



AGENDA

Planning and Zoning Commission Meeting

December 9, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the City of Lucas Planning and Zoning Commission will be held on Thursday, December 9, 2021 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, 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.

To join the meeting, please click this URL:

<https://us06web.zoom.us/j/92691972860?pwd=cWJxTnZGWW1hZDhDVlFNSXJwZFpTQT09>

and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 926 9197 2860

Passcode: 813188

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Speak Remotely Via Zoom: If you would like to attend a meeting remotely and speak via Zoom, email the City Secretary at shenderson@lucastexas.us by 4:00 pm noting the item you wish to speak on and noting your attendance will be remote. Please note, any requests received after 4:00 pm will not be included at the meeting.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email the City Secretary at shenderson@lucastexas.us by no later than 4:00 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 4:00 pm will not be included at the meeting.

Call to Order

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

Public Hearing

1. Public hearing to consider the request by Bill Shipley on behalf of Golden Chick for a Specific Use Permit (SUP) to allow a drive-thru restaurant on a proposed tract of land, zoned Commercial Business, being 0.833 acres, on Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821, Collin County Texas, also known as 451 South Angel Parkway. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action on the specific use permit request

Regular Agenda

2. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for a 17.646-acre parcel of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas. **(Development Services Director Joe Hilbourn)**
3. Consider the request by Todd Winters on behalf of Barrett Owens for approval of a preliminary plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, more commonly known as 1900 Estates Parkway, Lucas, Texas. **(Development Services Director Joe Hilbourn)**
4. Consider updates to Chapters 1, 2 and 3 of the City of Lucas Comprehensive Plan dated March 2017. **(Planning and Zoning Commission)**
5. Consider approval of the minutes of the October 14, 2021 and November 11, 2021, Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

Executive Agenda

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 regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

6. Executive Session: An Executive Session is not scheduled for this meeting.
7. Adjournment.

Certification

I do 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, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on December 3, 2021.

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

December 9, 2021

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider the request by Bill Shipley on behalf of Golden Chick for a Specific Use Permit (SUP) to allow a drive-thru restaurant on a proposed tract of land, zoned Commercial Business, being 0.833 acres, on Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821, Collin County Texas, also known as 451 South Angel Parkway.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action on the specific use permit request

Background Information

Golden Chick is building a 1,914 square foot restaurant with a proposed drive through window. The site is currently zoned Commercial Business. Per Section 14.03.353 of the City's Code of Ordinances, businesses with a drive-through, drive-in and drive-up shall be allowed only upon the approval of a specific use permit.

Attachments/Supporting Documentation

- 1. Public Notice
- 2. Concept Plan
- 3. Location Map

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the specific use permit with the following recommendations:

- 1. Tie the attached concept plan to the SUP
- 2. All exterior lighting will be on a timer, that turns all lights except security lighting off thirty minutes after close of business.
- 3. Hours of operation are 6:00 a.m. to 1:00 a.m. (Golden Chick's current hours of operation are 10:00 a.m. until 10:00 p.m. Staff is recommending the hours of 6:00 a.m. to 1:00 a.m. to be consistent with surrounding businesses as the SUP goes with the property should it change hands.
- 4. Exterior lighting shall omit no glare across property lines.



City of Lucas
Planning and Zoning Agenda Request
December 9, 2021

Motion

I make a motion to recommend to the City Council to approve/deny the request by Bill Shipley on behalf of Golden Chick for a Specific Use Permit to allow a drive-thru restaurant on a proposed tract of land, zoned Commercial Business, being 0.833 acres, on Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821, Collin County Texas, also known as 451 South Angel Parkway.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, December 9, 2021 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, December 16, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a drive-thru for a restaurant at 451 S. Angel Parkway. The property is Zoned Commercial and more particularly described as follows:

WHEREAS, PENNINGTON PARTNERS, LTD. IS THE OWNER OF THAT CERTAIN 36,293 SQUARE FEET (0.833 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NUMBER 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS; SAID 36,293 SQUARE FEET (0.833 ACRE) OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO PENNINGTON PARTNERS, LTD. (HEREINAFTER REFERRED TO AS PENNINGTON PARTNERS TRACT), AS RECORDED IN VOLUME 5184, PAGE 1102, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.); SAID 36,293 SQUARE FEET (0.833 ACRE) BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FIVE-EIGHTHS INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 4838" SET FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, DONALD ALAN ADDITION (HEREINAFTER REFERRED TO AS LOT 1), AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2019-700, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE SOUTH 89 DEGREES 14 MINUTES 22 SECONDS WEST WITH THE COMMON LINE BETWEEN THE REMAINDER OF SAID PENNINGTON PARTNERS TRACT AND SAID LOT 1, A DISTANCE OF 302.44 FEET TO A ONE-HALF INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE WESTERLY SOUTHWEST CORNER OF THE REMAINDER OF SAID PENNINGTON PARTNERS TRACT, SAME BEING THE EXISTING EAST RIGHT-OF-WAY LINE OF ANGEL PARKWAY, ALSO KNOWN AS F.M. HIGHWAY 2170 AND F.M. HIGHWAY 2551 (VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN INSTRUMENT NUMBER 2020030600326240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

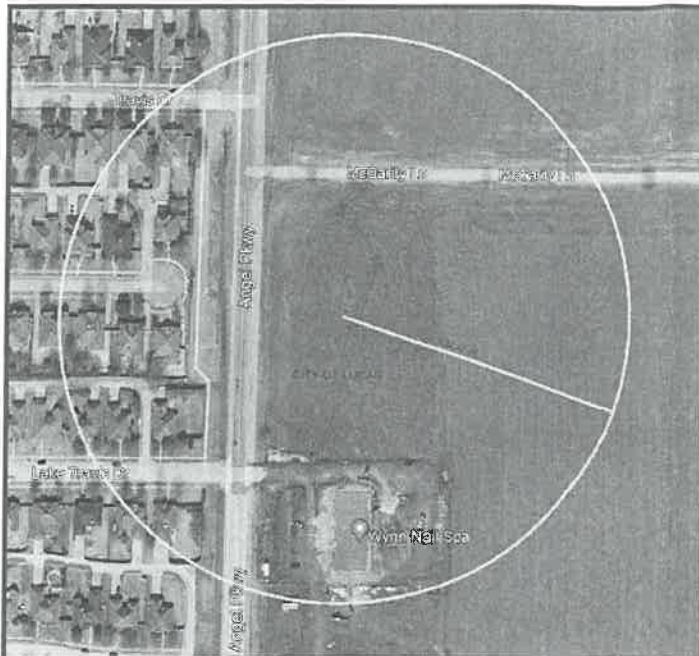
THENCE NORTH 00 DEGREES 56 MINUTES 15 SECONDS WEST, DEPARTING THE NORTH LINE OF SAID LOT 1, WITH THE COMMON LINE BETWEEN THE REMAINDER OF SAID PENNINGTON PARTNERS TRACT AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID ANGEL PARKWAY, A DISTANCE OF 120.00 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 4838" SET FOR CORNER;

THENCE NORTH 89 DEGREES 14 MINUTES 22 SECONDS EAST, DEPARTING THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID ANGEL PARKWAY, CROSSING SAID PENNINGTON PARTNERS TRACT, A DISTANCE OF 302.44 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 4838" SET FOR CORNER;

THENCE SOUTH 00 DEGREES 56 MINUTES 15 SECONDS EAST, CONTINUE CROSSING SAID PENNINGTON PARTNERS TRACT, A DISTANCE OF 120.00 FEET TO THE PLACE OF

BEGINNING, AND CONTAINING A CALCULATED AREA OF 36,293 SQUARE FEET (0.833 ACRE) OF LAND

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us

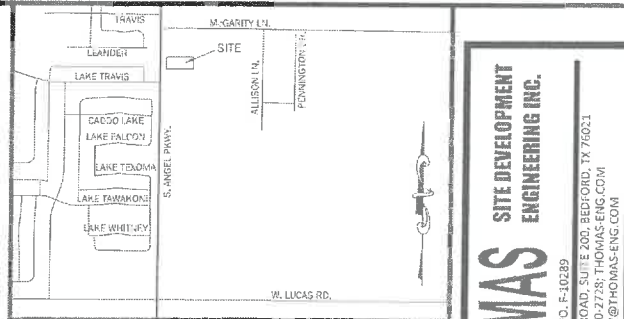


LAND USE CHART

SITE DATA SUMMARY	
DESCRIPTION	PROPOSED
CURRENT ZONING	C "COMMERCIAL"
PROPOSED USE	RESTAURANT WITH DRIVE THROUGH
BUILDING AREA (INCLD. PATIO) sf	1914
BLDG. HEIGHT	22' 7"
OCCUPANT LOAD	59
LOT AREA sf (NET)	36,293
LOT COVERAGE	5.27%
FLOOR AREA RATIO	0.08:1
IMPERVIOUS AREA sf	25,435
LANDSCAPING AREA PROVIDED sf	10556
PARKING REQUIRED (1/100 sf FOR RESTAURANT)	20
PARKING PROVIDED	25

LEGEND:

- PROPERTY LINE
- - - ADJOINED PROPERTY
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- - - EXISTING CURB
- - - PROPOSED CURB AND GUTTER
- - - PAINTED STRIPE (TRAFFIC WHITE)
- - - PAINTED WALKWAY (TRAFFIC WHITE)
- - - CONCRETE PAVING, REFER TO SHEET C-2.1 FOR PAVEMENT THICKNESS
- - - INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- - - PARKING STALL COUNT
- 16 SITE LIGHTING (SEE ELECTRICAL PLANS)



VICINITY MAP
NOT TO SCALE

NOTES BY SYMBOL:

- 1 PROPOSED RESTAURANT STRUCTURE.
- 2 DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ACCESSIBLE PARKING SPACE (TYP.)
- 4 ACCESSIBLE PARKING POLE SIGNAGE - 1 VAN ACCESSIBLE SIGNAGE
- 5 ADA COMPLIANT WALKWAY
- 6 PROPOSED 5' WIDE SIDEWALK.
- 7 CONNECT ADA COMPLIANT WALKWAY TO PROPOSED SIDEWALK IN CITY ROW.
- 8 INSTALL ACCESSIBLE RAMP
- 9 "DO NOT ENTER" SIGNAGE
- 10 ORDER BOARD (REFER ARCH. SHEETS)
- 11 GREASE INTERCEPTOR AND SAMPLE WELL
- 12 PROPOSED MONUMENT SIGNAGE BY SEPARATE PERMIT (LOCATION SHOWN FOR REFERENCE ONLY)
- 13 PROPOSED STORM DRAIN DETENTION POND
- 14 EXISTING FIRE HYDRANT
- 15 PROPOSED FIRE HYDRANT
- 16 FIRE DEPARTMENT CONNECTION
- 17 FIRE LANE STRIPING PER CITY OF LUCAS FIRE DEPARTMENT REQUIREMENTS
- 18 DRAINAGE FLUME

ANGEL PARKWAY
ALSO KNOWN AS F.M. HIGHWAY 2170 &
90' RIGHT-OF-WAY
VOLUME 209, PAGE 127, D.R.C.C.T.

CITY OF ALLEN
RESIDENTIAL

METES & BOUNDS:

WHEREAS, PENNINGTON PARTNERS, LTD. IS THE OWNER OF THAT CERTAIN 36,293 SQUARE FEET (0.833 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM SNIDER SURVEY, ABSTRACT NUMBER 821, CITY OF LUCAS, COLLIN COUNTY, TEXAS; SAID 36,293 SQUARE FEET (0.833 ACRE) OF LAND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN TO PENNINGTON PARTNERS, LTD., HEREINAFTER REFERRED TO AS PENNINGTON PARTNERS TRACT, AS RECORDED IN VOLUME 5184, PAGE 1102, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.); SAID 36,293 SQUARE FEET (0.833 ACRE) BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A FIVE-EIGHTHS INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 4838" SET FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, DONALD ALAN ADDITION (HEREINAFTER REFERRED TO AS LOT 1, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAN RECORDED IN INSTRUMENT NUMBER 2019-700, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE SOUTH 89 DEGREES 14 MINUTES 22 SECONDS WEST WITH THE COMMON LINE BETWEEN THE REMAINDER OF SAID PENNINGTON PARTNERS TRACT AND SAID LOT 1, A DISTANCE OF 302.44 FEET TO A ONE-HALF INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE WESTERLY SOUTHWEST CORNER OF THE REMAINDER OF SAID PENNINGTON PARTNERS TRACT, SAME BEING THE EXISTING EAST RIGHT-OF-WAY LINE OF ANGEL PARKWAY, ALSO KNOWN AS F.M. HIGHWAY 2170 AND F.M. HIGHWAY 2521 (VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN INSTRUMENT NUMBER 207003060320240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

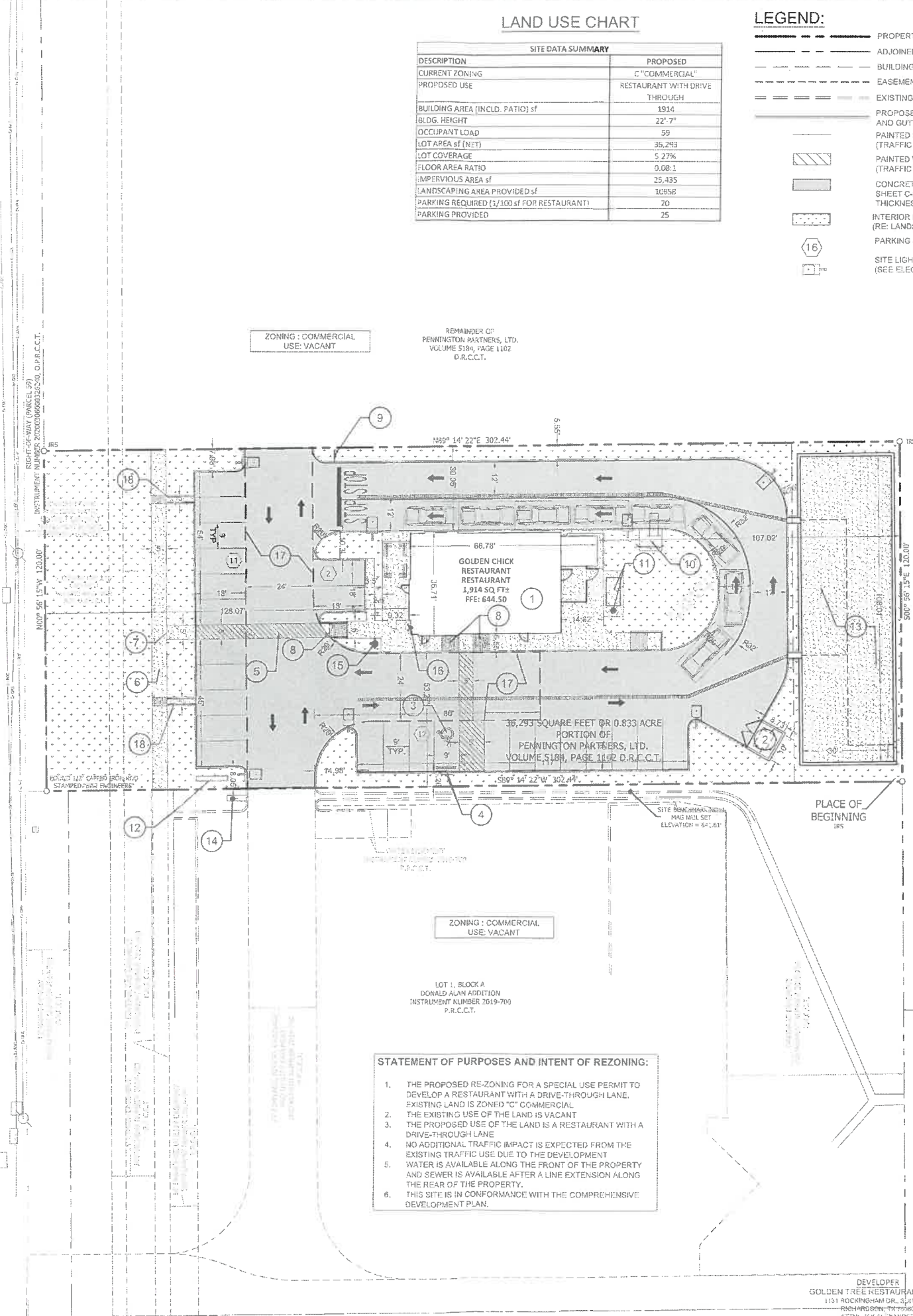
THENCE NORTH 03 DEGREES 56 MINUTES 15 SECONDS WEST, DEPARTING THE NORTH LINE OF SAID LOT 1, WITH THE COMMON LINE BETWEEN THE REMAINDER OF SAID PENNINGTON PARTNERS TRACT AND THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID ANGEL PARKWAY, A DISTANCE OF 120.60 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 4838" SET FOR CORNER;

THENCE NORTH 39 DEGREES 14 MINUTES 22 SECONDS EAST, DEPARTING THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID ANGEL PARKWAY, CROSSING SAID PENNINGTON PARTNERS TRACT, A DISTANCE OF 302.44 FEET TO A FIVE-EIGHTHS INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 4838" SET FOR CORNER;

THENCE SOUTH 03 DEGREES 56 MINUTES 15 SECONDS EAST, CONTINUOUSLY CROSSING SAID PENNINGTON PARTNERS TRACT, A DISTANCE OF 120.60 FEET TO THE PLACE OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 36,293 SQUARE FEET (0.833 ACRE) OF LAND

GENERAL NOTES:

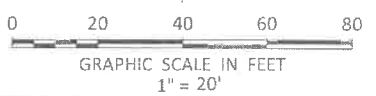
1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.



STATEMENT OF PURPOSES AND INTENT OF REZONING:

1. THE PROPOSED RE-ZONING FOR A SPECIAL USE PERMIT TO DEVELOP A RESTAURANT WITH A DRIVE-THROUGH LANE. EXISTING LAND IS ZONED "C" COMMERCIAL.
2. THE EXISTING USE OF THE LAND IS VACANT.
3. THE PROPOSED USE OF THE LAND IS A RESTAURANT WITH A DRIVE-THROUGH LANE.
4. NO ADDITIONAL TRAFFIC IMPACT IS EXPECTED FROM THE EXISTING TRAFFIC USE DUE TO THE DEVELOPMENT.
5. WATER IS AVAILABLE ALONG THE FRONT OF THE PROPERTY AND SEWER IS AVAILABLE AFTER A LINE EXTENSION ALONG THE REAR OF THE PROPERTY.
6. THIS SITE IS IN CONFORMANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN.

ZONING : COMMERCIAL
USE: VACANT



ZONING CONCEPT PLAN - EXHIBIT B

36,293 SQUARE FEET OR (0.833 ACRE)
WILLIAM SNIDER SURVEY, ABSTRACT NO. 821
CITY OF LUCAS, COLLIN COUNTY, TEXAS

OWNER
PENNINGTON PARTNERS, LTD.
3403 NORTH FITZGUH AVENUE SUITE 252
DALLAS, TEXAS 75204
ATTN: BILL SHIPLEY

ENGINEER / APPLICANT
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, PE
PH: (214) 680-2728

THOMAS SITE DEVELOPMENT ENGINEERING INC.
REGISTRATION NO. F-10289
2008 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76011
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM



GOLDEN CHICK RESTAURANT
480 S. ANGEL PARKWAY
LUCAS, TEXAS 75002



DATE	DESCRIPTION	REVISION

Z-1.0

1. SOURCE: CITY OF LUCAS, TEXAS, INSTRUMENT NUMBER 2019-700, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.)
 2. SOURCE: CITY OF LUCAS, TEXAS, INSTRUMENT NUMBER 2019-700, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.)
 3. SOURCE: CITY OF LUCAS, TEXAS, INSTRUMENT NUMBER 2019-700, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.)

Location Map

Proposed Golden Chick





City of Lucas

Planning and Zoning Agenda Request

December 9, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for a 17.646-acre parcel of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas.

Background Information

This parcel of land is currently zoned Residential 2-acre (R-2), containing 17.646 acres of land, and proposes eight new residential lots.

Attachments/Supporting Documentation

1. Minimum Requirements Checklist
2. Final Plat
3. Location Map

Budget/Financial Impact

NA

Recommendation

Currently there are corrections outstanding to the as-builts for the project and a few punch list items that should be corrected prior to the Planning and Zoning Commission meeting, if the corrections are completed staff will be recommending approval as presented, or with corrections should the corrections be incomplete.

Motion

I make a motion to approve/deny the final plat for a 17.646-acre parcel of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

Project Name New Castle Estates Preparer Jason Thompson

This checklist is provided to assist you in addressing the minimum requirements for Preliminary Plat submission. Confirm 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. 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 both directly on the plan and 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. Plans are to be submitted complete 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. If a preliminary plat is required, a Tree Survey/Preservation Plan is also required as part of the submittal requirements with and at the time of preliminary plat submittal. Refer to the Development Plan Application packet for the needed application and checklist.

- I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my plat application if not complete as determined by staff within the 30-day time period.
- The required number of copies of the preliminary plat and the approved engineering and construction plans for all public infrastructure improvements in accordance with the design standards of the City, to include all streets, water mains and services, sewer system and services, and drainage systems required to develop the proposed subdivision.
- The name, address and telephone number of the owner, the surveyor, and engineer responsible for the preparation of the final plat.
- The name of the subdivision and location map showing adjacent subdivisions, street names (which shall conform, whenever possible, to existing street names and be approved by the Post Office) and lot and blocks numbers in accordance with a systematic arrangement.
- An accurate boundary survey description of the property, with bearings and distances, referenced to survey lines, existing property descriptions and established subdivisions, and showing the lines of adjacent tracts, the layout, dimensions and names of adjacent streets and alleys and lot lines shown in dashed lines.
- Existing boundary of adjacent street, and alley rights-of-way and boundaries of right-of-way (ROW) dedication are indicated, street names are labeled, and ROW widths are dimensioned.
- Scale, north point, date, lot and block numbers.
- The name and location of adjacent subdivisions or unplatted tracts drawn to scale shown in dotted lines and in sufficient detail to accurately show the existing streets, alleys and other features that may influence the layout and development of the propose subdivision. The abstract name and number, and name of the owner of the adjacent unplatted tracts should be shown.
- Exact location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimal fractions of feet, with the length of radii and of arcs of all curves, internal angles, points of curvatures, length and bearings of the tangents, and with all other surveyor information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- All lots on building sites shall conform to the minimum standards for area, width and depth prescribed by the zoning district or districts in which the subdivision is located and state the area size of each lot. Internal lot lines are clearly indicated, shown to scale, and labeled with bearings and distances.
- Building setback lines and the location of utility easements.
- Topographic information showing contour lines with intervals up to one (1') foot indicating the terrain, drainage pattern of the area, and the drainage basin areas within the proposed subdivision. Topographic information showing contour lines with intervals up to two (2) feet indicating the terrain, the drainage pattern of the area, and the drainage basin areas outside the boundaries of the proposed subdivision.
- The layout and dimensions of proposed storm drainage areas, easements and rights-of-way necessary for drainage within and outside the boundaries of the proposed subdivision.
- The location and purpose of all proposed parks or other areas offered for dedication to public use.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- The location of all existing property lines, buildings, sewer or water mains, storm drainage areas, water and wastewater facilities, fire hydrants, gas mains or other underground structures, easements of record or other existing features.
- The location, size and identification of any physical features of the property, including water courses, ravines, bridges, culverts, existing structures, drainage or other significant topographic features located on the property or within one hundred fifty feet (150') of the proposed subdivision.
- Copy of any deed restrictions, restrictive covenants, special use permit or planned development district ordinance regulating the property.
- The angle of intersection of the centerlines of all intersecting streets which are intended to be less than ninety (90°) degrees.
- In accordance with the city floodplain management regulations, of the Code of Ordinances, as amended, the floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the city shall be shown, where applicable. A notation shall be shown on the face of the preliminary plat stating: "Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots".
- Floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the City should be shown, where applicable.
- For a preliminary plat of land located outside the city limits where sanitary sewer does not exist or where street improvement standards vary from those specified by the city, such differences shall be noted.
- A certificate of ownership and dedication of all streets, alleys, easements, parks and other land intended for public use, signed and acknowledged before a Notary Public by the owner and lien holders of the property, along with complete and accurate metes and bounds description of the land subdivided and the property dedicated to public use.
- Receipt showing all taxes on the subject property are paid.
- Certification by a surveyor, to the effect that the preliminary plat represents a survey made by the Surveyor, and that all the necessary survey monuments are correctly shown thereon.
- A preliminary plat provided in multiple sheets shall include a key map showing the entire subdivision at smaller scale with lot and block numbers and street names on one (1) of the sheets or on a separate sheet of the same size.
- Copy of any proposed property owner or homeowners' association agreements, covenants and restrictions.
- Front and exterior side or corner setback lines are shown and labeled.
- Abstract lines, survey lines, county lines, school ISD boundary and corporate boundaries are shown and clearly labeled.
- A title block is provided in the lower right corner that includes large, boldly printed:

(Subdivision Name)

Preliminary Plat

Lot(s) _____, Block(s) _____ (survey, abstract and tract number)

If a replat, include:

Replat of Lot(s) _____, Block(s) _____

- A log of submittal/revision dates since submitted to the City.
- The purpose of a replat or amending plat is stated on the face of the plat document.
- If the proposal is a replat or amending plat, the existing lot numbers and block numbers or letters are shown as light dotted lines, with lot number designation followed by R for replats or an A for amending plats.
- Location of property lines, owner or subdivision name(s) and recording information of abutting properties is indicated. Unplatted property or any streets or alleys within a 500-foot radius of subject property are shown and identified/labeled as appropriate.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- Medians, median openings; turn lanes, deceleration/acceleration lanes and stacking distance is indicated within 200 feet of the property. The entire median, left-turn lane and/or deceleration lane and median opening serving a site is shown.
- Each lot is dimensioned, and the square footage of each lot is indicated.
- Each lot is numbered, and block groups are assigned a letter. Homeowner's association and other open space areas are identified with tract number.
- The location of existing underground and above ground utilities, flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- The location of existing structures or other features proposed to remain and those proposed for removal.
- Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose and County recording information.
- Location, dimension, and purpose of proposed easements are indicated by a medium-weight, dashed line. Required and proposed ingress/egress or access easements are shown, clearly labeled and tied down, as appropriate.
- Existing zoning is shown.
- Location and area of parks, drainage ways, creeks and open space is indicated and labeled.
- Legal description/metes and bounds description is included.
- Include any notes required by the various affected agencies/utilities.
- Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- Sites to be reserved or dedicated for parks, playgrounds and/or other public uses are indicated and labeled.
- Preliminary water plans are included with this submittal.
- Contours are indicated with intervals of two (2) feet for property five acres or less and five (5) feet for property more than five acres.
- A note is included that states whether or not the property is in the 100-year flood plain, with the FIRM Community Panel reference number and map date.
- A note shall be added to the plat stating: **"Preliminary Plat - For Inspection Purposes Only."**



FINAL PLAT

Minimum Requirements Checklist

Project Name New Castle Estates

Preparer Jason Thompson

This checklist is provided to assist you in addressing the minimum requirements for final plat submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm 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.**

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 plans.

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. **If a preliminary plat was not required, a Tree Survey/Preservation Plan is required as part of the submittal requirements with and at the time of submittal of the final plat. Refer to the Development Plan Application for the needed application and checklist.**

Items to be Included:

- All information required for a Preliminary Plat.
- Record drawings, construction plans including one set of mylars and a digital copy in DWG or DGN format, and two sets of bluelines, where applicable.
- All information required for a preliminary plat.
- The improvement agreement and security if required, in a form satisfactory to the city attorney and in an amount established by the city council upon recommendation of the city engineer and shall include a provision that the owner shall comply with all the terms of the final plat approval as determined by the commission.
- Formal irrevocable offers of dedication to the public of all streets, alleys, utilities, easements and parks in a form approved by the city attorney.
- An owner may, at the discretion of the commission, obtain approval of a phase of a subdivision for which a preliminary plat was approved provided such phase meets all the requirements of this article in the same manner as is required for a complete subdivision.
- If applicable, copy of agreements, covenants and restrictions establishing and creating the homeowners' association approved by the commission based on recommendation of the city attorney.
- I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my Plat Application if not complete as determined by staff within the 30-day time period.
- Location map clearly showing the location of the proposed final Plat with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.
- Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
- Abstract lines, survey lines, corporate boundaries are shown and clearly labeled.
- A title block is provided in the lower right corner that includes large, boldly printed
(SUBDIVISION NAME)
FINAL PLAT (or REPLAT, AMENDING PLAT, MINOR PLAT as applicable)
LOT(S) _____, BLOCK(S) _____
(survey, abstract and tract number)
If a replat, include:
REPLAT OF LOT(S) _____, BLOCK(S) _____
- The owner and surveyor's name, address and phone number, gross and net areas as applicable, submission date, and a log of submittal/revision dates since submitted to the City.



FINAL PLAT Minimum Requirements Checklist

- Location of property lines, owner or subdivision name(s) and recording information of abutting properties is shown.
- Abutting properties are indicated by a light solid line.
- Existing boundary of street rights-of-way adjacent to the property and boundaries of right-of-way dedication are indicated by a medium weight solid line, intermittent with two dashed lines, and widths are dimensioned.
- Existing and proposed internal alleys and streets ROW are indicated by a medium weight solid line, intermittent with two dashed lines.
- Streets are named and ROW dimensioned.
- Streets and alleys ROW within 200 feet of the subject property boundary are accurately located, dimensioned, and named/labeled.
- Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- The length and bearing of all straight lines, radii, arc lengths, tangent length and central angles of all curves are indicated along the lines of each lot. The curve data pertaining to block or lot boundary may be placed in a curve table at the base of the plat and prepared in a tabular form with the following information:
 - Curve number
 - Delta
 - Radius
 - Tangent length
 - Tangent offset
 - Arc length
 - Chord
- The description and location of all survey monuments placed in the subdivision or immediately adjacent to it are shown.
- In all subdivisions, corners are established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than three-quarter inches (3/4") in diameter and twenty-four inches (24") deep, flush with the top of the sidewalk or other paving, surface, etc. All lot corners shall be installed prior to the final inspection of the subdivision.
- Lot corner monuments are placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep set flush with the top of the sidewalk. All lot corners shall be installed prior to the final inspection of the subdivision.
- Curve point markers are established using the same specifications as lot corners. All lot corners shall be installed prior to the final inspection of the subdivision.
- Internal lot lines are clearly indicated and shown to scale.
- Each lot is dimensioned with bearings and distances, as applicable, and the square footage of each lot is indicated.
- Each lot is numbered, and block groups are assigned a letter.
- The location of flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
- Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
- Required cross access or ingress/egress easements are shown, dimensioned, labeled, and properly tied down.
- Existing zoning of the subject property is indicated.
- Location and area of parks, drainage ways, and open space is indicated. Open space/Homeowner's Association (HOA) areas are to be labeled with tract number/s.
- A legal description/metes and bounds description is included.
- Include any notes required by the various affected agencies/utilities.
- Sites to be reserved or dedicated for parks, playgrounds and/or other private or public use are indicated.
- A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.



FINAL PLAT

Minimum Requirements Checklist

- ☑ Applicable notes have been added to the plat. Any change from the wording shown herein shall be approved by the City of Lucas.
- ☑ The Improvement Agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and should include a provision that the owner will comply with all the terms of the final plat approval as determined by the Commission.
- ☑ At the discretion of the Commission, obtain approval of a phase of a subdivision for which a Preliminary Plat was approved provided such phase meets all the requirements of the subdivision ordinance.
- ☑ Copy of agreements, covenants and restrictions establishing and creating the homeowners' association approved by the Commission based on recommendation of the City Attorney. (if applicable)
- ☑ The purpose of a Replat or Amending Plat is specifically noted on the face of the drawing.
- ☑ Homeowner Association Covenants, Conditions, and Restrictions (CCR's) are submitted for review and include statements for perpetual maintenance and provisions for maintenance by City of Lucas should the homeowner's association (HOA) dissolve.
- ☑ The Improvement Agreement and security, if required, in a form satisfactory to the City Attorney and in an amount established by the City Council upon recommendation of the City Engineer and should include a provision that the owner will comply with all the terms of the final Plat approval as determined by the Commission.
- ☑ The following certificates shall be placed on the final plat in a manner that will allow them to be clearly visible on the final plat.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS, ON
 THE _____ DAY OF _____, _____.

ATTEST:

 Chairperson, Planning and Zoning Commission

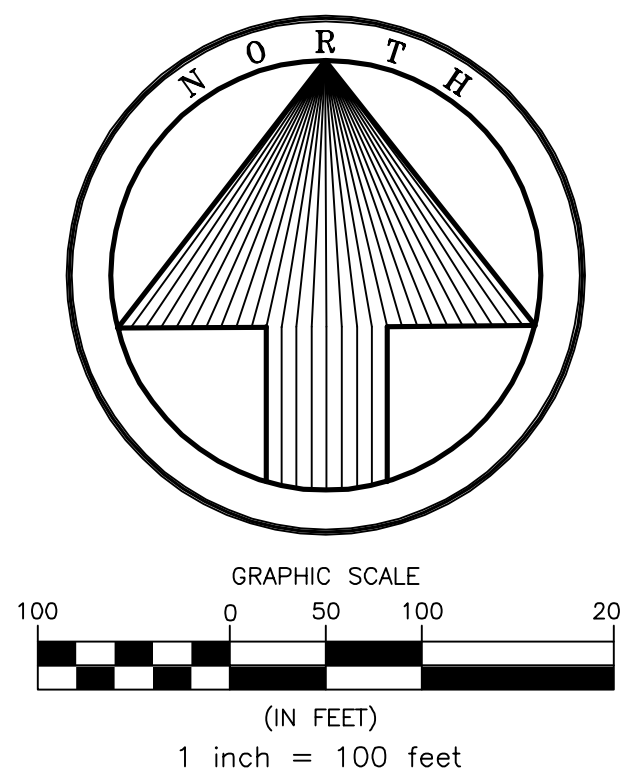
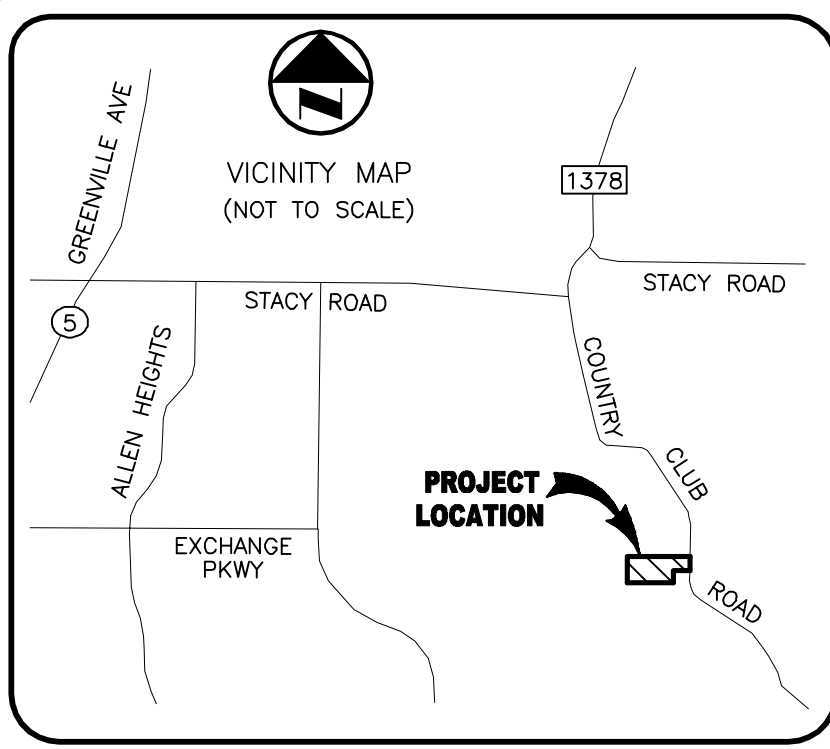
 Zoning Secretary

“APPROVED FOR PREPARATION OF FINAL PLAT”

_____ Chairman, City of Lucas Planning and Zoning Commission	Date
--	------

_____ Development Services Director	Date
--	------

_____ Director of Public Works	Date
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LEGEND

- B.L. = BUILDING LINE
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- I.P.F. = IRON PIPE FOUND
- I.R.F. = IRON ROD FOUND
- I.R.S. = IRON ROD SET WITH BLUE CAP STAMPED "HINE THOMPSON"

C1

RADIUS = 61.50'
 DELTA = 291°35'59"
 CHORD BEARING = S 19°59'56" E
 CHORD LENGTH = 69.14'
 ARC LENGTH = 313.00'

OWNERS CERTIFICATE

**STATE OF TEXAS
 COUNTY OF COLLIN**

WHEREAS eVantage Ventures LLC is the owner of two tracts of land situated in the James Grayum Survey, Abstract Number 354, Collin County, Texas, and being all of a called 2.998 acre tract of land (Tract 1) and all of a called 7.001 acre tract of land (Tract 2) described in a deed to eVantage Ventures LLC, recorded as Instrument Number 20190530000615410 in the Official Public Records of Collin County, Texas; and Ramon Loeza is the owner of four tracts of land, being all of a called 2.0 acre tract of land (Tract 1), all of a called 2.0 acre tract of land (Tract 2), and all of a called 2.0 acre tract of land (Tract 3) described in a deed to Ramon Loeza recorded as Instrument Number 20170907001206100 in the Official Public Records of Collin County, Texas, and being the remainder of a called 2.0 acre tract of land described in a deed to Ramon Loeza recorded as Instrument Number 20170407000447680 in the Official Public Records of Collin County, Texas; and David W. Bevins and wife, Lidonna M. Bevins are the owners of two tracts of land, being the remainder of a called 8.00 acre tract of land (Tract I) described in a deed to David W. Bevins and wife, Lidonna M. Bevins recorded as Instrument Number 2005-0154161 in the Official Public Records of Collin County, Texas, and being the remainder of a called 1.00 acre tract of land described in a deed to David W. Bevins and wife, Lidonna M. Bevins recorded as Instrument Number 2005-0154162 in the Official Public Records of Collin County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of Country Club Road (FM 1378) (90° right-of-way) at the Northeast corner of said 2.998 acre tract;

Thence South 00°40'51" East along the West right-of-way line of said Country Club Road and the East lines of said 2.998 acre tract, said 7.001 acre tract, and said 1.00 acre tract, a distance of 335.14 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner at the Northeast corner of a called 1.20 acre tract of land described in a deed to Eric Lambert and Misty Lambert recorded as Instrument Number 20140826000915220 in the Official Public Records of Collin County, Texas;

Thence North 89°48'29" West along the North line of said Lambert tract, a distance of 367.71 feet to a 3/8" iron rod found for corner at the Northwest corner thereof;

Thence South 00°19'29" East along the West line of said Lambert tract and the West line of a called 1.2 acre tract of land described in a deed to Aurora Espinosa recorded as Instrument Number 20190416000407680 in the Official Public Records of Collin County, Texas, a distance of 276.09 feet to a 1/2" iron rod with a blue cap stamped "HINE THOMPSON" set for corner in the North line of a called 2.781 acre tract of land described in a deed to Thomas Harry Jones and wife, Diane Irene Jones recorded as Volume 1877, Page 943, in the Official Public Records of Collin County, Texas;

Thence North 89°56'04" West along the North line of said Jones tract, the North line of a called 4.00 acre tract of land described in a deed to Jane C. Ridgway recorded as Instrument Number 96-0081366 in the Official Public Records of Collin County, Texas, the North line of a called 2.469 acre tract of land described in a deed to Carlos Diaz, Monica Diaz, and Gerardo Gonzalez recorded as Instrument Number 20190214000156460 in the Official Public Records of Collin County, Texas, and the North line of a called 2.47 acre tract of land described in a deed to Jackie F. Ostrander and Judith A. Ostrander, Trustees recorded as Instrument Number 94-0018682 in the Official Public Records of Collin County, Texas, a distance of 1056.21 feet to a 3/4" iron pipe found for corner at the Southwest corner of said Loeza Tract 3;

Thence North 00°15'21" West along the West line of said Loeza Tract 3, a distance of 305.70 feet to a 1/2" iron rod found for corner at the Northwest corner thereof, same being the Southwest corner of said 7.001 acre tract of land;

Thence North 00°41'15" West along the West line of said 7.001 acre tract, a distance of 305.33 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

Thence South 89°59'25" East along the North line of said 7.001 acre tract, and the North line of said 2.998 acre tract, a distance of 1423.39 feet to the POINT OF BEGINNING and containing 17.646 acres of land.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

Pankaj Srivastava (eVantage) _____ Ramon Loeza _____

Davis W. Bevins _____ Lidonna M. Bevins _____

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

RELEASE OF EASEMENT

**STATE OF TEXAS
 COUNTY OF COLLIN**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Eric Lambert and Misty Lambert, have forever remised, released and relinquished and by these presents do Forever Remise, Release and Relinquish all that certain 25' Roadway Easement interest created and established in a Warranty Deed to Eric Lambert and Misty Lambert recorded as Instrument Number 20140826000915220 in the Official Public Records of Collin County, Texas, insofar as it affects or appertains to the premises described on this plat.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

Eric Lambert _____ Misty Lambert _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Ramon Loeza, has forever remised, released and relinquished and by these presents do Forever Remise, Release and Relinquish all that certain 25' Roadway Easement interest created and established in a Warranty Deed to Ramon Loeza recorded as Instrument Number 20170907001206100 in the Official Public Records of Collin County, Texas, insofar as it affects or appertains to the premises described on this plat.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

Ramon Loeza _____

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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

ON-SITE SEWAGE FACILITIES (OSSF) NOTES:

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

HEALTH DEPARTMENT CERTIFICATION

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

Registered Sanitarian or Designated Representative
 Collin County Development Services

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date _____

ATTEST:

Signature _____ Date _____

 Name _____ Date _____

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

Director of Public Works Date _____

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

Director of Planning and Community Development Date _____

NOTES

1. By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
2. Property owners are required to maintain property within rights-of-way adjacent to their lot, drainage and utility easements within their lot to the edge of pavement.
3. Only wrought iron fences are permitted within drainage easements.
4. A 1/2-inch iron rod with a blue cap stamped "HINE THOMPSON" will be set at all boundary corners and lot corners, points of curvature, points of tangency and angle points in public rights-of-way unless otherwise shown or noted in this drawing after development is completed.
5. Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
6. Source bearing is based on the West line of the deed recorded in Instrument Number 201806000695650 in the Official Public Records of Collin County, Texas.
7. Lot 1 shall not have direct access to Country Club Road (FM 1378).
8. Existing Zoning is R2

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
 11/01/2021 FOR REVIEW ONLY AND SHALL NOT BE RECORDED FOR ANY PURPOSE.

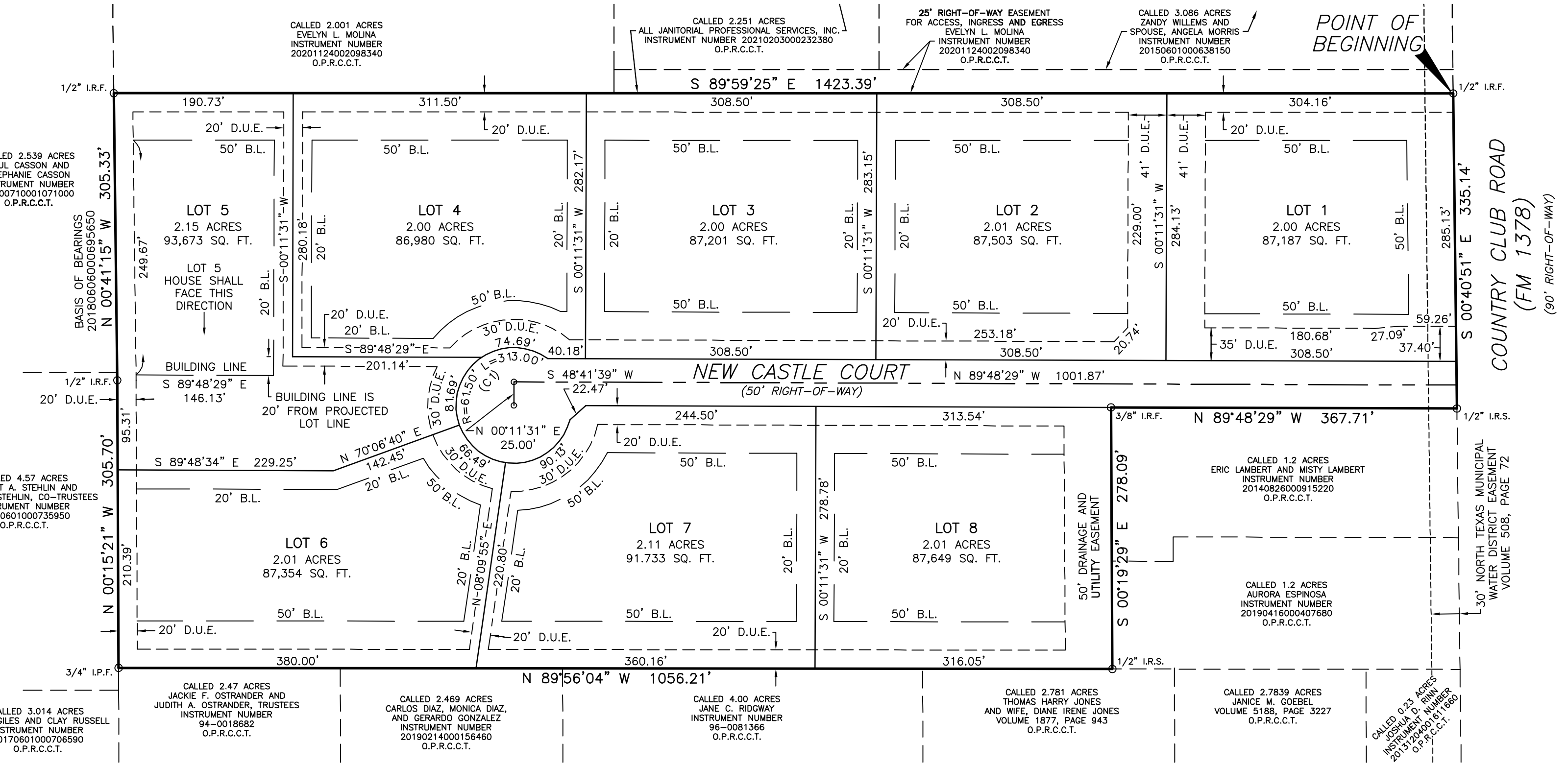
JASON D. THOMPSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6096

**STATE OF TEXAS
 COUNTY OF _____**

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

Given under my hand and seal of office, this _____ day of _____, 2021.

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



**FINAL PLAT
 NEW CASTLE ESTATES
 17.646 ACRES
 8 RESIDENTIAL LOTS
 JAMES GRAYUM SURVEY, ABSTRACT NUMBER 354
 CITY OF LUCAS, COLLIN COUNTY, TEXAS**

ZONING: R-2 NOVEMBER 2021

OWNER
 DAVID W. BEVINS
 123 SOME ROAD
 CITY, STATE, ZIP
 (XXX) XXX-XXXX

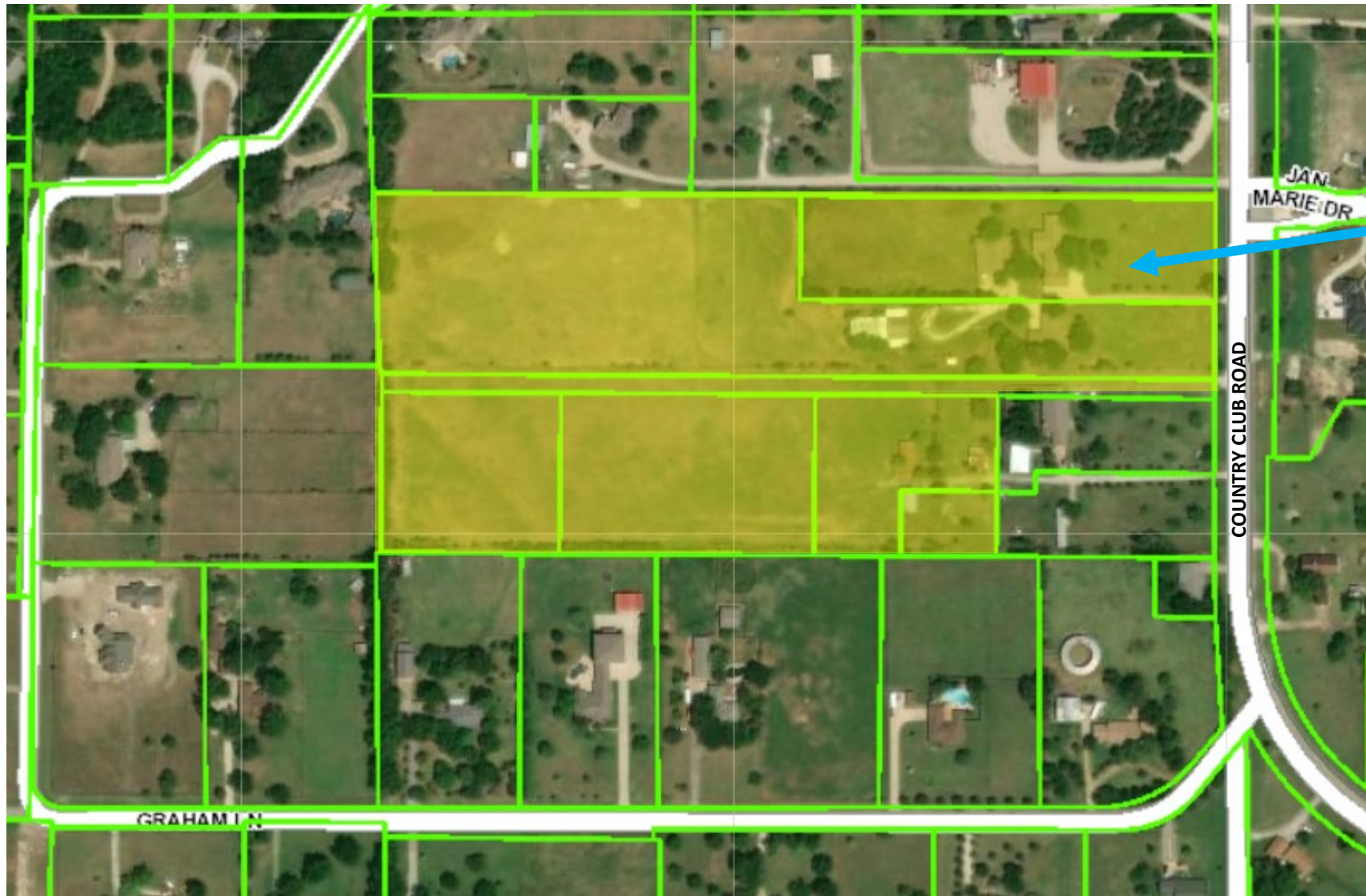
OWNER
 (EASEMENT INTEREST ONLY)
 ERIC LAMBERT
 123 SOME ROAD
 CITY, STATE, ZIP
 (XXX) XXX-XXXX

OWNER
 RAMON LOEZA
 1529 CROSS BEND ROAD
 PLANO, TEXAS 75023
 (214) 680-9625

OWNER
 PANKAJ SRIVASTAVA
 1143 HOLFORD DRIVE
 FRISCO, TEXAS 75036
 (805) 304-0144

SURVEYOR
 HINE-THOMPSON
 LAND SURVEYING
 508 CRESTRIDGE ROAD
 HEATH, TEXAS 75032
 JASON D. THOMPSON, RPLS
 (214) 498-8757

Location Map



New Castle Estates





City of Lucas

Planning and Zoning Agenda Request

December 9, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Todd Winters on behalf of Barrett Owens for approval of a preliminary plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, more commonly known as 1900 Estates Parkway, Lucas, Texas.

Background Information

This parcel of land is currently zoned Residential 2-acre (R-2), containing 18.858 acres of land, and proposes seven new residential lots. This subdivision has a private road that will be shared with Farmstead Phase One. Public improvements include some modifications to the existing turn around and to bring the lateral water service lines to the existing water main on the east side of Farmstead.

There will be drainage modifications and to date, the drainage plans have not been completed. The developer was waiting on information from the City related to water leaving the retention ponds at Claremont Springs Phase 1. That information has been provided and staff is awaiting updated plans. The stormwater runoff numbers have been forwarded to Farmstead; the City will be asking them to slow the offsite water in the amount of 47 CFS.

Attachments/Supporting Documentation

1. Preliminary Plat
2. Preliminary Plat Checklist
3. Location Map

Budget/Financial Impact

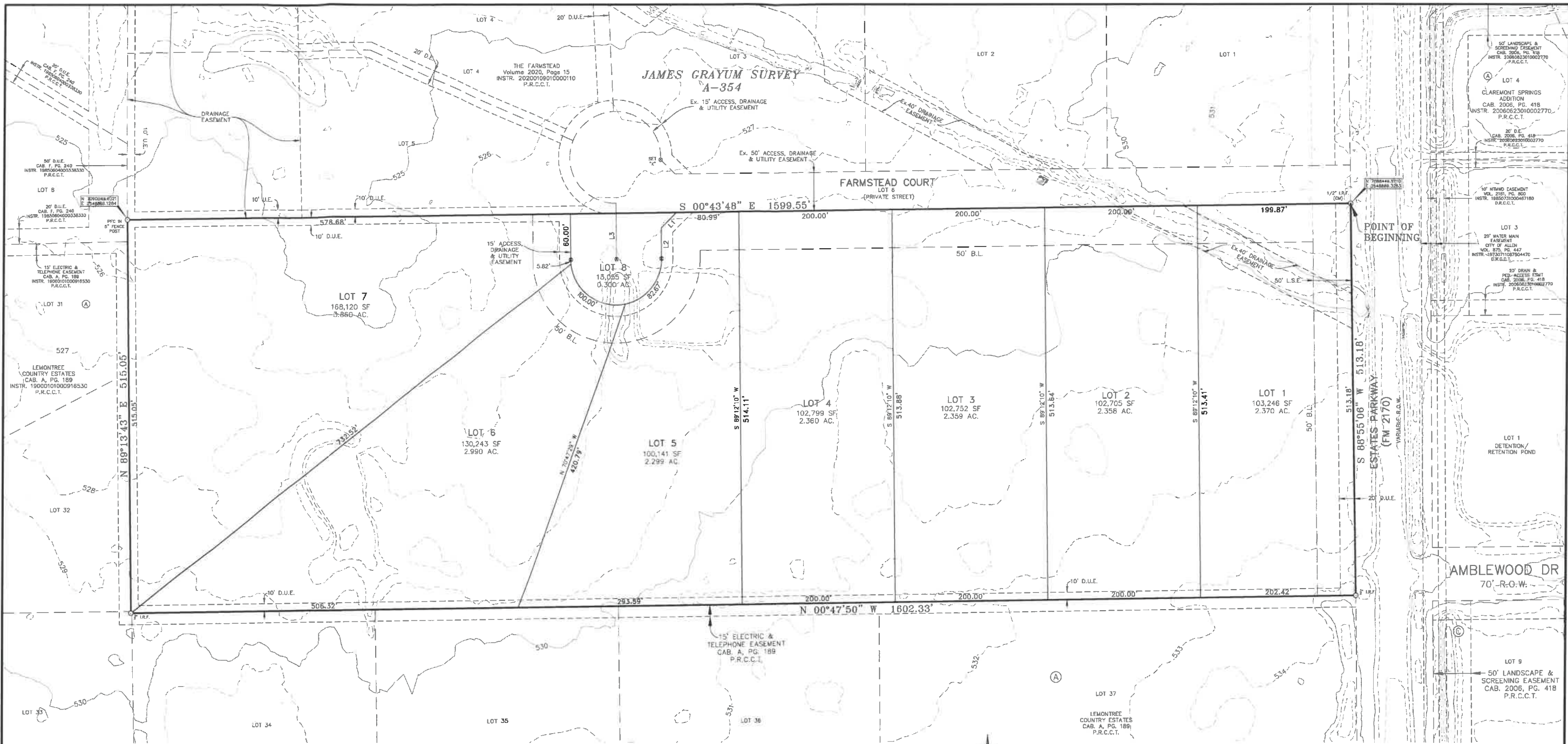
NA

Recommendation

Staff recommends approval of the preliminary plat with the stipulation that stormwater runoff plans are submitted to the City that conform to the City's stormwater runoff manual and storm water runoff regulations.

Motion

I make a motion to approve/deny the preliminary plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, more commonly known as 1900 Estates Parkway, Lucas, Texas.

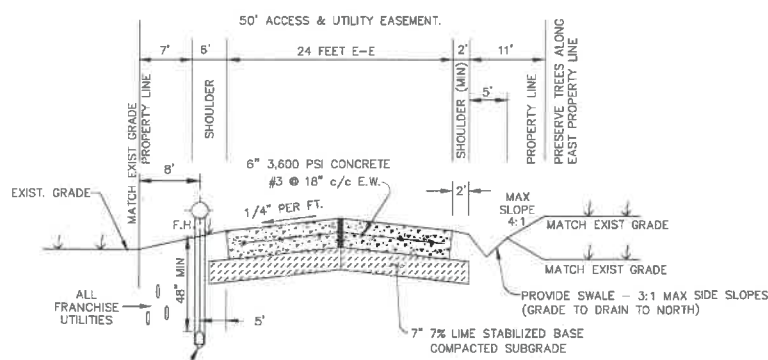


CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
L1	45°43'48"	28.28'				
L2	89°16'12"	40.00'				
L3	89°04'49"	60.00'				

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°43'48" E	28.28'
L2	N 89°16'12" E	40.00'
L3	N 89°04'49" E	60.00'

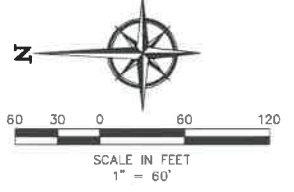


LEGEND	
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
D.J.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
U.E.	UTILITY EASEMENT
(OM)	CONTROLING MONUMENT
D.R.C.C.T.	DEEDS RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
SPC	STATE PLANE COORDINATES



TYPICAL PAVING SECTION
(24 E-E CONCRETE SECTION)
(LOOKING NORTH)

ALL DRIVEWAY CULVERTS TO BE 18" RCP



- NOTES:
- According to my interpretations of the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0405 J, dated June 02, 2009, the subject property lies within flood zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
 - A 5/8" iron rod with a yellow cap stamped "RPLS 3963" was set at all lot corners and/or at reference points to lot corners as shown.
 - Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
 - The Private Road Lot (Lot 8) is dedicated to and will be maintained by the Homeowners Association.

EXISTING ZONING: R-2
PROPOSED ZONING: R-2
7 RESIDENTIAL LOTS
1 HOMEOWNERS ASSOCIATION LOT
DENSITY: 0.37 LOTS/ACRE
AVG. LOT SIZE: 2.66 ACRE
MIN. LOT SIZE: 2.00 ACRE

OWNER/DEVELOPER
ESTATES LUCAS VENTURES LTD.
302 S. BOWSER ROAD
RICHARDSON, TX 75081-4401

PROPERTY ADDRESS
1900 ESTATES PARKWAY
LUCAS, TX 75002

LAND SURVEYOR
O'NEAL SURVEYING CO.
205 WINDCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TBPLS Firm No. 10194132
daniel.oneal@onealsurveying.com
(903) 804-2891

PRELIMINARY PLAT
THE FARMSTEAD
PHASE TWO

LOTS 1-7, BLOCK A
7 RESIDENTIAL LOTS
BEING 18.658 ACRES
SITUATED IN THE
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS

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

DATE: 11/17/2021

SHEET 1 OF 2

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, ESTATES LUCAS VENTURES LTD. BEING the owner of 18.858 acre tract of land situated in the James Grayum Survey, Abstract No. 354, City of Lucas, Collin County, Texas, and being all of that certain called 18.858 acre tract of land described in deed to ESTATES LUCAS VENTURES LTD. recorded as Volume 6067, Page 1211, Deed Records, Collin County (DRRECT), Texas, said 18.858 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said Lucas tract, same being the common south corner of lots 32 and 33 in Block A of Revised Plat of Lemontree Country Estates, an Addition to the City of Lucas, Collin County, Texas, according to the map thereof recorded in Volume A, Page 189, Map Records, Collin County, Texas;

THENCE, South 89 degrees 58 minutes 27 seconds East generally along a fence and the north line of said Lucas tract and along the northerly south line of Block A of said Lemontree Country Estates and part of the way along the south line of Lot 8 of Kingswood Estates, and addition to the City of Lucas, Collin County, Texas, according to the map thereof recorded in Volume A, Page 240, Map Records, Collin County, Texas, a distance of 514.05 feet to a 3/8" iron rod found for corner and the northwest corner Lot 5, Block A of The Farmstead, an addition to the City of Lucas, Collin County, Texas, according to the map thereof recorded in Volume 2020, Page 15, Map Records, Collin County, Texas;

THENCE, South 00 degrees 04 minutes 02 seconds West along the west boundary line of said The Farmstead a distance of 1599.55 feet to a 3/8" iron rod found in the north line of Estates Parkway, AKA F.M. Highway 2170;

THENCE, South 89 degrees 42 minutes 56 seconds West along the north line of said Estates Parkway, a distance of 513.18 feet to a 3/8" iron rod found for corner;

THENCE, North 00 degrees 00 minutes 00 seconds East along the west line of said Lucas tract and the southerly east line of Block A of said Lemontree Country Estates, a distance of 1602.32 feet to the PLACE OF BEGINNING and containing 821,458 square feet or 18.858 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Estates Lucas Ventures LTD. does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as *THE FARMSTEAD, PHASE TWO*, an addition to the City of Lucas, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity of any time of procuring the permission of anyone. Additionally, OW Homes, LLC certifies that it is the sole owner of the dedicated property and that no other's interest is attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. Furthermore, as the owner of the property described herein, and in consideration of establishing the subdivision described herein, it agrees to the following:

- Every owner of fee simple title to every individual lot within the subdivision shall be a member of the homeowners' association;
- The homeowners' association shall have the authority to collect membership fees;
- As applicable as it pertains to conditions shown herein, the homeowners' association shall be responsible for the maintenance of all common areas, screening walls, landscaped areas, private streets and alleys.
- The homeowners' association shall grant the City the right of access to any areas to abate any nuisances on such areas and attach a lien upon each individual lot for the prorated costs of abatement.
- The homeowners' association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise, including attorney fees and costs of suit, in connection with the City's maintenance in common areas.
- The homeowners' association shall, where additional rights-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls or other amenities, enter into a license agreement with the City and shall be responsible for the installation and maintenance of all landscape areas in the public rights-of-way.

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

ESTATES LUCAS VENTURES LTD.

FOR: _____
Signature
Name:
Title:

STATE OF TEXAS
COUNTY OF COLLIN

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

Given under my hand and seal of office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, Daniel Chase O'Neal, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief the 16th day of June, 2021 and the monuments shown thereon have been found or set under my supervision and their location, size and material description are correctly shown.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary public for the State of Texas
My commission expires:

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Development Services Director of the City of Lucas, Texas, in accordance with the Lucas Code of Ordinances, review and approval procedures.

Development Services Director Date

ATTEST:

Signature Date

Name & Title Date

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

Director of Public Works/City Engineer Date

ATTEST:

Signature Date

Name & Title Date

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title Date

On-Site Sewage Facilities (OSSF) Notes:

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on lot.
- All lots must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
 - Due to the presence of a large pond/drainage easement on lots 4 and 5, it is recommended that there be no surface improvements, impervious cover, outbuildings, swimming pools, etc. planned on either lot 4 or 5 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services. Lot 4 will additionally have setbacks from a waterway/drainage easement.
 - Due to the presence of a waterway/drainage easement with sharp breaks and slopes on lots 2 and 3, it is recommended that there be no surface improvements, impervious cover, outbuildings, swimming pools, etc. planned on either lot 2 or 3 without pre-construction planning meeting with Registered Sanitarian/Professional Engineer and Collin County Development Services. The waterway/drainage easement bisects a portion of lot 2. No OSSF components shall cross the waterway/drainage easement.
- There were no permitted/approved existing structures with associated OSSF(s) on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION:

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

Registered Sanitarian or Designated Representative
Collin County Development Services

"Preliminary Plat - For Inspection Purposes Only"

OWNER/DEVELOPER
ESTATES LUCAS VENTURES LTD.
302 S. BOWSER ROAD
RICHARDSON, TX 75081-4401

PROPERTY ADDRESS
1900 ESTATES PARKWAY
LUCAS, TX 75002

LAND SURVEYOR
O'NEAL SURVEYING CO.
205 WINDCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TBPLS Firm No. 10194132
daniel.oneal@onealsurveying.com
(903) 804-2891

PRELIMINARY PLAT
**THE FARMSTEAD
PHASE TWO**

LOTS 1-7, BLOCK A
7 RESIDENTIAL LOTS
BEING 18.858 ACRES
SITUATED IN THE
JAMES GRAYUM SURVEY, ABSTRACT NO. 354
CITY OF LUCAS, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
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TEXAS REG. NO. 001346
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE 11/17/2021

SHEET 2 OF 2

08362\DWG\8362 Preliminary Plat.dwg

CITY OF LUCAS

Preliminary and Final Plat Application Guidelines



665 Country Club Road
Lucas, Texas 75002

Office 972.912.1207
www.lucastexas.us



PLATTING APPLICATION

Name of Subdivision and/or Project: The Farmstead - Phase 2

Items Submitted	Filing Fee
<input checked="" type="checkbox"/> Preliminary Plat	
<ul style="list-style-type: none"> ▪ Single Family Residential Subdivision Development <ul style="list-style-type: none"> <input checked="" type="checkbox"/> \$750 + \$5 per acre with 20 acres or less (i.e. \$850 for 20 acres) excluding minor plats of five (5) acres or less. ○ \$750 + \$5 per acre with 21 - 30 acres (i.e. \$900 for 30 acres) ○ \$800 + \$5 per acre with 31 - 45 acres (i.e. \$1,025 for 45 acres) ○ \$900 + \$5 per acre with 46+ acres (i.e. \$1,130 for 46 acres) ▪ Estate Residential Subdivision Development <ul style="list-style-type: none"> ○ \$1,000 + \$7 per acre for all size parcels (i.e. \$1,140 for 20 acres) ▪ Minor Plats <ul style="list-style-type: none"> ○ \$500 + \$5 per acre with 5 acres or less (i.e. \$525 for 5 acres) ▪ Non-residential District Plats <ul style="list-style-type: none"> ○ \$800 + \$10 per acre with 30 acres or less ○ \$850 + \$10 per acre with 31 - 45 acres ○ \$950 + \$10 per acre with 46+ acres 	<p><u>\$845.00</u></p> <p>_____</p> <p>_____</p> <p>_____</p>
<input type="checkbox"/> Final Plat	
<ul style="list-style-type: none"> ▪ Single Family Residential Subdivision Development <ul style="list-style-type: none"> ○ \$800 + \$5 per acre with 30 acres or less ○ \$850 + \$5 per acre with 31 - 45 acres ○ \$950 + \$5 per acre with 46+ acres <i>Any additional development fees will be charged at final plat rates.</i> ▪ Estate residential Subdivision Development <ul style="list-style-type: none"> ○ \$950 + \$7 per lot for all size parcels ▪ Minor Plat <ul style="list-style-type: none"> ○ \$350 + \$5 per acre with 5 acres or less ▪ Non-residential District Plats <ul style="list-style-type: none"> ○ \$850 + \$10 per acre for up to 30 acres ○ \$900 + \$10 per acre with 31 - 45 acres ○ \$1,000 + \$10 per acre with 46+ acres ▪ Replat <ul style="list-style-type: none"> ○ Minor Plat (5 acres or less) \$450 + \$5 per acre (\$475 for 5 acres) ○ All others - \$600 + \$10 per acre ▪ Amended Plat <ul style="list-style-type: none"> ○ Minor Plats (5 acres or less) - \$300 + \$7 per acre (i.e. \$300 for an amended plat for 5 acres) ○ All others - \$500 + \$10 per acre (i.e. \$700 for an amended plat for 20 acres) 	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<input type="checkbox"/> Storm Water Run-Off Permit	
<ul style="list-style-type: none"> ○ Developments 0 - 3 acres \$75 ○ Developments 4 - 10 acres \$150 ○ Developments 10+ acres \$500 	<p>_____</p>
<input type="checkbox"/> Vacation of Plat	
<ul style="list-style-type: none"> ○ \$500 + \$10 per acre 	<p>_____</p>
<input type="checkbox"/> Concept Plan (Optional Land Study)	
<ul style="list-style-type: none"> ○ \$150 per session with Planning & Zoning and/or City Council 	<p>_____</p>
<input type="checkbox"/> Tree Survey/Conservation Plan	No Fee
<input type="checkbox"/> Tree Removal & Site Clearing Permit	
<ul style="list-style-type: none"> ○ \$250 	<p>_____</p>
<input type="checkbox"/> Park Site Dedication	
<ul style="list-style-type: none"> ○ \$1,000 per lot or land dedication 	<p>_____</p>
TOTAL	<u>\$845.00</u>



PLATTING APPLICATION

Physical Location of Property: Adjacent to and West of The Farmstead Phase 1
(Address and general location – approximate distance to nearest existing street intersection)

Legal Description of Property: 18.858 acres in the James Graym Survey, Abstract No. 354., Vol 4332, Pg 499
(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block – Must attach metes and bounds description)

Comprehensive Zoning Designation(s): R-2

Existing Zoning Designation(s): R-2

Description of Project Use: 7 Residential Lots

Acreage: 18.858 **Existing # of Lots/Tracts:** 1

OWNERS NAME: _____ **Contact Number:** _____

Applicant/Contact Person Barrett Owens **Title:** _____

Company Name OW Homes, LLC

Street Address 890 West Forrest Grove Road, Lucas, Tx 75002-8446

Mailing Address same

Phone: 214-801-9193 **Fax:** _____ **Email:** barrett@owensrealtors.com

OWNERS NAME: _____ **Contact Number:** _____

Applicant/Contact Person _____ **Title:** _____

Company Name _____

Street Address _____

Mailing Address _____

Phone: _____ **Fax:** _____ **Email:** _____

ENGINEER REPRESENTATIVE: _____ **Contact Number:** 469-964-5693

Applicant/Contact Person Todd Wintters **Title:** President

Company Name Engineering Concepts & Design, L.P.

Street Address 201 Windco Circle, Suite 100, Wylie, Texas 75098

Mailing Address Same

Phone: 972-941-8400 **Fax:** 972-941-8401 **Email:** todd@ecdip.com & sam@ecdip.com

Read before signing below: If there is more than one property owner complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (notaries are available)

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID BEFORE BEING SCHEDULED ON THE P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be required from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Drawings will not be returned to applicant.

ALL PARCELS/PROPERTIES MUST MATCH IN ACREAGE ALL OTHER DOCUMENTS SUBMITTED WITH NO AMBIGUITY.

SUBMISSIONS: Failure to submit all materials to the City with this application will result in delays scheduling the agenda date.

NOTICE OF PUBLIC RECORDS: The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the public unless they are copyrighted.



PLATTING APPLICATION

- Applicant agrees to pay any and all monies due to the City including but not limited to Park Site fee, Tree Removal Permit fee, 3% of Construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

By signing this application, staff is granted access to your property to perform work related to your case. I waive the statutory time limits in accordance with Texas Local Government Code, Section 212.

STATE OF TEXAS |
 COUNTY OF COLLIN |

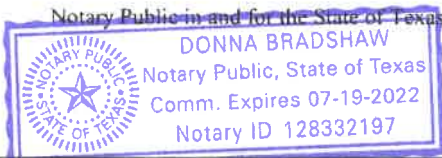
BEFORE ME, a Notary Public, on this day personally appeared Barrett Owens the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (**proof must be attached, e.g. "Power of Attorney"**) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



 Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 19th day of November, 2021

Notary Public in and for the State of Texas:



Donna Bradshaw

Official Use Only:	
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Withdrew: Yes or No	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

Project Name The Farmstead - Phase 2 Preparer Todd Winters

This checklist is provided to assist you in addressing the minimum requirements for Preliminary Plat submission. Confirm 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. 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 both directly on the plan and 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. Plans are to be submitted complete 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. If a preliminary plat is required, a Tree Survey/Preservation Plan is also required as part of the submittal requirements with and at the time of preliminary plat submittal. Refer to the Development Plan Application packet for the needed application and checklist.

- I have made the decision NOT to waive the statutory time limits (30 days) in accordance with section 212 of the Texas Local Government Code. I understand and acknowledge that the City may DENY my plat application if not complete as determined by staff within the 30-day time period.
- The required number of copies of the preliminary plat and the approved engineering and construction plans for all public infrastructure improvements in accordance with the design standards of the City, to include all streets, water mains and services, sewer system and services, and drainage systems required to develop the proposed subdivision.
- The name, address and telephone number of the owner, the surveyor, and engineer responsible for the preparation of the final plat.
- The name of the subdivision and location map showing adjacent subdivisions, street names (which shall conform, whenever possible, to existing street names and be approved by the Post Office) and lot and blocks numbers in accordance with a systematic arrangement.
- An accurate boundary survey description of the property, with bearings and distances, referenced to survey lines, existing property descriptions and established subdivisions, and showing the lines of adjacent tracts, the layout, dimensions and names of adjacent streets and alleys and lot lines shown in dashed lines.
- Existing boundary of adjacent street, and alley rights-of-way and boundaries of right-of-way (ROW) dedication are indicated, street names are labeled, and ROW widths are dimensioned.
- Scale, north point, date, lot and block numbers.
- The name and location of adjacent subdivisions or unplatted tracts drawn to scale shown in dotted lines and in sufficient detail to accurately show the existing streets, alleys and other features that may influence the layout and development of the propose subdivision. The abstract name and number, and name of the owner of the adjacent unplatted tracts should be shown.
- Exact location of lots, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and decimal fractions of feet, with the length of radii and of arcs of all curves, internal angles, points of curvatures, length and bearings of the tangents, and with all other surveyor information necessary to reproduce the plat on the ground. Dimensions shall be shown from all angle points.
- All lots on building sites shall conform to the minimum standards for area, width and depth prescribed by the zoning district or districts in which the subdivision is located and state the area size of each lot. Internal lot lines are clearly indicated, shown to scale, and labeled with bearings and distances.
- Building setback lines and the location of utility easements.
- Topographic information showing contour lines with intervals up to one (1') foot indicating the terrain, drainage pattern of the area, and the drainage basin areas within the proposed subdivision. Topographic information showing contour lines with intervals up to two (2) feet indicating the terrain, the drainage pattern of the area, and the drainage basin areas outside the boundaries of the proposed subdivision.
- The layout and dimensions of proposed storm drainage areas, easements and rights-of-way necessary for drainage within and outside the boundaries of the proposed subdivision.
- The location and purpose of all proposed parks or other areas offered for dedication to public use.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- The location of all existing property lines, buildings, sewer or water mains, storm drainage areas, water and wastewater facilities, fire hydrants, gas mains or other underground structures, easements of record or other existing features.
- The location, size and identification of any physical features of the property, including water courses, ravines, bridges, culverts, existing structures, drainage or other significant topographic features located on the property or within one hundred fifty feet (150') of the proposed subdivision.
- Copy of any deed restrictions, restrictive covenants, special use permit or planned development district ordinance regulating the property.
- The angle of intersection of the centerlines of all intersecting streets which are intended to be less than ninety (90°) degrees.
- In accordance with the city floodplain management regulations, of the Code of Ordinances, as amended, the floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the city shall be shown, where applicable. A notation shall be shown on the face of the preliminary plat stating: "Lots or portions of lots within the floodplain or areas of special flood hazard require a development permit prior to issuance of a building permit or commencement of construction including site grading, on all or part of those lots".
- Floodplain and floodway lines and base flood elevations as shown on the current effective flood insurance rate maps for the City should be shown, where applicable.
- For a preliminary plat of land located outside the city limits where sanitary sewer does not exist or where street improvement standards vary from those specified by the city, such differences shall be noted.
- A certificate of ownership and dedication of all streets, alleys, easements, parks and other land intended for public use, signed and acknowledged before a Notary Public by the owner and lien holders of the property, along with complete and accurate metes and bounds description of the land subdivided and the property dedicated to public use.
- Receipt showing all taxes on the subject property are paid.
- Certification by a surveyor, to the effect that the preliminary plat represents a survey made by the Surveyor, and that all the necessary survey monuments are correctly shown thereon.
- A preliminary plat provided in multiple sheets shall include a key map showing the entire subdivision at smaller scale with lot and block numbers and street names on one (1) of the sheets or on a separate sheet of the same size.
- Copy of any proposed property owner or homeowners' association agreements, covenants and restrictions.
- Front and exterior side or corner setback lines are shown and labeled.
- Abstract lines, survey lines, county lines, school ISD boundary and corporate boundaries are shown and clearly labeled.
- A title block is provided in the lower right corner that includes large, boldly printed:

(Subdivision Name)

Preliminary Plat

Lot(s) _____, Block(s) _____ (survey, abstract and tract number)

If a replat, include:

Replat of Lot(s) _____, Block(s) _____

- A log of submittal/revision dates since submitted to the City.
- The purpose of a replat or amending plat is stated on the face of the plat document.
- If the proposal is a replat or amending plat, the existing lot numbers and block numbers or letters are shown as light dotted lines, with lot number designation followed by R for replats or an A for amending plats.
- Location of property lines, owner or subdivision name(s) and recording information of abutting properties is indicated. Unplatted property or any streets or alleys within a 500-foot radius of subject property are shown and identified/labeled as appropriate.



PRELIMINARY AND FINAL PLAT Minimum Requirements Checklist

- Medians, median openings; turn lanes, deceleration/acceleration lanes and stacking distance is indicated within 200 feet of the property. The entire median, left-turn lane and/or deceleration lane and median opening serving a site is shown.
- Each lot is dimensioned, and the square footage of each lot is indicated.
- Each lot is numbered, and block groups are assigned a letter. Homeowner's association and other open space areas are identified with tract number.
- The location of existing underground and above ground utilities, flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- The location of existing structures or other features proposed to remain and those proposed for removal.
- Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose and County recording information.
- Location, dimension, and purpose of proposed easements are indicated by a medium-weight, dashed line. Required and proposed ingress/egress or access easements are shown, clearly labeled and tied down, as appropriate.
- Existing zoning is shown.
- Location and area of parks, drainage ways, creeks and open space is indicated and labeled.
- Legal description/metes and bounds description is included.
- Include any notes required by the various affected agencies/utilities.
- Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- Sites to be reserved or dedicated for parks, playgrounds and/or other public uses are indicated and labeled.
- Preliminary water plans are included with this submittal.
- Contours are indicated with intervals of two (2) feet for property five acres or less and five (5) feet for property more than five acres.
- A note is included that states whether or not the property is in the 100-year flood plain, with the FIRM Community Panel reference number and map date.
- A note shall be added to the plat stating: **"Preliminary Plat - For Inspection Purposes Only."**



Concept Plan Minimum Requirements (Optional Land Study)

Project Name _____ Preparer _____

This checklist is provided to assist you in addressing the minimum requirements for an Optional Land Study 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. **Checking 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.

Prior to submission of a preliminary plat and after meeting with the city staff, the owner may file an application for approval of an optional land study with the commission, which shall meet the following minimum requirements:

Items to be Included:

- The application shall include all contiguous holdings of the owner with an indication of the portion which is proposed to be developed or offered, sold or leased, accompanied by an affidavit of ownership, which includes an address and telephone number of an agent.
- The optional land study shall be drawn to scale of 1" = 100' or larger.
- The lower right-hand corner of the optional land study shall contain a title block clearly showing the proposed name of the subdivision or addition, the name and address of the owner, engineer or surveyor responsible for the design or survey, the scale of the drawing, the date the drawing was prepared, and the location of the tract according to the abstract and survey records of the county.
- The optional land study shall clearly show the limits of the tract and scale distances. True north shall be clearly indicated and shall be to the top or left of the study.
- The optional land study shall show the names of adjacent subdivisions or additions or the name of record owners or [of] adjoining parcels of unplatted land.
- The optional land study shall contain the existing zoning on adjoining land, the location, width, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, and topography with existing drainage channels or creeks, and other important features such as tree groupings, vegetation, political subdivisions or corporate limits and school district boundaries.
- The optional land study shall show the layout, names and width of proposed streets, alleys and easements.
- The optional land study shall show a general arrangement of land uses including but not limited to park and school sites, municipal facilities, private open space, floodplains and drainage ways, phasing plan, and proposed nonresidential and residential uses and densities.
- The optional land study shall show layout, numbers, and approximate dimensions of proposed lots and all building lines.
- The optional land study shall show the location of proposed screening walls and/or other forms of screening shall be clearly indicated.
- The optional land study shall show existing contours of the tract in intervals of two feet or less, referred to sea level datum.
- The optional land study shall show existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes and locations indicated.
- The optional land study shall show proposed water, sanitary sewer and storm sewer pipelines with culverts, bridges, and other appurtenances or structures shown.
- The optional land study shall show storm water retention or detention basins as required.
- The optional land study shall show erosion mitigation of lots or roads next to creeks and drainage ways according to drainage and erosion guidelines from the engineering department.
- Record drawings, construction plans including one set of mylars.



Lucas Code of Ordinances Procedures for Preliminary Plat

Pam Moreland - Administrative Assistant-Student Records
469.752.8080
pam.moreland@pisd.edu
2700 W. 15th Street
Plano, TX 75075

Princeton ISD:
Phillip Anthony – Superintendent
469.952.5400
panthony@princetonisd.net
321 Panther Parkway
Princeton, TX 75407

Wylie ISD:
Ian Halperin – Director of Communications & Community Relations
972.429.3019
ian.halperin@wylieisd.net
P.O. Box 490
Wylie, TX 75098

2. City utility departments (two copies).

Facilitated by City of Lucas Staff

3. Public utility companies and franchise utility companies that serve or will provide service to the proposed subdivision (two copies).

Grayson-Collin Electric:
Michael Lauer – Project Manager & Manager of Economic Development
903.482.7183
Michael.lauer@grayson-collin.coop
P.O. Box 548
Van Alstyne, TX 75495

TXU Energy:
Brian Neitzel – Director of Real Estate & Development
214.812.4600
frianneitzel@txu.com
1601 Bryan Street
Dallas, TX 75201

North Texas Municipal Water District:
Bobby Schalf – Assistant Planning Officer
972.442.5405
Fax: 972.295.6440
bschalf@ntmwd.com
505 East Brown Street
Wylie, TX 75098



OPTIONAL LAND STUDY

- Applicant agrees to pay any and all monies due to the City including but not limited to Park Site fee, Tree Removal Permit fee, 3% of Construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.
- Maintenance Bond for City Improvements, 2 year – 10% Bond to be verified by submitting contract.
- Construction as-built record drawings (mylar)
- Engineering construction test reports.
- Walk-through with Public Works personnel completed with satisfactory outcome.
- HOA (covenants, conditions & restrictions) documentation approved by City Attorney before submittal to Planning & Zoning.

By signing this application, staff is granted access to your property to perform work related to your case. I waive the statutory time limits in accordance with Texas Local Government Code, Section 212.

STATE OF TEXAS }
 COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (**proof must be attached, e.g. "Power of Attorney"**) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

[Notary seal]

 Owner / Agent (*circle one*)

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Official Use Only:	
Planning & Zoning: _____	Date: _____
City Council: _____	Date: _____
Applicant Withdrew: Yes or No	Date: _____
Applicant Made a Written Withdrawal: Yes or No	Date: _____



OPTIONAL LAND STUDY

Name of Subdivision and/or Project: _____

Items Submitted	Filing Fee
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Single Family Residential Subdivision Development	_____
<input type="radio"/> \$750 + \$5 per acre with 20 acres or less (i.e. \$850 for 20 acres) excluding minor plats of five (5) acres or less.	
<input type="radio"/> \$750 + \$5 per acre with 21 - 30 acres (i.e. \$900 for 30 acres)	
<input type="radio"/> \$800 + \$5 per acre with 31 - 45 acres (i.e. \$1,025 for 45 acres)	
<input type="radio"/> \$900 + \$5 per acre with 46+ acres (i.e. \$1,130 for 46 acres)	
<input type="checkbox"/> Estate Residential Subdivision Development	_____
<input type="radio"/> \$1,000 + \$7 per acre for all size parcels (i.e. \$1,140 for 20 acres)	
<input type="checkbox"/> Minor Plats	_____
<input type="radio"/> \$500 + \$5 per acre with 5 acres or less (i.e. \$525 for 5 acres)	
<input type="checkbox"/> Non-residential District Plats	_____
<input type="radio"/> \$800 + \$10 per acre with 30 acres or less	
<input type="radio"/> \$850 + \$10 per acre with 31 - 45 acres	
<input type="radio"/> \$950 + \$10 per acre with 46+ acres	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Single Family Residential Subdivision Development	_____
<input type="radio"/> \$800 + \$5 per acre with 30 acres or less	
<input type="radio"/> \$850 + \$5 per acre with 31 - 45 acres	
<input type="radio"/> \$950 + \$5 per acre with 46+ acres	
<i>Any additional development fees will be charged at final plat rates.</i>	
<input type="checkbox"/> Estate residential Subdivision Development	_____
<input type="radio"/> \$950 + \$7 per lot for all size parcels	
<input type="checkbox"/> Minor Plat	_____
<input type="radio"/> \$350 + \$5 per acre with 5 acres or less	
<input type="checkbox"/> Non-residential District Plats	_____
<input type="radio"/> \$850 + \$10 per acre for up to 30 acres	
<input type="radio"/> \$900 + \$10 per acre with 31 - 45 acres	
<input type="radio"/> \$1,000 + \$10 per acre with 46+ acres	
<input type="checkbox"/> Replat	_____
<input type="radio"/> Minor Plat (5 acres or less) \$450 + \$5 per acre (\$475 for 5 acres)	
<input type="radio"/> All others - \$600 + \$10 per acre	
<input type="checkbox"/> Amended Plat	_____
<input type="radio"/> Minor Plats (5 acres or less) - \$300 + \$7 per acre (i.e. \$300 for an amended plat for 5 acres)	
<input type="radio"/> All others - \$500 + \$10 per acre (i.e. \$700 for an amended plat for 20 acres)	_____
<input type="checkbox"/> Storm Water Run-Off Permit	
<input type="radio"/> Developments 0 - 3 acres \$75	
<input type="radio"/> Developments 4 - 10 acres \$150	
<input type="radio"/> Developments 10+ acres \$500	_____
<input type="checkbox"/> Vacation of Plat	
<input type="radio"/> \$500 + \$10 per acre	_____
<input type="checkbox"/> Concept Plan (Optional Land Study)	
<input type="radio"/> \$150 per session with Planning & Zoning and/or City Council	_____
<input type="checkbox"/> Tree Survey/Conservation Plan	No Fee
<input type="checkbox"/> Tree Removal & Site Clearing Permit	_____
<input type="radio"/> \$ 250	
<input type="checkbox"/> Park Site Dedication	_____
<input type="radio"/> \$ 1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.01.122	
TOTAL	_____



FINAL PLAT

Minimum Requirements Checklist

- Location of property lines, owner or subdivision name(s) and recording information of abutting properties is shown.
- Abutting properties are indicated by a light solid line.
- Existing boundary of street rights-of-way adjacent to the property and boundaries of right-of-way dedication are indicated by a medium weight solid line, intermittent with two dashed lines, and widths are dimensioned.
- Existing and proposed internal alleys and streets ROW are indicated by a medium weight solid line, intermittent with two dashed lines.
- Streets are named and ROW dimensioned.
- Streets and alleys ROW within 200 feet of the subject property boundary are accurately located, dimensioned, and named/labeled.
- Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees.
- The length and bearing of all straight lines, radii, arc lengths, tangent length and central angles of all curves are indicated along the lines of each lot. The curve data pertaining to block or lot boundary may be placed in a curve table at the base of the plat and prepared in a tabular form with the following information:
 - Curve number
 - Delta
 - Radius
 - Tangent length
 - Tangent offset
 - Arc length
 - Chord
- The description and location of all survey monuments placed in the subdivision or immediately adjacent to it are shown.
- In all subdivisions, corners are established at the corner of each block in the subdivision consisting of an iron rod or pipe not less than three-quarter inches (3/4") in diameter and twenty-four inches (24") deep, flush with the top of the sidewalk or other paving, surface, etc. All lot corners shall be installed prior to the final inspection of the subdivision.
- Lot corner monuments are placed at all lot corners except corners which are also block corners, consisting of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep set flush with the top of the sidewalk. All lot corners shall be installed prior to the final inspection of the subdivision.
- Curve point markers are established using the same specifications as lot corners. All lot corners shall be installed prior to the final inspection of the subdivision.
- Internal lot lines are clearly indicated and shown to scale.
- Each lot is dimensioned with bearings and distances, as applicable, and the square footage of each lot is indicated.
- Each lot is numbered, and block groups are assigned a letter.
- The location of flood plain boundaries and state or federally protected areas, such as wetlands, are indicated.
- Existing easements are indicated by a light, dashed line and labeled indicating dimension, purpose, and County recording information.
- Proposed easements are indicated by a medium weight, dashed line and labeled indicating dimension and purpose.
- Required cross access or ingress/egress easements are shown, dimensioned, labeled, and properly tied down.
- Existing zoning of the subject property is indicated.
- Location and area of parks, drainage ways, and open space is indicated. Open space/Homeowner's Association (HOA) areas are to be labeled with tract number/s.
- A legal description/metes and bounds description is included.
- Include any notes required by the various affected agencies/utilities.
- Sites to be reserved or dedicated for parks, playgrounds and/or other private or public use are indicated.
- A note is included that states whether or not the property is in the 100-year flood plain, with the F.I.R.M. Community Panel reference number and map date indicated.



**PLACE THE FOLLOWING ON FINAL PLATS
AS APPLICABLE:**

**SAMPLE OWNER’S CERTIFICATE
(If no homeowners’ association is involved)**

STATE OF TEXAS }
COUNTY OF COLLIN }

WHEREAS, John Doe and Jane Doe are the Owners of a tract of land situated in the J. Foreman Survey, Abstract No. 483, Dallas County, Texas and being out of a 40-acre tract conveyed to them by Joe Smith and Tom Smith and a 0.54-acre tract conveyed to them by Jim Henry and being more particularly described as follows:

(Enter accurate property description here)

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I/we, *John Doe, Jane Doe*, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as *New Town Estates*, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I/we certify that I/we (*indicate correct options*) are the sole owners of the dedicated property and that no other’s interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at *LUCAS*, Texas, this _____ day of _____, 20_____.

Jane Doe, Owner

John Doe, Owner

STATE OF TEXAS }
COUNTY OF COLLIN }

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

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for
the State of Texas

**MORTGAGE HOLDER CERTIFICATION
(If no homeowners’ association is involved)**

That I, _____, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as *New Town Estates*, an addition to the City of Lucas and do hereby dedicate to the public use forever the



**PLACE THE FOLLOWING ON FINAL PLATS
AS APPLICABLE:**

shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas, and to requirements placed on the homeowners' association as indicated herein and remedies to the abatement of nuisance and liens on properties therein and as required.

Witness our hands at, Texas, this _____ day of _____, 20_____.

Signature

Title

Company
STATE OF TEXAS }
COUNTY OF COLLIN }

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

Given under my hand and seal of office, this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

- City Filing Requirements:
- Three (3) 24" x 36" mylar with original seals and signatures, stamped with County recording information
 - Four (4) 11" x 17" black and white copies
 - One (1) original tax certificate for the platted property
 - Collin County Plat Recording Requirements (verify with the Collin County Clerk at 972.542.4185 and applicable fees plus 15% administrative fee.

Location Map

Farmstead Phase 2





City of Lucas

Planning and Zoning Agenda Request

December 9, 2021

Item No. 04

Requester: Planning and Zoning Commission

Agenda Item Request

Consider updates to Chapters 1, 2 and 3 of the City of Lucas Comprehensive Plan dated March 2017.

Background Information

At the October 18, 2021, City Council meeting, Birkhoff, Hendricks, and Carter L.L.P. gave a presentation regarding the hydraulic model of the City's existing water distribution system. Additional items considered as part of the City's water distribution system included:

- Water Master Plan
- Water Demand Study
- Impact Fee Update (water and roadway)
- 10-Year Capital Improvement Plan

Chapter 395 of the Texas Local Government Code describes the procedures Texas cities must follow to implement impact fees. The last City of Lucas Roadway and Water Impact Fee update was approved by City Council on November 1, 2018, when it adopted Ordinance 2018-11-00886.

The land use assumptions (contained in the Comprehensive Plan) and Capital Improvement Plan upon which impact fees are based shall be updated at least every five years. Because the Comprehensive Plan, Capital Improvement Plan and impact fee calculation are all interdependent, staff is recommending a review and update as necessary of the City of Lucas Comprehensive Plan.

Chapter 6 of the Comprehensive Plan, Parks, Recreation and Open Space will be reviewed by the Parks and Open Space Board along with the Trails Master Plan. Staff will bring any recommendations to the Planning and Zoning Commission for consideration.

Chapter 7 of the Comprehensive Plan, Streets and Drainage will be reviewed by the City Council along with the Thoroughfare Plan. Staff will bring any recommendations to the Planning and Zoning Commission for incorporation.

Per the City's Code of Ordinances, Chapter 10, Article 10.02 Definitions, members of the Planning and Zoning Commission and the representatives appointed by the City Council as required by the enabling legislation for this article are members of the Capital Improvement



City of Lucas
Planning and Zoning Agenda Request
December 9, 2021

Item No. 04

Advisory Committee. The Capital Improvement Advisory Committee must have one member that represents the real estate, development, or building industry.

The following table outlines a timeline for review and completion of the Comprehensive Plan:

	Meeting to Discuss	Comments to City Secretary for Incorporation	Back to P&Z for finalization
Chapters 1, 2 and 3	December 9, 2021	December 20, 2021	January 13, 2022
Chapters 4, 5 and 6	January 13, 2022	January 24, 2022	February 10, 2022
Chapters 7 and 8	February 10, 2022	February 21, 2022	March 10, 2022

Attachments/Supporting Documentation

1. Chapters 1, 2 and 3 of the City of Lucas Comprehensive Plan

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve amendments to Chapters 1, 2 and 3 of the City of Lucas Comprehensive Plan as outlined below:

- 1.
- 2.
- 3.



City of Lucas
Planning and Zoning Agenda Request
December 9, 2021

Item No. 04

CITY OF LUCAS



COMPREHENSIVE PLAN

MARCH 2017



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CHAPTER 2 POPULATION 6

CHAPTER 3 HOUSING 8

CHAPTER 4 LAND USE 10

CHAPTER 5 ECONOMIC DEVELOPMENT 19

CHAPTER 6 PARKS, RECREATION AND OPEN SPACE 24

CHAPTER 7 STREETS AND DRAINAGE 30

CHAPTER 8 WATER SYSTEM 38

APPENDIX MAPS 44



INTRODUCTION

PURPOSE

The comprehensive plan can be defined as a long-range planning tool that is intended to be used by city staff, decision-makers and citizens to guide the growth and physical development of a community for its future growth. The original plan adopted in the late 1980's initiated the framework for the City of Lucas. Over the years it has been reviewed and updated as growth dictated. Having this comprehensive framework will assist in evaluating proposed actions, decisions concerning changes in local economic and demographic conditions, and resources, as well as guiding future planning scenarios for Lucas.

The State of Texas has established laws that specifically regulate the way incorporated cities such as Lucas can ensure the health, safety, and welfare of their citizens. It gives them the power to regulate the use of land, but only if such regulations are based on a comprehensive plan. Lucas strives to guide future development to accommodate new development without sacrificing the unique character of the city.

In basic terms, the primary objectives of a comprehensive plan are to:

- Manage growth in an orderly manner,
- Minimize potential conflicts between land uses,
- Provide for efficient and cost-effective delivery of public services, and
- Establish a rational and reasonable basis for making decisions about the community.

This updated version of the comprehensive plan will address the preservation of the country atmosphere of Lucas by addressing the growth and future needs relating to population, housing, land use, economic development, parks, streets, drainage, water, thoroughfares, and capital improvements.

LOCATION

Lucas is located in Collin County just northeast of the Dallas-Fort Worth Metroplex, 30 miles north of downtown Dallas. The City is positioned 10 miles east of the DART Parker Road Station, 30 miles north of the Love Field Airport, and 40 miles east of the Dallas-Fort Worth International Airport. Lucas is bordered by the City of Allen to the west, the City of Parker to the southwest, the City of Wylie to the south, the City of St. Paul to the southeast, Lake Lavon to the east, and the City of Fairview to the northwest as shown in figures 1.1 and 1.2.

The population is estimated at 6,875 in 2016 and contains a total land area of 9.85 acres.



The City has experienced significant growth in recent years as a result of its unique features including:

- Appealing rural atmosphere
- Animal friendly neighborhoods
- Exceptional educational systems
- Proximity to services and shopping
- Low crime rate
- High quality housing
- Large lot sizes
- Proximity to Lake Lavon

The City of Lucas' location, outside the pressures and restrictions of intense urban life, combined with its convenient position relative to local and regional economic and recreational centers, makes the City a stable and attractive community.

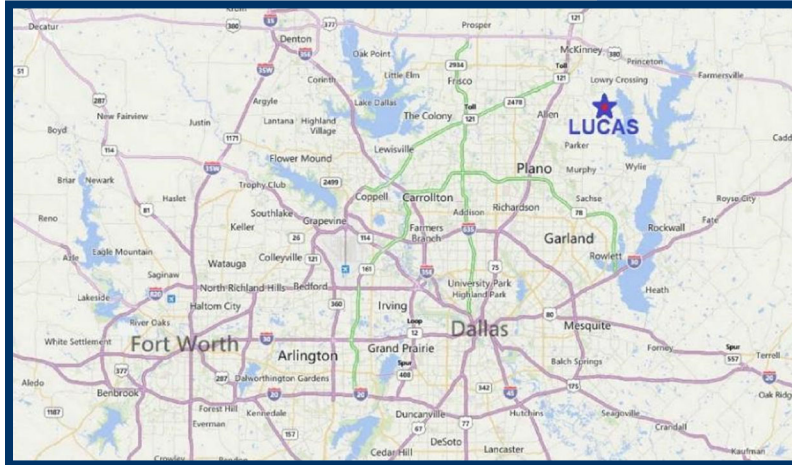


Figure 1.1—City of Lucas and Dallas/Fort Worth Metroplex

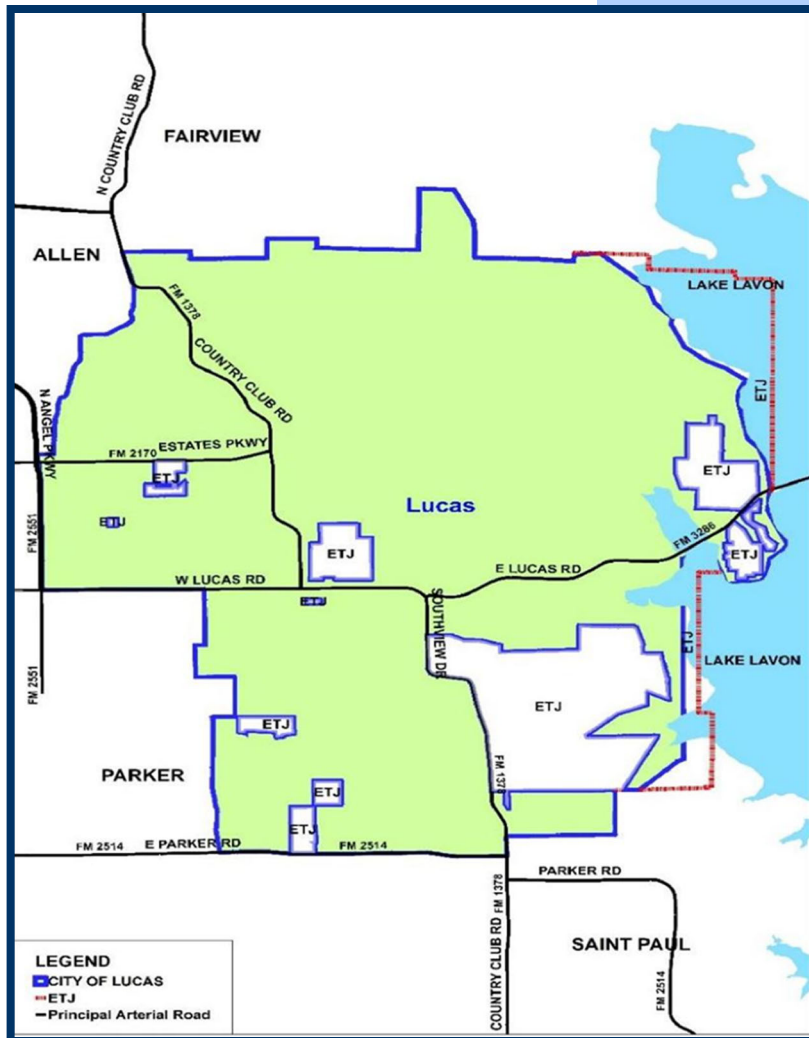


Figure 1.2—City of Lucas, Texas



POPULATION



One of the most important parameters of the planning process is the analysis and projection of the population. The purpose of projecting population is to provide a general scale for future development which is compatible with the prospects and the potentials of the city.

Population growth is primarily driven by construction of new housing and the annexation of land.

The population estimates reported in this plan are based on the US Census Bureau, the North Central Texas Council of Governments Databases on Demographics, and other State agencies. Over the next 25 years the North Central Texas population is expected to grow by 5 million people. It is assumed the City of Lucas will also experience significant growth if the local and regional economies remain stable.

After estimating the size and density of the future population, it becomes possible to determine the future level of demand for facilities, and to develop indices for issues which typically confront those persons who are actively involved in making decisions related to the planning process.

Projected population demand is the rational basis for projecting infrastructure needs, and establishing the timing of capital expenditures.

POPULATION TRENDS

The population of Lucas has increased dramatically from 540 in 1970 to 6,875 in 2016. This represents an annual growth rate of 5.69%. This is a reflection of the desire of many people to live in a rural or "small town" environment while keeping close to major urban centers. Continued population growth in Lucas is supported by forecast data for Collin County. The population of Collin County is expected to increase by almost 54 percent by 2035. The age composition of the Lucas population provides a profile, illustrating when and where the greatest need for various types of public expenditures will be required in order to meet citizen demand.

POPULATION PROJECTIONS

Population projections provide the most basic planning assumptions required for strategically meeting future public needs. Six significant assumptions specific to Lucas help form the basis from which to project the populations, and are listed below:

1. The density and character of development in Lucas will not change appreciably.
2. Lucas will experience in-migration from larger urban areas causing the local population to increase.



3. The average household size will remain 3.22 persons per household.
4. Population can be estimated based on the number of existing houses; the calculation of potential number of houses that can be built on developable land based on projected future land use, and subdivision of land tracts.
5. The City of Lucas is estimated to be built out in 2030. Based upon all the foregoing assumptions, future population projections for both Lucas and the area within the extra-territorial jurisdiction (ETJ) are shown in table 2.1 and illustrated in figure 2.2.
6. Whether the projected population occurs five years early or five years later, the city will require the same number of facilities for the projected number of people.

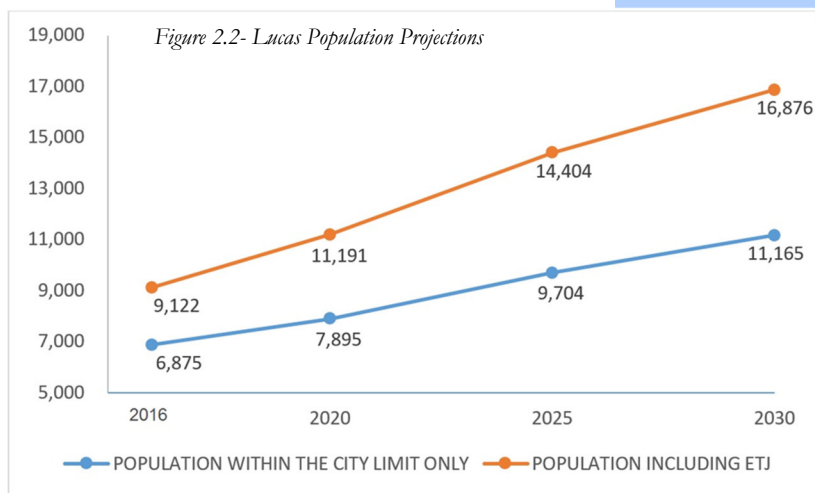
YEAR	POPULATION (CITY LIMITS ONLY)	PERCENT GROWTH	ANNUAL GROWTH RATE	POPULATION (ETJ)	POPULATION (CITY LIMITS & ETJ)	PERCENT GROWTH	ANNUAL GROWTH RATE
2016	6,875	N/A	N/A	2,247	9,122	N/A	N/A
2020	7,895	14.8%	3.5%	3,296	11,191	22.7%	5.2%
2025	9,704	22.9%	4.2%	4,700	14,404	28.7%	5.2%
2030	11,165	15.1%	2.8%	5,711	16,876	17.2%	3.2%

Table 2.1- City of Lucas Population Projections

The anticipated population growth will place additional demands on the City’s infrastructure and resources:

- Streets
- Water and wastewater system (waste water serves non-residential uses only)
- Parks and recreational facilities
- Environmental, educational, safety and health services
- Public Safety

Lucas should set goals for both the desired population levels and facilities necessary to accommodate the resulting demands. Most of these topics will be discussed in the following chapters of this Comprehensive Plan.



HOUSING

INTRODUCTION

There are four generally recognized determinants of the level of effective demand for housing units as follow:

1. The physical sources of housing demand which includes the number of type of family units in an area and the need for replacing existing units.
2. The level of wealth in an area and the distribution of that income.
3. Mortgage rates.
4. The supply price of housing which is the cost of providing the residents of an area with appropriate housing facilities.

The complex interaction of these four considerations works to determine whether or not adequate housing of the appropriate types is available to the residents of Lucas.

EXISTING HOUSING ANALYSIS

As of June 1, 2016 there were 2111 single family housing units in Lucas. There are an additional 24 other forms of housing units in Lucas which could be classified as housing in a non- or semi-permanent structure. Within the Lucas extra territorial jurisdiction there are 697 units, bringing the total housing in Lucas and the ETJ to 2,832 units.

- Single family 2111 units
- Semi or non-permanent housing 24 units
- Single family 697 units
- Total 2,832 units

HOUSING GOALS AND OBJECTIVES

Although Lucas will add new dwelling units through new construction, existing units must be adequately maintained in order to meet the local housing demand and foster a stable housing environment. It should be assumed that all housing and properties within the community are maintained in a reasonable (or sound), safe and sanitary condition for its useful life. To enable the city to direct its efforts in develop housing with the highest and best use, the following specific goals and objectives should be followed:

GOAL 1.

Encourage suitable development of land with adequate lot sizes, paved streets and utility lines.

Objectives:

- Establish and maintain subdivision ordinances to ensure that new infrastructure meets or exceeds minimum city requirements.
- Encourage high-quality construction through the continued enforcement of recognized building codes.



- Alleviate maintenance and service issues by upgrading existing infrastructure (water, streets and drainage) to meet or exceed minimum acceptable standards.

GOAL 2.

A sufficient choice of adequate housing should be provided to meet the needs of individuals.

Objectives:

- Zone land to promote long-term neighborhood stability.
- Maintain moderate density housing in suitable locations on the periphery of the city.

FUTURE HOUSING REQUIREMENTS

To provide an indication of the future demand for housing in Lucas, it is necessary to project the number of housing units which will be needed. These projections are based upon the assumption that the average household size would remain at 3.22 persons during the planning period. Allowing for a five percent vacancy rate, and reflecting anticipated future population levels, the future total housing needs for Lucas are estimated and illustrated in Figure 3.1. Lucas should encourage the maintenance of, and/or rehabilitation of older homes so they remain habitable over the planning period and beyond. As the population ages, provision must be considered for proper accessibility for an increasing elderly and disabled population. Attention to building design and adaptability can achieve a solution to this challenge.

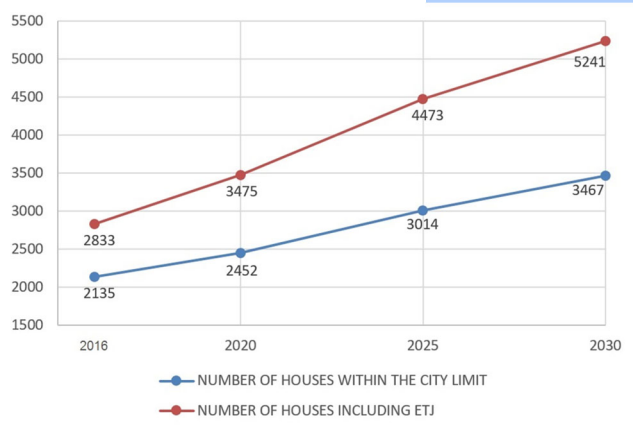


Figure 3.1– Projected number of housing unit needs for City of Lucas

HOUSING ACTIONS

Housing needs and some of the potential housing issues within the City have been identified above. The prevention of housing issues in Lucas will require the development and implementation of an effective housing program. Although this will be an ongoing process, specific actions for the next five years have been developed. These actions, all of which will be of negligible cost to the city, are listed below.

Action Items:

1. Beginning with those units in worst condition, complete the rehabilitation of housing units in the City by using one or a combination of the following methods:
 - Strict Code Enforcement of the City’s adopted ordinances.
 - Establish or coordinate with existing benevolent groups such as Habitat for Humanity to help those unable to help themselves.
2. Review current zoning ordinance for compliance with development issues within the city.





City of Lucas

Planning and Zoning Agenda Request

December 9, 2021

Item No. 05

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the October 14, 2021 and November 11, 2021, Planning and Zoning Commission meetings.

Background Information

NA

Attachments/Supporting Documentation

1. October 14, 2021 Planning and Zoning Commission minutes.
2. November 11, 2021 Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the October 14, 2021 and November 11, 2021 Planning and Zoning Commission meetings.



MINUTES
PLANNING AND ZONING COMMISSION MEETING

October 14, 2021 | 7:00 PM
Council Chambers | Video Conference
City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 7:00 pm. It was determined that a quorum was present and Alternate Member James Foster would be seated as a voting member. The Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman Joe Williams
Commissioner Adam Sussman
Commissioner Tommy Tolson
Alternate Commissioner Chris Bierman
Alternate Commissioner James Foster

Staff Present:

Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris

City Council Liaison Absent:

Mayor Jim Olk

Commissioners Absent:

Commissioner Dusty Kuykendall

Regular Agenda

- 1. Consider approval of a request by Matt Dorsett with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for an extension of a preliminary plat for Enchanted Creek Estates Phase 2, expiring December 1, 2021, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 135.743 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive.**

Development Services Director Joe Hilbourn gave a presentation regarding the extension of the preliminary plat.

Chairman Rusterholtz noted that there were discrepancies between the development agreement and the plat. The development agreement states all open area should remain open and be dedicated to the City and the plat does not depict this.

Mr. Hilbourn explained that the applicant would have to dedicate the open space to the City or amend the development agreement.

6. Executive Session:

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into Executive Session to seek confidential legal advice from the City Attorney at 7:09 pm.

The Planning and Zoning Commission reconvened from Executive Session at 7:34 pm, noted that the differences from the development agreement and plat needed to be addressed and made the following motion.

MOTION: A motion was made by Commissioner Sussman seconded by Commissioner Tolson to deny the request by Matt Dorsett with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for an extension of a preliminary plat for Enchanted Creek Estates Phase 2, expiring December 1, 2021, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 135.743 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive. The motion to deny passed unanimously by a 6 to 0 vote.

2. Consider approving the amendments to the City’s Code of Ordinances for Chapter 10, Subdivisions, Article 10.03 Subdivision and Development.

The Commission made additional minor edits to Article 10.03 to be included as part of the overall edits to Chapter 10.

MOTION: A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Williams to approve amendments to the City’s Code of Ordinances, Chapter 10 Subdivisions, Article 10.03 Subdivisions and Development to include the additions made at the October 15, 2021, meeting. The motion passed unanimously by a 6 to 0 vote.

3. Discuss the creation of a Paving Design Manual for the City’s Code of Ordinances, Chapter 10, Subdivisions, Article 10.03 Subdivision and Development and provide direction to staff on any proposed amendments.

Development Services Director Joe Hilbourn discussed his research of other cities paving design manuals and suggested the City remain using the NCTCOG paving design manual, and that the following items also be given consideration:

- Turn radius, fire lanes, roads, and interior parking
- Line of sight requirements
- Road connection for drives and road intersections
- Minimum distance between road connection

Chairman Rusterholtz suggested the items above would be best placed in the street and subdivision ordinance that would require an amendment. Mr. Hilbourn agreed and stated an amendment to the ordinance would be prepared after the stormwater runoff updates were complete.

Chairman Rusterholtz noted on the preliminary and final plat application checklist there was a requirement stating “Residential minor streets shall be designed and platted so that no street segment shall have a straight line for more than 1,000 feet before altering its course by at least 20 degrees” could not be located within the Code of Ordinances.

Mr. Hilbourn explained that he was not familiar with where this was located within the Code of Ordinances and would confirm where its stated within the Code of Ordinances or remove it from the checklist requirements.

The Commission directed staff to have the City Engineer review the Paving Design Manual, further review the items listed above to determine their incorporation and bring back recommendations to the Planning and Zoning Commission for consideration.

4. Review stormwater design criteria, determine if any amendments are needed to the City’s current regulations and provide direction to City staff.

Chairman Rusterholtz conducted research of stormwater design manuals from other cities and asked that the City Engineer review her comments and suggested items to incorporate to determine if they should be considered for possible amendments into the City’s stormwater design manual.

The City Engineer will bring back recommendations to the Planning and Zoning Commission for consideration.

5. Consider approval of the minutes of the September 9, 2021, Planning and Zoning Commission meeting.

MOTION: A motion was made by Vice Chairman Williams seconded by Commissioner Sussman to approve the minutes of the September 9, 2021, Planning and Zoning Commission meeting. The motion passed unanimously by a 6 to 0 vote.

7. Adjournment.

MOTION: A motion was made by Vice Chairman Williams seconded by Commissioner Sussman to adjourn the meeting at 8:44 pm. The motion passed unanimously by a 6 to 0 vote.

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



MINUTES PLANNING AND ZONING COMMISSION MEETING

November 11, 2021 | 7:00 PM
Council Chambers | Video Conference
City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 7:00 pm. It was determined that a quorum was present and Alternate Member Chris Bierman would be seated as a voting member. The Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Commissioner Adam Sussman
(remotely arrived at 7:08pm)
Commissioner Tommy Tolson
Commissioner Dusty Kuykendall
Alternate Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris

City Council Liaison Absent:

Mayor Jim Olk

Commissioners Absent:

Vice Chairman Joe Williams
Alternate Commissioner James Foster

Public Hearing

- Public hearing to consider the request by Ron Lacock on behalf of Lucas Country Corner for a change in zoning from Residential 2-acre (R-2) to Commercial Business (C) on a parcel of land consisting of 5.831 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262-acre and a 0.54-acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation noting the proposed zoning meets the requirements of the approved development agreement. Mr. Hilbourn reviewed aspects of the development agreement and discussed where on the property two-story and one-story buildings could be located, and buffers between the residential and commercial districts consisting of screening walls or trees.

The public hearing was opened at 7:05 pm. The following individuals spoke during the public hearing:

- Mohammad Dezfoolin, owner of Lucas Food Mart, 175 Southview Drive, spoke in favor of the request.

- Ron Lacock, owner developer for Lucas Country Corner, 906 Santiago Trail, , spoke in favor of the request.

The public hearing was closed at 7:10 pm.

MOTION: A motion was made by Commissioner Kuykendall seconded by Commissioner Tolson to approve the request by Ron Lacock on behalf of Lucas Country Corner for a change in zoning from Residential 2-acre (R-2) to Commercial Business (C) on a parcel of land consisting of 5.831 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262-acre and a 0.54-acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

2. Consider the request by James Peters on behalf of Good Shepherd United Methodist Church for approval of a final plat for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road.

Development Services Director Joe Hilbourn gave a presentation regarding the final plat.

MOTION: A motion was made by Commissioner Sussman seconded by Commissioner Kuykendall to approve the final plat for Good Shepherd United Methodist Church for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road. The motion passed unanimously by a 5 to 0 vote.

3. Discuss stormwater design criteria and provide update to the Commission regarding proposed amendments to:

1. Planning & Design Criteria for Stormwater Run-Off (Ordinance 2009-04-00644)
2. Stormwater Run-Off Regulations (Ordinance 2009-04-00645)
3. Flood Damage Prevention (Ordinance 2009-04-00646)

Development Services Director Joe Hilbourn gave a presentation discussing each of the ordinances outlined above that would be part of the review for the stormwater design criteria. Mr. Hilbourn asked that should the Commission have any suggested changes or questions to submit those to City staff for review.

City Engineer Joe Grajewski will be reviewing the stormwater design criteria and provide an update to the Commission at their December meeting.

4. Consider the review process for updating the City of Lucas Comprehensive Plan.

Development Services Director Joe Hilbourn gave a presentation discussing the requirement to review the Comprehensive Plan every five years. Mr. Hilbourn discussed the review schedule with the Commission outlining when each chapter would be brought before the Commission and noted

that the Parks and Open Space Board would be reviewing Chapter 6 related to parks and open space and the Trails Master Plan. The City Council would be reviewing the Thoroughfare Master Plan.

The Commission will be reviewing Chapters 1, 2 and 3 of the Comprehensive Plan at their December 9, 2021 meeting.

5. Consider approval of the minutes of the October 14, 2021, Planning and Zoning Commission meeting.

Chairman Rusterholtz noted some items missing from the minutes and asked the item be tabled.

MOTION: A motion was made by Chairman Rusterholtz seconded by Commissioner Sussman to table this item to the December 9, 2021 meeting. The motion passed unanimously by a 5 to 0 vote.

6. Adjournment.

MOTION: A motion was made by Commissioner Kuykendall seconded by Commissioner Tolson to adjourn the meeting at 7:34 pm. The motion passed unanimously by a 5 to 0 vote.

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary