

AGENDA

City of Lucas

Planning and Zoning Commission

September 13, 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, September 13, 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 August 9, 2018 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
- 2. Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for site plan approval for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, tract 16, Collin County Texas, in the City of Lucas. (**Development Services Director Joe Hilbourn**)
- 3. Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. (Development Services Director Joe Hilbourn)

- 4. Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of landscape plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas. (Development Services Director Joe Hilbourn)
- 5. Consider the request by Jacobs Engineering on behalf of Saint Paul Inspiration LLC for approval of a final plat for Inspiration Phase 7, a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 62.205 acres in the City of Lucas ETJ creating 159 lots. (Development Services Director Joe Hilbourn)
- 6. Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned Village Center to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey. (Development Services Director Joe Hilbourn)
- 7. Consider amending the City's Code of Ordinances Chapter 10, Subdivisions, Section 10.03.123 Streets and Drainage by decreasing right of way requirements for residential streets from 50 feet to 30 feet, and amending Chapter 13, Utilities, Section 13.02.098 Easements, by increasing required easements adjacent to the right of way from 20 feet to 30 feet on each side of the roadway. (Development Services Director Joe Hilbourn)
- 8. Consider amendments to the City's land use assumptions, capital improvements plan and impact fees and provide comments in the capacity as the Advisory Committee pursuant to Section 395.058 of the Texas Local Government Code. (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.

- 9. Executive Session: An Executive Session is not scheduled for this meeting.
- 10. 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, September 7, 2018.

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 September 13, 2018

Agenda Item Request

Consider approval of the minutes of the August 9, 2018 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. Minutes of the August 9, 2018 Planning and Zoning Commission meeting.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the August 9, 2018 Planning and Zoning Commission meeting.



City of Lucas Planning and Zoning Commission

Regular Meeting August 9, 2018 7:00 PM

City Hall – 665 Country Club Road – Lucas. Texas MINUTES

Call to Order

Vice Chairman Keer 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:

Commissioner Andre Guillemaud Commissioner Scott Sperling Commissioner Joe Williams Alternate Commissioner Tommy Tolson

Commissioners Absent:

Chairman Peggy Rusterholtz Commissioner Joe Williams Alternate Commissioner Tim Johnson

Staff Present:

City Manager Joni Clarke Development Services Director Joe Hilbourn Planning Coordinator Donna Bradshaw

City Council Liaison Absent:

Mayor Jim Olk

Due to the absence of several regular members, Alternate member Tommy Tolson served as a voting member.

Regular Agenda

1. Consider approval of the minutes of the June 14, 2018 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to approve the minutes as submitted. The motion passed unanimously by a 4 to 0 vote.

2. Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned VC (Village Center) to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey.

Development Services Director Joe Hilbourn gave a presentation explaining the City's current zoning requirements and the deviations being requested. Current Village Center zoning requirements the applicant was requesting a deviation from include:

- Height regulations
 - Proposed 35 feet
- Front/Side/Rear yard area regulations
 - o Proposed front yard of 20 feet
 - o Proposed side yard of 20 feet
 - o Proposed rear yard of 10 feet
- Landscape edge adjacent to all streets
 - Proposed landscape buffer on SH1378/Country Club to 15 feet
 - Proposed landscape buffer on Jessica Lane and interior lots to 10 feet
- Lot area
 - Proposed minimum one acre, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey
- Off-street non-residential parking
 - Proposed for offices one space for each three hundred square feet (300') of floor area minimum five spaces. Parking spaces shall be accrued for the entire site, not on a per lot basis
- Street and drainage private drives
 - o Width and easements as needed
 - o Dedicated as an access easement and fire lane

Commissioner Guillemaud noted that the Village Center zoning creates a less obtrusive transition from residential to commercial and reducing the setbacks as proposed would be inconsistent with the look and feel of Lucas and surrounding properties.

Dr. Amin Ashfour, the property owner, stated that reduced setbacks were needed to get as much area for proposed buildings and parking to ensure the project was profitable. He further explained that each lot would have their own setbacks.

The Commission discussed their concerns related to shared parking, and the need for a property agreement to settle disputes between businesses if they occur. The Commission also discussed the need for each building to have dedicated parking, concerns related to a turn lane on Country Club Road, and that a traffic impact study would be needed for the project.

Vice Chairman Keer read into the record comments received from Chairman Rusterholtz and Alternate Member Johnson that were not in attendance at the meeting.

Chairman Rusterholtz expressed concern related to the proposed height, setbacks, landscape buffers, lot area, shared parking, private drives, safety concerns with limited ingress and egress, and the size of development in relation to the roadway area.

Alternate Member Johnson expressed concerns related potential rezoning of the property, the intended use of the space, height and high-density use.

The Commission was in agreement that they were not supportive of the project with the deviations proposed but would consider reviewing an alternate proposal that included setbacks not as close to

the roadway, not as high density, and a more open feel. The Commission also wanted additional separation between the proposed development and the Wolf Creek subdivision and reduced building heights near adjoining properties.

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

MOTION:	3	ternate Commissioner Tolson, seconded by Commissioner teting at 8:23 pm. The motion passed unanimously by a 4
Peggy Ruster	holtz, Chairman	Donna Bradshaw, Planning Coordinator

3.

Adjournment.



City of Lucas Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for site plan approval for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.

Background Information

This is the second phase of the proposed two building project. This building is a mirror image of the first phase of the Lucas Plaza 1 project. Phase Two is a proposed 8,200 square foot building with four proposed tenant spaces. Forty-two parking spaces are required and 42 spaces are being provided. A maximum lot coverage of 70% is allowed and 67.5% is proposed. Minimum lot size permitted is 30,000 square feet and 57,860 is being provided.

Attachments/Supporting Documentation

- 1. Application
- 2. Site plan
- 3. Lighting Plan
- 4. Location map

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the site plan as presented.

Motion

I make a motion to approve/deny the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for site plan approval for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: Lucas Plaza Phase II							
ITEMS SUBMITTED:		Application Fees					
Site Plan		¢220.00					
-	e. \$500 for a 20 acre site plan)	\$320.00					
Tree Survey/Conservation Tree Removal & Site Clear		N/A					
\$250	ing remit						
Architectural Plan		#252.00					
-	iews or presentation of amended pl	ans \$250.00					
Landscape Plan	ews or presentations of amended p	lans \$250.00					
Park Site Dedication	ens or presentations of amenaca p						
· ·	dedication per Lucas City Ordinance						
TOTAL FEES SUBMITTED		\$820.00					
Collin County Appraisal Dis	trict Short Account Number/s	4047007					
	•						
Physical Location of Proper	ty: Northeast corner of Ange						
	roperty (must also attach acc tract recorded in Vol. 5184, Pg. 1	on – approximate distance to nearest existing street corner) surate metes and bound description): 1102 D.R.C.C.T. Warranty Deed with					
(Survey/Abstract No. a)	nd Tracts; or platted Subdivision Na						
Acreage: <u>1.3237</u>	Existing # of lots/Tracts:	Existing Zoning: C					
OWNER'S NAME:		Contact Phone: 214-731-3133					
Applicant/Contact Person:	Chris Leavell	Title: Manager					
Company Name:	Legacy Alliance Holdings						
Street/Mailing Address:	4125 Centurion Way, STE 10	00.					
City: Addison	State: _TX	Zip code: 75001					
Phone: (214) 731-3133	Fax: ()	Email Address: ChrisL@LegacyAllianceHoldings.com					
ENGINEER/REPRESENTA	TIVE'S NAME:						
Contact Person: Brian Mc	Vew	Title: Principal Architect					
Street/Mailing Address:	3556 Youree Drive						
City: Shreveport	State: <u>LA</u>	Zip code: <u>71105</u>					
Phone: (<u>318</u>) <u>219-7388</u>	Fax: (<u>318</u>) <u>219-7466</u>	Email Address: <u>brianmcnew@att.net</u>					



Site Plan Minimum Requirements

Project Name Lucas Plaza Phase II	Preparer Brian McNew	
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This checklist is provided to assist you in addressing the minimum requirements for Site Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Community Development Department. Indicate that all information is included on the submitted plans by checking the box next to the required information. Checking the box certifies to the City that you have completely and accurately addressed the issue. If not applicable, indicate an "N/A" next to the box. Return this completed form at the time of application submittal.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided directly on the plan and on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement/s.

Plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed. Please keep in mind that changes/additions to previously incomplete or inaccurate plans may generate additional comments at re-submittal of corrected Plans. Therefore, diligence to the initial submittal is paramount to expediting the review process.

- Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street.
- Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.
- A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.
- ✓ A written and bar scale is provided.
- A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter, original submission date, and a log of resubmittal/revision dates since submitted to the City.
- N/A Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.
- N/A Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.

Existing topography lines are shown with a light dashed line and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.

- Accurately located, labeled and dimensioned footprint of proposed structure(s) is/are shown by a solid heavy line.
- N/A Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.
- N/A Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/identified.
 - Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.
 - Adjacent property lines within 500 feet of the subject property lines are shown by a light dashed line.
 - Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 500 feet of the property line is indicated. Need Owner, lot, and block no. for 2 residences across Angel Pkwy Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.

Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.

Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.

- Driveways within 200 feet of the property line:
 - a. Are accurately located and dimensioned.
 - b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.
 - c. Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.
 - d. Typical radii are shown.
- N/A Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.
- Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.
- ✓ Off-site streets and roads:
 - a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.
 - Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.
 - c. Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.
- All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.
- √Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.

 Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.
 - Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.
 - Paving materials, boundaries and type are indicated.
 - Access easements are accurately located/tied down, labeled and dimensioned.

N/A Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.

Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.

- Proposed dedications and reservations of land for public use including, but not limited to, rights-ofway, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.
- N/A Screening walls are shown with dimensions and materials. An inset is provided that shows the wall details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.
- N/AThe location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.

mA will reference fixture type (i.e. pole or wall pack), maximum height, those requiring shielding, those complete requiring skirting, wattage and foot-candles of each fixture. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.

Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.

Boundaries of detention areas are located. Indicate above and/or below ground detention.

Monument signage location is indicated. Details of construction materials and architecture are

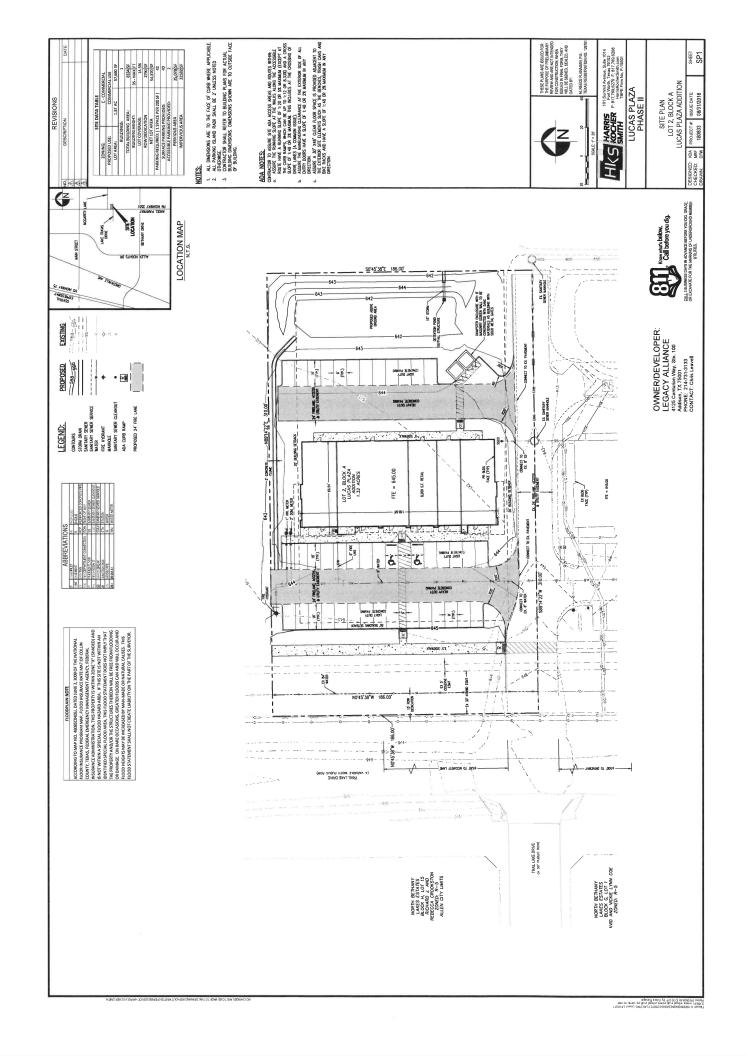
✓ shown on required Building Elevation/Façade Plan. Color, type and texture are to match that of the building.

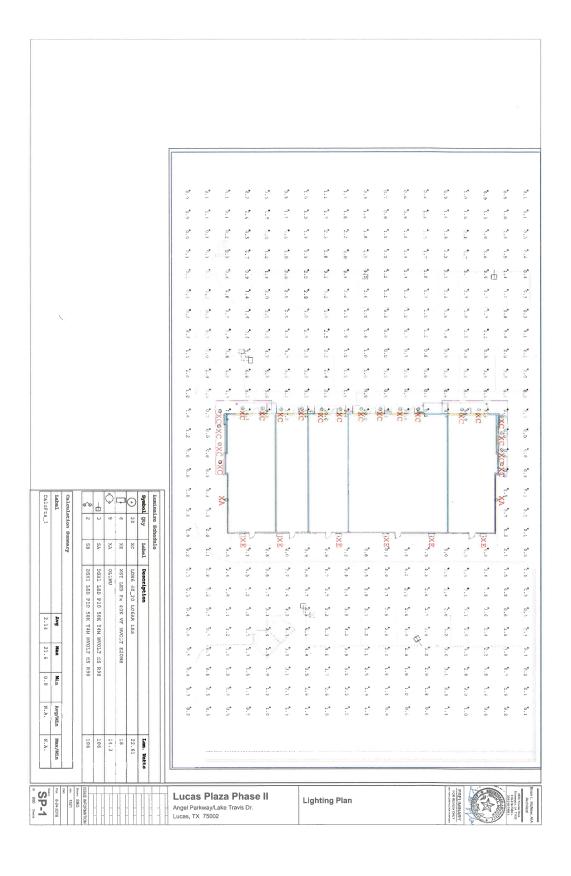
N/A Communication towers are shown and a fall distance/collapse zone is indicated.

Provide Site Data Summary Table that references distinct numbers for each lot and all buildings (existing and proposed) that includes, where applicable:

- a) Existing Zoning
- b) Proposed use(s) for each structure
- c) Total lot area less right-of-way dedications by square feet and acres
- d) Square footage of building(s)
- e) Building height (stories and feet)
- f) Percent of lot coverage (building footprint square footage/lot square footage).
- g) For apartment developments, number of living units broken down by number of bedrooms and minimum square footage for each dwelling unit.
- h) Parking required by use with applicable parking ratios indicated for each use
- i) Parking provided indicated
- j) Handicap parking required as per Code of Ordinances and TAS/ADA requirements
- List of exceptions and/or variance/s requested or previously granted, including dates and approving authority

Improvements are proposed in TXDOT Right-of-Way and one (1) full set of civil engineering plans has been submitted to: Jim Brummett, Northeast Dallas Area Office, P.O. Box 133067, Dallas, Texas 75313-3067, phone (214) 320-4447.





Lucas Plaza Phase II Location Map





City of Lucas Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.

Background Information

This is the second phase of their proposed two building project. This building is a mirror image of the first phase of the project Lucas Plaza 1. Phase Two is a proposed 8,200 square foot building with four proposed tenant spaces.

Attachments/Supporting Documentation

- 1. Architectural plan
- 2. Application

Budget/Financial Impact

NA

Recommendation

Staff recommends approval as presented.

Motion

I make a motion to approve/deny the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of architectural plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey, ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: Lucas Plaza Phase II								
ITEMS SUBMITTED:		Application Fees						
Site Plan \$300 + \$10 per acre (i.e.	e. \$500 for a 20 acre site plan)	\$320.00						
Tree Survey/Conservation		N/A						
Tree Removal & Site Cleari \$250								
-	iews or presentation of amended plan	\$250.00						
\$200 + \$50 for any revi	ews or presentations of amended pla	s \$250.00						
	dedication per Lucas City Ordinance S	ec. 10.01.122 N/A						
TOTAL FEES SUBMITTED		\$820.00						
	trict Short Account Number/s: ty: Northeast corner of Angel							
Brief Legal Description of P 1.3237 Acres- Part of a larger Vendor's Lien to Pennington P (Survey/Abstract No. a)	(Address and General Location roperty (must also attach accu tract recorded in Vol. 5184, Pg. 11 artners. LTD. and Tracts; or platted Subdivision Nam	- approximate distance to nearest existing street corner) rate metes and bound description): 02 D.R.C.C.T. Warranty Deed with e with Lots/Block)						
Acreage: <u>1.3237</u>	Existing # of lots/Tracts:	Existing Zoning: C						
OWNER'S NAME:	[Contact Phone: 214-731-3133						
Applicant/Contact Person:	Chris Leavell	Title: Manager						
Company Name:	Legacy Alliance Holdings							
Street/Mailing Address:	4125 Centurion Way, STE 100).						
City: Addison	State: TX	Zip code: 75001						
Phone: (214) 731-3133	Fax: ()	_ Email Address: ChrisL@LegacyAllianceHoldings.com						
ENGINEER/REPRESENTA	TIVE'S NAME:							
Contact Person: Brian Mc	lew	Title: Principal Architect						
Street/Mailing Address:	3556 Youree Drive							
City: Shreveport	State: <u>LA</u>	_ Zip code: 71105						
Phone: (<u>318</u>) <u>219-7388</u>	Fax: (<u>318</u>) 219-7466	_ Email Address: _brianmcnew@att.net						

Existing Development Photographs

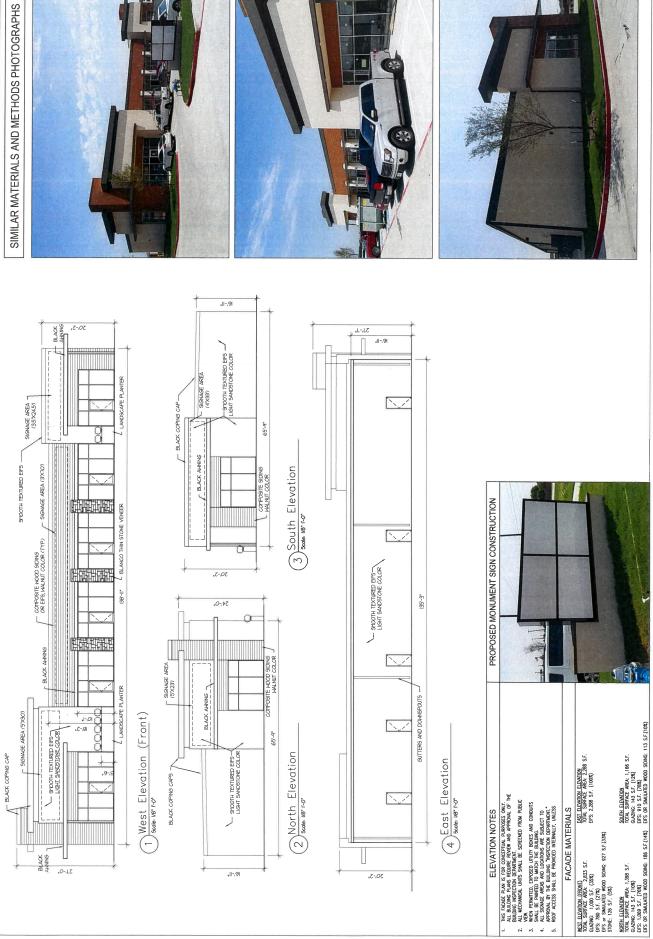
Proposed Exterior Elevations







PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION FURNISHES





Architectural Plan Checklist

Project Name Lucas Plaza Phase II

Preparer Brian McNew

This checklist is provided to assist you in addressing the minimum requirements for Landscape Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Department of Planning and Community Development. Confirm that all information is included on the submitted plans by checking the box next to the required information. Initialing the box certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal. If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plan/s. Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.

Materials calculations table showing for each elevation

- Total surface area of each elevation
- List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation

Building dimensions (if multiple heights are used, provide dimension for each) Provide estimated allowable wall mounted signage size for each elevation. ✓ Add the following notes:

- o "This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department".
- o "All mechanical units shall be screened from public view"
- "When permitted, exposed utility boxes and conduits shall be painted to match." the building"
- o All signage areas and locations are subject to approval by the Building "Inspection Department"
- "Roof access shall be provided internally, unless otherwise permitted by the **Building Official**"

N/A Cross sections of sight lines may be requested to verify screening of mechanical units. - A sample board with a maximum size of 11" x 17" shall be provided, and include color and materials samples to correspond to the Facade Plan.

Designate color and materials location on elevations.

N/A Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.



City of Lucas Item No. 04 Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of landscape plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.

Background Information

This is the second phase of their proposed two building project. This building is a mirror image of the first phase of the project Lucas Plaza 1. Phase Two is a proposed 8,200 square foot building with four proposed tenant spaces. A 20-foot landscape edge is required and being provided. Shade trees have been moved to the rear of the building to create a buffer from the residential district behind the building. Fifteen percent (15%) of area is required to be landscaped totaling 8,625 square feet and 17,867 square feet of landscaping is being provided. Parking lot screening is also being provided by a 3-foot high double row of evergreen shrubs. A total of thirteen trees are required and thirteen are being provided, 75 shrubs are required, and 88 shrubs are being provided. The entire site is irrigated.

Attachments/Supporting Documentation

- 1. Landscape plan
- 2. Application
- 3. Architectural plan check list

Budget/Financial Impact

NA

Recommendation

Approve as presented

Motion

I make a motion to approve/deny the request by Chris Leavell with Legacy Alliance Holdings on behalf of Pennington Partners for approval of landscape plans for a parcel of land being 1.3237 acres of an 18.3263-acre tract of land in the William Snider Survey ABS 0821, Tract 16, Collin County Texas, in the City of Lucas.



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: Lucas Plaza Phase II								
ITEMS SUBMITTED:		Application Fees						
Site Plan \$300 + \$10 per acre (i.e	e. \$500 for a 20 acre site plan)	\$320.00						
Tree Survey/Conservation		N/A						
Tree Removal & Site Clear	ing Permit							
\$250 Architectural Plan \$250 & \$50 for any rev	iews or presentation of amended pla	\$250.00						
Landscape Plan		¢250.00						
Park Site Dedication	ews or presentations of amended pladed plade	N/A						
TOTAL FEES SUBMITTED		\$820.00						
Collin County Appraisal Dis	trict Short Account Number/s	1217837						
Physical Location of Proper	ty: Northeast corner of Ange							
1.3237 Acres- Part of a larger Vendor's Lien to Pennington P	roperty (must also attach accu tract recorded in Vol. 5184, Pg. 1 Partners, LTD.	n – approximate distance to nearest existing street corner) urate metes and bound description): 102 D.R.C.C.T. Warranty Deed with						
• • • • • • • • • • • • • • • • • • • •	nd Tracts; or platted Subdivision Nan Existing # of lots/Tracts:1	ne with Lots/Block) Existing Zoning:						
OWNER'S NAME:		Contact Phone: 214-731-3133						
Applicant/Contact Person:	Chris Leavell	Title: Manager						
Company Name:	Legacy Alliance Holdings							
Street/Mailing Address:	4125 Centurion Way, STE 10	0.						
City: Addison	State: TX	Zip code:						
Phone: (214) 731-3133	Fax: ()	Email Address: ChrisL@LegacyAllianceHoldings.cor						
ENGINEER/REPRESENTA	TIVE'S NAME:	_						
Contact Person: Brian Mcl		Title: Principal Architect						
Street/Mailing Address:	3556 Youree Drive							
City: Shreveport	State: <u>LA</u>	Zip code: <u>71105</u>						
Phone: (<u>318</u>) <u>219-7388</u>	Fax: (<u>318</u>) <u>219-7466</u>	Email Address: brianmcnew@att.net						



This checklist is provided to assist you in addressing the minimum requirements for Landscape Plan submission. An application is incomplete unless all applicable information noted below is submitted to the Department of Planning and Community Development. Confirm that all information is included on the submitted plans by checking the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal.

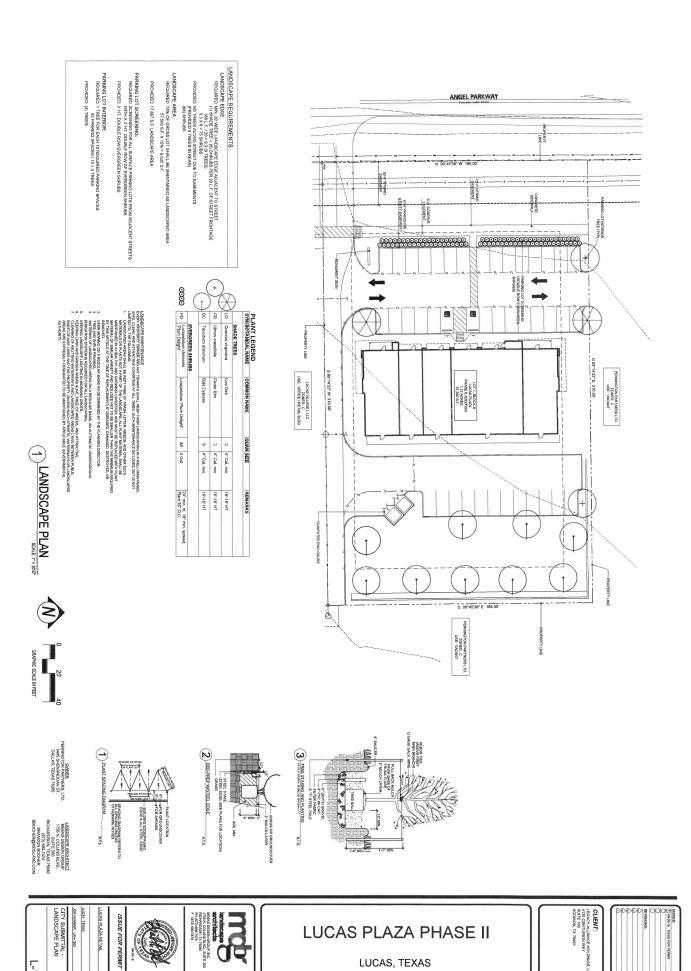
If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead with sufficient details as to allow a determination by the appropriate approving body. Additional information may be required. Reference the specific requirement. All exception/modification requests must also be specifically listed on the plan/s.

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

- Plans shall be to same scale as approved site plan.
- A minimum of 15% of the gross area must be landscaped.
- The area between the property line and the street shall be included in the landscape plan and shall be maintained by the abutting property owner.
- Heights of landscaping materials shall be such that they do not create safety hazards for vehicular traffic by block sight lines at ingress points.
- The specifications shall state the common names and scientific names (genus species), sizes, and quantity of all materials to be utilized.
- Property abutting a different zoning district must be screened by a living screen.
 Planting which serves as a living screen shall be evergreens with an initial minimum six-foot (6') height and provided a solid visual barrier within two (2) years after planting.
- Additional information as needed for clarity.

Lucas Code of Ordinances - Sec. 3.18.022 Minimum requirements

— The title block in the lower, right-hand corner containing the following: date, scale, site location map, north arrow, and the names, addresses, and telephone numbers of both the property owners and the person preparing the plan.





City of Lucas Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Jacobs Engineering on behalf of Saint Paul Inspiration LLC for approval of a final plat for Inspiration Phase 7, a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 62.205 acres in the City of Lucas ETJ creating 159 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 final plat is for Inspiration Phase 7. The plat consists of 159 lots, 152 of which 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 and the plat conforms to the City of Lucas Code of Ordinances.

Attachments/Supporting Documentation

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

Budget/Financial Impact

NA

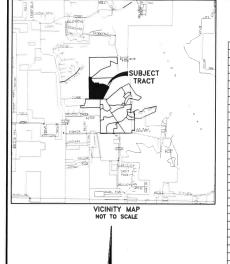
Recommendation

Staff recommends approval as presented.

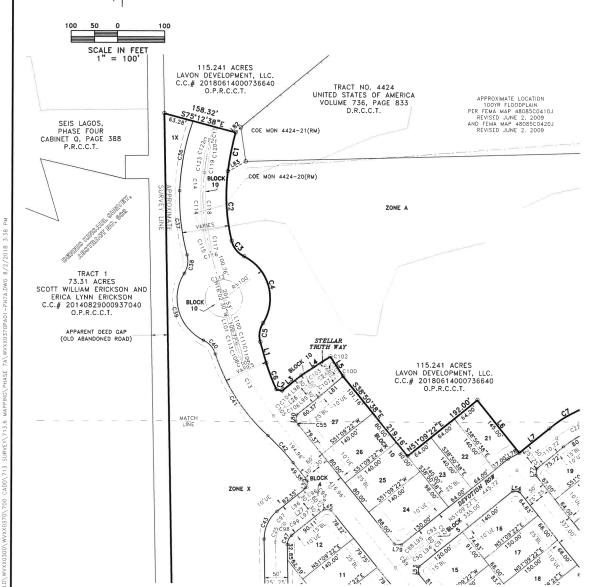
Motion

I make a motion to approve/deny the request by Jacobs Engineering on behalf of Saint Paul Inspiration LLC for approval of a final plat for Inspiration Phase 7, a tract of land being part of the L. Farmer Survey ABS# 334, and the O. Shelby Survey ABS# 799 being 62.205 acres in the City of Lucas ETJ creating 159 lots.





							LOT AREA	TABLE							
LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.	LOT	BLOCK	ACRES	S.F.
1X	BLKA	5.952	259260	18	BLK C	0.281	12250	24	BLK E	0.241	10500	12	BLK G	0.228	9929
1	BLKA	0.329	14339	1	BLK D	0.301	13097	25	BLK E	0.238	10350	13	BLK G	0.228	9929
2	BLKA	0.245	10680	2	BLK D	0.257	11200	26	BLK E	0.234	10202	14	BLK G	0.228	992
3	BLK A	0.303	13218	3	BLK D	0.257	11200	27	BLK E	0.238	10361	15	BLK G	0.238	1036
4	BLK A	0.331	14420	4	BLK D	0.308	13404	28	BLK E	0.246	10726	1	BLK H	0.369	1606
5	BLKA	0.327	14237	5	BLK D	0.313	13631	29	BLK E	0.265	11526	2	BLK H	0.305	1329
6	BLK A	0.254	11071	6	BLK D	0.256	11165	30	BLK E	0.332	14449	3	BLK H	0.277	1206
7	BLK A	0.211	9202	7	BLK D	0.256	11165	31	BLK E	0.331	14427	4	BLK H	0.309	1346
8	BLK A	0.210	9163	8	BLK D	0.256	11165	32	BLK E	0.287	12504	5	BLK H	0.252	1099
9	BLKA	0.209	9125	9	BLK D	0.256	11165	33	BLK E	0.338	14737	6	BLK H	0.345	1504
10	BLKA	0.209	9086	10	BLK D	0.256	11165	1X	BLK F	0.815	35492	7	BLK H	0.300	1308
11	BLKA	0.208	9048	11	BLK D	0.256	11165	1	BLK F	0.210	9168	8	BLK H	0.206	896
12	BLKA	0.207	9009	12	BLK D	0.271	11787	2	BLK F	0.206	8960	9	BLK H	0.224	977
13	BLKA	0.237	10331	13	BLK D	0.358	15599	2X	BLK F	0.061	2660	1	BLKJ	0.228	994
1X	BLK B	6.686	291232	14	BLK D	0.265	11557	3	BLK F	0.206	8960	2	BLKJ	0.206	896
1	BLK B	0.262	11423	15	BLK D	0.338	14728	4	BLK F	0.206	8960	3	BLKJ	0.212	924
2	BLK B	0.235	10240	16	BLK D	0.397	17283	5	BLKF	0.206	8960	4	BLK J	0.212	924
3	BLK B	0.235	10240	1	BLK E	0.338	14731	6	BLK F	0.206	8960	5	BLKJ	0.213	928
4	BLK B	0.235	10240	2	BLK E	0.253	11040	7	BLKF	0.206	8960	6	BLK J	0.223	972
5	BLK B	0.235	10240	3	BLK E	0.246	10733	8	BLK F	0.206	8960	7	BLKJ	0.222	969
6	BLK B	0.235	10240	4	BLK E	0.246	10733	9	BLK F	0.206	8960	8	BLKJ	0.217	945
7	BLK B	0.235	10240	5	BLK E	0.246	10733	3X	BLKF	0.064	2800	9	BLK J	0.211	917
8	BLK B	0.235	10240	6	BLK E	0.246	10728	10	BLK F	0.206	8960	10	BLK J	0.204	888
1	BLK C	0.244	10610	7	BLK E	0.242	10555	11	BLKF	0.206	8960	11	BLKJ	0.203	883
2	BLK C	0.221	9620	8	BLK E	0.239	10400	12	BLKF	0.206	8960	12	BLK J	0.203	885
3	BLK C	0.191	8320	9	BLK E	0.234	10201	13	BLK F	0.206	8960	13	BLKJ	0.203	884
4	BLKC	0.191	8320	10	BLK E	0.248	10790	14	BLK F	0.230	10030	14	BLKJ	0.204	887
5	BLK C	0.191	8320	11	BLK E	0.248	10790	4X	BLK F	0.071	3107	15	BLKJ	0.221	964
6	BLK C	0.237	10318	12	BLK E	0.248	10790	1	BLK G	0.338	14723	16	BLKJ	0.249	1083
7	BLK C	0.286	12471	13	BLK E	0.248	10790	2	BLK G	0.289	12605	17	BLKJ	0.204	887
8	BLK C	0.297	12924	14	BLK E	0.248	10790	3	BLK G	0.260	11318	18	BLKJ	0.218	949
9	BLK C	0.302	13169	15	BLK E	0.270	11780	4	BLK G	0.244	10609	19	BLKJ	0.290	1263
10	BLK C	0.262	11405	16	BLK E	0.257	11174	5	BLK G	0.240	10462	21	BLK K	0.207	902
L1	BLK C	0.237	10339	17	BLK E	0.234	10200	6	BLK G	0.253	10999	22	BLK K	0.206	896
12	BLK C	0.263	11456	18	BLK E	0.234	10200	1X	BLK G	0.142	6177	23	BLK K	0.206	896
13	BLK C	0.329	14315	19	BLK E	0.234	10200	7	BLK G	0.261	11383	24	BLK K	0.314	1367
14	BLK C	0.299	13038	20	BLK E	0.234	10200	8	BLK G	0.320	13931	25	BLK K	0.257	1120
L5	BLK C	0.275	11985	21	BLK E	0.234	10200	9	BLK G	0.249	10833	26	BLK K	0.257	1120
16	BLK C	0.255	11100	22	BLK E	0.234	10200	10	BLK G	0.211	9186	27	BLK K	0.319	1387
17	BLK C	0.255	11100	23	BLK E	0.224	9750	11	BLKG	0.224	9743				200.



WHEREAS LAVON DEVELOPMENT, LLC IS THE SOLE OWNERS OF A 65.205 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, CITY OF LUCAS, E.T.J., AND THE CITY OF WYLE, E.T.J., COLLIN COUNTY, TEXAS, AND BEIND PART OF A 115.241 ACRE TRACT OF LAND, CONVEYED TO LAVON DEVELOPMENT, LLC., AS RECORDED IN COUNTY, CERK'S FILE NO. 20180614000735640, OFFICIAL PUBBLE GEORORS, COLLIN COUNTY, TEXAS. SAID 65.205 ACRE TRACT, WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NADBS (ANDBS (2011) PPOCH 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 AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 115.241
ACRE TRACT AND A COMMON EXTERNAL ELL CORNER OF A 41.391 ACRE TRACT OF LAND
CONVEYED TO SOYALDD MORALES, JR., AND ELIZABETH MORALES, AS RECORDED IN COUNTY
CLERK'S FILE NO. 20110314000273340, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SAID POINT ALSO BERNO ON THE EAST LINE OF AN OLD BARNDONER ROW.

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF SAID 115.241 ACRE TRACT AND THE COMMON EAST LINE OF SAID OLD ABANDONED ROAD, A DISTANCE OF 2281.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 115.241 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 75 DEGREES 12 MINUTES 38 SECONDS EAST, A DISTANCE OF 158.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, FROW WHICH A CORPS OF REGINEERS MOUNDENT STAMPED "42424-21" FOUND FOR AN INTERIOR ELL CORNER OF SAID 115.241 ACRE TRACT AND A COMMON EXTERNAL ELL CORNER OF A TRACT OF ALAD CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 44 DEGREES 46 MINUTES 47 SECONDS EAST, A DISTANCE OF 15.71 FEET. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CUPYET OF THE LETT GANNING CERTIFICATION OF CONTROL OF THE STATES OF THE STAT

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 85.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAWFED "JACOBS" SET FOR CORNER, FROM WHICH A CORPS OF REGINEERS MONUMENT STAWFED "4242—20" FOUND FOR AN INTERIOR ELL CORNER OF SAID 115.241 ACRE TRACT AND A COMMON EXTERNAL ELL CORNER OF SAID ITACT NO. 4424, BEARS MORTH 60 DEGREES 22 MINUTES OF SECONDS EAST, A DISTANCE OF 44.03 FEET. SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE TO THE LETT HAVING A CHITRAL MORE OF 21 DIGREES OB MINUTES 39 SECONDS, A RADIUS OF "405.40" FEET, AND A LONG CHORD THAT BEARS SOUTH OS DEGREES 19 MINUTES 35 SECONDS CAST A DISTANCE OF 149.86 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 150.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50 DEGREES OI MINUTE 52 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 39 DEGREES OF MINUTES 35 SECONDS EAST A DISTANCE OF 42.29 FEET;

ALONG SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 43.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95 DEGREES IN MANUTES 24 SECONDS, A RADIUS OF 100.00 TEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 99 MINUTES 49 SECONDS EAST A DISTANCE OF 14.89.7 FEET.

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 168.06 FEET TO ALONG SAID REVERSE CORRET IN THE RIGHT, AN ARKO DISTANCE OF 188.09 FEET TO A 57.8" IRON ROO WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48 DEGREES 10 MINUTES 37 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES OD MINUTES 04 SECONDS WEST A DISTANCE OF 40.91 FEET;

SOUTH 16 DEGREES 08 MINUTES 44 SECONDS EAST, A DISTANCE OF 46.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 80 EJORGES 42 MINUTES 43 SECONDS, A RADIUS OF 400.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 34 MINUTES 43 SECONDS EAST A DISTANCE OF 60.75 FEET.

SOUTH 77 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 12.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 51 DEGREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 52.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 57 DEGREES 01 MINUTE 42 SECONDS EAST, A DISTANCE OF 74.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 32 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.42 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 38 DEGREES 50 MINUTES 38 SECONDS EAST, A DISTANCE OF 219.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 51 DECREES 09 MINUTES 22 SECONDS EAST, A DISTANCE OF 83.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OT A TANGENT CURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DECREES 10 MINUTES 50 SECONDS, A RADIUS OF 365.00 FEET, AND A LONG CHORD THAT BEARS NORTH 60 DEGREES 14 MINUTES 47 SECONDS EAST A DISTANCE OF 96.37 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.78 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A COMPOUND CURVE OF THE RIGHT HAVING A CENTRAL ANGLE OF OD DEGREES 49 MINUTES 56 SECONDS, A RADIUS OF 1105.00 FEET, AND A LONG CHORD THAT BEARS NORTH 69 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 16.05 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.05 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 41 DEGREES 15 MINUTES 59 SECONDS EAST, A DISTANCE OF 23.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 71 DEGREES 07 MINUTES 59 SECONDS EAST, A DISTANCE OF 96.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 79 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 72.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 83 DEGREES 44 MINUTES 28 SECONDS EAST, A DISTANCE OF 72.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER; NORTH 88 DEGREES 19 MINUTES 36 SECONDS EAST, A DISTANCE OF 72.74 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER; SOUTH 87 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 72.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 83 DEGREES 19 MINUTES 53 SECONDS EAST, A DISTANCE OF 72.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 83 DEGREES 19 MINUTES 55 SECONDS EAST, A DISTANCE OF 73.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 73 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 73.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 68 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 75.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 61 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 394.77 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER ON THE SOUTHEAST LINE OF SAID 115.241 ACRE TRACT AND A COMMON NORTHWEST LINE OF AFORESAID TRACT NO. 4424;

THENCE, SOUTH 28 DEGREES 47 MINUTES 08 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1451.55 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4422-18" FOUND FOR THE SOUTHEAST CORNER OF SAID 115.241 AGRET TRACT, A COMMON EXTENDED ELL CONNER OF SAID TRACT NO. 4424, AND AN MOLE POINT IN THE NORTH LINE OF A 21.432 ACRET TRACT OF LAND CONVEYED TO LAYON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20180614000736630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 77 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 115.241 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 21.432 ACRE TRACT, A DISTANCE OF 13.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 00 DEGREES 09 MINUTES 24 SECONDS WEST, A DISTANCE OF 35.79 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LET HANNING A CENTRAL ANGLE OF 01 DEGREE 50 MINUTES 09 SECONDS, A RADIUS OF 472.50 FEET, AND A LONG CHORD THAT BEARS NORTH 01 DEGREE 04 MINUTES 29 SECONDS WEST A DISTANCE OF 15.14 FEET;

SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST, PASSING AT A DISTANCE OF 219.77 FEET, A 1" IRON ROD FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 115.241 AGRET RACT, THE NORTHWEST CORNER OF SAID 21.452 ACRE TRACT, AND THE COMMON NORTHEAST CORNER OF AFORESAID MORALES TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 115.241 ACRE TRACT AND ALONG THE NORTH LINE OF SAID MORALES TRACT, IN ALL A TOTAL DISTANCE OF 135.09 F FEET TO THE POINT OF BECOMBING AND CONTAINING A CALCULATED AREA OF 35.205 ACRES OF LAND

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LAVON DEVELOPMENT, LLC ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED ACENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 7A, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE INSPIRATION HOMEOWNERS ASSOCIATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

LAVON DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: HUFFINES INVESTMENT PARTNERS, L.P., ITS MANAGING MEMBER BY: HC ASSOCIATES, L.P., ITS GENERAL PARTNER BY: HC ASSOCIATES, GP, LLC, ITS GENERAL PARTNER

BY: PHILLIP HUFFINES, MANAGING DIRECTOR

BEFORE WE, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PHILLIP HUFFINES, MANAGIND DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPAND.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____. 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:_____

SURVEYORS CERTIFICATE

I, ELLIOTT PAT BUSBY, OF JACOBS ENGINEERING GROUP INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "JACOBS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PALCED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND,

PRELIMINARY. DO NOT RECORD FOR ANY PURPOSE. FOR REVIEW ONLY

RELEASED: 07/06/2018
ELLIOTT PAT BUSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5561



BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELLIOTI PAT BUSBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

LIENHOLDER'S CONSENT

TREZ CAPITAL (2015) CORPORATION ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN ASSISTANCE BY INSTRUMENT OF RECORD IN LEEN'S LIEN WHOSE 20180614000736640 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS ("LENDER LIEN"), AND IS THE HOLDER OF A PROMISSORY NOTE SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE COMSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBDROBINATE THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBDROBINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER REPHS AND THE REPHS AND PROVISIONS OF THE FOREGOING PLAT AND DECEMBER TERMS AND PROVISIONS OF THE FOREGOING PLAT AND DECEMBER THE THE AND APPROVED THE REPHS AND THE REP

EXECUTED	THIS DAY OF 2018.
	LENDER:
	TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE AGENT FOR TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION
	BY: NAME: JOHN D. HUTCHINSON TITLE: PRESIDENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2018, BY JOHN D. HUTCHINSON, PRESIDENT, OF TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LABRILLY COMPANY, ON THE BEHALF OF SAUL DIMITED LABRILLY COMPANY HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

10.	ARY	PUBLIC	IN	AND	FOR	THE	STATE	OF	
łΥ	СОМ	MISSION	ΕX	PIRES	S:				

FINAL PLAT INSPIRATION PHASE 7A

LOTS 1-13, 1X, BLOCK 1; LOTS 1-8, 1X, BLOCK 2; LOTS 1-18, BLOCK 3; LOTS 1-16, BLOCK 4; LOTS 1-33, BLOCK 5; LOTS 1-14, 1X-4X, BLOCK 6 LOTS 1-15, 1X, BLOCK 7; LOTS 1-9, BLOCK 8; LOTS 1-19, BLOCK 9; AND LOTS 21-27, BLOCK 10 OUT OF THE

ORPHA SHELBY SURVEY, ABSTRACT NO. 799

CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS

65.205 ACRES 152 RESIDENTIAL LOTS 7 NON-RESIDENTIAL LOTS

SHEET 2 OF 3

8200 DOUGLAS AVENUE

SUITE 300 DALLAS, TEXAS 75225 PHONE 214-750-1800

ENGINEER/SURVEYOR: JACOBS

1999 BRYAN STREET, SUITE 1200 DALLAS, TEXAS 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 TBPLS FIRM# 10152300

OWNER/DEVELOPER: LAVON DEVELOPMENT, LLC

AUGUST 2018

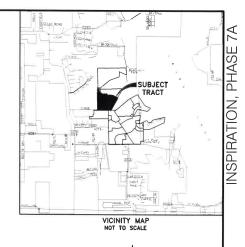
THIS PLAT FILED IN _____

C1	7*30'13"	650.50	S11'13'22"W	85.13	85.19'
C2	21'08'39"	408.40	S03'19'33"E	149.86	150.71
C3	5.0*01 '52"	50.00	\$39*07'35"E	42.29'	43.66
C4	96*17'24"	100.00	S15'59'49"E	148.97'	168.06
C5	48"17"37"	50.00	\$08*00°04"W	40.91	42.14
C6	8'42'43"	400.00	521'34'43"E	60.76	60.82
C7	18"10'50"	305.00'	NGO' 14'47"E	96.37'	96.78
C8	0°49'56"	1105.00	N69°45'09"E	16.05	16.05
C9	1*50'09"	472.50	N01'04'29"W	15.14	15.14'
C10	40*10'28"	440.00	N22"10"14"W	302.24	308.52
C11	19"31'30"	440.00	N32"29"43"W	149.22'	149.94
C12	16"06'40"	1300.00	H30"47"18"W	364.35	365.55
C13	22"48"09"	440.00	N27*26'34"W	173.96	175.11
C14	22'48'09"	440.00	N04'38'25"W	173.96'	175.11
C15	8"12"02"	700.00	N10"51"40"E	100.10	100.19'
C16	27'28'36"	280.00	N42'31'26"E	132.99	134.28'
C17	22*22'13"	280.00	N50'01'45"W	108.63	109.32'
C18	25'49'28"	280.00	N64"04"06"E	125.14	126.20'
C19	41'48'19"	750.00	S82*07'01"E	535.17	547.23
C20	90'00'00"	50.00'	N73'47'08"E	70.71	78.54
C21	35'51'01"	400.00'	N33'13'51"E	246.22	250.28
C22	18*10'50"	280.00	NG0'14'47"E	88.47	88.85'
C23	0"49'56"	1080.00	N69'45'09"E	15.68	15.68
C24	4*06'52"	1000.00	N53'12'47"E	71.79	71.81
C25	52*11'26"	50.00	\$25'03'39"W	43.99'	45.54
C26	37*48'34"	280.00	\$70.03.39 M	181.44'	184.77
C27	30'08'25"	280.00	\$73.53,43,4	145.60	147.29
C28	0'49'19"	407.50	NO2'36'00"W	5.85	5.85
C29	31"21"04"	50.00*	N18'41'12"W	27.02	27.36
C30	22*54*22"	50.00	N22'54'33"W	19.86	19.99
C31	7*56'20"	390.00	N15'25'32"W	53.99'	54.04
C32	14"53"26"	100.00	N11"56'58"W	25.92'	25.99 ^t
C33	28'04'08"	100.00	N18"32"14"W	48.50°	48.99 [†]
C34	9"41'14"	410.00	N37*24'51"W	69.24	69.32 [†]
C35	30"08"25"	310.00	S73'53'43"W	161.20	163.07
C36	16'17'55"	537.00'	S10"29"56"W	152.24	152.75'
C37	16'16'05"	490.00	S06'43'31"E		
C38	47*03'59*	50.00	\$08'40'26"W	138.66'	139.13'
C39	96*33'51"	100.00	S16*04'30"E	39.93' 149.29'	41.07
C40	46'25'14"	50.00	S41°08'49"E		168.54
C41	30*06'05"			39.41	40.51
C41	9*11'38"	400.00	\$32'59'14"E	207.74	210.15
C42	52*11'26"	500.00'	S43*26'28"E	80.15	80.23'
C44		75.00'	S25'03'39"W	65.98'	68.32'
C44	30'08'25" 37'48'34"	250.00°	N73*53'43"E	130.00'	131.51
	3/ 48 34	354.00	570°03'39"W	229.39'	233.61
C46	37°48′34″ 52°11′26″	220.00	N70'03'39"E	142.56	145.18'
C47		25.00'	N25^03'39"E	21.99	22.77
C48	27*28"36"	260.00'	S42:31'26"W	123.49'	124.68
C49	12*45'33"	100.00	N03'37'25"E	22.22'	22.27
C50	23*14'13"	100.00'	N01*36'56"W	40.28	40.56
C51	5"11'08"	490.00'	N15*49'36"W	44.33	44.35'
C52	25*29"11"	100.00	N31°09'46"W	44.12	44.48'
C53	11*27'38"	100.00	N38*10'32"W	19.97'	20.00'
C54	27*28'36"	300.00'	N42'31'26"E	142.49'	143.87
C55	2*48'25"	200.02	N58'08'32"W	9.80	9.80
C56	180'00'00"	3.74'	S71*28'46"W	7.48	11.76
C57	14"01'00"	128.00'	S11°30'44"E	31.24	31.31
C58	14"53"28"	72.00	S11"56"58"E	18.66'	18.71'
C59	7*56'20"	418.00	S15*25'32"E	57.87'	57.92'
C60	22.54,52	22.00'	S22*54'33"E	8.74	8.80'
C61	31'21'04"	78.00	S18'41'12"E	42.15	42.68
C62	0*54'50*	435.50	S02'33'15"E	6.95	6.95

CURVE CENTRAL ANGLE RADIUS CHORD BEARING CHORD LENGTH ARC LENGTH

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C63	180'00'00"	4.50	N89"14"23"E	9.00'	14.14
C64	0*41*09"	444.50	N02*24*47*W	5.32'	5.32
C65	12*45'33"	128.00	N03*37'25"E	28.45'	28.50
C66	23'14'13"	72.00'	N01*36*56"W	29.00'	29.20'
C67	5'11'08"	462.00'	N15'49'36"W	41.80	41.81'
C68	32"50'35"	72.00	N34'50'28"W	40.71'	41.27'
C69	32"44'32"	50.00	N34'53'30"W	28.19*	28.57
C70	17"24'29"	67.50	N47*33'30"E	20.43	20.51
C71	145'11'02"	2.00	N33'44'16"W	3.82	5.07
C72	17*24'29"	67.50	S64*57'59"W	20.43	20.51
C73	17*29'47"	67.50'	S47*30'51"W	20.53	20.61
C74	145'11'04"	2.00'	S33'49'35"E	3.82'	5.07
C75	17*29'00"	67.50'	N64*50'23"E	20.52	20.60'
C76	17*24'29"	67.50'	S50*07'16"W	20.43	20.51
C77	145'11'02"	2.00'	S31'10'29"E	3.82	5.07'
C78		67.50	N67*31'45"E	20.43	20.51'
C80	17'24'29"	67.50	N50*07*16"E	20.43	20.51'
C80	145'11'02"	2.00' 67.50'	N31*10'29"W S67*31'45"W	3.82'	5.07'
CB1	17'24'29	67.50	N42*29'40"E	20.43' 20.53'	20.51
CB2	145'11'02"	2.00	N38'50'38"W		
C84	17'28'50"	67.50	S59*49'26"W	3.82' 20.51'	5.07' 20.59'
C85	17'24'29"	67.50	S42*27'07"W	20.43'	20.51
C86	14511102"	2.00	S38*50'38"E	3.82'	5.07'
C87	17"24"29"	67.50	N59*51'36"E	20.43	20.51
C88	17*24'29"	67.50°	S42*27'07"W	20.43	20.51
C89	145'11'02"	2.00'	S38'50'38"E	3.82	5.07
C90	17'24'29"	67.50'	N59*51'36"E	20.43	20.51
C91	17*26'11"	67.50°	N42*26'16"E	20.46	20.54'
C92	145'11'02"	2.00	N38'52'21"W	3.82	5.07'
C93	17'22'47"	67.50	S59*50'45"W	20.40	20.47'
C94	17'29'34"	67.50'	N42"35"40"E	20.53	20.61
C95	145'11'04"	2.00'	N38'44'39"W	3.82	5.07'
C96	17°30'27"	67.50'	S59*54'35"W	20.55'	20.63
C97	17"24"29"	67.50	S42*27'07"W	20,43'	20.51
C98	145'11'02"	2.00'	S38'50'38"E	3.82'	5.07'
C99	17"24"29"	67.50	N59"51'36"E	20.43	20.51
C100	17'24'24"	67.50	N45°16'21"E	20.43'	20.51
C101	145'11'02"	2.00	N36'01'22"W	3.82'	5.07'
C102	17'22'00"	67.66'	S62*41'31"W	20.43	20.51
C103	2'12'52"	1,005.00	S52*15'47"W	38.84	38.84
C104	17"24'24"	67.50	S42*27'00"W	20.43	20.51
C105	145'11'02"	2.00'	S38'50'44"E	3.82'	5.07
C106	17'24'24"	67.50	N59*51'33"E	20.43	20.51
C107	2*12'30"	995.00	N52*15'37"E	38.35	38.35'
C108	18'45'14"	67.50	S27'17'36"E	22.00	22.09'
C109	145'15'52"	2.00'	N70*41*51"E	3.82	5.07
C110	16'19'35"	67.50'	N10°05'53"W	19,17	19.23
C111	2'13'11"	435.00'	N17*09'05"W	16.85	16.85
C112	345'38'19"	40.00	S73*57'30"W	10.00'	241.30
C113	1*52'29"	445.00'	S16'58'44"E	14.56	14.56
C114	19"27'34"	445.00	S02*58'08"E	150.41	151.14'
C115	18'48'54"	67.50	S22'06'22"E	22.07'	22.17'
C116	145*16'20"	2.00'	N75*51'01"E	3.82'	5.07'
C117	16'16'26"	67.50'	N04*55'21"W	19.11	19.17
C118	19'49'13"	435.00'	N03*08*58"W	149.73'	150.48
C119	3'21'42"	695.00'	N08*26'30"E	40.77	40.78
C120	16'38'49"	67.50	N01*47'56"E	19.54	19.61
C121	145'13'15"	2.00	N79*08'05"W	3.82	5.07
C122	16'30'29"	68.52	S19*56'17"W	19.67	19.74
C123	3'21'42"	705.00	S08*26'30"W	41.36	41.36

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S16°08'44"E	46.70	L51	S35'33'51"E	86.22
L2	S77*44'51"E	12.56	L52	S38*50'38"E	83.03
L3	N51'09'22"E	52.85	L53	N06'09'22"E	14.14'
L4	N57*01'42"E	74.70'	L54	S83*50'38"E	14.14'
L5	S32*58'18"E	50.42	L55	S16*12'52"E	14.14
L6	S38*50'38"E	145.00	L56	N10'00'11"E	27.43
L7	N51"09"22"E	83.72	L57	N43"54'21"W	25.89
L8	S41*15'59"E	23.59	L58	N12'56'03"E	14.55
L9	N71*07'59"E	96.80'	L59	N73'47'08"E	14.14
L10	N79*09'27"E	72.92'	L60	N73'47'08"E	14.14
L11	N83°44'28"E	72.54	L61	N51*15'04"E	77.19
L12	N88*19'36"E	72.74	L62	N44*55'39"E	81.54
L13	S87°05'31"E	72.34	L63	N36"39"06"E	81.54
L14	S83*19'53"E	72.59	L64	N28'22'34"E	81.54
L15	S83*19'55"E	73.23	L65	N19'49'40"E	72.75
L16	S73*20'04"E	73.40'	L66	N15'20'15"E	73.72
L17	S68*40'46"E	75.23	L67	S16*12 52 E	14.14
L18	S63*58'31"E	75.47'	L68	N61*29'29"E	13.85
L19	N77*41'45"W	13.01	L69	N06'09'22"E	14.14
L20	N00*09'24"W	35.79'	L70	N83*50'38"W	14.14
L21	N56*15'44"E	94.70	L71	N34*42'23"E	50.11
L22	N61*12'52"W	119.78	L72	S88*26'19"E	69.77
L23	N51*09'22"E	65.85	L73	\$50*52'48"E	13.85
L24	N28°47'08"E	115.00	L74	N12*03*22*W	64.06
L25	N51*09*22*E	81.58	L75	N06.09,55 A	14.14
L26	N51'09'22"E	100.85'	L76	N83*50'38"W	14.14
L27	S51*09'22"W	126.23'	L77	N06.03,35 A	14.14
L28	S51*09'22"W	134.53	L77	S61*38*51*W	27.46
L29	N34*21'44"W	14.74	L79	N83'50'38"W	14.14
L30	N04*30'14"W	19.93'	L80	N07'46'18"E	14.14
L31	N00*46'44"W	58.04'	L81	N49°20'02"E	69.19
L32	N24'10'44"W	71.87	L82	N44°46'47"E	15.71
L33	S75°23'07"E	13.95	L83	N60*22*07"E	44.03'
L34	N43°57'56"E	14.14	L84	S04'30'14"E	19.93
L35	S06*09'22"W	14.14		S34*21'44"E	14.74
L35	N46*02'04"W		L85	N10°00'11"E	
L36	N74°39'55"E	76.37	L86	N51°15'46"W	27.43
L37	N51*09'22"E			N56'15'44"E	11.84
L39	S13'02'08"W	52.95	L88		20.71
		13.95'	L89	S56*15'44"W	20.71
L40	S83*50*38"E	14.14	L90	N58'49'31"E	63.20'
L41 L42	N43*57*56"E N46*02'04"W	14.14	L91	S58"49'31"W S51'09'22"W	63.20'
	N46'02'04"W N51'09'22"E	14.14	L92		44.28
L43	S06*09*22 E	40.06	L93	N51'09'22"E	44.27
L44		14.14	L94	N51*10'05"E	46.47
L45	S83*50'38"E	14.14	L95	S51'10'05"W	46.54
L46	N80°52'20"W	14.56	L96	S51'09'22"W	60.98
L47	S25*45'26"E	73.33	L97	N51'09'22"E	60.98
L48	S25*20'19"E	86.22'	L98	S51*09'22"W	48.95
L49	S28*43'16"E	86.22'	L99	N51'09'22"E	48.95
L50	S32'06'13"E	86.22	L100	N16*02*30"W	61.08
			L101	S16"02'30"E	61.08





FINAL PLAT INSPIRATION PHASE 7A

FTMOE /A

LOTS 1-13, 1X, BLOCK 1; LOTS 1-8, 1X, BLOCK 2;
 LOTS 1-18, BLOCK 3; LOTS 1-16, BLOCK 4;

LOTS 1-33, BLOCK 5; LOTS 1-14, 1X-4X, BLOCK 6;
 LOTS 1-15, 1X, BLOCK 7; LOTS 1-9, BLOCK 8;
 LOTS 1-19, BLOCK 9; AND LOTS 21-27, BLOCK 10
 OUT OF THE

ORPHA SHELBY SURVEY, ABSTRACT NO. 799

IN THE

CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS

65.205 ACRES 152 RESIDENTIAL LOTS 7 NON-RESIDENTIAL LOTS

SHEET 3 OF 3

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NADB3 (NADB3 (2011) FOOCH 2010), DETERMINED BY OPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-OFS884) AND DENTON CORS ARP (PID-OFS886).

ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS", UNLESS OTHERWISE SPECIFIED.

3. LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.

4. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48132COIDOK WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 48085COAIDJ, WITH AN EFFECTIVE DATE OF 06/02/2009, SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE A DEFINED AS NO BASE FLOOD ELEXATIONS DETERMINED.

OWNER/DEVELOPER: LAVON DEVELOPMENT, LLC 8200 DOUGLAS AVENUE SUITE 300 DALLAS, TEXAS 75225 PHONE 214-750-1800

ENGINEER/SURVEYOR: JACOBS

1999 BRYAN STREET, SUITE 1200 DALLAS, TEXAS 75201-3136 PHONE 214-638-0145 FAX 214-638-0447 TBPLS FIRM# 10152300

THIS PLAT FILED IN _____

LEGEND
COE MON CORPS OF ENGINEERS MONUMENT
CIEF 5/8" IRON ROD WITH A YELLOW
PLASTIC CAP STAMPED "CARTER
BURGESS" FOUND
DE DAMANGE LASSMENT
PAE ENANAGE LASSMENT
SEE SANITARY SEWER LASSMENT
UE UTILITY EASEMENT
UE WATER LINE LASSMENT
BL BUILDING LINE
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN
COUNTY, TEXAS
(RM) RECORD MONUMENT

AUGUST 2018

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%

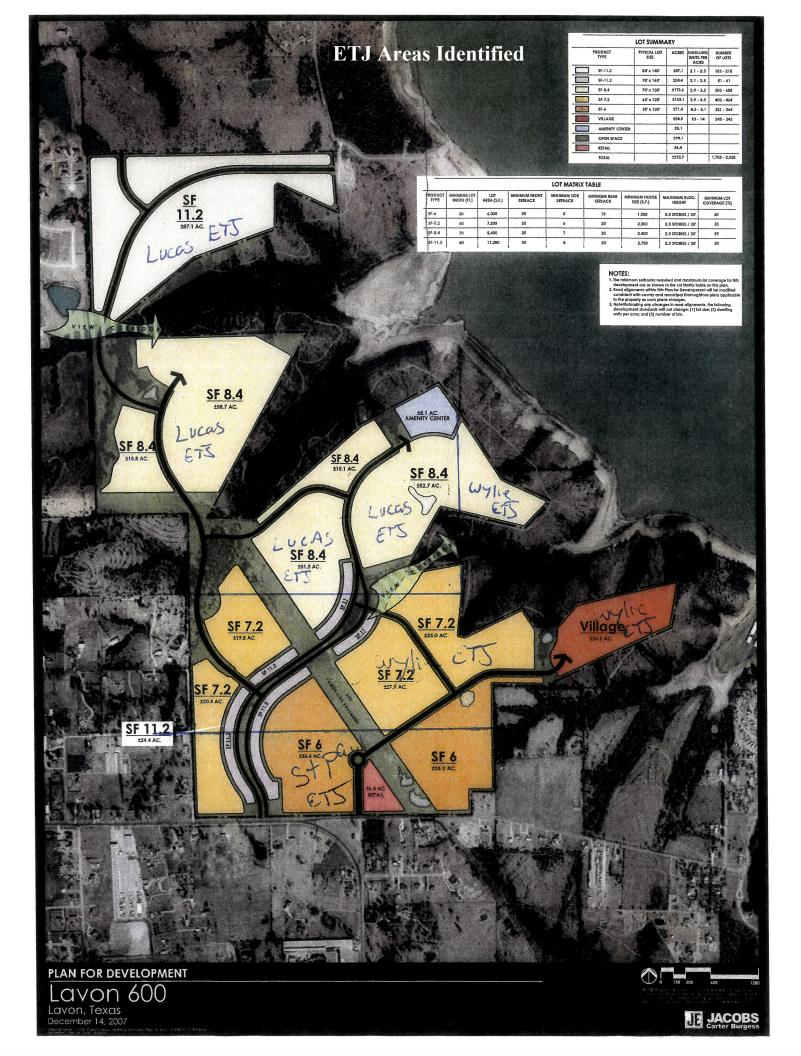
100'x 150' 89 7%

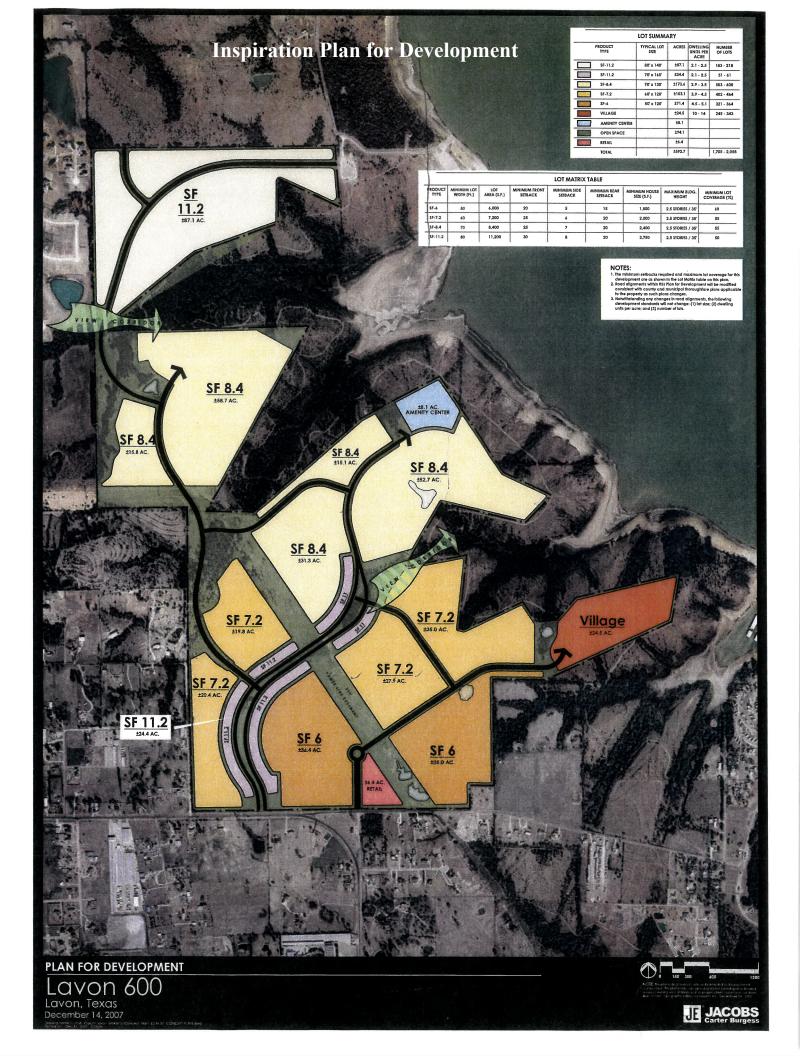
TOTAL 1284 1007

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

JACOBS







Inspiration Phase 7A





City of Lucas Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss the request by Dr. Amin Ashfour to rezone approximately 7.23 acres of land currently zoned Village Center to a Planned Development, located at 2690 Country Club, being part of Lot 3, of the Forest Grove Addition and Tract 9 of the Gabriel Fitzhugh Survey of Abstract A0318 Gabriel Fitzhugh Survey.

Background Information

This property consists of in total approximately 7.23 +/- acres of land and is currently vacant. This property is currently zoned Village Center and the applicant is requesting that a Planned Development district be created for this parcel. Several deviations are being requested from the current Village Center requirements related to height regulations, and area regulations. as outlined below:

Current Zoning Requirements	Deviation Being Requested
Section 14.03.294 - Height regulations Building height. Buildings shall not exceed a height of more than twenty-five feet (25').	Proposed height 35'
Section 14.03.295 (a) - Area regulations Lot area. Minimum three (3) acres net, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey.	• Lot area. Minimum one point two (1.2) acres net, exclusive of all street rights-of-way and the 100-year floodplain as determined by a registered survey.

	Section 10.03.123 - Streets and drainage		
Private drives. The following are required for			
private drives.			
1.	A minimum pavement width of twenty-four (24)		
	feet constructed in accordance with the paving		
	design manual;		
2.	Within an access, drainage, and utility easement	(2)	Width and easements as needed.
	with a minimum width of fifty (50) feet;		
3.	Shall be in a separated lot dedicated to and	(3)	Shall be dedicated as an access easement,
	maintained by an HOA; and		and fire lane.
4.	(4) Shall be all the same design, engineering,		
	and planning elements as a city street.		



City of Lucas Planning and Zoning Agenda Request September 13, 2018

Attachments/Supporting Documentation

- 1. Preliminary Site Plan
- 2. Location Map

Budget/Financial Impact

NA

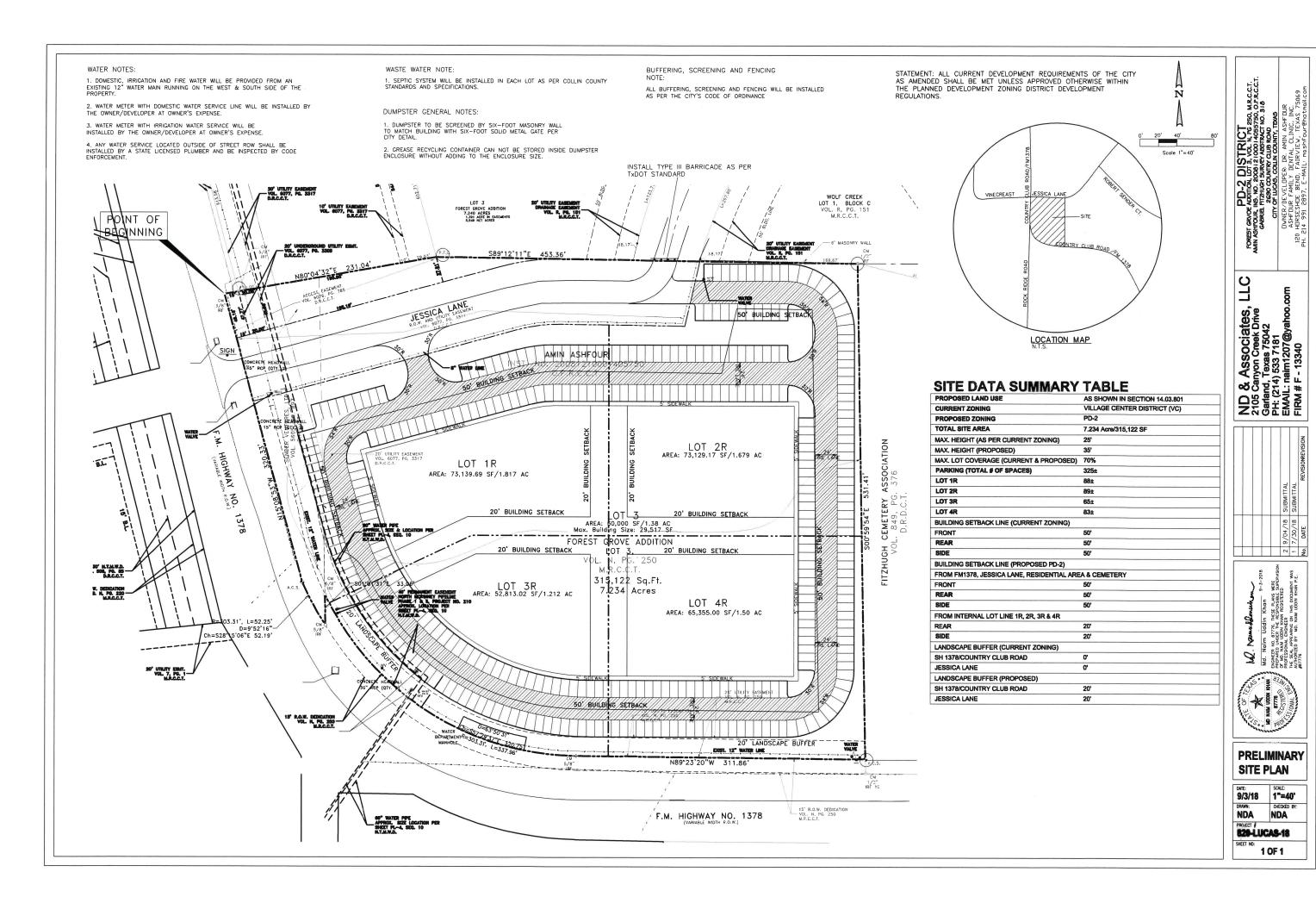
Recommendation

Staff recommends approving the Planned Development with the following additional modifications:

- 1. 50% Austin Stone on front elevations
- 2. Create dead-end on Jessica Lane/ gated through street

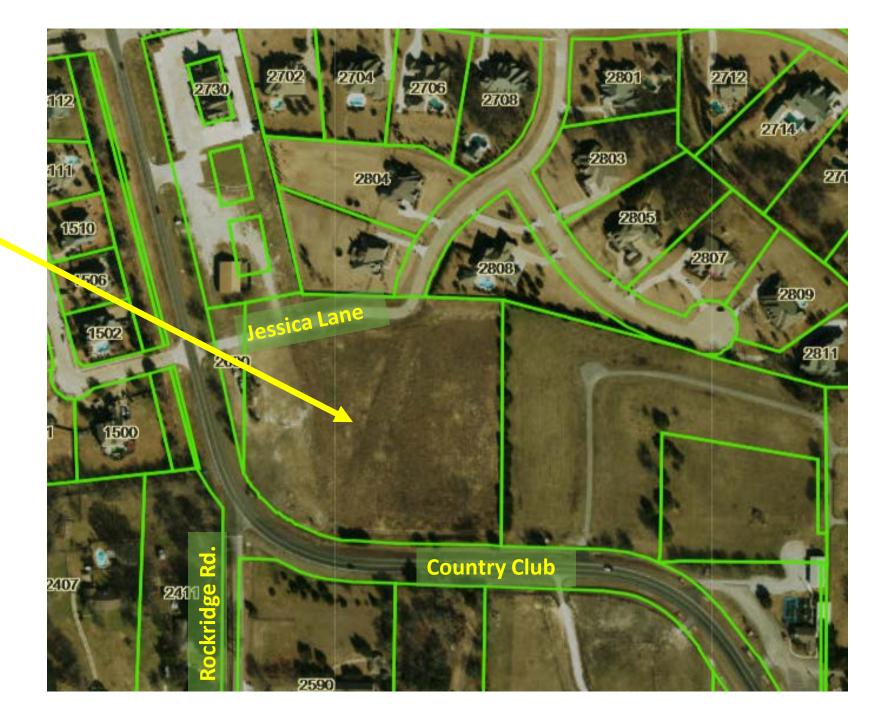
Motion

No action at this time, this item will have to come back as a public hearing once the Planning and Zoning Commission and the property owners have agreed upon district requirements. The district requirements must be posted as part of the public notice.



PH.

Proposed ~ Lucas Ranch





City of Lucas Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider amending the City's Code of Ordinances Chapter 10, Subdivisions, Section 10.03.123 Streets and Drainage by decreasing right of way requirements for residential streets from 50 feet to 30 feet, and amending Chapter 13, Utilities, Section 13.02.098 Easements, by increasing required easements adjacent to the right of way from 20 feet to 30 feet on each side of the roadway.

Background Information

City staff is proposing the following amendments to the City's Code of Ordinances relating to right of way width and easement width. These changes would clarify who is responsible for drainage and maintenance.

Existing Chapter 10, Subdivisions Regulations:

Section. 10.03.123 Streets and drainage

- (a) Streets.
 - (1) All street widths shall conform to the master thoroughfare plan and shall be as follows:

Street or Thoroughfare Type	Minimum Right-of-Way Width	Pavement Width (measured from edge to edge)
Arterial (type A)	120 ft.	39 ft. (each direction)
Major collector (type B)	90 ft.	64 ft.
Collector (type C)	60 ft.	34 ft.
Residential	50 ft.	24 ft.
Private drive (type D)	50 ft.*	24 ft.

^{*}Private drives shall not be in ROW but within an access, drainage, and utility easement.

Proposed Changes to Chapter 10:

Section. 10.03.123 Streets and drainage

- (a) Streets.
 - (1) All street widths shall conform to the master thoroughfare plan and shall be as follows:



City of Lucas Planning and Zoning Agenda Request September 13, 2018

Street or Thoroughfare Type	Minimum Right-of-Way Width	Pavement Width (measured from edge to edge)
Arterial (type A)	120 ft.	39 ft. (each direction)
Major collector (type B)	90 ft.	64 ft.
Collector (type C)	60 ft.	34 ft.
Residential	30 ft.	24 ft.
Private drive (type D)	30 ft.*	24 ft.

^{*}Private drives shall not be in ROW but within an access, drainage, and utility easement.

Existing Chapter 13, Utility Regulations:

Section, 13.02.098 Easements

Easements for the water system shall be provided for the purpose of serving the water system and for reading water meters. Easements shall not be less than twenty (20) feet in width. No permanent construction, building, fence or any other feature which would prohibit access to the water system shall be located within said easement. (1995 Code, sec. 7-16)

Proposed Changes to Chapter 13:

Section 13.02.098 Easements

Easements for the water system shall be provided for the purpose of serving the water system and for reading water meters. Easements shall not be less than thirty (30) feet in width. No permanent construction, building, fence or any other feature which would prohibit access to the water system shall be located within said easement.

Attachments/Supporting Documentation

1. N/A

Budget/Financial Impact

NA

Recommendation

City Staff recommends approving the proposed amendments as presented

Motion

Item No. 07



City of Lucas Planning and Zoning Agenda Request September 13, 2018

I make a motion to approve/deny amending the City's Code of Ordinances Chapter 10, Subdivisions, Section 10.03.123 Streets and Drainage by decreasing right of way requirements for residential streets from 50 feet to 30 feet, and amending Chapter 13, Utilities, Section 13.02.098 Easements, by increasing required easements adjacent to the right of way from 20 feet to 30 feet on each side of the roadway.

Item No. 08



City of Lucas Planning and Zoning Agenda Request September 13, 2018

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider amendments to the City's land use assumptions, capital improvements plan and impact fees and provide comments in the capacity as the Advisory Committee pursuant to Section 395.058 of the Texas Local Government Code.

Background Information

The City began the process of updating the Comprehensive Plan, Capital Improvement Plan, and land use assumptions in 2014. The Comprehensive Plan was approved by the Planning and Zoning Commission in February 2017. The Planning and Zoning Commission was also given the Capital Improvement Plan for review in 2017, and all changes recommended by the Commission were incorporated into the document. The only changes to the Capital Improvement Plan since that date are progress on projects and updated timeframes for projects.

With the updated land use assumptions from the Capital Improvement Plan the impact fees have changed. The current adopted impact fees are \$1,040 per vehicle mile, or service unit for \$4,400 for a single-family house for roads, and \$3,928.57 service unit for water making the water impact fee \$5,500 for a one-inch meter. (the most commonly used meter).

The amended maximum impact fees for road and water are as follow:

- Water service unit \$3,473.00, which is equivalent to \$4,862.00 for a one-inch meter the most commonly used size.
- Roads service unit \$2,133.77 which is equivalent to \$9,047.18 for a single-family house.

Attachments/Supporting Documentation

- 1. CIP
- 2. Impact fee

Budget/Financial Impact

NA

Recommendation

City Staff recommends the following:

- Adopting a water impact rate of \$3,473.00, which is equivalent to \$4,862.00 for a one-inch meter the most commonly used size.
- A road rate of \$1,188.21 which is equivalent to \$5,038 for a single-family house.

Item No. 08



City of Lucas Planning and Zoning Agenda Request September 13, 2018

This would keep impact fees the same as the previous impact fees with a slight decrease in water impact fees, and a slight increase in road impact fees. This would lo keep the City at three percent or less of the project cost for all City fees.

Motion

I make a motion to approve/deny comments as follows:

CITY OF LUCAS CAPITAL IMPROVEMENT PLAN From 2016 To 2031

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Introduction

The Capital Improvement Plan (CIP) for the City of Lucas 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 as well as 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 for capital improvements related City roadway and trail drainage system as well as for the 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 and will address additional capital needs that are not included in the CIP, such as equipment and vehicles as recommended by the Vehicle Replacement Committee.

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) enhancement of 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, water system improvements, sewer mains as defined in the wastewater plan, engineering costs, and street and drainage construction. Example of an enhancement to a fixed asset would be reconstruction or reconditioning of streets.

Goals

The following goals help to insure consistence in establishing CIP:

- 1. Preserving public health, welfare, and safety providing the basic services that ensure public health, welfare, and safety is the fundamental responsibility of local government.
- 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 having sound fiscal health, 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, recreational opportunities, and many other services. The City of Lucas has identified two areas for commercial development that are located on its peripheral boundaries to complement the high quality of life and not hinder or negatively impact the quality of life.

- 4. Developing a fair distribution of capital costs the CIP process allows for public discussion of the preferred means of distributing capital costs over time. Funding strategies to consider include:
 - a. Annually, the City earmarks funds in the unrestricted fund balance to save for future projects.
 - b. Issuance of debt that is paid 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 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 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 the 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. Solicit citizen participation in formulating the identification and prioritization of the CIP.
- 2. Identify capital improvements through system models, repair and maintenance records, and growth demands.
- 3. Prioritize CIP projects based on input from City staff from all areas related to each project, and its effect on operations.

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 and 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 longevity which equal or exceed the average length of the debt issue. Impact fees, assessments, pro-rata charges, or other fees may 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, 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 City Council.

Project Criteria

The evaluation of proposed capital projects will be in accordance with the following criteria:

- 1. Public Health, Safety, and Welfare projects improving the public health, safety, and welfare 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. Quality of Life projects enhancing the quality of life enjoyed by citizens, such as equestrian and hiking trails throughout the city, will receive a high priority.
- 3. Funding funding availability considerations are included when ranking projects. Grants and funding partnerships are considered first followed by operating revenues, fund balance, and debt. Debt may be issued to fund capital projects after alternative funding sources are exhausted.
- 4. Economic Development projects enhancing and promoting the establishment of commercial business with the best use for a parcel of land that is zoned commercial will be given the highest priority.

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 health, safety, and funding availability.

Any plan 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. It is to be used as a tool to help establish a course of action.

CIP Project 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:

- **High** essential capital improvements are projects needed to promote and/or protect the public welfare and safety. Projects classified under this category are projects of the highest priority.
- Routine necessary capital improvements are projects which are needed 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 negatively impact public welfare.
- Low 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 high priority and may be delayed or removed from the CIP as funding changes. Conversely, these types of projects can be brought forth when budget surpluses or additional funding sources are identified.

• **Deferrable** - these capital improvements are projects of the lowest priority. These projects can be postponed or eliminated from the CIP because of cost, timing, or need.

Roadway and Trail Project CIP At-A-Glance

The following table is a quick reference guide that summarizes the CIP Roadway and Trail Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources.

STARTING IN FISCAL YEAR	PROJECT NO.	PRIORITY	PROJECT	ESTIMATED COST	FUNDING SOURCE			
	1	High	Winningkoff Road Reverse Curve	\$964,000 (\$xxxxx Actual)	Impact Fees and Certificate of Obligation			
2016-2017	2	High	Stinson Road/W. Lucas Road Intersection Improvements	\$453,000 (\$xxxx Actual)	Certificates of Obligation, Reginal Toll Revenue, Collin Country Bond, City of Lucas General Fund			
	3	3	3	3	High	W. Lucas Road Widening	\$1,500,000 (\$xxxxx Actual Including Maintenance)	Regional Toll Revenue, City of Lucas General Fund, and Collin County Bond
2016-2017	4	Routine	Street Maintenance	\$750,000 (\$159,403 Actual)	City of Lucas General Fund			
	5	High	Country Club Road/Estates Parkway Intersection Improvements	\$350,000	Certificate of Obligation			
2017-2018	6	High	Winningkoff Road Middle Section from the Reverse Curve to Snider Lane	\$1,400,000	Certificate of Obligation			
	7	Routine	E. Winningkoff Road Trailhead	\$240,000	\$120,000 City of Lucas General Fund and \$120,000 Collin County			

STARTING IN FISCAL YEAR	PROJECT NO.	PRIORITY	PROJECT	ESTIMATED COST	FUNDING SOURCE
					Park Board Grant
	8	Routine	Street Maintenance	\$750,000 (\$566,784 + 234,051 Actual)	11-8209-301 City of Lucas General Fund
	9	High	Stinson Road Southern Section from Parker Road to Bristol Park	\$2,267,000	Certificate of Obligation
2018-2019	10	High	Blondy Jhune Road Reconstruction from Western Bridge to Winningkoff Road	\$2,700,000	Certificate of Obligation
	11	Low	Northeast Equestrian and Pedestrian Trails	\$xxx	To Be Determined
	12	Routine	Street Maintenance	\$750 , 000	City of Lucas General Fund
2019-2020	13	High	Stinson Road Northern Section from Bentwater Drive to the Reverse Curve	\$2,000,000	To Be Determined
	14	Routine	Streets Maintenance	\$750,000	City of Lucas General Fund
2020-2021	15	High	Winningkoff Road Southern Section from E. Lucas Road to the Reverse Curve	\$1,900,000	To Be Determined
2020 2021	16	Routine	Street Maintenance	\$750,000	City of Lucas General Fund
	17	Low	Exercise and Leisure Loop	\$xxxxx	To Be Determined

STARTING IN FISCAL YEAR	PROJECT NO.	PRIORITY	PROJECT	ESTIMATED COST	FUNDING SOURCE
	18	Low	Southwest Multipurpose Trails	\$xxxx	To Be Determined
2021-2026	19	Routine	Street Maintenance (\$1,000,000 per year)	\$5,000,000	City of Lucas General Fund
2026-2031	20	Routine	Street Maintenance (\$1,000,000 per year)	\$5,000,000	City of Lucas General Fund

	WINNINGKOFF ROAD REVERSE CURVE				
PROJECT	SUMMAR	RY			
Starting in Fiscal Year	Project No.	Category	Project Status	Priority	
2016-2017	1	Roadway	Complete	High	
FISCAL OVERVIEW					
Cost			Source of Funding		
\$144,645 Design Contract		act	Impact Fees and Certificate of Obligation		
\$502,411 Cc	nstruction	Contract			
\$100,480 Contingency					
\$747,536 Total Budget					
\$964,000 March 2017 Estimate		Estimate			
\$xxxx Actua	1				

Replace existing asphalt pavement with concrete pavement. The eastern curve will be designed to accommodate a school bus and an auto passing in opposite directions. The western curve will be replaced with a three-way stop sign controlled intersection at Forestview Drive. The project length is approximately 0.5 miles.

PROJECT SCHEDULE

Project Begin Year	Project End Year	
2017	2018 - Complete	
PROJECT MANAGER: City Engineer		



STIN	STINSON ROAD/W. LUCAS ROAD INTERSECTION IMPROVEMENTS				
PROJECT	SUMMA	RY			
Starting in	Project	Category	Project Status	Priority	
Fiscal Year	No.				
2016-2017	2	Roadway	Complete	High	
FISCAL O	FISCAL OVERVIEW				
Cost	Cost		Source of Funding		
\$91,130 Design Contract		act	Certificates of Obligation, Reginal Toll Revenue, Collin		
\$391,572 Co	onstruction	Contract	Country Bond, City of Lucas General Fun	d	
\$97,000 Cor	<u>ntingency</u>				
\$579,702 Total Budget*		<u>-</u> *			
\$453,000 March 2017 Estimate					
\$xxxx Actual					
PROJECT DESCRIPTION			<u> </u>		

Provide for two northbound Stinson Road lanes on approach to W. Lucas Road: one left turn and one right turn. Improve drainage along the W. Lucas Road. *The addition of a fourth leg to Country Club Road/W. Lucas Road intersection was added to design of this project in early 2018.

PROJECT SCHEDULE

Project Begin Year	Project End Year
2017	2018 - Complete
PROJECTIVANIA CER C: E :	



	W. LUCAS ROAD WIDENING			
PROJECT	SUMMAR	RY		
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2016-2017	3	Roadway	Complete	High
FISCAL O	FISCAL OVERVIEW			
Cost of Capacity Improvements		ovements	Source of Funding	
\$72,250 Design Contract		ct	\$1,200,000 in Regional Toll Revenue, \$244,414 in Collin	
\$1,172,780 Construction Contract		n Contract	County Bonds, and \$55,586 City of Lucas	General Fund
\$237,609 Rc	adway Mai	ntenance*		
\$254,970 Contingency				
\$1,737,609 Total Budget		et		
\$1,500,000 May 2013 Estimate		stimate		
\$xxxxx Actu	<mark>ıal</mark>			

Widen W. Lucas Road from Willow Springs School to Angel Parkway by adding a center and left turn lane. The project length is approximately 1.5 miles. *During the construction of the three lanes, numerous areas of the existing roadway required full depth repairs.

PROJECT SCHEDULE

Project Begin Year	Project End Year
2017	2018 - Complete



STREET MAINTENANCE				
PROJECT SUMMARY				
Starting in	Project	Category	Project Status	Priority
Fiscal Year	No.			
2016-2017	4	Roadway	Complete	Routine
FISCAL OVERVIEW				
Cost	Cost Source of Funding			
\$750,000 Total Budget			City of Lucas General Fund	
\$159,403 Actual*				
DDAIECT DESCRIPTION				

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

Project List:

- 1. Daytona Avenue/CR 391
- 2. Horseman Drive
- 3. Skyview Drive
- 4. Edgefield Lane Turnaround

PROJECT SCHEDULE

Project Begin Year	Project End Year	
2017	2017 - Complete	
PROJECT MANAGER: City Engineer		



^{*}Most of the funds budgeted for FY 2016-2017 were shifted to FY 2017-2018 to accommodate the contractor's schedule.

COUNTRY CLUB ROAD/ESTATES PARKWAY INTERSECTION IMPROVEMENTS				
PROJECT	SUMMAF	RY		
Starting in	Project	Category	Project Status	Priority
Fiscal Year	No.			
2017-2018	5	Roadway	Design	High
FISCAL O	FISCAL OVERVIEW			
Cost			Source of Funding	
\$82,700 Design			Certificate of Obligation	
\$267,300 for Construction				
\$350,000 Total Budget				
\$350,000 March 2017 Estimate				
PROJECT DESCRIPTION				
Add a right turn lane from eastbound Estates Parkway to southbound Country Club Road. Add a				

left turn lane from northbound Country Club Road to westbound Estates Parkway. TxDOT may add funding to this project to improve drainage near the intersection.

PROJECT SCHEDULE			
Project Begin Year	Project End Year		
2017	2020		
PROIECT MANAGER: City Engineer			



WINNINGKOFF ROAD MIDDLE SECTION FROM THE REVERSE CURVE TO SNIDER LANE					
PROJECT	SUMMAF	RY			
Starting in Fiscal Year	Project No.	Category	Project Status	Priority	
2017-2018	6	Roadway	Design	High	
FISCAL OV	FISCAL OVERVIEW				
Cost			Source of Funding		
\$215,850 Design Contract		act	Certificate of Obligation		
\$1,184,150 for Construction		<u>ction</u>			
\$1,400,000 Total Budget		et			
\$1,400,000 March 2017 Estimate					
PROJECT DESCRIPTION					
Reconstruct	Reconstruct 0.5 miles of Winningkoff Road with concrete pavement and improve drainage.				
PROJECT SCHEDULE					
Project Begin Year			Project End Year		
2017			2022		
PROJECT MANAGER: City Engineer					



TRAILHEAD ON E. WINNINGKOFF ROAD				
PROJECT	SUMMAF	RY		
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2017-2018	7	Trail	Complete	Routine
FISCAL O	FISCAL OVERVIEW			
Cost			Source of Funding	
\$240,000 Es	timate		\$120,000 City of Lucas General Fund and \$120,000 Collin	
\$240,000 Actual			County Park Board Grant	
PROJECT DESCRIPTION				
Trailhead on E. Winningkoff Road was constructed during Fiscal Year 2016-2017. The Trailhead provides parking, a corral, restroom facilities, and other amenities. Additional work, such as marking the trail and maintenance was completed in Fiscal Year 2017-2018.				
PROJECT SCHEDULE				
Project Begin Year			Project End Year	
2017			2018 - Complete	
PROJECT MANAGER: Development Services Director				



STREET MAINTENANCE					
PROJECT	SUMMAR	RY			
Starting in	Project	Category	Project Status	Priority	
Fiscal Year	No.				
2017-2018	8	Roadway	Complete	Routine	
FISCAL O	FISCAL OVERVIEW				
Cost			Source of Funding		
\$882,335 Total Budget			City of Lucas General Fund		
\$864,431 Actual					
PROJECT DESCRIPTION					

Each year, roads require proper maintenance to provide reliable mobility at minimal cost.

Project List:

- 1. Blondy Jhune Road
- 2. Stinson Road
- 3. Lewis Lane
- 4. Rock Ridge Road
- 5. White Rock Trail

PROJECT SCHEDULE

Project Begin Year	Project End Year
2017	2018 - Complete



STINSON ROAD SOUTHERN SECTION
FROM PARKER ROAD TO BRISTOL PARK

PROJECT SUMMARY

Starting in	Project	Category	Project Status	Priority
Fiscal Year	No.			
2017-2018	9	Roadway	Design	High

FISCAL OVERVIEW

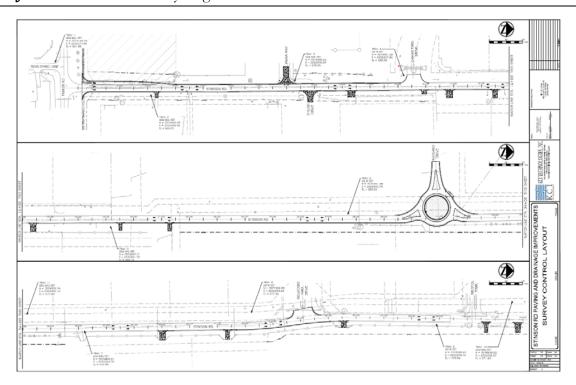
Cost	Source of Funding
\$264,910 Design Contract	Certificates of Obligation
\$2,002,090 for Construction	
\$2,267,000 Total Budget	
\$2,267,000 March 2017 Estimate	

PROJECT DESCRIPTION

This concrete project extends from Parker Road to Bristol Park, and it is about a mile long. It does not include the Muddy Creek Bridge. A straight, flat two-lane roadway is planned to have a roundabout at Highland Drive.

PROJECT SCHEDULE

Project Begin Year	Project End Year
2017	2020



BLONDY JHUNE ROAD MIDDLE AND EASTER SECTIONS FROM THE WESTERN BRIDGE TO WINNINGKOFF ROAD

PROJECT SUMMARY

Starting in	Project	Category	Project Status	Priority
Fiscal Year	No.			
2017-2018	10	Roadway	Design	High

FISCAL OVERVIEW

Cost	Source of Funding
\$192,415 Design Contracts	Certificates of Obligation
\$2,584,685 for Construction	
\$2,700,000 Total Budget	
\$2,700,000 May 2013 Estimate	

PROJECT DESCRIPTION

Replace existing asphalt roadway with a two-lane concrete roadway from the western bridge to Winningkoff Road. The project length is about a mile long and has two different pavement cross sections to accommodate minimizing the impact to the tree canopy.

PROJECT SCHEDULE

Project Begin Year	Project End Year
2017	2020
PROTECTIVITIES OF THE	•



	NORTHEAST EQUESTRIAN AND PEDESTRIAN TRAILS				
PROJECT	SUMMAR	RY			
Starting in Fiscal Year	Project No.	Category	Project Status	Priority	
2018-2019	11	Trail	Planning	Low	
FISCAL O	VERVIEW	7			
Cost	Cost Source of Funding				
\$\$\$			To Be Determined		
PROJECT	DESCRIE	PTION			
Trailhead to Winningkof The purpose	Obtain easements and construct equestrian and pedestrian trails radiating from the E. Winningkoff Trailhead to the west and south. These trails would generally follow Blondy Jhune Road, E. Winningkoff Road, Welborn Lane, and White Rock Creek (from Winningkoff Road to Snider Lane) The purpose is to link to other trails such as the Trinity Trail, and keep equestrian trails separate from multipurpose trails.				
PROJECT	PROJECT SCHEDULE				
Project Begi	Project Begin Year Project End Year				
2019 2026					
PROJECT MANAGER: Development Services Director					

	STREET MAINTENANCE				
PROJECT	SUMMAR	RY			
Starting in	Project	Category	Project Status	Priority	
Fiscal Year	No.				
2018-2019	12	Roadway	Planning	Routine	
FISCAL OV	VERVIEW	7			
Cost			Source of Funding		
\$750,000			City of Lucas General Fund		
PROJECT	DESCRIE	TION			
Each year, ro	oads requir	e proper mainten	ance to provide reliable mobility at minimal	cost.	
PROJECT	SCHEDU	LE			
Project Begi	Project Begin Year Project End Year				
2018	2018 2019				
PROJECT MANAGER: City Engineer					

STINSON ROAD NORTHERN SECTION FROM BENTWATER DRIVE TO THE REVERSE CURVE				
PROJECT	SUMMAR	RY		
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2020-2021	13	Roadway	Planning	High
FISCAL O	VERVIEW	7		
Cost			Source of Funding	
\$2, 000,000 A	August 201	8 Estimate	To Be Determined	
PROJECT	DESCRII	PTION		
Replace existing asphalt roadway with a concrete, two-lane roadway from Bentwater Drive to the reverse curve at 405 Stinson Road. It does not include the Muddy Creek Bridge and is about 0.66 miles in length. This is a straight and flat roadway with no four-way intersections.				
PROJECT SCHEDULE				
Project Begin Year Project End Year				
2020 2023				

	STREET MAINTENANCE				
PROJECT	SUMMAI	RY			
Starting in	Project	Category	Project Status	Priority	
Fiscal Year	No.				
2019-2020	14	Roadway	Planning	Routine	
FISCAL OV	VERVIEW	7			
Cost			Source of Funding		
\$750,000			City of Lucas General Fund		
PROJECT	DESCRI	PTION			
Each year, ro	oads requir	e proper mainten	ance to provide reliable mobility at minimal	cost.	
PROJECT	SCHEDU	LE			
Project Begi	Project Begin Year Project End Year				
2019	2019 2020				
PROJECT	PROJECT MANAGER: City Engineer				

WINNINGKOFF ROAD SOUTHERN SECTION				
	FRO	OM E. LUCAS I	ROAD TO THE REVERSE CURVE	
PROJECT	SUMMAR	RY		
Starting in	Project	Category	Project Status	Priority
Fiscal Year	No.			
2020-2021	15	Roadway	Planning	High
FISCAL O	VERVIEW	7		
Cost			Source of Funding	
\$2,000,000 A	August 201	8 Estimate	To Be Determined	
PROJECT	DESCRIE	PTION		
Replace existing asphalt roadway with a concrete, two-lane roadway from E. Lucas Road to the Reverse Curve north of Christian Lane. The project is about 0.6 miles in length. A new culvert 800 feet north of E. Lucas Road will be part of this project.				
PROJECT SCHEDULE				
Project Begin Year Project End Year				

2024

2020

	STREET MAINTENANCE				
PROJECT	SUMMAF	RY			
Starting in	Project	Category	Project Status	Priority	
Fiscal Year	No.				
2020-2021	16	Roadway	Planning	Routine	
FISCAL OV	VERVIEW	7			
Cost			Source of Funding		
\$750,000			City of Lucas General Fund		
PROJECT	DESCRIE	PTION			
Each year, ro	oads requir	e proper mainten	ance to provide reliable mobility at minima	cost.	
PROJECT	SCHEDU	LE			
Project Begi	Project Begin Year Project End Year				
2020	2020 2021				
PROJECT MANAGER: City Engineer					

	EXERCISE AND LEISURE LOOP				
DD O I E O'E	OT 13 5 4 T	X 7			
PROJECT	SUMMAR	RY			
Starting in	Project	Category	Project Status	Priority	
Fiscal Year	No.				
2020-2021	17	Trail	Planning	Low	
FISCAL OV	VERVIEW	7			
Cost	Cost Source of Funding				
\$\$\$	\$\$\$ To Be Determined				
PROJECT	DESCRIF	TION			
Construct a five-mile loop starting a City Hall and proceeding south along Country Club Road, west along W. Lucas Road, north along future Allison Lane, east along Estates Parkway, and south along Country Club Road ending at City Hall. The purpose of the loop is to provide a separate facility away from the vehicular traffic. The width of the loop pavement should be between seven and 14 feet depending on location and a desire to create a two-way facility. The loop may be constructed from crushed granite and/or concrete.					
PROJECT	SCHEDU	LE			
Project Begin Year Project End Year					

2026

PROJECT MANAGER: Development Services Director

2021

	SOUTHEAST MULTIPURPOSE TRAILS			
PROJECT	SUMMAF	RY		
Starting in Fiscal Year	Project No.	Category	Project Status	Priority
2020-2021	18	Trail	Planning	Low
FISCAL O	VERVIEW	7		
Cost			Source of Funding	
\$\$\$			To Be Determined	
PROJECT	DESCRIE	PTION		
Drive. The	se trails wo ngs School	ould connect with and the TP&L P	arpose trails south of W. Lucas Road and wesn the Exercise and Leisure Loop along W. owerlines in the southern part of the city. A	Lucas Road at
PROJECT	PROJECT SCHEDULE			
Project Begi	Project Begin Year Project End Year			
2021 2026				
PROJECT	PROJECT MANAGER: Development Services Director			

STREET MAINTENANCE						
PROJECT	SUMMAR	RY				
Starting in	Project	Category	Project Status	Priority		
Fiscal Year	No.	D 1	DI :	D:		
2021-2022	19	Roadway	Planning	Routine		
FISCAL O	VERVIEW	/				
Cost			Source of Funding			
\$5,000,000	\$5,000,000 City of Lucas General Fund					
PROJECT	DESCRIE	TION				
Each year, ro	oads requir	e proper mainte	nance to provide reliable mobility at minimal	cost.		
FY 2021-202	22 \$1,000,0	00				
FY 2022-202	23 \$1,000,0	00				
FY 2023-202	24 \$1,000,0	00				
FY 2024-202	25 \$1,000,0	00				
FY 2025-202	26 \$1,000,0	00				
PROJECT	SCHEDU	LE				
Project Begi	Project Begin Year Project End Year					
2021	2021 2026					
PROJECT MANAGER: City Engineer						

STREET MAINTENANCE						
PROJECT	SUMMAF	RY				
Starting in Fiscal Year	Project No.	Category	Project Status	Priority		
2026-2031	20	Roadway	Planning	Routine		
FISCAL OV	VERVIEW	7				
Cost			Source of Funding			
\$5,000,000			City of Lucas General Fund			
PROJECT	DESCRIE	TION				
Each year, ro	oads requir	e proper mainte	nance to provide reliable mobility at minimal	cost.		
FY 2026-202	27 \$1,000,0	00				
FY 2027-202	28 \$1,000,0	00				
FY 2028-202	29 \$1,000,0	00				
FY 2029-203	30 \$1,000,0	00				
FY 2030-203	31 \$1,000,0	00				
PROJECT	PROJECT SCHEDULE					
Project Begi	Project Begin Year Project End Year					
2026 2031						
PROJECT MANAGER: City Engineer						

Water System Projects CIP At-A-Glance

The following table is a quick reference guide that summarizes the CIP Water System Projects. It indicates the fiscal year in which the project is scheduled to begin, a project number for identification purposes, the recommended priority of implementation, the preliminary estimated costs for improvements, and the anticipated funding sources.

STARTING IN	PRIORITY	ESTIMATED	FUNDING
FISCAL YEAR	NO. and PROJECT	COST	SOURCE
	stimated and generated by BW2 Engineers in September 20		
easements, property	acquisition, permitting, mitigation, construction testing, and i	1	ded in the following
	information estimated and generated by BW2 E		
2016-2017	1. Parker Road 12-Inch Waterline Phase 1 –	\$292,037	Capital
	Section 1 from Stinson Road to Enchanted Way	(\$309,272	Improvements
		Actual)	Water Fund
	2. Parker Road Eight-Inch Waterline Phase 2	\$326,004	Capital
	from Shepherds Creek Drive to Santa Fe Trail	(\$527,234	Improvements
		Actual)	Water Fund
	3. North Pump Station Improvements:	\$2,421,513	Capital
	A) Add 500,000 Gallon Water Tower		Improvements
	B) Wiltshire Court Eight-Inch Waterline		Water Fund
	Connection		
	C) Replace Existing Pump Station		
	D) System Pressure Reducing Valves		
	4. Automatic Flushing Valves (AFVs) for Non-	\$400,000	Capital
	Looped Waterlines The location of these AFVs		Improvements
	will be installed where looping of the waterlines is		Water Fund
	not practical.		
	5. Meter Replacement	\$629,860	Capital
			Improvements
			Water Fund
	2016-2017 and 2017-2018 TOTAL	XXX	
2018-2019	6. Waterline Looping	\$1,200,000	То Ве
			Determined
	7. Parker Road Eight-Inch Waterline Phase 3	\$ -O-	TxDOT
	from Santa Fe Trail to Stinson Road		
	8. Rollingwood Circle/Choice Lane/Lakeview	\$432,165	То Ве
	Drive Six-Inch Waterline This project will		Determined
	improve water quality and fire protection to 97		
	homes.		
	9. A) Edgefield Lane/W. Lucas Road Six-Inch	\$113,530	То Ве
	Waterline		Determined
	B) Cedar Bend Trail/E. Lucas Road Six-Inch		
	Waterline These two projects will improve		
	water quality and fire protection to 32 homes.		
	10. Graham Lane and Rock Ridge Court Eight-	\$571,775	То Ве
	Inch Waterline Loop from Country Club Road to		Determined
	Rock Ridge Road		
	2018-2019 TOTAL	XXXX	
	11. Snider Lane Eight-Inch Waterline from	\$594,549	Impact Fees
	Shady Lane to Sterling Brown Lane This		

STARTING IN PRIORITY		ESTIMATED	FUNDING				
FISCAL YEAR	NO. and PROJECT	COST	SOURCE				
	estimated and generated by BW2 Engineers in September 20						
easements, property acquisition, permitting, mitigation, construction testing, and inspection are not included in the following							
information estimated and generated by BW2 Engineers.							
	project is a requirement of the Lakeview Downs						
	subdivision. Fire hydrants to be added and will						
	improve water quality on the east side of Lucas.						
	12. Glencove Circle and Crestview Circle Six-	\$224,255	To Be				
	Inch Extensions to Brockdale Park Road Eight-		Determined				
	Inch Loops This project will improve water						
	quality and fire protection to 15 homes and add						
2040 2020	fire hydrants to the area.	#00 < 000	T. D.				
2019-2020	13. Hickory Hill Street Eight-Inch Waterline	\$226,383	To Be				
	from Stinson Road to Brookhaven Drive This		Determined				
	project will improve water quality and fire						
	protection and add fire hydrants to 12 homes.	#212.051	T. D.				
	14. Manor Lane Eight-Inch Waterline This will	\$313,951	To Be				
	replace an undersized four-inch line, add fire		Determined				
	hydrants, and improve the water looping between						
	Estelle Lane and Winningkoff Road.	*					
	15. A) Rock Ridge Road 12-Inch Waterline from	\$491,953	To be				
	Estates Parkway to Fairbrook Circle and B)		Determined				
	Fairbrook Circle Eight-Inch Waterline This will						
	replace existing six-inch waterlines and bring						
	Fairbrook Circle into the Lucas Waterworks						
	System.	#4.50.4.50	T. D.				
	16. Repaint McGarity 200,000-Gallon Ground	\$150,150	To Be				
	Storage Tank	\$202.262	Determined				
	17. Enchanted Way/Brookhaven Drive Eight-	\$203,262	To Be				
	Inch Waterline This project will improve water		Determined				
	quality and fire protection to 23 homes.	# 5 < 772	T. D.				
	18. Rock Ridge Road/Lovejoy High School	\$56,773	To Be				
	Eight-Inch Waterline Loop This project		Determined				
	improves the looping on the west side of the city						
	and at the high school.	VVVV					
	2019-2020 TOTAL	XXXXX					
2020-2026	19. McGarity 950,000 Gallon Ground Storage	\$1,279,093	To Be				
	Tank		Determined				
	20. A) Shiloh Drive/Toole Drive Six-Inch	\$190,546	То Ве				
	Waterline Replacement		Determined				
	B) Braeburn Way Eight-Inch Waterline Loop	W = =					
	21. Fairbrook Circle/Graham Lane Eight-Inch	\$256,453	To Be				
	Waterline Loop		Determined				
	22. Lewis Lane Eight-Inch Waterline from	\$300,113	To Be				
	Shepherds Creek Drive to Green Acres Lane		Determined				
	23. Angel Parkway 12-Inch Waterline from	\$425,539	To Be				
	McGarity Lane to Estates Parkway		Determined				
	24. Ingram Lane Six- and 12-Inch Waterlines	\$836,217	То Ве				
	from McGarity Lane to W. Lucas Road		Determined				

STARTING IN FISCAL YEAR	PRIORITY NO. and PROJECT	ESTIMATED COST	FUNDING SOURCE
	stimated and generated by BW2 Engineers in September 201		
	acquisition, permitting, mitigation, construction testing, and i		
eusements, property	information estimated and generated by BW2 E		ica in ine jouowing
	25. Estates Road Eight-Inch Waterline	\$232,014	То Ве
	25. Estates Road Englic Hieli Waterline	Ψ232,011	Determined
	26. Chisholm Trail/Caman Park Drive and	\$322,203	To Be
	Turnberry Lane/Highland Drive Eight-Inch	#3 22,2 03	Determined
	Waterline Loops		
	27. Stinson Road/Enchanted Way Eight-Inch	\$142,278	To Be
	Waterline	" 3	Determined
	28. Stinson Road/E. Lucas Road Eight-Inch	\$147,827	To Be
	Waterline	. ,	Determined
	29. Rock Creek Estates Six-Inch Waterline	\$175,610	To Be
			Determined
	30. Stinson Road 12-Inch Waterline Connector	\$39,189	To Be
			Determined
	31. Repaint North Pump Station 750,000 Gallon	\$409,303	To Be
	Ground Storage Tank		Determined
	32. Repaint McGarity 350,000 Ground Storage	\$228,690	
	Tank		
	33. A) Parker Road 12-Inch Waterline Phase 1 -	\$835,239	То Ве
	Section 2		Determined
	B) Parker Road/Brookhaven Drive Eight-Inch		
	Waterline		
	2020-2026 TOTAL	XXXXX	
2026-2031	34. Replace McGarity 500,000 Gallon Water	\$1,372,140	To Be
	Tower		Determined
	35. Rock Ridge Road 12-Inch Waterline from	\$224,712	To Be
	Exchange Parkway to Fairbrook Circle		Determined
	36. Lakeview Downs/Trinity Park Six-Inch	\$1,135,688	То Ве
	Waterlines and Eight-Inch Loop		Determined
	37. Forest Grove Road/Horseman Drive/Orr	\$867,422	То Ве
	Road Six- and Eight-Inch Waterlines		Determined
	38. Orr Road (North) Eight-Inch Waterline	\$426,327	То Ве
		#0.2 :- :	Determined
	39. PR 5252 Six-Inch Waterline Replacement	\$93,486	
	40. Repaint North Pump Station 500,000 Gallon	\$297,124	
	Ground Storage Tank		

	PARKER R	OAD 12-INCH	WATERLIN	VE PI	HASE 1 – S	SECTION 1		
PROJECT SU	JMMARY							
Starting in Fiscal Year	Engineering Priority No.	Category	Project Status					
2016-2017	1	Water	2018 - Co :	2018 - Compete				
FISCAL OVE	ERVIEW							
Cost					Source of Funding			
\$62,900 Design	n				Capital Improvement Water Fund			
\$244,796 Contract								
\$36,879 Contingency								
\$10,000 Adjustment FY 16/17								
\$354,575 Total Budget								
\$292,037 September 2016 Estimate								
\$309,272 Actual								
	ESCRIPTION							
		rove infrastructu				xDOT Parker R	oad widening	
		existing six-inch	waterline ald	ong Pai	rker Road.			
PROJECT SO			D :		1			
, ,				ompletion Year				
2016 2018 - Co PROJECT MANAGER: City Engineer				Com	mplete			
		ty Engineer						
PROJECT D	ETAILS					III i. C	<u> </u>	
Description	Description				Estimated Quantity	Unit Cost	Cost	
Mobilization, Bonds, Insurance					1	\$11,500.00	\$11,500	
Traffic Control/ Construction Signing					1	\$3,000.00	\$3,000	
Erosion Control				1	\$5,000.00	\$5,000		
Trench Safety					2,115	\$1.50	\$3,173	
Furnish & install 12" PVC, including Class "B" embedment					2,100	\$60.00	\$126,000	
Furnish & install 12" PVC, by bore and jacking					25	\$320.00	\$8,000	
Furnish & install 8" PVC, including Class "B" embedment					15	\$42.00	\$630	
							w —	

25

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16

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3,000

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1

\$280.00

\$800.00

\$8,000.00

\$1,200.00

\$1,500.00

\$1,200.00

\$4,000.00

\$8,000.00

\$2,000.00

\$1,500.00

\$500.00

\$7.00

\$1.25

\$25,342

\$500.00

Furnish & install 8" PVC, by bore and jacking

Furnish & install Fire Hydrant, lead and 6" valve

Remove Existing Fire Hydrant and Return to City

Furnish & install Water Service Connection

Furnish & install 12" Bend

Furnish & install 8" Bend

Furnish & install 12" Tee

Furnish & install 12" Valve

Furnish & install 8" Valve

Block Sod

Seeding

Furnish & install 12"x8" Reducer

Connections to Existing Water Lines

Cut and Plug Existing Water Lines

Construction Contingency (10%)

Engineering/Surveying Services (10%)

\$7,000

\$8,000

\$4,800

\$7,500

\$1,200

\$12,000

\$8,000

\$2,000

\$1,000

\$24,000

\$3,500

\$3,750

\$25,342

\$500

\$800

These numbers were estimated and generated by BW2 Engineers in September 2016. The costs associated with rights-of-

way, easements, property acquisition, permitting, mitigation, construction testing, and inspection are not included in the following information estimated and generated by BW2 Engineers.

PARKER ROAD EIGHT-INCH WATER LINE PHASE 2					
PROJECT SU	J MMARY				
Fiscal Year	Engineering Priority No.	Category	Project Status		
2016-2017	2	Water	Complete		
FISCAL OVE	ERVIEW				
Estimated Cos	t			Source of Funding	
\$ 41,150 Design			Capital Improvement Water Fund		
\$ 447,218 Construction Contract			and Certificate of Obligation		
\$ 60,285 Contingency					
\$ 548,653 Total Budget					
\$ 326,004 September 2016 Estimate*					
\$ 527,234 Actu	ıal				

PROJECT DESCRIPTION

This project is needed to improve infrastructure and to accommodate the TxDOT Parker Road widening requiring Lucas to abandon an existing six-inch waterline along Parker Road. The scope of this project was change. *The original alignment was along Lewis Lane between Shepherds Creek Drive and Parker Road and then along Parker Road from Lewis Lane to Santa Fe Trail. The constructed alignment is from Lewis Lane and McCreary Drive via new and existing easements and the TxDOT right-of-way. A six-inch waterline was bored most of the length of the project to avoid removing trees and reducing the impacts to property owners.

PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2016	2018 - Compete

PROJECT MANAGER: City Engineer

PROJECT DETAILS

Description	Estimated	Unit Cost	Cost
	Quantity		
Mobilization, Bonds, Insurance	1	\$12,850.00	\$12,850
Traffic Control/ Construction Signing	1	\$2,000.00	\$2,000
Erosion Control	1	\$4,000.00	\$4,000
Trench Safety	3,500	\$1.50	\$5,250
Furnish & install 8" PVC, including Class "B" embedment	3,500	\$42.00	\$147,000
Furnish & install 8" PVC, by bore and jacking	80	\$280.00	\$22,400
Furnish & install 8" PVC, by wet bore	100	\$90.00	\$9,000
Furnish & install 8" PVC Creek Crossing, by bore and jacking	50	\$330.00	\$16,500
Furnish & install 8" Bend	1	\$4,050.00	\$4,050
Furnish & install 8" Valve	4	\$500.00	\$2,000
Furnish & install Fire Hydrant, including lead and 6" valve	4	\$4,000.00	\$16,000
Connections to Existing Water Lines	1	\$4,000.00	\$4,000
Block Sod	2,500	\$7.00	\$17,500
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	5,500	\$1.25	\$6,875
Construction Contingency (10%)	1	\$28,290	\$28,290
Engineering/Surveying Services (10%)	1	\$28,290	\$28,290
		Total:	\$326,004

NORTH PUMP STATION IMPROVEMENTS					
PROJECT SU	U MMARY				
Fiscal Year	Engineering Priority No.	Category	Project Status		
2016-2017	3	Water	Design		
FISCAL OVE	ERVIEW				
Estimated Cost Source of Funding				Source of Funding	
\$ 185,000 Design			Capital Improvement Water Fund		
\$ 2,777,240 for Construction			and Certificate of Obligation		
\$ 2,962,240 Total Budget					
\$ 2,267,692 September 2016 Estimate					
DROIECT DESCRIPTION					

PROJECT DESCRIPTION

- A) Provide new elevated storage tank. This will allow for the elimination of the lower pressure plane.
- B) This will allow the ground storage at the North Pump Station to be filled by the upper pressure plane eliminating water service to seven homes.
- C) Replace Existing Pump Station
- D) System Pressure Reducing Valves
- E) Update SCADA hardware and software

PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2016	2019

PROJECT MANAGER: City Engineer

PROJECT DETAILS

v	Estimated	Unit Cost	Cost
A) Add 500,000 Gallon Water Tower	Quantity		
Mobilization, Bonds, Insurance	1	\$60,000.00	\$60,000
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$4,000.00	\$4,000
Furnish & install 500,000 Gallon Elevated Storage Tank	1	\$1,100,000.00	\$1,100,000
Furnish & install Yard Piping/Valving	1	\$20,000.00	\$20,000
Furnish & install Electrical	1	\$45,000.00	\$45,000
Furnish & install Tank Piping/Valving	1	\$20,000.00	\$20,000
Site Work	1	\$5,000.00	\$5,000
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	4,000	\$1.25	\$5,000
Construction Contingency (10%)	1	\$118,440	\$118,440
Engineering/Surveying/Geotechnical Services (8%)	1	\$118,440	\$118,440
B) Wiltshire Court Connection			
Mobilization, Bonds, Insurance	1	\$3,850.00	\$3,850
Traffic Control/ Construction Signing	1	\$500.00	\$500
Erosion Control	1	\$2,550.00	\$2,550
Trench Safety	975	\$1.50	\$1,463
Furnish & install 8" PVC, including Class "B" embedment	975	\$42.00	\$40,950

Furnish & install 8" PVC, by wet bore	120	\$90.00	\$10,800
Furnish & install 8" Bend	1	\$4,300.00	\$4,300
Furnish & install 8" Valve	2	\$500.00	\$1,000
Furnish & install Fire Hydrant, including lead and 6" valve	1	\$4,000.00	\$4,000
Connections to Existing Water Lines	1	\$5,000.00	\$5,000
Block Sod	700	\$7.00	\$4,900
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	1,500	\$1.25	\$1,875
Construction Contingency (10%)	1	\$8,525	\$8,525
Engineering/Surveying Services (10%)	1	\$8,525	\$8,525
C) Replace Existing Pump Station			
Mobilization, Bonds, Insurance	1	\$17,000.00	\$17,000
Erosion Control	1	\$3,000.00	\$3,000
Furnish & install Pumps	3	\$20,000.00	\$60,000
Furnish & construct Pump Building	1	\$120,000.00	\$120,000
Furnish & install Pipes and Valves	1	\$50,000.00	\$50,000
Furnish & install Electrical	1	\$100,000.00	\$100,000
Site Work	1	\$5,000.00	\$5,000
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	2,000	\$1.25	\$2,500
Construction Contingency (10%)	1	\$37,537	\$37,537
Engineering/Surveying/Geotechnical Services (10%)	1	\$37,537	\$37,537
D) System Pressure Reducing Valves			
Furnish separate cost of product and cost to Install Residential Pressure Reducing Valve	1,200	\$200.00	\$240,000
E) Update SCADA			
	1	\$100,000.00	\$100,000
		Total:	\$2,367,692

AUTOMATIC FLUSHING VALVES FOR NON-LOOPED WATERLINES PROJECT SUMMARY Fiscal Year Engineering Category Project Status Priority No. 2016-2017 Water Complete FISCAL OVERVIEW **Estimated Cost** Source of Funding \$ 400,000 Actual Capital Improvement Water Fund \$ 400,000 September 2016 Estimate PROJECT DESCRIPTION

The location of these AFVs will be installed where looping of the waterlines is not practical. The scope of this project was changed. Temporary AFVs were installed and the looping of waterlines was moved to other projects.

PROJECT SCHEDULE

1110120122022	
Project Begin Year	Project Completion Year
2016	2018 - Complete

PROJECT MANAGER: Public Works Supervisor

PROJECT DETAILS

TROJECT BETMES			
Description	Estimated	Unit Cost	Cost
	Quantity		
Furnish separate cost of product and cost to Install	25	\$4,000.00	\$60,000
Automatic Flushing Valve			
Install looped water lines at locations to be determined			\$340,000
		Total:	\$400,000

NEPTUNE METERS REPLACEMENT						
PROJECT SU	PROJECT SUMMARY					
Fiscal Year	Engineering Priority No.	Category	Project Status			
2017-2018	5	Water	Construction			
FISCAL OVE	ERVIEW					
Estimated Cos	t			Source of Funding		
\$ 629,860 Contract				Capital Improvement Water Fund		
\$ 748,785 September 2016 Estimate						

PROJECT DESCRIPTION

Replace all existing RG3 meters and registers with Neptune equipment. The scope of this project was changed from an Advanced Metering Infrastructure (AMI) project to an Automatic Meter Reading (AMR) project.

PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2017	2020

PROJECT DETAILS:

Description	Estimated	Unit Cost	Cost
	Quantity		
Meters	<mark>5</mark>	\$??	\$629,860
		Total:	\$629 , 860

	WATERLINE LOOPING						
PROJECT SU	JMMARY						
Fiscal Year	Engineering Priority No.	Category	ntegory Project Status				
2016-2017	6	Water	Pla	anning			
FISCAL OVE	ERVIEW						
Estimated Cos	t	Source of Fund	ling				
\$1,200,000		TBD					
PROJECT D	ESCRIPTION	1					
Loop waterline	es to enhance tl	ne water system o	quality	and fire p	protection.		
PROJECT S	CHEDULE						
Project Begin	Year			Project (ect Completion Year		
2017				2022			
PROJECT I	DETAILS:						
Description					Estimated	Unit Cost	Cost
				Quantity			
Install waterline loops at locations to be determined					\$1,200,000		
						Total:	\$1,200,000
These number	rs were estimated	d and generated by	BW2	2 Engineer	s in September	2016. The costs	associated with

PARKER ROAD EIGHT-INCH WATERLINE PHASE 3 (FROM SANTA FE TRAIL TO STINSON ROAD)							
PROJECT S	SUMMARY						
Fiscal Year	Engineering Priority No.	Category	y Project Status				
2017-2018	7	Water	Co	nstructio	n		
FISCAL OV	ERVIEW	1					
Estimated Co	ost	Source of Fund	ding				
\$-0-		TxDOT Fund	ding o	ng of \$238,000			
PROJECT 1	DESCRIPTIO	N					
This project	is needed to ac	commodate the	TxD	OT Parke	er Road wide	ening requiring	g Lucas to abandon
						d and Stinson	Road. Staff worked
•		in funding from	ı TxD	OT for t	his project.		
PROJECT	SCHEDULI	E					
Project Begin	ı Year			Project Completion Year			
2018				2019			
PROJECT	MANAGER	: City Enginee	er				
PROJECT	DETAILS						
Description					Estimated Quantity	Unit Cost	Cost
					` '	Total:	\$-0-
These numb	ers were estimate	ed and generated l	by BW	2 Engine	ers in Septem	ber 2016. The	costs associated with

rights-of-way, easements, property acquisition, permitting, mitigation, construction testing, and inspection are not

included in the following information estimated and generated by BW2 Engineers.

ROLLINGWOOD CIRCLE/CHOICE LANE/LAKEVIEW DRIVE SIX-INCH WATERLINE LOOP							
PROJECT SU	JMMARY						
Fiscal Year	Engineering Priority No.	Category Project					
2018-2019 8 Water Planning				ınning			
FISCAL OVE	ERVIEW						
Estimated Cos	t				Source	e of Funding	
	ember 2016 Est				То Ве	Determined	
PROJECT D	ESCRIPTION						
This project w	ill improve wate	er quality and fire	prote	ection for 97	7 homes.		
PROJECT S	CHEDULE						
Project Begin	Year			Project Co	ompletion Ye	ear	
2018				2019			
PROJECT N	MANGER: C	ity Engineer					
PROJECT I	DETAILS						
Description					Estimated Quantity	Unit Cost	Cost
Mobilization, Bonds and Insurance					1	\$17,250.00	\$17,250
All Traffic Control, Barricading and Signing Measures					1	\$7,500.00	\$7,500
Temporary erosion control				1	\$8,500.00	\$8,500	
Cut and Plug Existing 2" Water Line				3	\$450.00	\$1,350	
Cut and Plug Existing 8" Water Line				1	\$500.00	\$500	
Furnish and In	stall Trench Saf	ety system			4550	\$1.75	\$7,963
Cut Out and R	Lemove Existing	8" Water Line a	s need	led	1	\$2,250.00	\$2,250
Cut Out and R	Lemove Existing	Reducer and 2"	Wate	r Line	3	\$1,500.00	\$4,500
Connect to Ex	isting 6" Water	Line			1	\$500.00	\$500
Furnish and In	stall 6" 11.25 D	egree Bend			4	\$675.00	\$2,700
Furnish and In	ıstall 6" 90 Degi	ee Bend			7	\$650.00	\$4,550
Furnish and In	ıstall 6"x6" Tee				1	\$1,000.00	\$1,000
Furnish and In	ıstall 6" Gate Va	alve			4	\$1,500.00	\$6,000
Furnish and Install Fire Hydrant, Valve and Riser				4	\$3,750.00	\$15,000	
Furnish and Install 6" waterline w/Class "B" Embedment			4550	\$ 45.00	\$204,750		
Furnish & Install 6" DR-18 w/14" Steel by Boring and Jacking			180	\$ 275.00	\$49,500		
Furnish and Install Long Service Water Line			1	\$ 1,250.00	\$1,250		
Furnish and Install Short Service Water Line					8	\$ 800.00	\$6,400
Furnish and Install Service Line Over 250 LF					2	\$ 5,000.00	\$10,000
Furnish and Pl	ing	1150	\$ 7.00	\$8,050			
Furnish and Pl	ace Grass Seed				2500	\$ 1.25	\$3,125
Construction (Contingency (10	%)			1	\$36,263.75	\$36,264
Engineering/S	urveying/Geote	echnical Services	(10%))	1	\$36,263.75	\$36,264

\$432,165

Total:

		•	S ROAD SIX-II AS ROAD SIX-I			
PROJECT SU	JMMARY					
Fiscal Year	Engineering Priority No.	Category	Category Project Status			
2018-2019	9	Water	Planning			
FISCAL OVE						
Estimated Cos					f Funding	
	mber 2016 Est			To Be De	etermined	
			e protection to 32	homes		
PROJECT S		i quanty and me	protection to 32	nomes.		
Project Begin			Project Co	ompletion Yea	r	
2018			2019			
PROJECT M	ANAGER:	City Engineer				
PROJECT I	ETAILS	•				
Description				Estimated Quantity	Unit Cost	Cost
A) Edgefield	Lane/West L	ucas Road Six-	Inch Waterline I	Loop		
Mobilization, F	Bonds and Insur	ance		1	\$3,150.00	\$3,150
All Traffic Control, Barricading and Signing Measures				1	\$2,000.00	\$2,000
Temporary erosion control including operational control of SW3P				1	\$4,000.00	\$4,000
Cut and Plug Existing 2" Water Line				1	\$450.00	\$450
Furnish and Install Trench Safety system, design and implementation				535	\$1.75	\$936
Cut Out and Remove Existing 12" Water Line as needed, Furnish and Install 12"x6" Tee			2	\$2,750.00	\$5,500	
Cut Out and Remove Existing 6" Water Line as needed, Furnish and Install 6"x6" Tee			1	\$1,850.00	\$1,850	
Connect to Ex	isting 6" Water	Line		1	\$500.00	\$500
	stall 6" Gate Va			2	\$1,500.00	\$3,000
Furnish and Install Fire Hydrant, Including 6" Gate Valve and Riser			1	\$3,750.00	\$3,750	
Furnish and Install 6" AWWA C900 DR-18 w/Class "B" Embedment			535	\$45.00	\$24,075	
Furnish and Install 6" AWWA C900 DR-18 w/14" Steel Casing by Boring and Jacking			50	\$275.00	\$13,750	
Furnish and In	Furnish and Install Long Service Water Line			2	\$1,250.00	\$2,500
Furnish and Pla Watering Until		ng, including all	Fertilization and	100	\$7.00	\$700
Furnish and P Watering Until		d, including all	Fertilization and	280	\$1.25	\$350

	Edgef	ield Subtotal:	\$66,511
B) Cedar Bend Trail/E. Lucas Road Six-inch Waterline Loo	p		
Mobilization, Bonds and Insurance	1	\$1,350.00	\$1,350
All Traffic Control, Barricading and Signing Measures	1	\$ 5,000.00	\$5,000
Temporary erosion control including operational control of SW3P	1	\$ 1,000.00	\$1,000
Furnish and Install Trench Safety system, design and implementation	105	\$ 1.75	\$184
Cut Out and Remove Existing 12" Water Line as needed, Furnish and Install 12"x6" Tee	1	\$ 2,750.00	\$2,750
Connect to Existing 6" Water Line	1	\$ 500.00	\$500
Furnish and Install 6" Gate Valve	1	\$ 1,500.00	\$1,500
Furnish and Install 6" AWWA C900 DR-18 w/Class "B" Embedment	105	\$ 45.00	\$4,725
Furnish and Install 6" AWWA C900 DR-18 w/14" Steel Casing by Boring and Jacking	40	\$ 275.00	\$11,000
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	70	\$1.25	\$88
	Ced	ar Bend Trail	\$28,096
		Subtotal:	
	Pro	ject Subtotal:	\$94,608
Construction Contingency (10%)	1	\$9,461.00	\$9,461
Engineering/Surveying/Geotechnical Services (10%)	1	\$9,461.00	\$9,461
		Total:	\$113,530

GRAHAM	GRAHAM LANE AND ROCK RIDGE COURT EIGHT-INCH WATERLINE LOOP						
	FROM CO	OUNTRY CLUB ROAD TO	ROCK RII	DGE ROAD			
PROJECT S			D : . C				
Fiscal Year	Engineering Priority No.	Category	Project Statu	IS			
2018-2019	,						
FISCAL OV	1 0	Water	Planning				
Estimated Co			Source of Fu				
\$571,775 Sep	tember 2016 E	stimate	To Be Deter	mined			
	DESCRIPTIO		001				
This project	will improve wa	ter quality and fire protection to	30 homes.				
	SCHEDULI	Ξ					
Project Begin	n Year		Project Com	pletion Year			
2018	161111000		2019				
		: City Engineer					
PROJECT	DETAILS		Estimated	Unit Cost	Cost		
Description			Quantity	Unit Cost	Cost		
Mobilization, Bonds, Insurance			1	\$22,500.00	\$22,500		
Traffic Control/ Construction Signing			1	\$2,000.00	\$2,000		
Erosion Control			1	\$13,000.00	\$13,000		
Trench Safety			5,230	\$1.50	\$7,845		
Furnish & install 6" PVC, including Class "B" embedment			3,115	\$35.00	\$109,025		
Furnish & in	stall 6" PVC, by	bore and jacking	80	\$260.00	\$20,800		
Furnish & in	stall 6" PVC, by	wet bore	185	\$75.00	\$13,875		
Furnish & in	stall 8" PVC, in	cluding Class "B" embedment	2,115	\$42.00	\$88,830		
		bore and jacking	90	\$280.00	\$25,200		
Furnish & in	stall 8" PVC, by	wet bore	100	\$90.00	\$9,000		
Furnish & in	stall 6" Bend		1	\$2,250.00	\$2,250		
Furnish & in	stall 8" Bend		1	\$1,085.00	\$1,085		
Furnish & in	stall 6" Valve		1	\$400.00	\$400		
Furnish & in	stall 8" Valve		4	\$500.00	\$2,000		
Furnish & install 8"x6" reducer			1	\$700.00	\$700		
Connections to Existing Water Lines			1	\$10,000.00	\$10,000		
Furnish & install Fire Hydrant, including lead and 6" valve			9	\$4,000.00	\$36,000		
Cut and Plug Existing Water Lines			1	\$4,500.00	\$4,500		
Remove Existing Fire Hydrant and Return to City			2	\$500.00	\$1,000		
Furnish & install Water Service Connection			28	\$1,500.00	\$42,000		
Block Sod			8,000	\$7.00	\$56,000		
	Place Grass See til Established	d, Including all Fertilization and	3,625	\$1.25	\$4,531		

Construction Contingency (10%)

\$49,617

\$49,617

Engineering/Surveying Services (10%)	1	\$49,617	\$49,617
		Total:	\$571,775

SNIDER LANE EIGHT-INCH WATERLINE PROJECT SUMMARY Fiscal Year Engineering Category Project Status Priority No. 2018-2019 Water Complete FISCAL OVERVIEW Source of Funding \$594,549 September 2016 Estimate Impact Fees \$xxxx Actual PROJECT DESCRIPTION This project is a requirement of the Lakeview Downs subdivision, add fire hydrants, and will improve water quality on the east side of Lucas. PROJECT SCHEDULE Project Begin Year Project Completion Year 2018 - Complete 2017 **PROJECT MANAGER:** City Engineer PROJECT DETAILS Description Estimated Unit Cost Cost Quantity Mobilization, Bonds, Insurance \$23,500.00 \$23,500 1 Traffic Control/ Construction Signing 1 \$6,500.00 \$6,500 Erosion Control 1 \$15,000.00 \$15,000 6,075 \$9,113 Trench Safety \$1.50 Furnish & install 8" PVC, including Class "B" embedment 6,075 \$42.00 \$255,150 Furnish & install 8" PVC, by bore and jacking 80 \$280.00 \$22,400 Furnish & install 8" PVC Creek Crossing, by bore and jacking 50 \$330.00 \$16,500 Furnish & install 8" PVC, by wet bore 270 \$90.00 \$24,300 Furnish & install 8" Bend 1 \$3,150.00 \$3,150 Furnish & install 8" Tee 1 \$900.00 \$900 7 Furnish & install 8" Valve \$500.00 \$3,500 Furnish & install Fire Hydrant, including lead and 6" valve 13 \$4,000.00 \$52,000 Connections to Existing Water Lines 1 \$4,000.00 \$4,000 Cut and Plug Existing Water Lines \$2,225.00 \$2,225 1 Furnish & install Water Service Connection 20 \$1,500.00 \$30,000 Remove Existing Fire Hydrant and Return to City 1 \$500.00 \$500 \$7,000 Block Sod 1,000 \$7.00 Seeding 12,500 \$1.25 \$15,625 Construction Contingency (10%) 1 \$51,593 \$51,593 \$51,593 Engineering/Surveying Services (10%) 1 \$51,593

These numbers were estimated and generated by BW2 Engineers in September 2016. The costs associated with rights-of-way, easements, property acquisition, permitting, mitigation, construction testing, and inspection are not included in the following information estimated and generated by BW2 Engineers.

\$594,549

Total:

GLENCOVE CIRCLE AND CRESTVIEW CIRCLE SIX-INCH EXTENSIONS TO BROCKDALE PARK ROAD EIGHT-INCH WATERLINE LOOPS

PROJECT SUMMARY						
Fiscal Yo	ear Enginee Priority	0	ategory	Project Status		
2018 ₋ 20	10 12	T	Water	Planning		

FISCAL OVERVIEW

Estimated Cost	Source of Funding
\$224,255 September 2016 Estimate	To Be Determined

PROJECT DESCRIPTION

This project will improve water quality and fire protection to 15 homes and add fire hydrants to the area.

PROJECT SCHEDULE

J	
Project Begin Year	Project Completion Year
2018	2019

PROJECT MANAGER: City Engineer

PROJECT DETAILS

Description	Estimated	Unit Cost	Cost
	Quantity		
Mobilization, Bonds, Insurance	1	\$9,000.00	\$9,000
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$5,100.00	\$5,100
Trench Safety	1,965	\$1.50	\$2,948
Furnish & install 6" PVC, including Class "B" embedment	1,965	\$35.00	\$68,775
Furnish & install 6" PVC, by bore and jacking	40	\$260.00	\$10,400
Furnish & install 6" PVC, by wet bore	180	\$75.00	\$13,500
Furnish & install 6" Bend	1	\$2,500.00	\$2,500
Furnish & install 6" Valve	2	\$400.00	\$800
Furnish & install Fire Hydrant, including lead and 6" valve	4	\$4,000.00	\$16,000
Connections to Existing Water Lines	1	\$7,750.00	\$7,750
Cut and Plug Existing Water Lines	1	\$4,000.00	\$4,000
Furnish & install Water Service Connection	14	\$1,500.00	\$21,000
Block Sod	3,000	\$7.00	\$21,000
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	1,375	\$1.25	\$1,719
Construction Contingency (10%)	1	\$19,382	\$19,382
Engineering/Surveying Services (10%)	1	\$19,382	\$19,382
		Total:	\$224,255

HICKORY HILL STREET EIGHT-INCH WATERLINE FROM STINSON ROAD TO BROOKHAVEN DRIVE

PROJEC'	Γ SUMMARY
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Fiscal Year	Engineering	Category	Project Status
	Priority No.		
2019-2020	13	Water	Planning

FISCAL OVERVIEW

Estimated Cost	Source of Funding
\$226,383 September 2016 Estimate	To Be Determined

PROJECT DESCRIPTION

This project will improve water quality and fire protection to 12 homes.

PROJECT SCHEDULE

Project Begin Year	Project Completion Year
2019	2020

PROJECT MANAGER: City Engineer

PROJECT DETAILS

Description	Estimated	Unit Cost	Cost
•	Quantity		
Mobilization, Bonds, Insurance	1	\$9,000.00	\$9,000
Traffic Control/ Construction Signing	1	\$1,000.00	\$1,000
Erosion Control	1	\$5,300.00	\$5,300
Trench Safety	2,120	\$1.50	\$3,180
Furnish & install 8" PVC, including Class "B" embedment	2,120	\$42.00	\$89,040
Furnish & install 8" PVC, by bore and jacking	40	\$280.00	\$11,200
Furnish & install 8" PVC, by wet bore	100	\$90.00	\$9,000
Furnish & install 8" Bend	1	\$1,500.00	\$1,500
Furnish & install 8" Valve	3	\$500.00	\$1,500
Connections to Existing Water Lines	1	\$5,000.00	\$5,000
Furnish & install Fire Hydrant, including lead and 6" valve	2	\$4,000.00	\$8,000
Cut and Plug Existing Water Lines	1	\$1,800.00	\$1,800
Furnish & install Water Service Connection	12	\$1,500.00	\$18,000
Remove Existing Fire Hydrant and Return to City	2	\$500.00	\$1,000
Block Sod	3,015	\$7.00	\$21,105
Furnish and Place Grass Seed, Including all Fertilization and Watering Until Established	1,175	\$1.25	\$1,469
Construction Contingency (10%)	1	\$19,645	\$19,645
Engineering/Surveying Services (10%)	1	\$19,645	\$19,645
		Total:	\$226,383

MANOR LANE EIGHT-INCH WATERLINE PROJECT SUMMARY Fiscal Year Engineering Project Status Category Priority No. 14 2019-2020 Water Planning FISCAL OVERVIEW **Estimated Cost** Source of Funding \$313,951 September 2016 Estimate To Be Determined PROJECT DESCRIPTION This will eliminate an undersized four-inch line, add fire hydrants, and improve the water looping between Estelle Lane and Winningkoff Road. PROJECT SCHEDULE Project Begin Year Project Completion Year 2019 2020 PROJECT MANAGER: City Engineer PROJECT DETAILS Description Estimated Unit Cost Cost Quantity Mobilization, Bonds, Insurance \$12,500.00 \$12,500 Traffic Control/ Construction Signing 1 \$3,150.00 \$3,150 Erosion Control \$7,500.00 1 \$7,500 Trench Safety 3,010 \$1.50 \$4,515 Furnish & install 8" PVC, including Class "B" embedment 3,010 \$42.00 \$126,420 Furnish & install 8" PVC, by bore and jacking 40 \$280.00 \$11,200 Furnish & install 8" PVC, by wet bore 115 \$90.00 \$10,350 Furnish & install 8" Bend 1 \$1,500.00 \$1,500 Furnish & install 8" Valve 3 \$500.00 \$1,500 Connections to Existing Water Lines 1 \$6,250.00 \$6,250 Furnish & install Fire Hydrant, including lead and 6" valve \$4,000.00 6 \$24,000 Cut and Plug Existing Water Lines 1 \$2,000.00 \$2,000 Furnish & install Water Service Connection 6 \$1,500.00 \$9,000 Remove Existing Fire Hydrant and Return to City 5 \$500.00 \$2,500 Block Sod 5,025 \$7.00 \$35,175 Furnish and Place Grass Seed, Including all Fertilization and 1,675 \$2,094 \$1.25 Watering Until Established

These numbers were estimated and generated by BW2 Engineers in September 2016. The costs associated with rights-of-way, easements, property acquisition, permitting, mitigation, construction testing, and inspection are not included in the following information estimated and generated by BW2 Engineers.

Construction Contingency (10%)

Engineering/Surveying Services (10%)

\$27,148

\$27,148

\$313,951

\$27,148

\$27,148

Total:

1

1

ROCK RIDGE ROAD 12-INCH WATERLINE FROM ESTATES PARKWAY TO

			ATERLINE I BROOK CIRC			
PROJECT SI	UMMARY					
Fiscal Year	Engineering Priority No.	Category	Project Statu	S		
2019-2020	15	Water	Planning			
FISCAL OVE	ERVIEW					
Estimated Cos				Source of I		
	ember 2016 Esti			To Be Dete	ermined	
	ESCRIPTION			2.1		
* /	•	r quality and fire	e protection to 2	3 homes.		
	CHEDULE					
Project Begin	Year				mpletion Year	
2019	(4) 14 OFF	O: T :		2020		
	MANAGER:	City Engineer				
PROJECT I	JE IAILS			Estimated	Unit Cost	Cost
Description				Quantity		
Mobilization, l	Bonds, Insurance	e		1	\$19,500.00	\$19,500
Traffic Contro	ol/ Construction	Signing		1	\$5,000.00	\$5,000
Erosion Contr	ol			1	\$10,400.00	\$10,400
Trench Safety				4,165	\$1.50	\$6,248
	tall 8" PVC, inclu	~	embedment	925	\$42.00	\$38,850
	all 8" PVC, by w			100	\$90.00	\$9,000
	tall 12" PVC, inc	_		3,240	\$60.00	\$194,400
	tall 12" PVC, by		g	40	\$320.00	\$12,800
	tall 12" PVC, by	wet bore		120	\$130.00	\$15,600
Furnish & inst	all 12" Bend			1	\$3,000.00	\$3,000
Furnish & inst	all 12" Tee			1	\$1,250.00	\$1,250
Furnish & inst	all 8" Valve			5	\$500.00	\$2,500
Furnish & inst	all 12" Valve			1	\$1,500.00	\$1,500
Furnish & inst	all Fire Hydrant	, including lead	and 6" valve	9	\$4,000.00	\$36,000
Connections to	o Existing Water	Lines		1	\$5,000.00	\$5,000
Cut and Plug I	Existing Water L	ines		1	\$2,250.00	\$2,250
Furnish & inst	all Water Service	e Connection		14	\$1,500.00	\$21,000
Remove Exist	ing Fire Hydrant	and Return to	City	6	\$500.00	\$3,000
Block Sod				1,325	\$7.00	\$9,275
Seeding				8,000	\$1.25	\$10,000
Construction (Contingency (10°	2/0)		1	\$42,690	\$42,690
Engineering/S	Surveying Service	es (10%)		1	\$42,690	\$42,690

\$491,953

Total:

REF	PAINT MCG	ARITY 200,00	0-GALLON	GROUND	STORAGE TA	NK
PROJECT SU	J MMARY					
Fiscal Year	Engineering Priority No.	Category	Project Statu	18		
2019-2020	16	Water	Planning			
FISCAL OVE	ERVIEW			_		
Estimated Cos				Source of Fu		
	ember 2016 Esti			To Be Deter	mined	
	ESCRIPTION					
•	00-gallon ground	l storage tank at	McGarity Pum	p Station		
PROJECT S	CHEDULE					
Project Begin	Year			Project Com	pletion Year	
2019				2020		
PROJECT N	MANAGER:	City Engineer				
PROJECT I	DETAILS					
Description				Estimated Quantity	Unit Cost	Cost
Mobilization, I	Bonds, Insurance	е		1	\$8,000.00	\$8,000
Repaint existin	g 200,000-gallor	n ground storage	e tank	1	\$120,000.00	\$120,000
Disinfect Tank	[1	\$2,000.00	\$2,000
Construction (Contingency (10 ^o	2%)		1	\$13,430.00	\$13,430
Engineering/S	urveying Service	es (5%)		1	\$6,730	\$6,730
					Total:	\$150,150

ENCH	ANTED WA	Y/BROOKH	AVEN DRIVE	E EIGHT-I	NCH WATE	RLINE
PROJECT SU	JMMARY					
Fiscal Year	Engineering Priority No.	Category	Project Status			
2019-2020	17	Water	Planning			
FISCAL OVE	ERVIEW					
Estimated Cos				Source of F		
	ember 2016 Esti			To Be Dete	rmined	
	ESCRIPTION					
This project wi	ıll ımprove wate	er quality and fire	e protection to 23	homes.		
PROJECT S	CHEDULE					
Project Begin				Project Con	npletion Year	
2019				2020		
	MANAGER:	City Engineer				
PROJECT I	DETAILS					
Description				Estimated Quantity	Unit Cost	Cost
Mobilization, I	Bonds, Insuranc	е		1	\$8,000.00	\$8,000
Traffic Contro	l/ Construction	Signing		1	\$500.00	\$500
Erosion Contr	ol			1	\$1,400.00	\$1,400
Trench Safety				3,235	\$1.50	\$4,853
Furnish & inst	all 8" PVC, incl	uding Class "B"	embedment	3,235	\$42.00	\$135,870
Furnish & inst	all Fire Hydrant	, including lead	and 6" valve	1	\$4,000.00	\$4,000
Connections to	Existing Wate	r Lines		1	\$3,500.00	\$3,500
Block Sod				150	\$7.00	\$1,050
Watering Until	Established		Fertilization and	7,050	\$1.25	\$8,813
Construction (Contingency (10	%)		1	\$17,638	\$17,638
	urveying Service			1	\$17,638	\$17,638
					Total:	\$203,262

ROCK RI	DGE ROAD	/LOVEJOY H	HIGH SCHOO	L EIGHT	-INCH WA	TER LINE
PROJECT SU	JMMARY					
Fiscal Year	Engineering Priority No.	Category	Project Status			
2019-2020	18	Water	Planning			
FISCAL OVE						
Estimated Cos				Source of F		
	nber 2016 Estir			To Be Dete	rmined	
	ESCRIPTION		:1 6:1 ::	1.	11.	1.6
at the high sch		oing on the west	side of the city an	id improves w	vater quality an	d fire protection
PROJECT S						
Project Begin				Project Cor	mpletion Year	
2019	i cai			2020	inpiction rear	
	ANAGER:	City Engineer				
PROJECT I		7 8				
Description				Estimated	Unit Cost	Cost
_				Quantity		
· ·	Bonds, Insuranc			1	\$2,250.00	\$2,250
Traffic Control	l/ Construction	Signing		1	\$1,000.00	\$1,000
Erosion Contro	ol			1	\$1,800.00	\$1,800
Trench Safety				770	\$1.50	\$1,155
Furnish & insta	all 8" PVC, incl	uding Class "B"	embedment	770	\$42.00	\$32,340
Furnish & insta	all 8" Bend			1	\$750.00	\$750
Connections to	Existing Wate	r Lines		1	\$5,500.00	\$5,500
Furnish and P. Watering Until		d, Including all I	Fertilization and	1,700	\$1.25	\$2,125
Construction (Contingency (10	1%)		1	\$4,927	\$4,927
Engineering/S	urveying Servic	es (10%)		1	\$4,927	\$4,927

\$56,773

Total:

EXHIBIT "A" CITY OF LUCAS

Water and Roadway
Impact Fees

Prepared for

City of Lucas



September 13, 2018

Water and Roadway Impact Fees

PURPOSE

The purpose of this document is to provide the City of Lucas with the results of the current impact fee update of the water and roadway impact fees required for the ordinance regarding the City's water and roadway impact fees.

METHODOLOGY

- · Review land use assumptions.
- Review and update population projections.
- Prepare 10-year CIP for the water system improvements based on land use assumptions and population projections.
- Prepare 10-year CIP for roadway improvements based on land use assumptions and population projections.
- Calculate water impact fee based on 10-year CIP for water system improvements.
- Calculate roadway impact fee based on 10-year CIP for roadway improvements.

LAND USE ASSUMPTIONS

The land use assumptions for the City were recently updated as part of the recent update of the City's Comprehensive Plan. Since the land use assumptions are current, they were reviewed as they affect the service areas for the water and roadway impact fees and utilized for this impact fee update. The current land use assumptions are consistent with the land use assumptions utilized in the previous impact fee update.

POPULATION PROJECTIONS

The present population has been estimated at approximately 8,405. Under present economic conditions, it is anticipated that growth will continue to be steady and that the service area will continue to experience a consistent and even population growth through the next 10 years. Consequently, the population growth for the next 10-year period is projected to be approximately 3,640 new residents.

CAPITAL IMPROVEMENTS PLAN

Water CIP

The 10-year Capital Improvements Plan (CIP) for water system improvements is shown on the Exhibit included in Appendix A. This 10-year water CIP is based on projected demand in the service area, resulting from the land use assumptions and the population projections. Lists of the eligible projects with their estimated project costs are shown on the two tables of water system improvement projects included in Appendix A. One of the tables lists the pumping and storage facilities and the other table lists the water lines.

Water and Roadway Impact Fees

Roadway CIP

The 10-year Capital Improvements Plan (CIP) for roadway improvements is shown on the Exhibit included in Appendix B. This 10-year roadway CIP is based on projected demand in the City, resulting from the land use assumptions and the population projections. A list of the eligible projects with their estimated project costs is included in Appendix B.

IMPACT FEE CALCULATIONS

Water Impact Fee

The maximum water impact fee has been calculated to be \$3,473.00 for a 3/4 inch meter and \$4,862.00 for a 1 inch meter. The maximum water impact fee allowed was based on utilizing the credit approach for calculating this fee. The calculations for the maximum water impact fee are included in Appendix C. Also included in Appendix C is the conversion table, which shows the maximum water impact fees allowed for the different size meters (utilizing the 3/4 inch meter as the service unit equivalent with an impact fee of \$3,473.00 per 3/4 inch meter).

Roadway Impact Fee

The maximum assessable roadway impact fee per service unit (vehicle mile) has been calculated to be \$2,133.77. The roadway impact fee calculations are shown in Appendix D. These calculations are based on the demands anticipated to be placed on the City's roadway systems over the next 10 years due to residential growth and commercial growth. Also included in Appendix D are the impact fees per development unit, based on vehicle miles attributed to different types of land use.

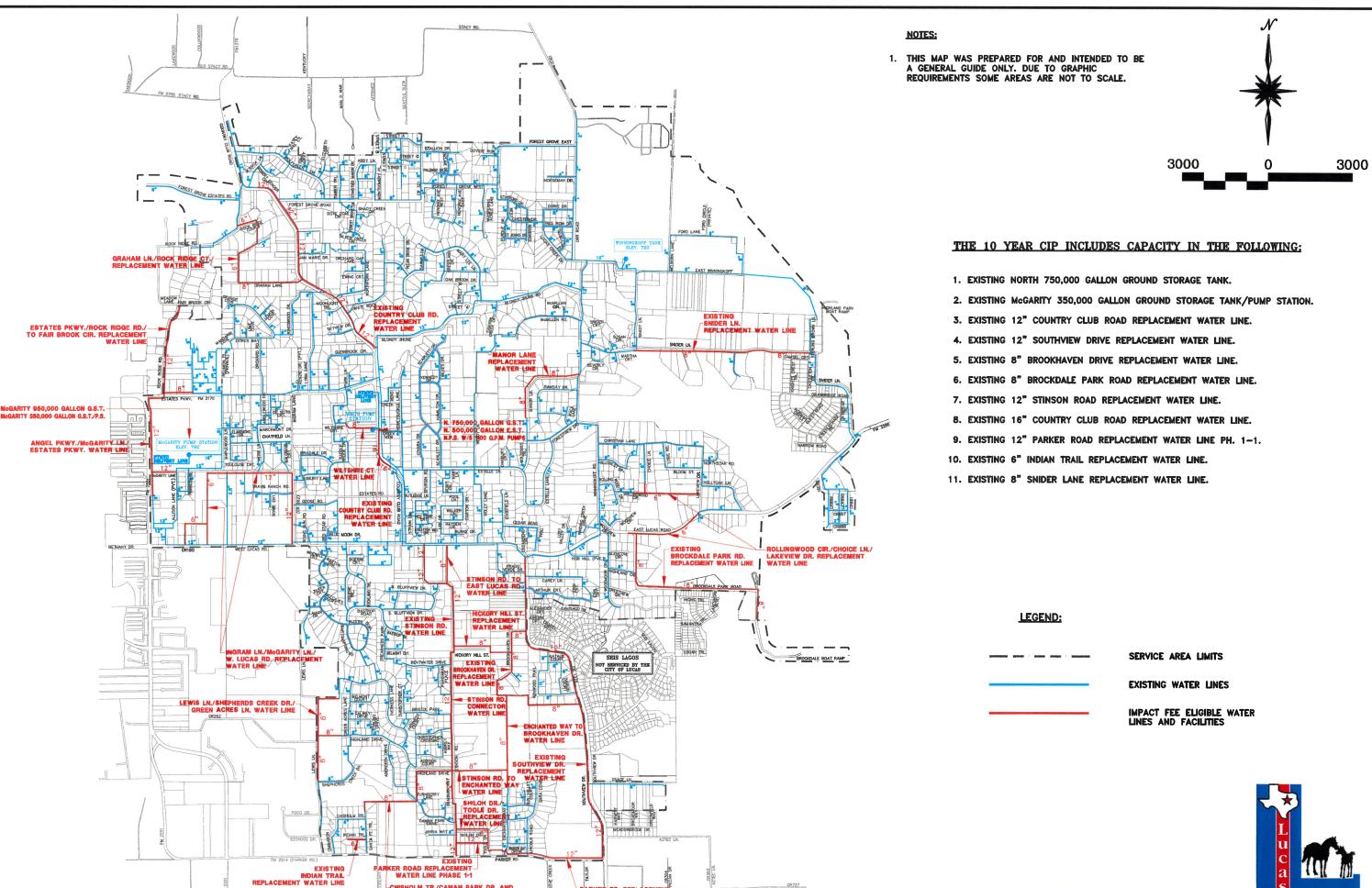
Impact Fees by Equivalent Meter Size Summary of Recommended Water

		Calculated Max.	Water	Impact	Fee	\$3,473	\$4,862	\$13,893	\$83,356	\$173,659	\$250,069	
		Existing	Water	Impact	Fee	\$3,928	\$5,500	\$15,714	\$98,194	\$204,572	\$294,583	
			AWWA	Meter	Ratio	1.0	1.4	4.0	24.0	50.0	72.0	
TABLE III-13 CITY OF LUCAS, TEXAS	MAXIMUM WATER IMPACT FEES		Water	Service	Unit	5/8" & 3/4" Meters	1	2"	4"	9	 80	Constitution Second

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Land-Use Vehicle-Mile Equivalency Table

Land Use	Dev. Unit	Trip Rate	Trip Length	Veh-Mi Per Dev Unit	×	Impact Fee per Veh-Mi	Ű	Impact Fee Per Dev Unit
Residential Residential Other Not Specified	na na	1.01	4.20	4.24 4.24	× ×	\$2,133.77 \$2,133.77	n.	\$9,047.18 \$9,047.18
Office General Office Building Medical/ Dental Office Other Not Specified	1000 Sq. ft. 1000 Sq. ft. 1000 Sq. ft.	1.49 3.72 1.49	4.80 4.80 4.80	7.15 17.86 7.15	×××	\$2,133.77 \$2,133.77 \$2,133.77	n u o	\$15,256.46 \$38,109.13 \$15,256.46
Retail/Commercial Shopping Center Home Improvement Superstore	1000 Sq. ft. 1000 Sq. ft. 1000 Sq. ft.	2.48 1.72 6.69	3.20 1.95	7.94 3.35 7.02	×××	\$2,133.77 \$2,133.77 \$2,133.77	11 11 11	\$16,942.13 \$7,148.13 \$14,979.07
Restaurant Fast Food with Drive Thru Gasoline/Service Station with Cony	1000 Sq. ft. 1000 Sq. ft. Fueling Positions	6.12 17.32 5.89	1.90 2.15 0.90	11.63 37.24 5.30	×××	\$2,133.77 \$2,133.77 \$2,133.77	и и и	\$24,815.75 \$79,461.59 \$11,308.98
Hotel Bank with Drive Thru Others Not Specified	Rooms 1000 Sq. ft. 1000 Sq. ft.	0.59 27.44 2.48	3.20 1.25 3.20	1.89 34.30 7.94	×××	\$2,133.77 \$2,133.77 \$2,133.77	11 11 11	\$4,032.83 \$73,188.31 \$16,942.13
Light Industrial General Light Industrial Industrial Park Mini Warehouse (Self Storage) Others Not Specified	1000 Sq. ft. 1000 Sq. ft. 1000 Sq. ft. 1000 Sq. ft.	0.98 0.26 0.98	8.30 8.30 8.30 8.30	3.23 9.23 3.23	××××	\$2,133.77 \$2,133.77 \$2,133.77 \$2,133.77	11 11 11 11	\$6,892.08 \$6,059.91 \$1,835.04 \$6,892.08
Institutional Primary/ Middle School High School Day Care Center Church Others Not Specified	Students Students Students 1000 Sq. ft.	0.15 0.14 0.83 0.66 0.66	2.10 2.10 2.10 1.45	0.32 0.29 1.74 0.96 0.96	****	\$2,133.77 \$2,133.77 \$2,133.77 \$2,133.77 \$2,133.77		\$682.81 \$618.79 \$3,712.76 \$2,048.42 \$2,048.42



PARKER RD. REPLACEMENT WATER LINE PHASE 1-2

CHISHOLM TR./CAMAN PARK DR. AND TURNBERRY LN./HIGHLAND DR. WATER LINES

WATER SYSTEM 10 YEAR CIP

