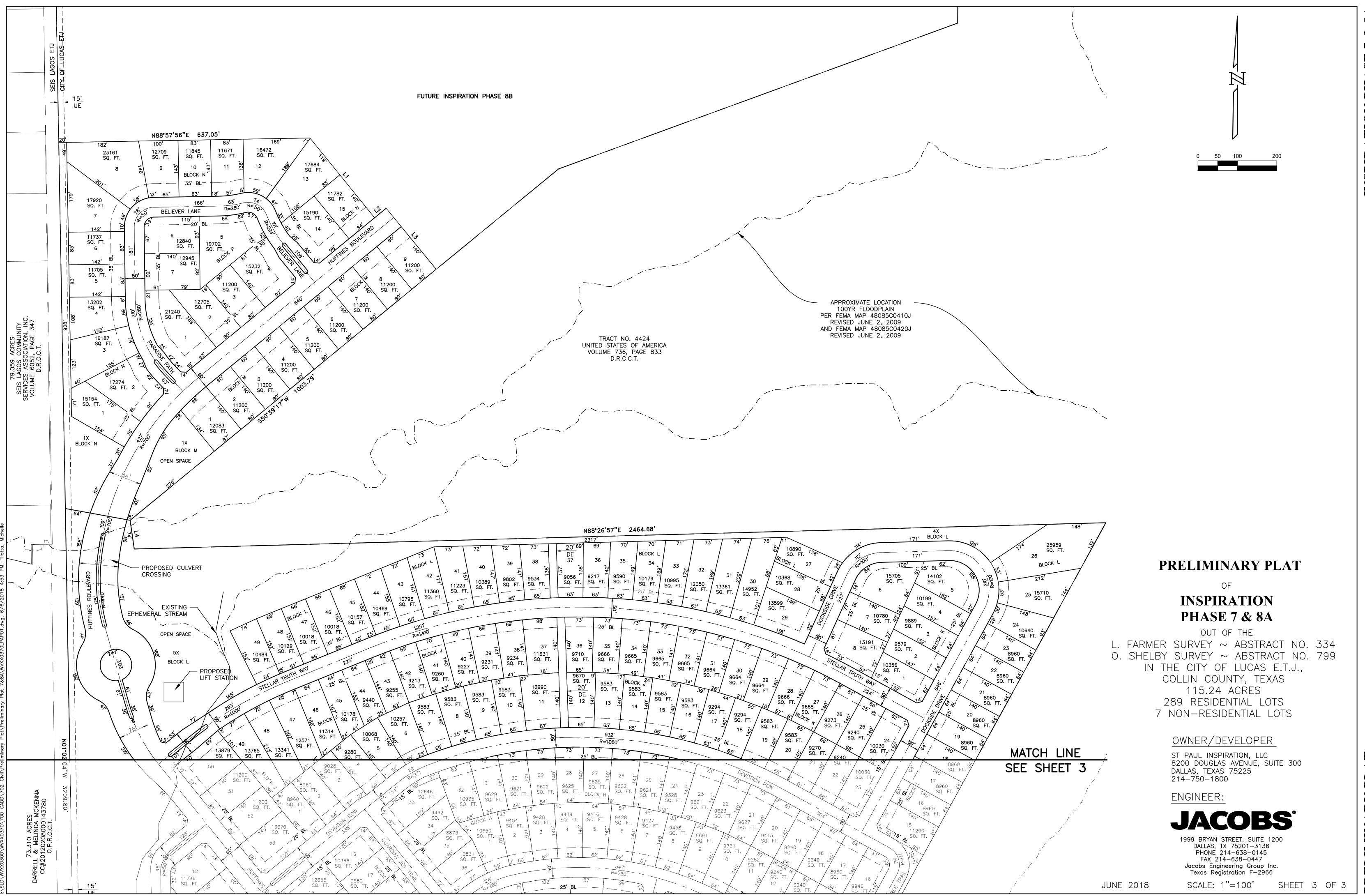
> Texas Registration F-2966 SCALE: 1"=300'

PROJECT NO WVXX0370

JUNE 2018

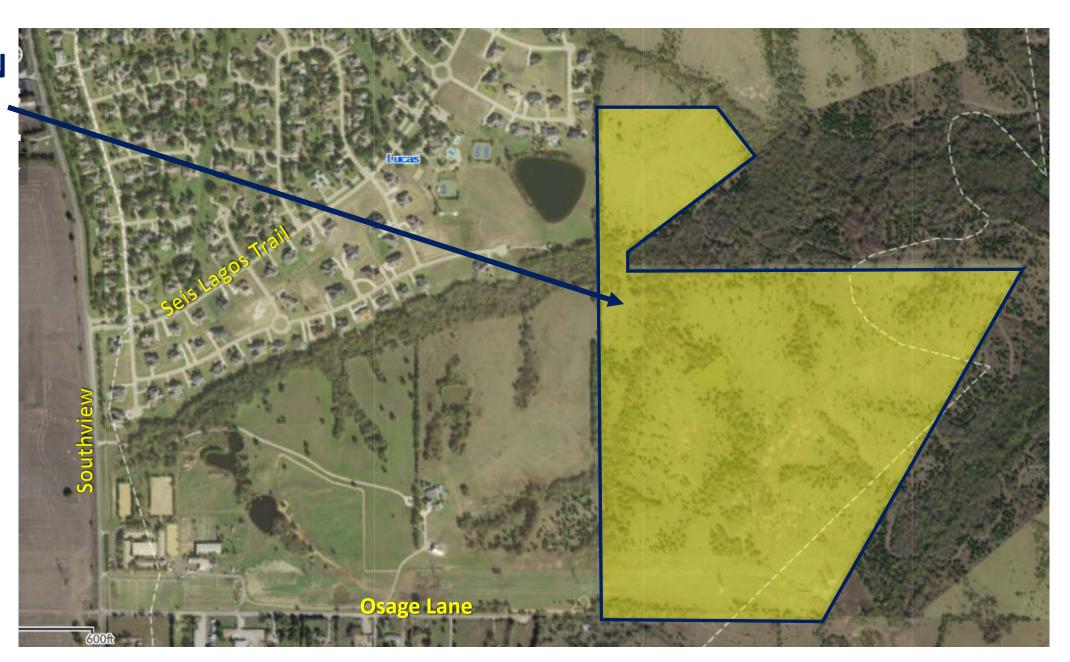
SHEET 1 OF 3





INSPIRATION

Phase 7 & 8A



Original Lot Design for Inspiration

ELEMENTHRY SCHOOL ±1450AC

SMMERCIAL S

COMMERCIAL ±8.75 AC LOT SUMMARY

Ⅲ 30' × 90' 140 ☐ 60' × 126' 344

3 65'x 126' 29 29 70'x 136' 465 36'

36' × 140' 167 13%

100'x 150' 89 7%

TOTAL 1284 1007

NEGOTIATION PLAN
LAVON 600
Collin County, Texas
Ociden 2, 2018

JACOBS



