



AGENDA

Planning and Zoning Commission Meeting

February 10, 2022 | 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, February 10, 2022, 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

Regular Agenda

1. Consider approval of an application for a site plan, landscape plan, elevations, and preliminary plat submitted by the property owner Bill Shipley on behalf of Golden Chick for use as a commercial restaurant on a 0.833-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, located at 451 South Angel Parkway. **(Development Services Director Joe Hilbourn)**
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 at 2115 and 2125 Country Club Road, more commonly known as New Castle Estates. **(Development Services Director Joe Hilbourn)**
3. Consider the request by Michelle Tilotta with LJA Engineering on behalf of HC Highpoint, LLC for final plat approval of a parcel of land being 74.914 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8B within the City of Lucas ETJ. **(Development Services Director Joe Hilbourn)**
4. Discuss the request by Michael and Kelly Sparks, owners of Sparks Loving Care located at 999 West Forest Grove Road, Lucas Texas to add Nursing Home/Assisted Living to the City's Code of Ordinances, Zoning Use Chart, in the R-2 zoning district by right or by a specific use permit. **(Development Services Director Joe Hilbourn)**
5. Discuss building setbacks, lot line definition, building line definition, and lot width requirements in all residential zoning districts. **(Development Services Director Joe Hilbourn)**
6. Consider final review and approval of amendments to Chapters 4, 5 and 6, including the Land Use Map and Trails Master Plan of the City of Lucas Comprehensive Plan and review Chapter 7 including the Master Thoroughfare Plan to discuss possible amendments. **(Planning and Zoning Commission)**
7. Consider approval of the minutes of the January 13, 2022, 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.

8. Executive Session: An Executive Session is not scheduled for this meeting.
9. 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 February 2, 2022.

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

February 10, 2022

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider approval of an application for a site plan, landscape plan, elevations, and preliminary plat submitted by the property owner Bill Shipley on behalf of Golden Chick for use as a commercial restaurant on a 0.833-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, located at 451 South Angel Parkway.

Background Information

Site Plan:

Golden Chick is proposing 1,914 square feet of restaurant space. The site is currently zoned Commercial Business, the use fits the area, and the following elements of the site plan are outlined below:

- Impervious coverage is 57% (a maximum of 65% is permitted)
- Parking spaces required is 20 (21 are proposed)
- Site stormwater runoff detention is accounted for and shown
- All drainage is dedicated as a drainage easement for protection
- The site meets the City's lighting requirements, and a photometric plan has been submitted

Landscape Plan:

The following elements of the landscape plan are outlined below:

- Total site area is 36,235 square feet and the building footprint is 1,914 square feet
- Total landscape area is 14,188 square feet; 15% is required and 39.16% is proposed
- Street trees required is six (five are provided, variance requested because of utility limitations)
- Street shrubs required is 48 (76 are provided)
- Parking perimeter trees required is six (six are provided)
- Parking perimeter shrubs required is 48 (51 are provided)
- Parking interior total site area is 16,304 square feet; landscape area required is 815 square feet (5%) and landscape area provided is 1,776 square feet (10.9%)
- Trees required is 12 (13 are provided)
- Shade trees required is 2.5 (3 are provided)

Irrigation is required for all provided landscape elements; the irrigation plan provided is showing compliance.



City of Lucas

Planning and Zoning Agenda Request

February 10, 2022

Item No. 01

Architectural Plan:

The following elements of the architectural plan are outlined below:

- Proposed building height is 22 feet, 7 inches tall; maximum permitted is 35 feet tall.
- Building has 100% masonry
- The building is 69.06 feet x 36.71 feet.

House Bill 2439 no longer permits cities to restrict building materials that are permitted by a model code. The building materials proposed comply with the requirements in the 2015 International Building Code.

Preliminary Plat:

The lot is 0.833 acres of land. The plat provides easements for drainage, including detention, utility easements, and easements for fire lanes. The plat meets the City's requirements for a plat.

Attachments/Supporting Documentation

1. Site Plan, Application, and Checklist
2. Landscape Plan and Checklist
3. Elevations (Color Elevations, Dumpster Detail, Façade & Signage) and Checklist
4. Preliminary Plat
5. Photometric Plan
6. Location Map

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the site plan, landscape plan, elevations, and preliminary plat.

Motion

I make a motion to recommend to the City Council to approve/deny site plan, landscape plan, elevations, and preliminary plat submitted by the property owner Bill Shipley on behalf of Golden Chick for use as a commercial restaurant on a 0.833-acre tract of land in the William Snider Survey, Abstract Number 821, located at 451 South Angel Parkway.



DEVELOPMENT APPLICATION

City of Lucas, Texas

NAME OF SUBDIVISION AND/OR PROJECT: Golden Chick Restaurant

ITEM SUBMITTED	APPLICATION FEE
Site Plan \$300 + \$10 per acre (i.e. \$500 for a 20 acre site plan)	<u>\$310</u>
Tree Survey/Conservation Plan	<u>N/A</u>
Tree Removal & Site Clearing Permit \$250	<u>N/A</u>
Architectural Plan \$250 + \$50 for any reviews or presentations of amended plans	<u></u>
Landscape Plan \$200 + \$50 for any reviews or presentations of amended plans	<u></u>
Park Site Dedication \$1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.03.122	<u></u>
TOTAL FEES SUBMITTED	<u></u>

Collin County Appraisal District Short Account Number(s): 1217837

Physical Location of Property: 451 S. Angel Parkway, Lucas, TX 75002
(Address and General Location – approximate distance to nearest existing street corner)

Brief Legal Description of Property (must also attach accurate metes and bounds description):
Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821
(Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block)

Acreage: 0.833 Existing # of Lots/Tracts: Existing Zoning: C

OWNER'S NAME: Pennington Partners Ltd. Contact Phone: 214-522-2252

Applicant/Contact Person: Bill Shipley Title: President

Company Name: Pennington Partners, Ltd., Shipley Development Corp., G.P.

Street/Mailing Address: 3445 Shenandoah St.

City: Dallas State: TX Zip code: 75205

Phone: (214) 522-2252 Fax: () Email Address: wwshipley@wwshipley.com

ENGINEER/REPRESENTATIVE'S NAME: Thoms Site Development Engineering Inc.

Contact Person: Mathew Thomas Title: President

Street/Mailing Address: P.O. Box 1261

City: Colleyville State: TX Zip code: 76034

Phone: (214) 680-2728 Fax: () Email Address: mathew@thomas-eng.com



NAME OF SUBDIVISION and/or PROJECT: Golden Chick Restaurant

****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 is required. (Notaries are available upon submittal)

ALL APPLICATIONS MUST BE COMPLETE, ACCOMPANIED BY THE APPLICABLE CHECKLIST AND TAX CERTIFICATE SHOWING TAXES PAID, BEFORE THEY WILL BE SCHEDULED FOR 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/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

Applicant agrees to pay any and all monies due to the City including but not limited to park pro rata 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.

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared Bill Shipley the undersigned who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) 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."

Bill Shipley Pennington Partners, Ltd., Shipley Development Corp., G.P.

****Owner / Agent (circle one)**

SUBSCRIBED AND SWORN TO before me, this the 13th day of January.

Notary Public in and for the State of Texas: Julianne Thornton Shipley



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



Site Plan Minimum Requirements

Project Name GOLDEN CHIICK RESTAURANT Preparer MATHEW THOMAS

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

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

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

Included

- Site boundary is indicated by a heavy solid line intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street.
- Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.
- A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.
- A written and bar scale is provided.
- A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter, original submission date, and a log of resubmittal/revision dates since submitted to the City.
- N/A Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.
- Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.
- Existing topography lines are shown with a light dashed line and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.
- Accurately located, labeled and dimensioned footprint of proposed structure(s) is/are shown by a solid heavy line.

- N/A ✓ Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.
- N/A ✓ Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.
- ✓ Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.
- ✓ Adjacent property lines within 500 feet of the subject property lines are shown by a light dashed line.
- ✓ Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 500 feet of the property line is indicated.
- ✓ Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.
- ✓ Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.
- ✓ Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.
- ✓ Driveways within 200 feet of the property line:
 - Are accurately located and dimensioned.
 - Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.
 - Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.
 - Typical radii are shown.
- ✓ Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.
- ✓ Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.
- ✓ Off-site streets and roads:
 - Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.
 - Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.
 - Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.
- ✓ All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.
- ✓ Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.
- N/A ✓ Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.
- ✓ Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.
- ✓ Paving materials, boundaries and type are indicated.
- ✓ Access easements are accurately located/ tied down, labeled and dimensioned.
- N/A ✓ Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.
- ✓ Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.

- ✓ Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.
- N/A ✓ Screening walls are shown with dimensions and materials. An inset is provided that shows the wall details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.
- ✓ The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing.
- ✓ A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack), maximum height, those requiring shielding, those requiring skirting, wattage and foot-candles of each fixture. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.
- ✓ Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.
- ✓ Boundaries of detention areas are located. Indicate above and/or below ground detention.
- ✓ Monument signage location is indicated. Details of construction materials and architecture are shown on required Building Elevation/Façade Plan. Color, type and texture are to match that of the building.
- N/A ✓ Communication towers are shown and a fall distance/collapse zone is indicated.
- ✓ Provide Site Data Summary Table that references distinct numbers for each lot and all buildings (existing and proposed) that includes, where applicable:
 - Existing Zoning
 - Proposed use(s) for each structure
 - Total lot area less right-of-way dedications by square feet and acres
 - Square footage of building(s)
 - Building height (stories and feet)
 - Percent of lot coverage (building footprint square footage/lot square footage).
 - For apartment developments, number of living units broken down by number of bedrooms and minimum square footage for each dwelling unit.
 - Parking required by use with applicable parking ratios indicated for each use
 - Parking provided indicated
 - Handicap parking required as per Code of Ordinances and TAS/ADA requirements
 - List of exceptions and/or variance/s requested or previously granted, including dates and approving authority
- N/A Improvements are proposed in TXDOT Right-of-Way and one (1) full set of civil engineering plans has been submitted to: Mohammad Khoshkar, TXDot Office, P.O.Box 90 McKinney, Texas 75069-0090, phone (972)547-2237 **NO TXDOT IMPROVEMENTS**

Jurisdiction of Project

REGULATORY AGENCIES:

CITY OF LUCAS:
 PLANNING DEPARTMENT
 400 W. FIFTH STREET, SUITE 100
 LUCAS, TEXAS 75002
 TEL: 972.523.3939
 FAX: 972.523.3941

CITY OF LUCAS: PUBLIC WORKS DEPARTMENT
 400 W. FIFTH STREET, SUITE 100
 LUCAS, TEXAS 75002
 TEL: 972.523.3939
 FAX: 972.523.3941

CITY OF LUCAS: PLANNING DEPARTMENT
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Landscaping Requirements

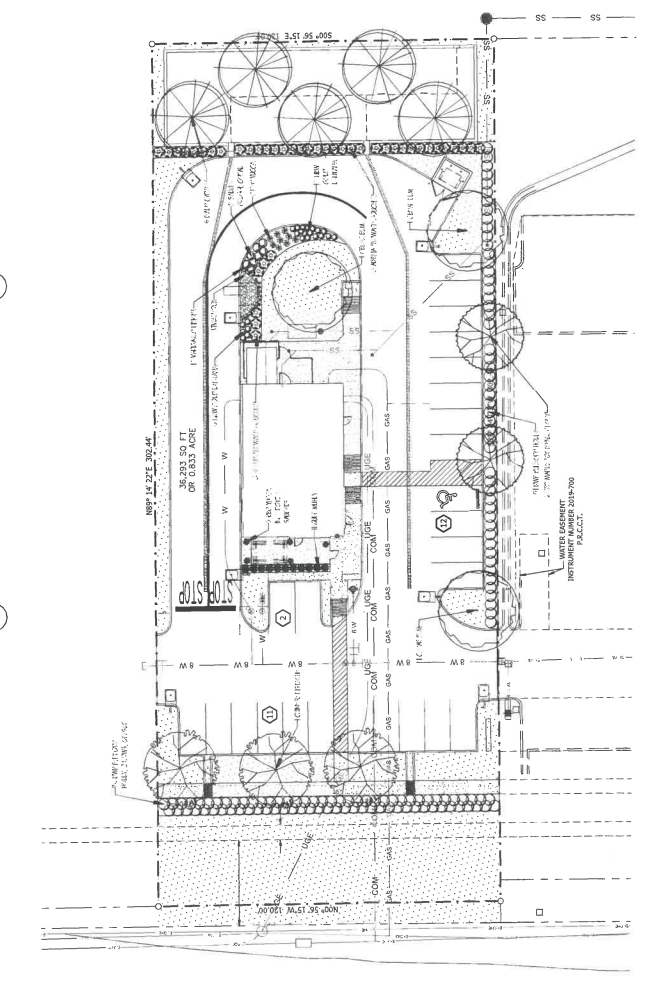
CITY OF LUCAS: PLANNING DEPARTMENT
 400 W. FIFTH STREET, SUITE 100
 LUCAS, TEXAS 75002
 TEL: 972.523.3939
 FAX: 972.523.3941

PLANT LIST

Common Name	Scientific Name	Plant Code	Quantity	Notes
...
...

DRAWING KEY

- Symbol 1: [Symbol]
- Symbol 2: [Symbol]
- Symbol 3: [Symbol]

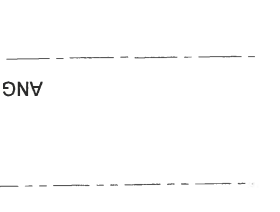


Golden Chick Restaurant
 480 S. ANGEL PARKWAY
 LUCAS, TEXAS 75002

Owner & Professionals Information

GOLDEN CHICK RESTAURANT, INC.
 1115 BONDSTOWN ROAD, SUITE 100, WILKINSON, TEXAS 75099
 PROJECT ARCHITECT
 LANDSCAPE ARCHITECT
 TERRACE SITE ARCHITECT
 1115 BONDSTOWN ROAD, SUITE 100, WILKINSON, TEXAS 75099
 COTY BURTON
 1115 BONDSTOWN ROAD, SUITE 100, WILKINSON, TEXAS 75099
 ATTY: MARYBETH THOMAS, P.E., 334-486-8728

38,283 SQUARE FEET OR (0.833 ACRE)
 WILLIAM SANDER SURVEY, ABSTRACT NO. 821
 CITY OF LUCAS, COLLIN COUNTY, TEXAS



NO. ITEM DESCRIPTION

DATE: 11/18/21

REVISION PER: STAFF COMMENTS

DATE: 11/30/21

DATE: 11/18/21

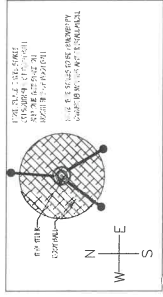
DATE: 11/18/21

DATE: 11/18/21

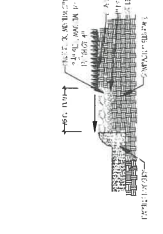
DATE: 11/18/21



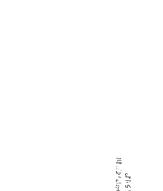
LANDSCAPE DETAILS



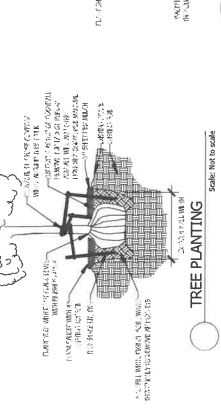
TREE STAKE DETAIL
 Scale: 1/2" = 1'



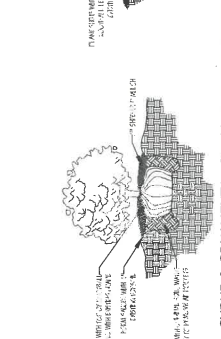
RIVER ROCK
 Scale: 1/2" = 1'



PERENNIAL PLANTING DETAIL
 Scale: 1/2" = 1'



TREE PLANTING
 Scale: Not to scale



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
 Scale: Not to scale

SECTION 02915 - LANDSCAPE PLANTING
 PART 1 - GENERAL
 A. SUMMARY
 1. SECTION INCLUDES:
 a. PERENNIALS
 b. SHRUBS
 c. TREES
 d. ORNAMENTAL GRASSES
 e. MULCH
 f. SOIL
 g. STAKES
 h. RIVER ROCK
 i. TREE PLANTING
 j. SHRUB & ORNAMENTAL GRASS PLANTING
 k. PERENNIAL PLANTING
 l. RIVER ROCK
 m. TREE STAKE
 n. CERAMIC POTS & SAUCERS
 o. POT PLANTING

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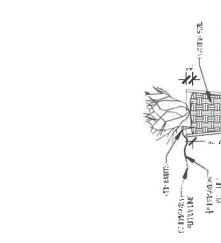
NOTES
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 3. APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL).
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POT PLANTING DETAIL
 Scale: 1/2" = 1'



CERAMIC POTS & SAUCERS
 Scale: Not to scale

SECTION 02915 - LANDSCAPE PLANTING
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 A. SUMMARY
 1. SECTION INCLUDES:
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 c. TREES
 d. ORNAMENTAL GRASSES
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 f. SOIL
 g. STAKES
 h. RIVER ROCK
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Landscape Plan Checklist

Project Name Golden Chick, Lucas

Preparer Carol Feldman, Landscape Architect

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

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

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

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

Lucas Code of Ordinances - Sec. 3.18.022 Minimum requirements

- The title block in the lower, right-hand corner containing the following: date, scale, site location map, north arrow, and the names, addresses, and telephone numbers of both the property owners and the person preparing the plan.
- The addition name, block and lot description along with business name placed in the title block in the lower right-hand corner of the plan.
- The property boundary dimensions of the site (bearings and distances).
- All existing and proposed public and private streets and sidewalks including street and sidewalk widths.
- All existing services: fire hydrants, water mains, and sewer mains within the tract and immediately adjacent to it with pipe size and location indicated.

- ✓ All proposed water and sanitary sewer pipe lines with sizes indicated and valves, fire hydrants, manholes, and other appurtenances or structures shown.
- ✓ All existing or proposed water, sewer and irrigation connections, meter location, and size of meters.
- ✓ All existing and proposed utility and visibility easements.
- ✓ All existing or proposed buildings on the property, existing structures, access points on and adjacent to the property.
- ^{n/a} Existing and proposed contours of berms in intervals of one (1) foot.
- ^{n/a} Detailed structural designs of entryway features.
- ^{n/a} Screening walls and location, type and height of screening wall, either living or masonry. (Masonry screening walls must be designed by a professional engineer registered in the state. Proposed berming is to be delineated by one-foot contours.)
- ✓ The following additional information must be submitted on the landscape plan:
 - Tabulations of the landscape edge in linear feet. Give the street name and the amount of frontage.
 - Label streets.
 - The following information is to be provided on the landscape plan in a tabular format:
 - Indicate the trees/shrubs required and provided.
 - Indicate parking area trees required and provided.
 - Indicate the trees/shrubs required and provided for parking lot perimeter landscaping.
 - Indicate parking lot interior landscaping required and provided.
 - Indicate gross landscape square footage and percentage excluding the city right-of-way (i.e. the landscape provided within the landscape edge and within the interior of the lots).
 - Show graphically all plant material existing/proposed.
 - Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities (minimum five (5) feet).
 - Spacing between trees/shrubs (varies, check growth specifications).
- ✓ Complete description of plant materials shown on the plan, including common and botanical names, locations, quantities, container (five-gallon minimum for required shrubs) or caliper sizes (four-inch minimum caliper for required shade trees), heights, spread, and spacing.
- ✓ Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area compared to gross site square footage. The city right-of-way shall not be included as part of the gross site landscaping.
- ✓ Size, height, location and material of any proposed seating, lighting, planters, sculptures, decorative paving, and water features.
- ✓ Landscape plans shall contain the certification and stamp of a landscape architect licensed in the state that such plans have been reviewed by such landscape architect and satisfy all requirements of this article.
- ✓ Irrigation plans shall contain the certification and stamp of an irrigator licensed by the state board of irrigators that such plans were prepared by such irrigator and satisfy all requirements of this article.
- ✓ Location of sprinkler heads, valves, double-check valves, water meter, automatic controller, rain and freeze sensor, wind sensor, moisture sensor or any control mechanic of whatever kind or make must be shown on all irrigation plans.
- ✓ Living screens are clearly detailed by fence material, plant material species, plant material spacing, height at time of planting and mature height. Where the Director of Planning feels that there are elevation or topographical differences that would not accomplish the intent of the screening, the Director may request more details.
- ✓ Public or private street names (including street suffixes and/or prefixes) and right-of-way (ROW) dimensions are indicated for all internal and external streets.

- ✓ All existing and proposed plant material is graphically shown; species and quantity for each grouping are labeled. A minimum of four different species is shown for each plant type and are distributed throughout the site.
- ✓ Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities is indicated. If less than five feet from paving, areas of impervious surface or utility lines, show dimension. Refer to Plant List for other exceptions to planting in paving areas.
- ✓ A full set of civil engineering drawings, also including the plat, site plan, and landscape plan have been submitted to TXU. Submit these drawings to: TXU Electric Delivery, Attn: Right-of-Way Department, 115 W. 7th Street, Ste. 725, Fort Worth, TX, 76102.
- ✓ I understand that the City requires an approval letter from TXU Electric Delivery prior to issuance of a building permit where landscaping, parking, or other improvement/s are proposed to encroach within any TXU/TP&L easement/s. TXU has stated a minimum of six weeks to process the review. Approved irrigation within a TXU transmission easement shall be limited to drip and soaker hose irrigation, with the valve for such located outside of the easement.
- ^{n/a} Residential subdivisions are to have landscaping requirements (Indicate required planting ratio, square footage, linear footage, etc., including required and provided quantities) specifically listed in tabular format on plan for the following:
 - a) Landscape Buffer (along external street frontage-provide separate calculations for each street frontage).
 - b) Entryway Yard areas (located each side of subdivision entries) are provided for primary and secondary entryways.
 - c) Entryway Yard area Trees and Shrubs are provided.
 - d) Entryway Medians are shown and dimensioned.
 - e) Entryway Median Trees and Shrubs are provided.
 - f) Screening Wall plans are provided.



Architectural Plan Checklist

Project Name GOLDEN CHICK - LUCAS, TX

Preparer PHILIP CAEKAERT

This checklist is provided to assist you in addressing the minimum requirements for **Landscape Plan** submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information.

Initialing the box certifies to the City that you have completely and accurately addressed the issue. This completed form must be returned at the time of application submittal.

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

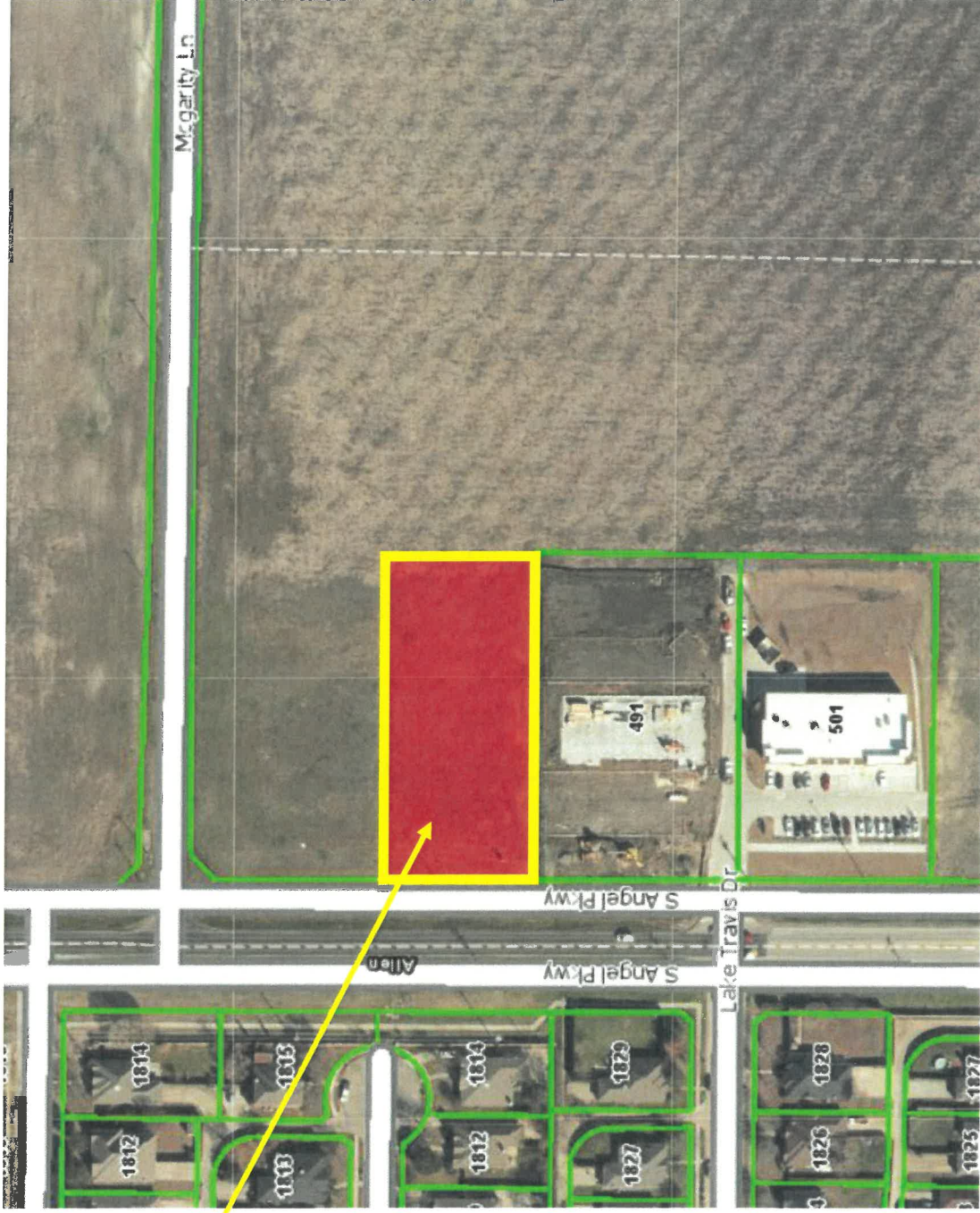
Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes.

- Elevations of all four sides labeled North, East, South, and West with the front elevation designated as such.
- Materials calculations table showing for each elevation
 - Total surface area of each elevation
 - List of materials (including glazing) with square footage of each material per elevation and percentage of each material per elevation
- Building dimensions (if multiple heights are used, provide dimension for each)
- Provide estimated allowable wall mounted signage size for each elevation.
- Add the following notes:
 - "This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department".
 - "All mechanical units shall be screened from public view"
 - "When permitted, exposed utility boxes and conduits shall be painted to match the building"
 - All signage areas and locations are subject to approval by the Building "Inspection Department"
 - "Roof access shall be provided internally, unless otherwise permitted by the Building Official"
- * Cross sections of sight lines may be requested to verify screening of mechanical units.
- * A sample board with a maximum size of 11" x 17" shall be provided with color and materials samples to correspond to the Façade Plan.
- Designate color and materials location on elevations.
- Additional information as requested by staff to clarify the proposed development and compliance with minimum development requirements.

* NOTE: WE HAVE PROVIDED EXCEPTIONS AND MODIFICATIONS WHICH ARE ENUMERATED IN THE ATTACHED LETTER, PER REQUEST ABOVE. - PHILIP CAEKAERT

Location Map

Golden Chick





City of Lucas

Planning and Zoning Agenda Request

February 10, 2022

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 at 2115 and 2125 Country Club Road, more commonly known as New Castle Estates.

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

Approve as presented.

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 at 2115 and 2125 Country Club Road, more commonly known as New Castle Estates.



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

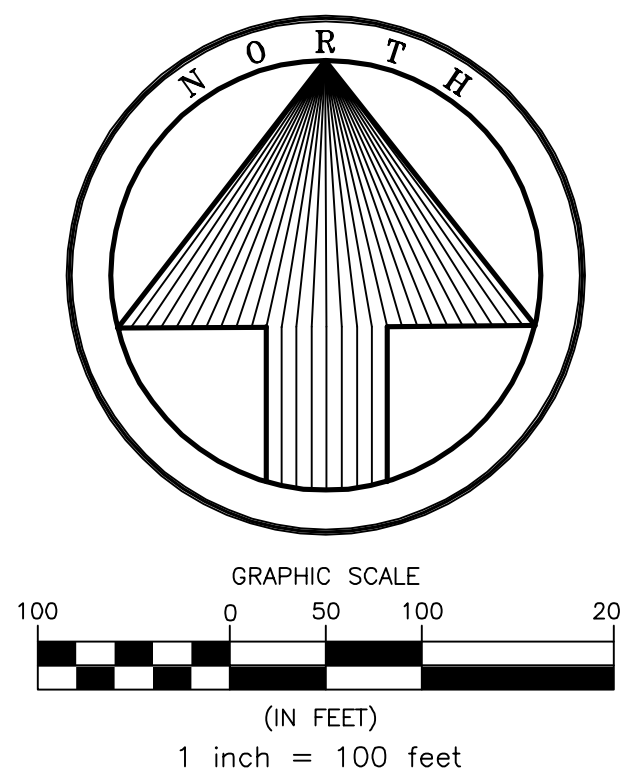
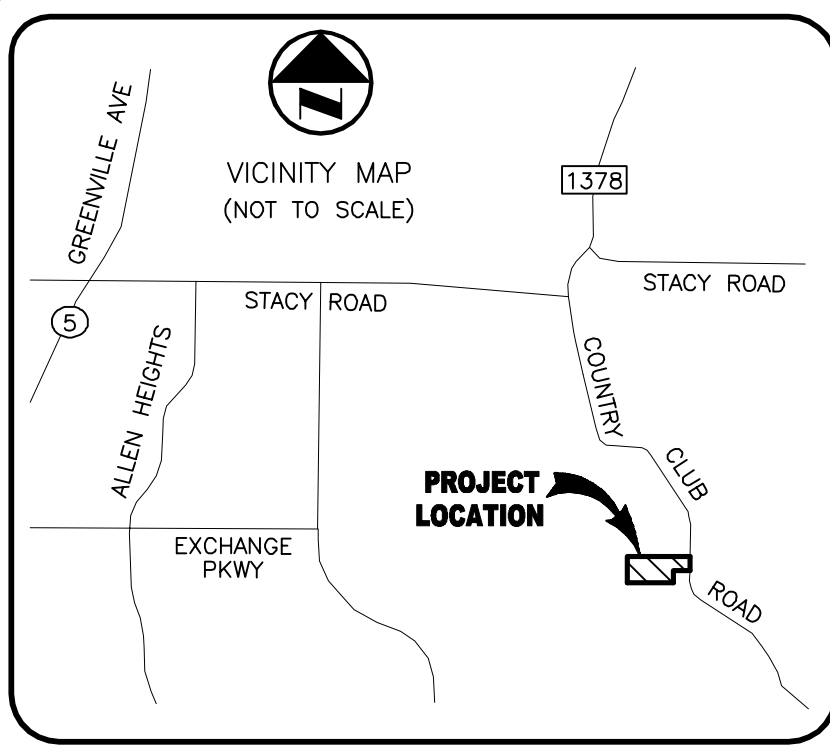
Date

Development Services Director

Date

Director of Public Works

Date



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 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: _____

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/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.

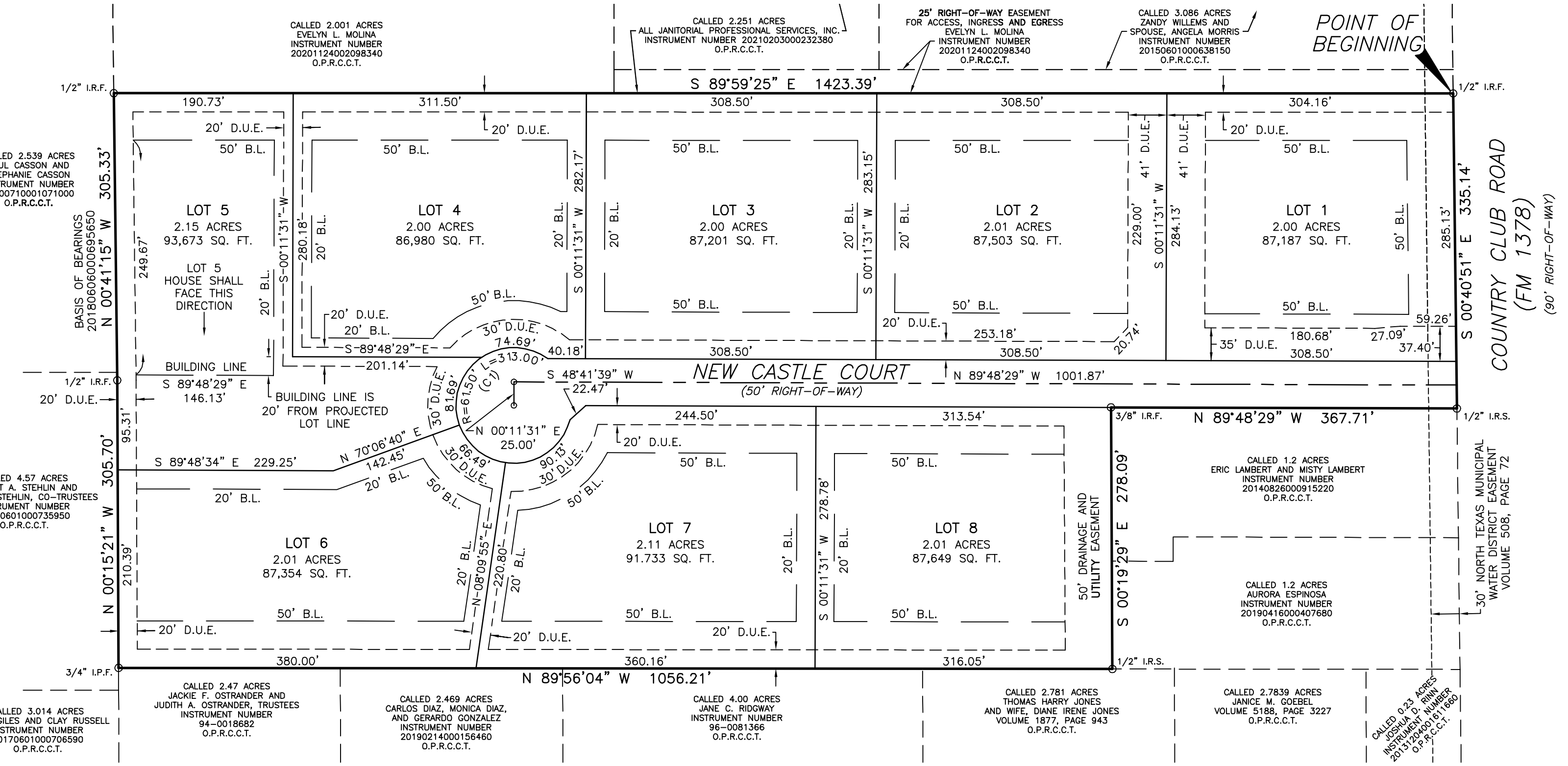
JASON D. THOMPSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6096

**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

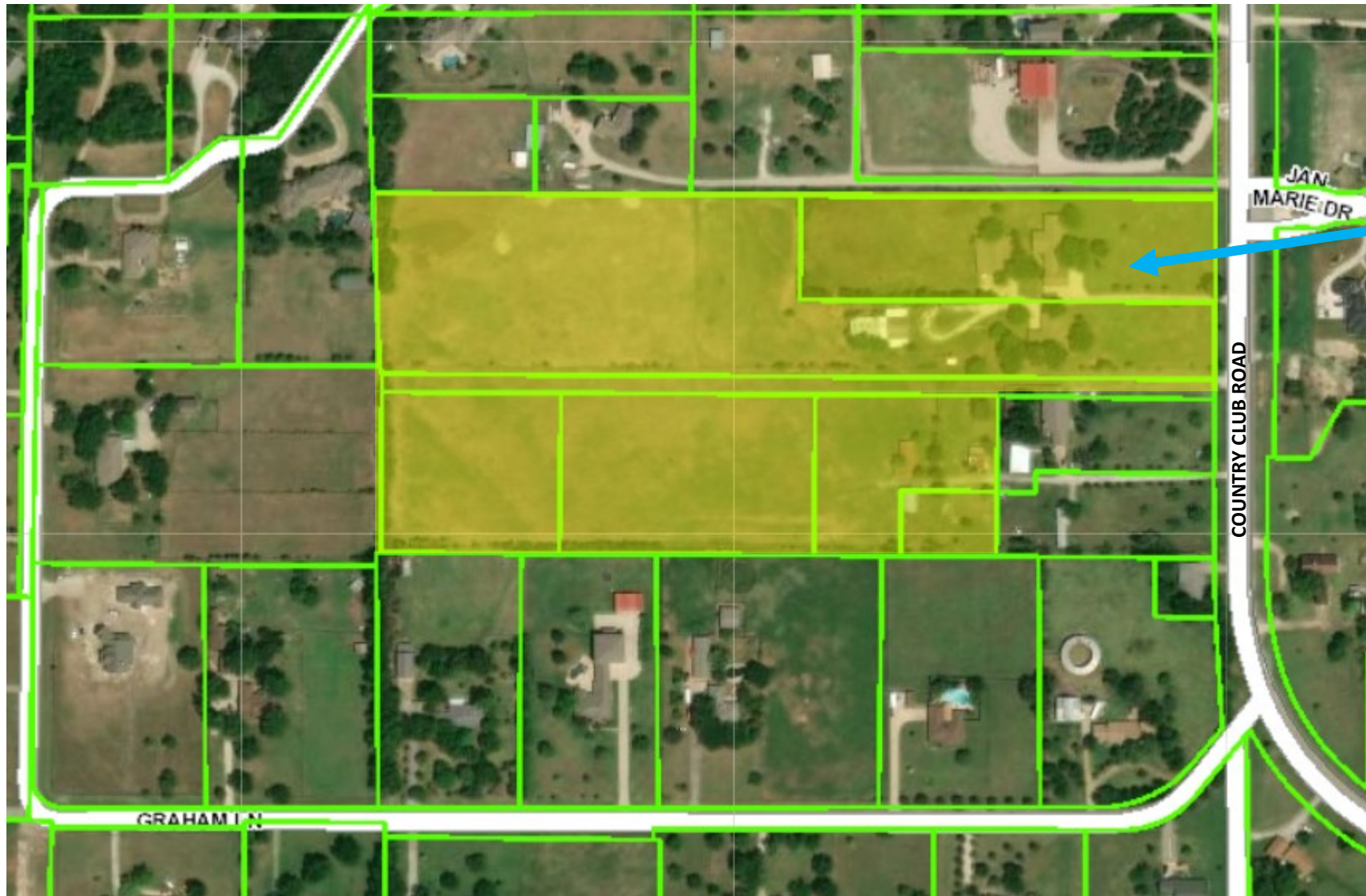
OWNER
 (EASEMENT INTEREST ONLY)
 ERIC LAMBERT
 123 SOME ROAD
 CITY, STATE, ZIP
 (XXX) XXX-XXXX

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 CRESTRIDE ROAD
 HEATH, TEXAS 75032
 JASON D. THOMPSON, RPLS
 (214) 498-8757

Location Map



New Castle Estates





City of Lucas

Planning and Zoning Agenda Request

February 10, 2022

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Michelle Tilotta with LJA Engineering on behalf of HC Highpoint, LLC for final plat approval of a parcel of land being 74.914 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8B within the City of Lucas ETJ.

Background Information

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

The plat consists of 74.914 acres of land, 231 residential lots, and 13 non-residential lots. The City does not have the authority to enforce density in the ETJ.

Attachments/Supporting Documentation

1. Final Plat
2. Location Map

Budget/Financial Impact

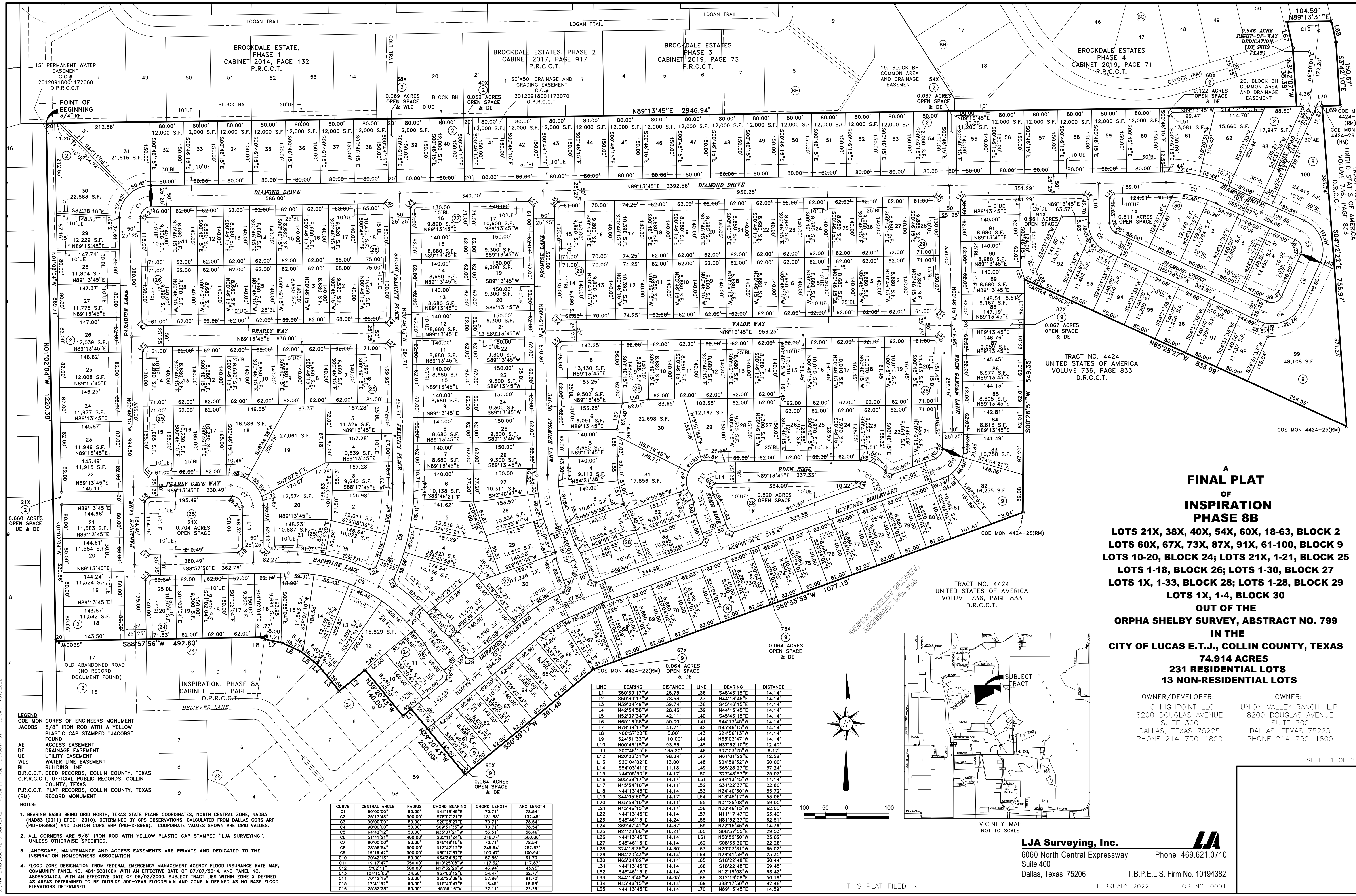
NA

Recommendation

Staff recommends approval of the final plat.

Motion

I make a motion to approve/deny the final plat for HC Highpoint, LLC for a parcel of land being 74.914 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8B within the City of Lucas ETJ.



**A
FINAL PLAT
OF
INSPIRATION
PHASE 8B**

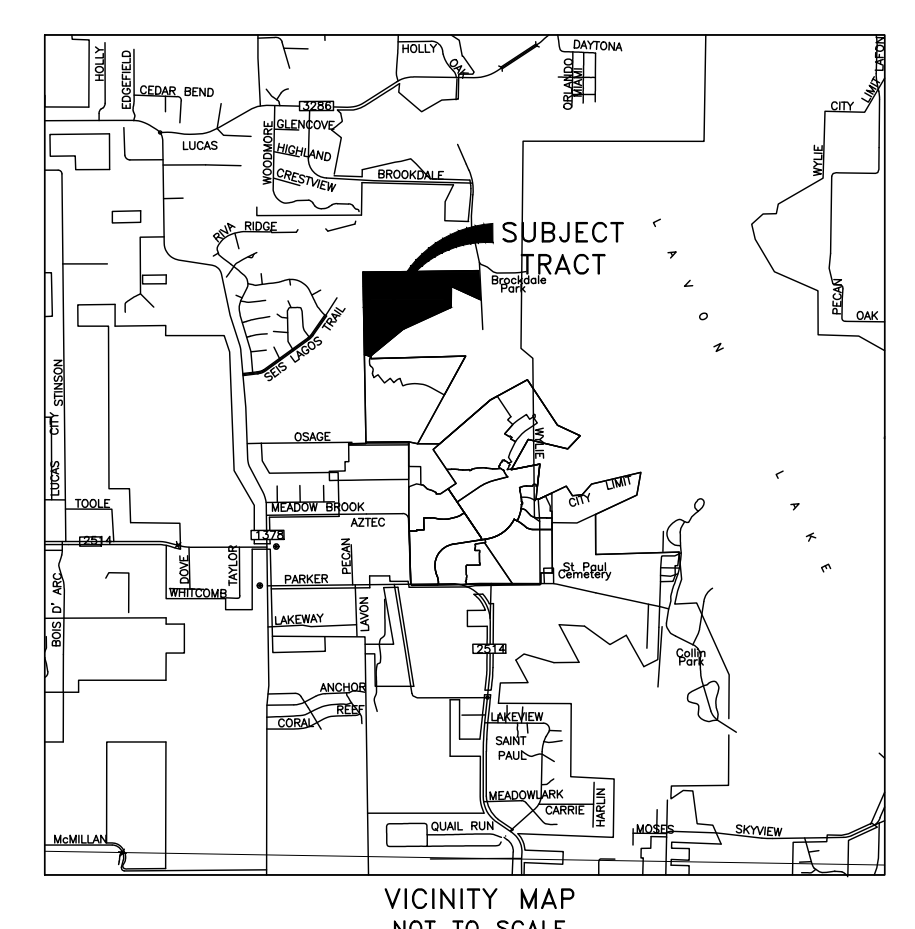
**LOTS 21X, 38X, 40X, 54X, 60X, 18-63, BLOCK 2
LOTS 60X, 67X, 73X, 87X, 91X, 61-100, BLOCK 9
LOTS 10-20, BLOCK 24; LOTS 21X, 1-21, BLOCK 25
LOTS 1-18, BLOCK 26; LOTS 1-30, BLOCK 27
LOTS 1X, 1-33, BLOCK 28; LOTS 1-28, BLOCK 29
LOTS 1X, 1-4, BLOCK 30**

**OUT OF THE
ORPHA SHELLEY SURVEY, ABSTRACT NO. 799
IN THE
CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS**

**74.914 ACRES
231 RESIDENTIAL LOTS
13 NON-RESIDENTIAL LOTS**

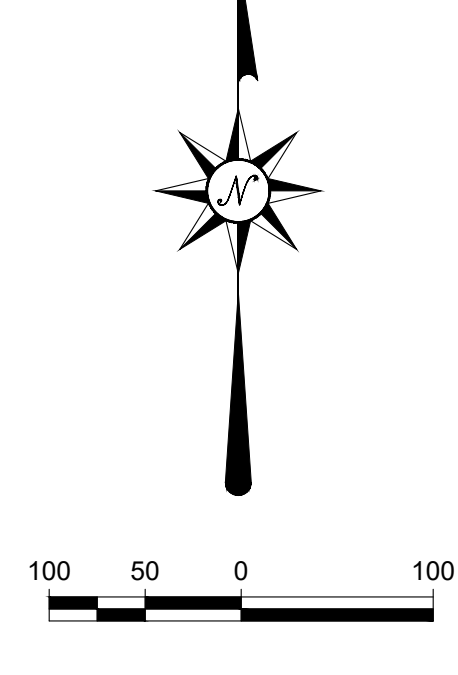
OWNER/DEVELOPER: HC HIGHPOINT LLC
8200 DOUGLAS AVENUE SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800

OWNER: UNION VALLEY RANCH, L.P.
8200 DOUGLAS AVENUE SUITE 300
DALLAS, TEXAS 75225
PHONE 214-750-1800



VICINITY MAP NOT TO SCALE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S50°39'17"W	25.75'	L36	S45°41'15"E	14.14'
L2	S50°39'17"W	78.53'	L37	N44°13'45"E	14.14'
L3	N39°04'49"W	59.74'	L38	S45°46'15"E	14.14'
L4	N42°54'58"W	28.46'	L39	N44°13'45"E	14.14'
L5	N52°07'34"W	42.11'	L40	S45°46'15"E	14.14'
L6	N65°16'58"W	50.00'	L41	N44°13'45"E	14.14'
L7	N78°39'17"W	41.71'	L42	N45°46'15"W	14.14'
L8	N06°57'20"E	5.00'	L43	S24°56'13"W	14.14'
L9	S24°31'33"W	110.00'	L44	N63°03'47"W	14.14'
L10	N00°46'15"W	93.63'	L45	N37°15'17"W	12.40'
L11	S00°46'15"E	133.20'	L46	S07°03'25"W	9.12'
L12	N20°03'31"W	98.24'	L47	N61°01'22"E	12.58'
L13	S20°04'02"E	13.00'	L48	S04°59'32"W	30.00'
L14	S54°03'41"E	11.18'	L49	S69°28'27"E	37.24'
L15	N44°05'50"E	14.17'	L50	S27°48'37"E	25.02'
L16	S05°39'17"W	14.14'	L51	S44°13'45"W	14.14'
L17	N45°54'10"W	14.11'	L52	S31°22'37"E	22.80'
L18	N44°13'45"E	14.14'	L53	N24°40'50"W	55.72'
L19	S44°05'50"W	14.17'	L54	N13°45'17"W	53.06'
L20	N45°54'10"W	14.11'	L55	N01°25'08"W	59.00'
L21	N45°46'15"W	14.14'	L56	N00°46'15"W	62.00'
L22	N44°13'45"E	14.14'	L57	N11°17'47"E	63.40'
L23	S45°46'15"E	14.24'	L58	N81°52'37"E	62.51'
L24	S69°47'41"W	14.37'	L59	N72°15'45"W	14.76'
L25	N24°28'06"W	16.21'	L60	S08°57'55"E	29.53'
L26	N44°13'45"E	14.14'	L61	N00°52'30"W	25.02'
L27	S45°46'15"E	14.14'	L62	S08°35'30"E	22.26'
L28	S24°18'35"W	14.30'	L63	S24°18'35"W	65.02'
L29	N64°20'43"W	14.14'	L64	N58°41'59"W	25.35'
L30	N65°04'02"W	14.14'	L65	S18°22'48"E	30.44'
L31	N44°13'45"E	14.14'	L66	S18°22'48"E	39.45'
L32	S45°46'15"E	14.14'	L67	N12°19'08"W	63.42'
L33	S44°13'45"W	14.05'	L68	S12°19'08"W	60.19'
L34	N45°46'15"E	14.14'	L69	S88°17'50"W	42.48'
L35	N44°13'45"E	14.14'	L70	N89°13'45"E	14.59'



LEGEND

COE MON CORPS OF ENGINEERS MONUMENT
JACOBS 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" FOUND

AE ACCESS EASEMENT
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
WLE WATER LINE EASEMENT
BL BUILDING LINE

D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS (RM) RECORD MONUMENT

NOTES:

- BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID=DF8984) AND DENTON CORS ARP (PID=DF8986). CALCULATED VALUES SHOWN ARE GRID VALUES.
- ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LUA SURVEYING", UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE, MAINTENANCE AND ACCESS EASEMENTS ARE PRIVATE AND DEDICATED TO THE INSPIRATION HOMEOWNERS ASSOCIATION.
- FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481330000K WITH AN EFFECTIVE DATE OF 07/07/2014, AND PANEL NO. 480850401, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE X DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°00'00"	50.00'	N44°13'45"E	70.71'	78.54'
C2	25°17'48"	300.00'	S78°07'21"E	131.58'	135.45'
C3	90°00'00"	50.00'	S20°28'27"E	70.71'	78.54'
C4	90°00'00"	50.00'	S89°31'33"W	70.71'	78.54'
C5	64°42'12"	90.00'	N39°07'21"W	53.51'	56.46'
C6	51°41'21"	400.00'	S65°11'24"E	348.74'	360.86'
C7	90°00'00"	50.00'	S45°46'15"E	70.71'	78.54'
C8	28°56'54"	350.00'	N13°42'15"E	248.94'	253.62'
C9	18°16'42"	300.00'	N69°17'37"E	100.47'	100.94'
C10	70°42'13"	50.00'	N34°34'52"E	57.86'	61.70'
C11	19°17'47"	350.00'	N12°22'37"E	117.32'	117.83'
C12	5°02'11"	500.00'	N17°32'28"W	43.94'	43.95'
C13	10°41'05"	34.50'	N37°06'12"E	54.47'	61.70'
C14	70°42'13"	50.00'	S25°25'09"E	57.86'	62.77'
C15	17°41'32"	80.00'	N18°40'47"E	18.45'	18.53'
C16	25°32'33"	50.00'	N5°56'18"W	22.11'	22.29'

LJA Surveying, Inc.
6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)
WHEREAS HC HIGHPOINT, LLC AND UNION VALLEY RANCH, L.P., ARE THE OWNERS OF A 74.917 ACRE TRACT OF LAND SITUATED IN THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, CITY OF LUCAS, E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A 74.440 ACRE TRACT OF LAND CONVEYED AS TRACT 1 TO HC HIGHPOINT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210726001492720, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND ALL OF A 0.474 ACRE TRACT OF LAND CONVEYED AS TRACT 2, TO UNION VALLEY RANCH, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 2013040200043810, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 74.914 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 74.440 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF A 40' ABANDONED ROAD, (NO RECORD DOCUMENT FOUND), AND THE SOUTH LINE OF BROCKDALE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF LUCAS, E.T.J., AS RECORDED IN CABINET 2014, PAGE 132, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 13 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID 74.440 ACRE TRACT, THE COMMON SOUTH LINE OF SAID BROCKDALE ESTATES, PHASE 1, BROCKDALE ESTATES, PHASE 2, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN CABINET 2017, PAGE 917, PLAT RECORDS, COLLIN COUNTY, TEXAS, BROCKDALE ESTATES, PHASE 3, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN CABINET 2019, PAGE 73, PLAT RECORDS, COLLIN COUNTY, TEXAS, BROCKDALE ESTATES, PHASE 4, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN CABINET 2019, PAGE 71, PLAT RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 2946.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID BROCKDALE ESTATES, PHASE 4 AND THE COMMON SOUTHWEST CORNER OF AFORESAID 0.474 ACRE TRACT

THENCE, ALONG THE COMMON LINES OF SAID 0.474 ACRE TRACT AND SAID BROCKDALE ESTATES, PHASE 4, THE FOLLOWING COURSES AND DISTANCES:

NORTH 03 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 138.38 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;
NORTH 12 DEGREES 19 MINUTES 08 SECONDS WEST, A DISTANCE OF 63.42 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 0.474 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID BROCKDALE ESTATES, PHASE 4;

NORTH 89 DEGREES 13 MINUTES 31 SECONDS EAST, A DISTANCE OF 104.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.474 ACRE TRACT AND A COMMON SOUTHEAST CORNER OF SAID BROCKDALE ESTATES, PHASE 4 AND BEING ON A WEST LINE OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, AS RECORDED IN VOLUME 736, PAGE 853, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 0.474 ACRE TRACT AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 12 DEGREES 19 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.19 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 03 DEGREES 42 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.67 FEET TO A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-27" FOUND FOR THE SOUTHEAST CORNER OF SAID 0.474 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID TRACT NO. 4424;

SOUTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, A DISTANCE OF 42.48 FEET TO A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-26" FOUND FOR THE NORTHEAST CORNER OF AFORESAID 74.440 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF SAID TRACT NO. 4424;

THENCE, ALONG THE COMMON LINES OF SAID 74.440 ACRE TRACT AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 04 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 756.97 FEET TO A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-25" FOUND FOR CORNER;

NORTH 65 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 833.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

SOUTH 00 DEGREES 26 MINUTES 51 SECONDS WEST, A DISTANCE OF 549.35 FEET TO A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-23";

SOUTH 69 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 1077.15 FEET TO A CORPS OF ENGINEER'S MONUMENT STAMPED "4424-22";

SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 391.48 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF INSPIRATION PHASE 8A, AN ADDITION TO THE CITY OF LUCAS, E.T.J., AS RECORDED IN COUNTY CLERK'S FILE NO. 20211130010004210, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINE OF SAID INSPIRATION, PHASE 8A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 39 DEGREES 20 MINUTES 43 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 25.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 39 DEGREES 20 MINUTES 43 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 50 DEGREES 39 MINUTES 17 SECONDS WEST, PASSING THE EAST CORNER OF AFORESAID 0.228 ACRE TRACT AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID 0.228 ACRE TRACT IN ALL A TOTAL DISTANCE OF 78.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTH CORNER OF SAID 0.228 ACRE TRACT;

THENCE, ALONG THE COMMON LINES OF SAID 0.228 ACRE TRACT AND SAID INSPIRATION, PHASE 8A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 39 DEGREES 04 MINUTES 49 SECONDS WEST, A DISTANCE OF 59.74 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER

NORTH 42 DEGREES 54 MINUTES 58 SECONDS WEST, A DISTANCE OF 28.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 52 DEGREES 07 MINUTES 34 SECONDS WEST, A DISTANCE OF 42.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 16 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 41.71 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 0.228 ACRE TRACT;

NORTH 06 DEGREES 57 MINUTES 20 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 0.228 ACRE TRACT. SAID POINT BEING ON THE SOUTH LINE OF AFORESAID 74.440 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 57 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 74.440 ACRE TRACT AND THE COMMON NORTH LINE OF SAID INSPIRATION, PHASE 8A, A DISTANCE OF 492.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HAGBOS" FOUND ON THE WEST LINE OF SAID 74.440 ACRE TRACT AND COMMON EAST LINE OF AFORESAID 40' OLD ABANDONED ROAD. SAID POINT BEING THE NORTHWEST CORNER OF SAID INSPIRATION, PHASE 8A;

THENCE, NORTH 01 DEGREE 02 MINUTES 04 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 1220.38 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 74.914 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HC HIGHPOINT LLC ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 8B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE INSPIRATION HOMEOWNERS ASSOCIATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

HC HIGHPOINT LLC, A TEXAS LIMITED LIABILITY COMPANY

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

BY: _____
PHILLIP HUFFINES, MANAGING DIRECTOR

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 PHILLIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, UNION VALLEY RANCH, L.P. ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS INSPIRATION, PHASE 8B, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE INSPIRATION HOMEOWNERS ASSOCIATION. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

UNION VALLEY RANCH, L.P., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
PHILLIP HUFFINES, MANAGING DIRECTOR

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 PHILLIP HUFFINES, MANAGING DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA SURVEYING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501



THE STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUCAS, TEXAS ON THE _____ DAY OF _____, 2022.

ATTEST: _____

ZONING SECRETARY

APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, CITY OF LUCAS _____ DATE _____
PLANNING AND ZONING COMMISSION

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____

LIENHOLDER'S CONSENT

TREZ CAPITAL (2015) CORPORATION ("LENDER") IS THE PRESENT OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 20180614000736640 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS ("LENDER LIEN"), AND IS THE HOLDER OF A PROMISSORY NOTE SECURED BY SAID LENDER LIEN.

FOR AND IN CONSIDERATION OF THE PREMISES AND THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID TO LENDER, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED AND CONFESSED, LENDER, AS THE PRESENT OWNER AND HOLDER OF THE NOTE AND THE LENDER LIEN, DOES HEREBY CONSENT TO THIS PLAT AND DOES HEREBY FULLY SUBORDINATE THE LENDER LIEN TO THE FOREGOING PLAT AND THE DEDICATIONS AND OTHER RIGHTS CREATED BY THE FOREGOING PLAT AND ALL OTHER TERMS AND PROVISIONS OF THE FOREGOING PLAT, AND DOES HEREBY RATIFY, CONFIRM, AND APPROVE IN ALL RESPECTS THE PLAT AND THE GRANTS OF THE RIGHTS CREATED THEREBY.

EXECUTED THIS ____ DAY OF _____, 2022.

LENDER:
TREZ CAPITAL FUNDING II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AS ADMINISTRATIVE AGENT FOR
TREZ CAPITAL (2015) CORPORATION,
A BRITISH COLUMBIA CORPORATION

BY: _____
NAME: JOHN D. HUTCHINSON
TITLE: PRESIDENT

THE STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022, BY JOHN D. HUTCHINSON, PRESIDENT, OF TREZ CAPITAL FUNDING II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THE BEHALF OF SAID LIMITED LIABILITY COMPANY HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

**A
FINAL PLAT
OF
INSPIRATION
PHASE 8B**

**LOTS 21X, 38X, 40X, 54X, 60X, 18-63, BLOCK 2
LOTS 60X, 67X, 73X, 87X, 91X, 61-100, BLOCK 9
LOTS 10-20, BLOCK 24; LOTS 21X, 1-21, BLOCK 25
LOTS 1-18, BLOCK 26; LOTS 1-30, BLOCK 27
LOTS 1X, 1-33, BLOCK 28; LOTS 1-28, BLOCK 29
LOTS 1X, 1-4, BLOCK 30**

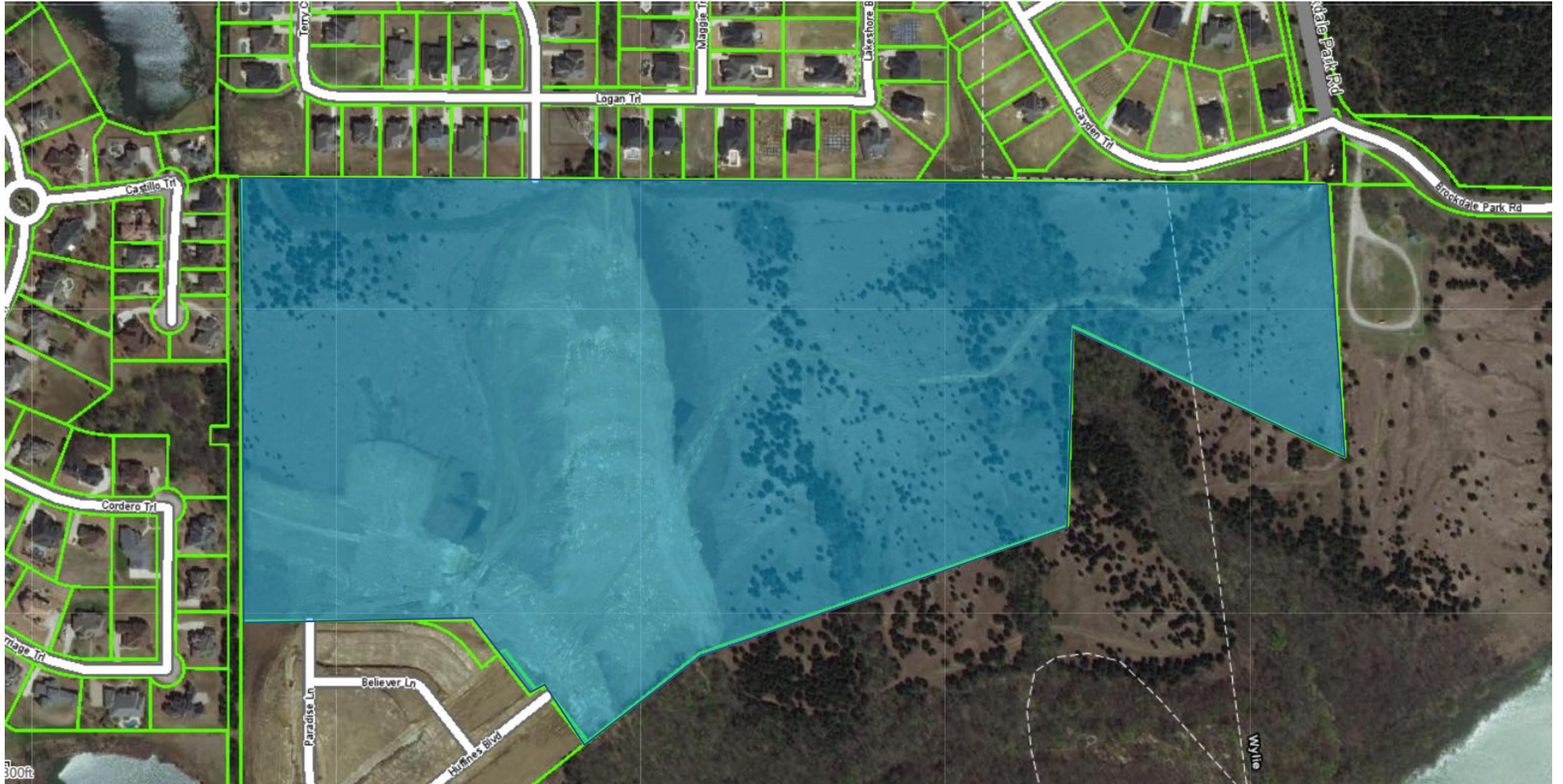
**OUT OF THE
ORPHA SHELBY SURVEY, ABSTRACT NO. 799
IN THE
CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS
74.914 ACRES
231 RESIDENTIAL LOTS
13 NON-RESIDENTIAL LOTS**

OWNER/DEVELOPER: HC HIGHPOINT LLC, 8200 DOUGLAS AVENUE SUITE 300, DALLAS, TEXAS 75225, PHONE 214-750-1800
OWNER: UNION VALLEY RANCH, L.P., 8200 DOUGLAS AVENUE SUITE 300, DALLAS, TEXAS 75225, PHONE 214-750-1800

LJA Surveying, Inc.
6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382



Location Map ~ Inspiration Phase 8B





City of Lucas

City Council Agenda Request

February 10, 2022

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss the request by Michael and Kelly Sparks, owners of Sparks Loving Care located at 999 West Forest Grove Road, Lucas Texas to add Nursing Home/Assisted Living to the City's Code of Ordinances, Zoning Use Chart, in the R-2 zoning district by right or by a specific use permit.

Background Information

Michael and Kelly Sparks, owners of Sparks Loving Care are concerned about the condition of their current facilities they operate on Forest Grove Road and would like to relocate their facility to 17 Estates Road. Nursing Home/Assisted living is not currently allowed in the Zoning Use Chart in R-2 zoning districts. In order to move to this new location, the Nursing Home/Assisted living would have to be added to the Zoning Use Chart in the R-2 zoning district.

The owners state that purchasing a new facility would allow them to update facilities prior to moving in. The proposed use does not create significant traffic increases, or any type of nuisance to the existing residential developments. Public utilities currently located in the area would adequately serve the use.

Section 14.03.801(2) Use Designations states the following:

The development services director shall refer the question concerning a new or unlisted use to the planning and zoning commission requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statements of facts in subsection (B) above. An amendment to this chapter shall be required as prescribed by ordinance. (Ordinance 2012-05-00715, sec. 4, adopted 5/17/12)

Section 14.01.004 Definitions states the following:

Nursing home facility (also termed skilled nursing facility, convalescent home, assisted living, memory care facility or long-term care facility). A facility providing primarily in-patient health care, personal care or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled who need ongoing health supervision and such facilities comply with the required state licensing, if any.

Budget/Financial Impact

NA



City of Lucas
City Council Agenda Request
February 10, 2022

Item No. 04

Recommendation

Provide staff direction on recommendations for allowing a nursing home/assisted living facility in an R-2 zoning district.

Motion

No motion is required, this item is for discussion purposes only.



City of Lucas

Planning and Zoning Agenda Request

February 10, 2022

Item No. 05

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Discuss building setbacks, lot line definition, building line definition, and lot width requirements in all residential zoning districts.

Background Information

In Chapter 14 Zoning of the Code of Ordinances, Section 14.01.004 Definitions contains the following definitions relating to district requirements for setbacks and lot width:

Building line (setback line). A line parallel or approximately parallel to the street line or property line at a specific distance therefrom marking the minimum distance from the street line or property line that a building may be erected.

Lot lines. The lines bounding a lot as defined herein.

- 1) *Lot line, front.* A “front lot line” is that boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots, either street line may be selected as the front lot line providing that a front and rear yard are provided adjacent and opposite, respectively, to the front lot line.
- 2) *Lot line, rear.* The “rear lot line” is that boundary of a building lot which is the most distant from and is, or is most nearly, parallel to the front lot line.
- 3) *Lot line, side.* A “side lot line” is that boundary of a building lot which is not a front lot line or a rear lot line.

Lot width. The width of a lot at the front building or setback line.

In the R-2 Single Family Residential District, Section 14.03.113 Area regulations, the following information is provided following:

(a) Size of yards.

- 1) Front yard. There shall be a front yard having a depth of not less than fifty feet (50'). Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. No required parking shall be allowed within the required front yard.



City of Lucas

Planning and Zoning Agenda Request

February 10, 2022

Item No. 05

- 2) Side yard. There shall be a side yard on each side of the lot having a width of not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. A side yard adjacent to a side street shall not be less than twenty-five feet (25'). No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
 - 3) Rear yard. There shall be a rear yard having a depth of not less than fifty feet (50').
- (b) Size of lot.
- 1) Lot area. No building shall be constructed on any lot of less than two (2) acres (87,120 square feet).
 - 2) Lot width. The width of the lot shall be not less than two hundred feet (200') at the front street property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a cul-de-sac shall be not less than forty feet (40') at the property line, nor shall its average width be less than two hundred feet (200'). The minimum width of a lot on a curve exceeding thirty degrees shall be not less than one hundred feet (100') at the property line, nor shall its average width be less than two hundred feet (200').
 - 3) Lot depth. The average depth of the lot shall not be less than one hundred eighty feet (180').
 - 4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

In the R-1.5 Single Family Residential District, Section 14.03.173 Area regulations, the following information is provided following:

- (a) Size of yards. See [section 14.03.113](#). (1995 Code, sec. 9-42)
- (b) Size of lot.
 - 1) Lot area. No building shall be constructed on any lot of less than one and one-half (1-1/2) acres (65,340 square feet).
 - 2) Lot width. The width of the lot shall be not less than one hundred sixty feet (160') at the front street property line, nor shall its average width be less than one hundred seventy-five feet (175'). The minimum width of a lot on a cul-de-sac shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-



City of Lucas

Planning and Zoning Agenda Request

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five feet (175'). The minimum width of a lot on curve exceeding thirty degrees shall be not less than thirty-five feet (35') at the property line, nor shall its average width be less than one hundred seventy-five feet (175').

- 3) Lot depth. The average depth of the lot shall not be less one hundred eighty feet (180').
- 4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

In the R-1 Single Family Residential District, Section 14.03.233 Area regulations, the following information is provided following:

- (a) Size of yards. See [section 14.03.113](#). (Ordinance 2016-02-00829 adopted 2/4/16)
- (b) Size of lot.
 - 1) Lot area. No building shall be constructed on any lot of less than one (1) acre (43,560 square feet).
 - 2) Lot width. The width of the lot shall be not less than one hundred forty feet (140') at the front street property line, nor shall its average width be less than one hundred sixty feet (160'). The minimum width of a lot on a cul-de-sac shall be not less than thirty feet (30') at the property line, nor shall its average width be less than one hundred sixty feet (160'). The minimum width of a lot on a curve exceeding 30 degrees shall be not less than thirty feet (30') at the property line, nor shall its average width be less than one hundred sixty feet (160').
 - 3) Lot depth. The average depth of the lot shall not be less than one hundred eighty feet (180').
 - 4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership upon the effective date of this chapter, the above regulations shall not prohibit the erection of a one-family dwelling thereon.



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Attachments/Supporting Documentation

N/A

Budget/Financial Impact

NA

Recommendation

Staff is seeking direction on potential modifications to building setbacks, lot widths, and district requirements.

Staff is proposing the following modifications:

Remove the existing definitions for building line (setback line), lot line front, lot line rear and lot line side and add the following definitions In Chapter 14 Zoning of the Code of Ordinances, Section 14.01.004 Definitions:

Building line. A line beyond which buildings must be set back from the street or road right-of-way line or property line.

Property line front. The boundary line between a lot and the street right-of-way on which it fronts. On corner lots, the front of the lot is that area so designated on the approved development plat. On an existing lot of record without dedicated right-of-way, the edge of pavement shall be used as the front property line to determine setbacks.

Property line rear. Any remaining boundary line greater than ten feet in length, after consideration of front and side property lines.

Property line side. Any boundary lines connecting to the front boundary lines.

In the R-2 Single Family Residential District, Section 14.03.113 Area regulations, the following modifications (highlighted in yellow) are being proposed:

(a) Size of yards.

- 1) Front yard. There shall be a front yard **setback from the front property line** having a depth of not less than fifty feet (50'). Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. No required parking shall be allowed within the required front yard.



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- 2) Side yard. There shall be a side yard setback from the side property line on each side of the lot having a width of not less than ten percent (10%) of the lot width, [or] twenty feet (20'), whichever is less. A side yard adjacent to a side street shall not be less than twenty-five feet (25'). No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

- 3) Rear yard. There shall be a rear yard setback from the rear property line having a depth of not less than fifty feet (50').

Motion

NA



City of Lucas Planning and Zoning Agenda Request February 10, 2022

Item No. 06

Requester: Planning and Zoning Commission

Agenda Item Request

Consider final review and approval of amendments to Chapters 4, 5 and 6, including the Land Use Map and Trails Master Plan of the City of Lucas Comprehensive Plan and review Chapter 7 including the Master Thoroughfare Plan to discuss possible amendments.

Background Information

The following table outlines a timeline for review of the City of Lucas Comprehensive Plan by the Planning and Zoning Commission. The process to update the Comprehensive Plan will be incorporating amendments recommended by the Planning and Zoning Commission and then bringing those revisions before City Council. Once the City Council has completed its review and revision process, staff will request the two required public hearings to be scheduled.

	P&Z Meeting to Discuss	Comments to City Secretary	Back to P&Z for finalization	City Council Review
Chapters 1, 2 and 3	December 9	December 21	January 13 (Complete)	February 3
Chapters 4, 5 and 6	January 13	January 24	February 10	March 3
Chapter 7	February 10	February 21	March 10	April 7
Chapter 8	March 10	March 21	April 14	May 5

Attachments/Supporting Documentation

1. Amended redline version of Chapters 4, 5 and 6 of the Comprehensive Plan including:
 - a. Land Use Map
 - b. Trails Master Plan Map
2. Chapter 7 of the Comprehensive Plan including:
 - a. Master Thoroughfare Plan

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve amendments to Chapters 4, 5 and 6, including the Land Use Map and Trails Master Plan of the Comprehensive Plan.

CHAPTER 4

LAND USE

INTRODUCTION

The land use analysis provides both statistical and graphical information concerning the various types, amount and intensity of land use within Lucas and identify problems which have arisen as a result of conflicting land use patterns or inappropriate land uses. An updated future land use plan can then be produced enabling Lucas to better guide land development in a manner which reflects local goals and objectives.

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The total corporate limits of Lucas comprise 10,323 acres of land while the actual developed area of the city covers 7,753 acres. ETJ cover an additional 1,494.29 acres. Figure 4.1 at the end of this chapter displays an aerial illustration of the City of Lucas and the ETJ. Lucas has annexed all of the pockets of ETJ previously surrounded by corporate limits and the remaining ETJ tracts, excluding those located in the Seis Lagos Utility District for which there are no plans for future annexation, have a development agreement in place providing a timeframe for annexation.

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ANALYSIS OF EXISTING LAND USE

Residential Land Use

Residential land use consists of 6,045 acres of single-family land use and 43 acres of manufactured homes land use, or 58.98 percent of the gross land area of Lucas. This is the most important land use classification in Lucas. Most single-family development lies in the central portions of Lucas, taking advantage of gentle topography which is out of floodplain areas. Although there are some scattered commercial uses intermingled with single-family uses, most neighborhoods contend only with vacant lots as the only other use present. Manufactured homes account for 0.55 percent of total developed land area.

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Commercial Land Use

Commercial land use covers 505 acres or 4.89 percent of the gross land area of Lucas. Access to public sewer facilities is allowed only in areas designated by metes and bounds that have been zoned for commercial use.

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Lucas families are served by six independent school districts and contains one private school, Lucas Christian Academy. The majority and central portion of Lucas are served by Lovejoy ISD with significant portions of the perimeter of the city split between the other districts but no other district having campuses within city limits. Lovejoy ISD has 3 campuses within Lucas. These are Hart

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- McKinney ISD¶
- Princeton ISD¶
- Allen ISD¶
- Lovejoy ISD¶
- Plano ISD¶
- Wylie ISD¶
- Lucas Christian Academy¶

[Elementary School, Willow Springs Middle School, and Lovejoy High School. Lucas Christian Academy is based in Lucas and serves area families. The public schools partially located in Lucas are as follows:](#)

- [Allen ISD](#)
- [Lovejoy ISD](#)
- [McKinney ISD](#)
- [Plano ISD](#)
- [Princeton ISD](#)
- [Wylie ISD](#)

Most of the remaining commercial land uses within the city are in close proximity to the major roadway system. At present, there appears to be minimal conflict between commercial and adjacent land uses.

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Industrial Land Use - (These parcels are zoned LI light industrial)

Industrial land use covers [seven](#) acres or [0.07](#) percent gross land area of the [city](#) and consists of light industrial uses along the north side of West Lucas Road. These light industrial uses have potential for conflict with adjacent future residential uses.

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Streets and Rights-of-Way

Land utilized for streets and utilities comprises [971](#) acres, or [9.41](#) percent of the gross land area of Lucas. Streets do not pose any conflicts with other land uses in Lucas as these uses tend to be compatible.

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Public/Semi-Public Land Use

Public and semi-public land use within Lucas covers 29 acres, or [0.28](#) percent of the gross land area. Most of this [land](#) is utilized for [city facilities](#), [cemeteries](#), and public utilities such as water towers.

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Parks Land Use

Parks land use covers 153 acres, or [1.48](#) percent of the gross land area of the [city](#). This includes three neighborhood parks, the Lucas Community Park, and two parks located adjacent to Lake Lavon. In general, parks are compatible with their surrounding land uses.

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Agricultural and Open Space Land Use

The remaining land use types, including agricultural and open spaces, are located randomly throughout the [city](#). Agricultural and [open spaces](#) cover 2,570 acres or [24.9](#) percent of the gross land in the City of Lucas. In addition to land located in flood plain areas, this also includes those areas

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which are usually subdivided into lots with access to potable water facilities and paved streets or where surrounding development densities make agriculture or ranching less practical.

SOCIO-ECONOMIC AND MAN-MADE INFLUENCES AFFECTING LAND USE

An analysis of the existing development activity in Lucas should examine the following basic influences: population growth, housing availability, public utilities and facilities, transportation, and development constraints posed by both the natural and man-made environment. This can then be used to better determine the influences which will define future land development in the city.

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Housing

Lucas is comprised of primarily single-family housing units. With a steady growth in population, it is anticipated that the demand for well-constructed and well-maintained housing will continue to increase. Therefore, more units will need to be built to provide adequate and safe housing for the growing population. As the city's development approaches a "built out" condition, the increase in tax revenue due to new housing should be expected to diminish.

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Infrastructure

Future growth and appropriate levels of service depends upon the City's water supply and distribution system, street system, and drainage system at suitable capacities and operational levels to meet demands. Various elements of Lucas' water, streets, and drainage systems will need improvement in the coming years.

Public/Semi-Public Facilities

Public facilities in Lucas include a City Hall, community center, parks, cemeteries, fire station and utility sites. As the future population increases, there will be a corresponding increase in the demand for these public facilities.

OTHER SERVICES

There will be an increase in the local demand for retail and/or consumer services as the population increases. The City of Lucas has approximately 5.85 acres of commercial land use per 100 inhabitants (excluding the schools). To avoid conflict with adjacent residential uses and minimize negative traffic impacts, future commercial uses should generally continue to be confined to peripheral areas of the city.

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ETJ AND FUTURE ANNEXATIONS

Lucas ETJ's includes:

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- Land adjacent to Lake Lavon
- A municipal utility district in the southeast corner of the city
- Several pieces of land adjacent to the city

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The composition of the ETJ area is presented in table 4.3 and figure 4.4. Any future large-scale residential development in the ETJ area will most probably occur to the southeast adjacent to Lake Lavon. It should be noted that development agreements are in place which preclude some of the ETJ areas from annexation at the time of preparation of this Comprehensive Plan and that some areas of ETJ are currently located in Municipal Utility Districts that cannot be partially annexed and are not entirely within Lucas ETJ, thereby preventing them from being annexed. The only available area for annexation at this time, excluding those with a development agreement or Municipal Utility District (MUD), is Trinity Park.

ZONING AND SUBDIVISION REGULATIONS

Lucas has previously adopted zoning and subdivision ordinances. The Subdivision Ordinance provides the city with control over development practices within both the city and to a far more limited extent, the ETJ. Zoning ordinances are used to regulate land uses that can occur within the city limits. The continued monitoring of these ordinances is important to ensure future development activities are consistent with the city's development objectives.

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Deleted: The composition of the ETJ area is presented in table 4.3 and figure 4.4. Any future large-scale residential development in the ETJ area will most probably likely occur to the southeast adjacent to Lake Lavon. As opportunities arise, the city should favorably consider annexing those "out areas" currently within the city limits as they become available for annexation. It should be noted that development agreements are in place which preclude some of the ETJ areas from annexation at this time of preparation of this Comprehensive Plan. CurrentThe available areas for annexation at this time include:¶

- ¶ Claremont Springs Phase 1¶
- ¶ Cimarron¶
- ¶ Edgewood Estates¶
- ¶ Trinity Park ¶
- ¶

LAND USE GOALS AND OBJECTIVES

The overall goal of Lucas' land use policy is to optimize land use in order to improve the quality of life of Lucas residents. To achieve this, Lucas needs to avoid traffic congestion, inadequate or obsolete utilities or services and the location of incompatible land uses adjacent to one another. The proper planning and use of land will result in well-ordered land uses and development patterns as the city progresses.

To achieve this overall goal, the City of Lucas has carried forward the same goals and objectives established in the past Comprehensive Plan.

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LOCAL GOALS AND OBJECTIVES AFFECTING DEVELOPMENT

GOAL 1.

Develop the community in a manner which preserves and maintains property values and is consistent with the City's ability to serve existing and future development.

Objectives:

- Plan for reasonable demand with regard to water, street circulation and neighborhood connectors.

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- Maintain the present rural atmosphere with a majority of large-lot residential development.

GOAL 2.

Preserve the residential and rural small-town atmosphere of the community while encouraging some high-quality commercial development.

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Objectives:

Utilize the "Survey of selected business" as a guideline for attracting business to the community.

- Ensure that commercial and other "high activity" uses are adjacent to designated neighborhood connectors to maintain acceptable fire/emergency response times.
- Preserve peripheral areas to the south and west for future limited commercial and moderate density residential development.
- Regularly review, update (if necessary) and enforce the zoning and subdivision ordinances to minimize the intrusion of incompatible land uses.
- Promote the general health and safety of the community residents.

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It is important to understand that the Land Use Plan for Lucas is intended to serve as a general guide for the future development of the city. It should be considered flexible in nature, rather than a rigid blueprint for future land use. The population, housing, infrastructure and land use data contained in sections of this Comprehensive Plan serve to establish the determinants for land use projections.

Commented [OTT1]: Is this a formal plan of the city?

FUTURE LAND USE

Land Use Planning Principles and Process

The following principles are considered applicable to the proper designation of land for residential use:

- Residential land should be well drained and free from danger of floods.
- Residential land should be readily accessible from, but not necessarily facing, arterial or collector streets.
- Residential land should be free from encroaching incompatible land uses.
- Residences should be able to access community facilities such as parks, schools, playgrounds and commercial facilities serving everyday needs.

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Factors relating to the designation of land for commercial uses include:

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- must be located to maximize the use of major neighborhood connectors while minimizing excessive traffic impacts on residential roads and neighborhoods.
- should be limited and compact.
- must allow for safe automobile/pedestrian access and circulation. (Commercial areas require sidewalks per our adopted regulations)

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- must be designed to avoid blighting effects on adjacent residential land and must be kept from encroaching on other sensitive land uses.

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The proposed locations for commercial activities on the periphery of the community is acceptable both in terms of decreasing traffic stresses on central area roadways while providing accessibility to area customers. Commercial areas, if properly developed with landscaping programs and a developed access route to remove consumer traffic from through traffic, can be an asset to a community. It is with these factors in mind that the following principles were established for the planning of commercial areas:

- Commercial land uses should be formed into compact developments, avoiding "strip commercial" growth.
- Avoid the occurrence of scattered commercial development along major highways. Commercial activities should be consolidated into a few well organized areas to take maximum advantage of utilities and services and to promote the economic well-being of the total business community.
- Adequate off-street parking and access should be utilized for commercial areas to decrease potential congestion and safety hazards.

As the City of Lucas grows, future fire stations and emergency sites should be located to minimize the response time in accordance with national standards.

Deleted: <#>Avoid commercial growth on both sides of heavily traveled highways. ¶

In order to formulate, adopt and implement a plan that accomplishes the foregoing overall goals and objectives, it is important to incorporate certain basic planning principles and processes into the local future land use planning effort. The Future Land Use Plan expresses projections that are based on sound planning principles, recognizing and supporting existing land uses, community facilities and physical features.

The plan for Lucas suggests that certain areas be reserved and developed for various land uses. Selecting the pattern and distribution of future land use is best accomplished through:

1. analysis of existing land use characteristics
2. effects of existing infrastructure
3. location of existing neighborhood connectors
4. application of recognized planning principles

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These characteristics and principles establish a process by which to judge the most optimum and best land use based on local and community-wide standards. There are two advantages of going through such a process. First, it results in a land use plan for the city as represented by the Future Land Use Map. The Future Land Use Map can be used to assure that individual decisions follow a comprehensive pattern. It also helps in the sensitive but necessary evaluation of change with respect to public and private benefits. Second, the establishment of this planning process provides the city with a method of logically making subsequent land use decisions.

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RECOMMENDED ASSIGNMENT OF LAND USES

Residential Land Use Requirements

The assignment of land uses is then based upon the goals, objectives and planning principles previously stated. It is anticipated that new residential uses will be built as (1) new subdivisions close to or within current city limits, as (2) larger lot development in sparsely populated areas adjacent to Lake Lavon and the ETJs, and as (3) in-fill development/redevelopment. As one moves further west and south, residential densities transition from larger lots of two or more acres, to lots of one and one-half acres, and one acre. Establishing this hierarchy of development density will result in a more cohesive [distribution of land uses](#) throughout the [city](#).

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Commercial Land Use Requirements

Future commercial land use allocations in Lucas should focus on peripheral locations to minimize traffic impacts on residential areas, reduce the potential for incompatible land uses, and minimize subsequent potential adverse effects. [These locations](#), will serve local needs with limited impacts to commuter and passerby highway traffic.

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Industrial Land Use Requirements

No provision is made for future industrial development in Lucas. There are no [apparent benefits](#) to the [city](#) in preserving areas for industrial development.

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Parks Requirements

With respect to parks and open space, local opportunities for residents exist in Lucas. Expanded recreation options can be a benefit if operating and maintenance costs are held to manageable levels. [Refer to Chapter 6 for detailed information on Parks and Open Spaces.](#)

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RECOMMENDED LAND USE PLAN

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[The Future Land Use Map must be continually updated to reflect changes in the Future Land Use Plan as they take place.](#) A current delineation of existing conditions in both graphic and tabular form will not only allow for an up-to-date analysis of needs but will also allow for a measurement of success in achieving the Plan. Further, the Future Land Use Map should be used as a guide to keep incremental changes of the community in perspective. The individual decisions which actually shape the community, however, should be evaluated with respect to the characteristics and principles discussed throughout this document. Exceptions to this plan can be made and can be acceptable on a [case-by-case](#) basis where the greater good of the community is enhanced.

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CHAPTER 5

ECONOMIC DEVELOPMENT

INTRODUCTION

Economic Development can be defined as the basis by which a community maximizes or preserves the quality of life for its citizens. Economic development is a complex process vital to a community's pursuit of greater prosperity. Successful community development is a result of a well-executed economic development process that is given high priority by local leadership and supported by residents. Moreover, economic development provides local employment and investment opportunities that generate these revenues. These revenues pay for public improvements, services, and facilities, as well as offset increases in property taxes. However, for the City of Lucas, it is important to understand that economic development is only supported when it sustains the overall livability of Lucas. What does the term livability mean with regard to city planning? Many intangibles make a city livable, such as a sense of community, a strong sense of place in particular areas, city pride, and the friendliness of neighbors. However, there are also tangible aspects which can nurture livability. Therefore, the aspects of livability that this chapter will embrace include:

- Creation of a trail network that connects neighborhoods;
- Creation of neighborhood identity, and areas with a strong “sense of place”;
- Aesthetic quality of the neighborhoods and community;
- Proximity to open space and recreational opportunities;
- Proximity and availability of other community services such as high quality schools;
- Ease of access to and quality of retail and restaurants;
- Traffic flow and managing the impact of development and the associated increase in traffic on neighborhoods;
- Sustainability in buildings and development pattern; and
- Accessibility to natural areas

DEVELOPMENT CHARACTERISTICS AND POLICIES

Regional Context

Many aspects of regional development and demographic trends have a significant influence on economic potential. State, national, and international economics influence the regional and local economic potential, as well as contribute to the underlying assumptions for conducting regional and local economic analysis.

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Lucas, with a current population estimate of 6,875 persons in 2016, contains a total land area of approximately 9,855 acres. An additional 1,922 acres is located within the ETJs. The city's location in Collin County places it on the northeastern edge of the Dallas/Fort Worth Metroplex, convenient to most major employment centers.

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Physical Growth Patterns

The Future Land Use Plan (Figure 4.5) depicts future land development characteristics for Lucas. Lucas is a traditional bedroom community with primarily large single-family lots and open spaces located through the core of the city with commercial located on the periphery. Residential development is served by on-site sewerage facilities (OSSF), which requires a minimum of one acre for a residential home site. Most commercial development is served as defined by the Wastewater Master Plan. Commercial development is planned in two primary areas of the city. Both of these areas have been planned and have all necessary services installed for development. Unlike residential development, most of these areas for commercial development have access to sanitary sewer infrastructure installed with capacity available to meet future demand for these services.

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In the past, the majority of commercial establishments consisted of small retail providers catering generally to local trade. In recent years major commercial growth has occurred along the western city limit boundary near the City of Allen, between West Lucas Road and Estates Parkway. In addition to development of commercial establishments near the western city limit, future commercial growth is anticipated near the southern city limit boundary in an area west of Southview Drive. Since Lucas foresees itself in the future as a community of primarily low-density residential uses, the city will focus on appropriate, smaller scale commercial development, which will generate an acceptable level of sales tax revenues while effectively serving the needs of the local population base.

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Local Regulations and Development Policies

The local regulations are reflected in the City's subdivision and zoning ordinances. Both ordinances must effectively direct development activities in a manner which reflects local goals and objectives while recognizing realistic development standards. These regulations are not intended to discourage growth but rather to ensure that any new development provides for quality facilities and services.

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Economic Base Study

The majority of all workers living in Lucas tend to be employed in occupations which require a higher or higher/moderate skill level. According to the US Census Bureau estimates for 2009-2013, the median household income in City of Lucas is \$101,636, which is almost twice the \$51,900 median household for the State of Texas.

Utility Services

The City of Lucas is the retail provider of water for its residents and businesses and its water wholesaler is the North Texas Municipal Water District (NTMWD). Details regarding the water system are described in Chapter 8 (Water) of this planning document. TXU and Grayson/Collin Electric provide electrical distribution. Natural gas, supplied by CoServe, is available in limited areas of the city.

Industrial Sites

Presently, there is no industrial development in Lucas. The high land costs in the area, compared to the Dallas/Fort Worth Metroplex, zoning restrictions, the limited sanitary sewer system and the emphasis on Lucas remaining a low-density residential community are factors which make future industrial development in Lucas unlikely. The proximity of Lucas to major employment centers makes the issue of local job creation less important. Residential development is and will continue to be the most dominant land use along with minor ancillary development.

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Commercial Sites

Lucas has a total of 505 acres of commercial development. By excluding land reserved for schools, 375 acres are directly reserved for commercial land uses. Future commercial sites will be located on the periphery of the city to minimize intrusive traffic volumes on interior neighborhoods. Details are provided in the Land Use Section of this planning document.

Community Assessment

It is important to note there is a critical link between economic development and comprehensive planning. Economic development is impacted by:

- Land use;
- Zoning;
- Accessibility to utilities;
- Access via transportation systems and infrastructure; and
- Demographics.

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Characteristics of the City of Lucas include:

1. A property tax rate lower than the average for cities in Collin County and for cities in the DFW region. (\$0.320661 in 2015)
2. The city has traditionally had a fiscally conservative City Council that places an emphasis on providing a balance between necessary services with low taxes.
3. Skilled labor represents a high percentage of the Lucas work force.
4. Commercial land availability along FM 2551 and the southeast quadrant of the city (FM 1378 and Parker Road).
5. Vacant land for additional housing.

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- 6. Available sewer service, in commercially zoned areas as defined by the Waste water Master Plan.
- 7. Land prices are higher than regional or state averages.

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It is important for Lucas to realize its potentials and liabilities in terms of future economic development. Because of its location, Lucas has more potential for developing as a quality residential area than it does in becoming a significant economic center. However, it is important for Lucas to develop some commercial areas to meet the needs of residents.

While it is possible to operate primarily upon property taxes, doing so may require undesirable constraints on future spending. It is important Lucas not become dependent solely upon property taxes as the only revenue source for local government operations. The City of Lucas needs a healthy mix of ad valorem and sales tax revenue. Ad valorem taxes should be used generally for day-to-day operations while sales tax revenue should be used for capital projects.

Decision regarding business location will come from the business owner and their willingness to invest in a particular site, however, the city's development environment as conveyed through its development codes will have a major impact on where and what type of business activity takes place.

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ECONOMIC DEVELOPMENT PLAN

Economic development in Lucas should have two major thrusts: (1) maintain appropriate housing development and (2) attract businesses that are appropriate for the community. Commercial development has benefitted the city with increased tax revenue. Balancing the financial well-being of the city and its ability to provide essential services with the citizens' desire to maintain the features and attributes of the city is paramount. Therefore, it is important to emphasize citizen feedback during public meeting regarding economic development.

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HOUSING SUPPLY

The demand for quality, upscale housing in Lucas is expected to continue. Lucas should focus on quality housing to ensure that community values are maintained and the city continues as a desirable place to live.

ATTRACTING NEW BUSINESSES

Attracting appropriate new businesses to Lucas will increase tax revenues and fund city-provided services. There is attractive land available for new businesses in the western and southern city limit boundaries with infrastructure in place or in the planning stages. The western area is accessible through three arterial roadways including West Lucas Road, Estates Parkway and Angel Parkway. The area in southern part of city is similarly accessible through two major arterial roadways, East Parker Road and Southview Drive.

The citizen's preferable commercial businesses survey conducted by the city in 2015 should be utilized to attract businesses desired by its citizens. The top five responses from the survey include:

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- Sit Down Family Restaurant
- Farmers Market
- Garden/Nursery
- Grocery Store
- Feed Store

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These types of retail establishments typically generate good sales tax revenues. It is anticipated that planning for the development of similar businesses in the western and southern part of the city in commercial zoning areas will continue.

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ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Based on input from Lucas citizens, boards, commissions, City Council and staff, the following economic development goals and implementation strategies are recommended:

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GOAL 1:

Support business endeavors that are in harmony with the rural characteristics and unique environment.

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GOAL 2:

Improve and maintain the infrastructure to support growth in the tax base and sustain a sound financial future through the adoption and implementation of a capital improvement program.

GOAL 3:

Attract businesses to Lucas that serve the local population and promote the livability and a high quality of life for our citizens.

CHAPTER 6

PARKS, RECREATION AND OPEN SPACE

INTRODUCTION OF PARKS, OPEN SPACE, AND TRAILS



Lucas is a distinctive community with unique features in design and surrounding natural environments. The city contains a total land area of 10,284 acres and 75 percent (or 7,713 acres) of the land has been developed. The remaining acres of land are vacant or being used for agricultural related purposes. Lucas is primarily comprised of low-density housing, large residential lots, and natural open spaces. Lucas is a hidden gem community with estate style living in the DFW Metroplex that is easily accessible to public parks, trails, recreational activities, and Lavon Lake. The city's entire eastern boundary borders along Lavon Lake and the Trinity Trail. There are three public parks, one private park, and three public trailheads located in Lucas; however, there is no planned or designated open space system.

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The City Council appoints a Parks and Open Space Board (POSB) that serves in an advisory capacity to the City Council in all matters relating to parks and open space. The POSB makes recommendations on the implementation of beautification programs and projects to enhance the natural beauty of Lucas. During this update of the Comprehensive Plan, the city worked with POSB on making necessary revisions to help provide guidance on future planning for parks, open space, and trails. This collaboration has also led to an update of the Trails Master Plan (TMP) where new trail sections have been added to show the connectivity between neighborhoods, public parks, facilities, and the Trinity Trail. The updated Parks, Open Space, and Trails Master Plan (POSTMP) continue to place an emphasis on providing public access to recreational opportunities while preserving the natural environment of Lucas.

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PREVIOUS PARKS AND OPEN SPACE MASTER PLANS

1988 – The first Comprehensive Plan for Lucas was adopted in 1988 and included a section on parks which indicated there were no recreation areas within the city. The plan revealed there was a lack of open space and recreation areas that needed to be addressed as the city continued to be developed.

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2003 – The City Council adopted Ordinance No. 2003-11-00490 entitled Park Land Dedication to provide requirements for park land dedication in new residential and mixed-use subdivisions and to provide for necessary planning for open space preservation and park development. The Ordinance states the following requirements for park land dedication:

- The city shall create and maintain a master park plan.
- The master park plan shall designate the size of the parks and the park zones that are to be supportive of these parks.
- Dedication of park land shall be in accordance with the master park plan.
- The city will determine the park location based on land suitability.
- This master park plan may be, from time to time, updated and amended at the discretion of the city.

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2004 – The city completed an update to the Comprehensive Plan which included a section on parks and open space. A community survey was conducted to determine interest regarding parks, open space, and recreational amenities.

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2005 – Lucas moved forward with developing the POSTMP. The city conducted another citizen survey to verify the accuracy of past survey results. The survey findings suggested that citizens were most interested in multi-purpose trails (walking, hiking, and biking), undeveloped open space, picnicking/pavilions, fishing piers, and equestrian trails/arena. These top preferences can be attributed to the rural character of Lucas and its proximity to Lake Lavon.

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Public workshops and meetings were held to obtain additional public input where the citizen concerns were also found to be consistent with the citizen survey results. The citizen group agreed that Lake Lavon was a major resource for Lucas. This led to recommendations to preserve park land along the lake and that the trail system should also link residential neighborhoods to the lake.

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2006 – The POSMP was adopted by the City Council and serves as the master plan for the physical development of the city to provide recommendations for its growth, development, and beautification.

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2015 – The City began efforts to update the Comprehensive Plan and the POSMP. These efforts included town hall meetings and workshops to receive citizen feedback about local parks, recreation, and open space priorities. POSB took on an active role in recommending updates including developing the TMP.

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2017 – The City Council approved the Comprehensive Plan which included the TMP and updated POSMP. TMP designates all trails east of FM 1378 (Country Club Road) to be equestrian and hiking trails. All trails west and south of FM 1378 are designated as multi-purpose trails.

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2021 – In this newly updated Comprehensive Plan, POSB recommends new changes to the TMP located in the southern trail section (Willow Springs Middle School to Southview Drive) and northern

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trail section (Trinity Trail Connect). POSB has prioritized sections of the TMP based on connectivity to schools, public facilities, and access points to the Trinity Trail. The POSB has also expressed an interest in the expansion of existing parks to accommodate more visitors as the population grows.

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EXISTING PARKS AND OPEN SPACE

The City of Lucas operates three public parks in addition to having preserved considerable open space and accessibility through the development process. The City's public parks are the Lucas Community Park, Kenneth R. Lewis Park, and Forest Creek Park. There is a private park which is located in the Stonegate subdivision. Brockdale Park and Highland Park are also located in Lucas; however, the parks are located on land owned by the U.S. Army Corps of Engineers (COE). Lucas has three accessible trailheads available to the public: East Winningkoff Trailhead, Brockdale Park Trailhead, and Highland Park Trailhead. The city owns and maintains the East Winningkoff Trailhead which provides trail access in the northern area of Lucas. The U.S. Army COE owns and maintains the Highland Park and Brockdale Park Trailheads which provide trail access on the eastern areas of Lucas.

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LUCAS COMMUNITY PARK 665 Country Club Road

The city established the Lucas Community Park in 2009 and is located south of City Hall. The park is three acres and offers a five-foot-wide concrete sidewalk that circulates around two adjacent walking loops. The park also includes a pavilion, picnic tables, benches, barbecue grills, fire pit, and

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a large playground. Lucas residents and non-residents have the option to reserve the pavilion for a fee. There is also the Community Center located on the west area next to a gravel parking lot. The Community Center is only available to Lucas residents to reserve at no cost. The facility provides an opportunity for residents to utilize the event space and rooms for special occasions. There is a public parking lot located between City Hall and the park. Improvements were made to the gravel parking lot to expand parking capacity during special events. Drainage improvements were made to the western park loop to prevent any flooding from that area of the park.



KENNETH R. LEWIS PARK
820 Southview Drive

Kenneth R. Lewis dedicated park land to the city in 1989. The park became known as Kenneth R. Lewis Park and is situated on five acres. Two-thirds of the park is open space and undeveloped for use with recreational activities. The park includes a baseball/softball field with a dugout, soccer fields, pavilion, restroom facilities, and public parking. There is also a concrete pathway surrounding the

park that is available for walking.

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FOREST CREEK PARK
985 Orchard Gap Lane

Forest Creek Park is a neighborhood park located near the subdivisions of Forest Creek Estates, Whiterock Creek Estates and Northfork Ranch in the northern section of Lucas. The public can access the park from Country Club Road via Orchard Gap Lane off Norfolk Lane or White

Rock Trail. The park is two-acres consisting of a parking area, pavilion, two playgrounds, open space, sport court, and soccer field with goals. The city made park improvements to remove dilapidated structures which accumulated within the vicinity of the park. As part of the park renovations, the city also added a sport court, soccer goals, pavilion, and picnic tables.

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STONEGATE PARK
St. James Drive

Stonegate Park is a private park located within the gated neighborhood of Stonegate in the northern section of Lucas. The park does not have a property address, but it is situated between 150 and 250 St. James Drive. Stonegate Park is only accessible to residents within the Stonegate neighborhood. This is a very small neighborhood

park occupying less than one acre adjacent to one of the tributaries of White Rock Creek. The park offers a traditional multiuse playground, small gazebo, picnic tables, and two-foot-wide concrete sidewalk that passes through the park. The sidewalk connects to a concrete trail that continues alongside the tributary of White Rock Creek.

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EAST WINNINGKOFF TRAILHEAD

745 East Winningkoff Road

In 2017, the city developed the East Winningkoff Trailhead which is located in the northeast section of the city. The trailhead sits on three acres of land with equestrian and pedestrian access to the Trinity Trail. The trail access point connects to an unimproved trail along East Winningkoff Road to

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Welborn Lane that connects to the Trinity Trail. The trailhead offers a large gravel parking lot for easy loading and unloading of horses. Additional facilities include a corral, pavilion, restroom, and access to water.



BROCKDALE PARK

1625 Brockdale Park Road

Brockdale Park was established in 2005 and is located on the eastern edge of Lucas next to Lavon Lake. This park is situated on land owned by the U.S. Army COI. Brockdale Park is 127 acres which includes the Brockdale Park Trailhead, boat ramp, and the Blackland Prairie Raptor Center. The Brockdale Park Trailhead provides recreational trail access to the Trinity Trail along Lake Lavon. The trailhead includes

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parking, equestrian loading/unloading area, riding arena, restroom facility, pavilion, corral, and access to water. The Brockdale Park boat ramp is located east of the trailhead which allows access to Lake Lavon. The boat ramp has public parking available for vehicles, trailers, and boats. This provides access to recreational activities on the lake for those who enjoy boating and fishing activities. The Blackland Prairie Raptor Center is a non-profit organization that is located on the land area of Brockdale Park. The Blackland Prairie Raptor Center is dedicated to environmental preservation through public education and the conservation of birds of prey and wildlife in their natural habitat.

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HIGHLAND PARK

1955 Snider Lane

Similar to Brockdale Park, the U.S. Army ~~COE~~ owns and maintains Highland Park. Highland Park is located at the northeast edge of Lucas and is approximately 59 acres. The park has a parking area and restrooms with relatively minimal services onsite. Highland Park provides a boat ramp at the

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north end of the park for boating and fishing activities on Lavon Lake. The entrance to the boat ramp is through Highland Park Road which is located north of Snider Lane. The boat ramp is concrete with ample parking for trailers and vehicles. Similar to Brockdale Park, the Trinity Trail passes through Highland Park and provides access points to the trail. A section of the Trinity Trail continues north past the limit of Highland Park to the northern section of Lucas near the ~~NTMWD~~ Treatment Plant. The Highland Park Trailhead is located south of Highland Park where the public can load and unload their horses to utilize the trail system. The trailhead includes facilities such as a loading/unloading area, ADA compliant restrooms, one pavilion, and a watering place for horses.

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OPEN SPACES AND NATURAL FEATURES

Open space is defined by the U.S. Environmental Protection Agency as any open piece of land that is undeveloped and is accessible to the public. There are no buildings or other structures located on land designated as open space. Open space can include school yards, playgrounds, public seating areas, public plazas, vacant lots, and green space. Green space is land that is partly or completely covered with grass, trees, shrubs, or other vegetation including parks, community gardens, and cemeteries. The city's desire to preserve open space is outlined in the Park Land Dedication Ordinance which includes different options for the handling of park land dedication and the preservation of open space in Lucas.

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Lucas also has other forms of open space such as trail easements and federal land surrounding Lake Lavon. The most important natural feature in Lucas is Lake Lavon and its tributary creeks. Lake Lavon was constructed in 1954 and is owned and controlled by the U.S. Army ~~COE~~. There are 20 acres along the lake designated for park use (Brockdale Park and Highland Park) which are located within the City's boundaries. The public has access to these parks, the trail system, and the lake for recreational activities.

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EXISTING TRAILS

The Trinity Trail and the connecting trail from the East Winningkoff Trailhead is currently the only public trail in-use that exists in Lucas. The trail is only open for recreational use to equestrians and hikers. The Trinity Trail is situated along Lake Lavon with scenic views of the lake and surrounding

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natural landscape. The trail is unpaved and 25.5 miles long located on federal land owned by the U.S. Army COE. The trail extends from the south at the East Fork Trailhead in Wylie to the north at the Giant Sycamore Loop in Fairview. There is approximately 11 miles of the Trinity Trail that passes through Lucas. This trail enters the city from the south at Collin Park in St. Paul and stretches north along the edge of the lake passing through Brockdale Park and Highland Park.

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The Trinity Trail is operated and maintained by the Trinity Trail Preservation Association, a non-profit organization dedicated to the preservation and maintenance of the Trinity Equestrian and Hiking Trail. The city partners with the Trinity Trail Preservation Association and the U.S. Army COE for a Public Lands Trail Cleanup where volunteers pick up trash and debris on sections of the Trinity Trail. The city also entered into a Memorandum of Understanding between Collin County and the U.S. Army COE to work together in coordinating and supporting the

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development and operation of a multi-use trail for equestrian and pedestrian use at Lake Lavon. This partnership helps determine goals related to the planning, development, and operation of the Trinity Trail.

PROPOSED FUTURE TRAILS

During development of the POSMP, the city conducted a community survey and held public meetings to collect feedback from residents on interests related to parks and open space. Residents ranked trails as the number one interest for parks and open space in the community survey. When the city began updating its Comprehensive Plan, POSB worked towards developing the TMP which focuses on three primary trail sections within Lucas: 1) Central Loop, 2) Northern Trail (Trinity Trail Connect), and 3) Southern Trail (Willow Springs Middle School to Southview Drive). In order to ensure the safety of all users along the trail system, the TMP designates all trails east of FM 1378 (Country Club Road) to be equestrian and hiking trails. The trails west and south of FM 1378 are designated separate as multi-purpose trails to prevent potential safety risks between horse riders, bicyclists, walkers, and hikers.

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Central Trail Loop



POSB has prioritized the Central Loop in the **TMP** as the number one trail priority. The Central Loop is a multi-purpose trail focused on connectivity to schools, public facilities, churches, and businesses. There are three major schools located along the Central Loop: Hart Elementary School, Willow Springs Middle School, and Lovejoy High School. The loop also connects to City Hall, the Fire Station, and the Lucas Community Park. The trail loop would begin at West Lucas Road/Allison Lane, extend east to and north on Country Club Road, west onto Estates Parkway, and south on Allison Lane returning to West Lucas Road. There would also be a trail connection through Ingram Lane to connect West Lucas Road and Estates Parkway. As the Texas Department of Transportation (TxDOT) works on the roadway expansion along Angel Parkway, the **city** may want to consider a potential trail connection from the Central Loop. This would allow residents to connect to retail and dining establishments in the main commercial area of Lucas.

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Northern Trail (Trinity Trail Connect)

The Northern Trail (also known as Trinity Trail Connect) is considered second priority on the TMP. The Trinity Trail Connect is an equestrian and pedestrian trail that connects to the East Winningkoff Trailhead and has access points to the Trinity Trail. This trail consists of two loops which are centrally connected to the East Winningkoff Trailhead. These two loops would allow recreational access for residents who live in the northern area of the city. Public parking is available at the East Winningkoff Trailhead where users could walk or ride horses on the trail and connect to the Trinity Trail through access points.

The first trail loop extends west from Welborn Lane, south on Orr Road, east on Winningkoff Road, and returns north onto Welborn Lane. The second trail loop creates a connecting southern section that extends south from East Winningkoff Road onto Shady Lane, west on Snider Lane, and north on Winningkoff Road.



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Southern Trail (Willow Springs Middle School to Southview Drive)

The Southern Trail (also known as Willow Springs Middle School to Southview Drive) is considered third priority in the TMP. This trail would connect the southern neighborhoods to Willow Springs Middle School and Kenneth R. Lewis Park. The trail would begin on the eastern side of Willow Springs Middle School on West Lucas Road and continue south to the back of the school connecting to North Bluffview Drive. The trail would extend south through Hidden Pass Lane, west on South Bluffview Drive, south and east on Bastrop Road connecting to Stinson Road. The trail would continue south along Stinson Road, passing Highland Drive, extend east to Southview Drive, and continues north connecting to Kenneth R. Lewis Park.

It is desirable to develop a small trailhead in the southern trail section but due to undefined development, the location has not yet been identified.

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GOALS AND OBJECTIVES

The City continues to make improvements and pursue special projects to achieve the goals established in the Comprehensive Plan. The goals and objectives were developed in coordination with previous

comprehensive and community planning. The POSTMP help outline a prioritized plan for the development of parks, open space, and trails in Lucas. Since 2017, the city has taken major efforts to achieve these goals such as the development of the East Winningkoff Trailhead, renovation at Forest Creek Park, maintenance at Kenneth R. Lewis Park, and improvements at Lucas Community Park. The city has submitted trail grant applications to be considered for TxDOT, Safe Routes to Schools Project, Texas Parks and Wildlife Department Recreational Trails Grant, and Collin County Parks and Open Space Project Funding Assistance Program. The city continues to monitor for new grant application opportunities and identify potential special projects that would be deemed eligible. Lucas supports the following goals and objectives when considering new projects for parks, open space, and trails.

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GOAL 1.

Preserve natural environment and native ecosystems.

Objectives:

- Conserve and protect ecologically sensitive and naturally beautiful areas (e.g., floodplains along creeks, wetlands, high points with scenic views toward Lake Lavon, etc.).
- Establish and/or enhance green space and natural areas along flood plains, and promote public access to green belt areas with trail systems, equestrian/hiking trails, etc.
- Encourage and promote water conservation using native plant materials, Smartscape techniques, and other methods.
- Maintain high standards for groundwater quality due to the proximity of Lake Lavon.
- Encourage development types which minimize impacts upon the community's natural resources and visual appeal.

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GOAL 2.

Provide a comprehensive TMP to include green belt and open space that is compatible with the environment and compatible with residential neighborhoods.

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Objectives:

- Continue to update Chapter 6, Parks, Recreation and Open Space of the Comprehensive Plan to meets current preferences and reflection of changing environment in the region.
- Promote trail connections and ensure greenbelt and open space dedication during the development review process.
- Create pedestrian and equestrian trails between residential neighborhoods, linear greenbelts, schools, public administrative facilities, and other activity centers, whenever physically and financially possible.
- Continue to adopt and finalize a detailed plan for necessary open space/trail easements to connect existing and future parks, schools, and neighborhoods into an integrated, low maintenance parks and recreation system.
- Formulate and adopt policies and ordinances that protect the acquired/donated park land and open space easements.

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- Utilize trails, wherever possible, to connect schools, parks, and residential areas locally and regionally.
- Design a parks and open space system that is interconnected and multifunctional, which protects important natural, cultural, and visual resources while providing appropriate opportunities for recreation.
- Integrate locally planned trails with the “Collin County Regional **TMP**” approved by the Collin County Commissioners Court on May 7, 2012.
- Coordinate planning efforts and trail connection points with adjacent cities.

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GOAL 3.

Develop and maintain the new Lucas parks and open space system.

Objectives:

- Determine actual maintenance cost currently needed to maintain existing parks.
- Undertake the necessary effort to determine maintenance costs and capital investment costs associated with acquiring and/or developing new parks and open space as well as the expansion and redevelopment of existing park facilities
- Allocate sufficient funding to maintain existing parks, open space, and trails.
- Formulate and adopt policies and ordinances that protect existing park facilities, open spaces, and trails.
- Explore cost sharing options such as local, state, and federal grant opportunities.

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PLAN AND RECOMMENDATIONS

The purpose of this plan and recommendations are to provide community direction in a constantly changing environment. The city collaborates with community stakeholders when considering new projects related to public parks, open space, and trails. As the Lucas population continues to increase, the POSB recommends focusing on the expansion of existing parks to accommodate visitors and additional space. Lucas Community Park is a popular park used by the city for large-scale special events and it has become evident that public parking is limited. Special events at the park have become large community gatherings where the city may want to consider expansion in the future. In addition to parks and open space, the City has updated its TMP by examining practical trail locations that would not impede on a resident’s property.

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POSB has developed an adopt-a-park program where each board member visits a city park on a rotational basis to help recommend park improvements to the city. To further help achieve the goals in this plan, the city’s Keep Lucas Beautiful program continues to promote the beautification and natural preservation of Lucas. As the city considers future planning and decision making related to parks, open space, and trails, the following recommendations are intended as a guide for the POSTMP.

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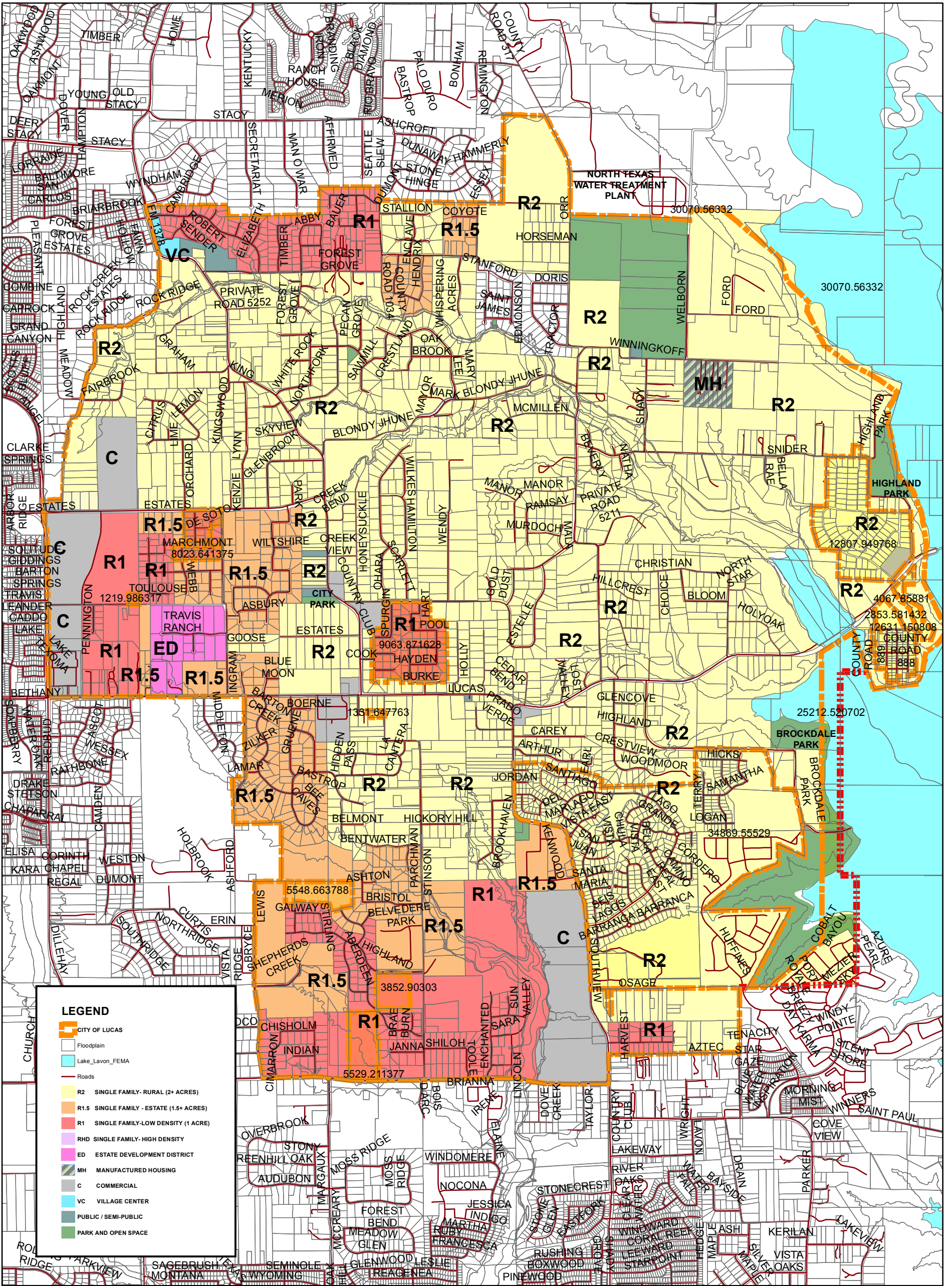
- Trails (equestrian, hiking and biking), greenbelts, parkways or paths should connect to large recreational areas and provides access to recreational opportunities and scenic views.

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- Prioritization of the ~~TMP~~ beginning with the Central Loop, Northern Trail (Trinity Trail Connect), and Southern Trail (Willow Springs Middle School to Southview Drive).
- Expansion of existing parks to accommodate additional space and public parking during special events.
- Municipal recreational facilities should be used to serve the community and prevent the construction of redundant facilities.
- School recreational facilities are encouraged to make ~~their~~ facilities available to the public when practical. If possible, school recreational areas should include parking, drinking fountains, restrooms, and remain open on weekends and during the summer months.

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March 16, 2017

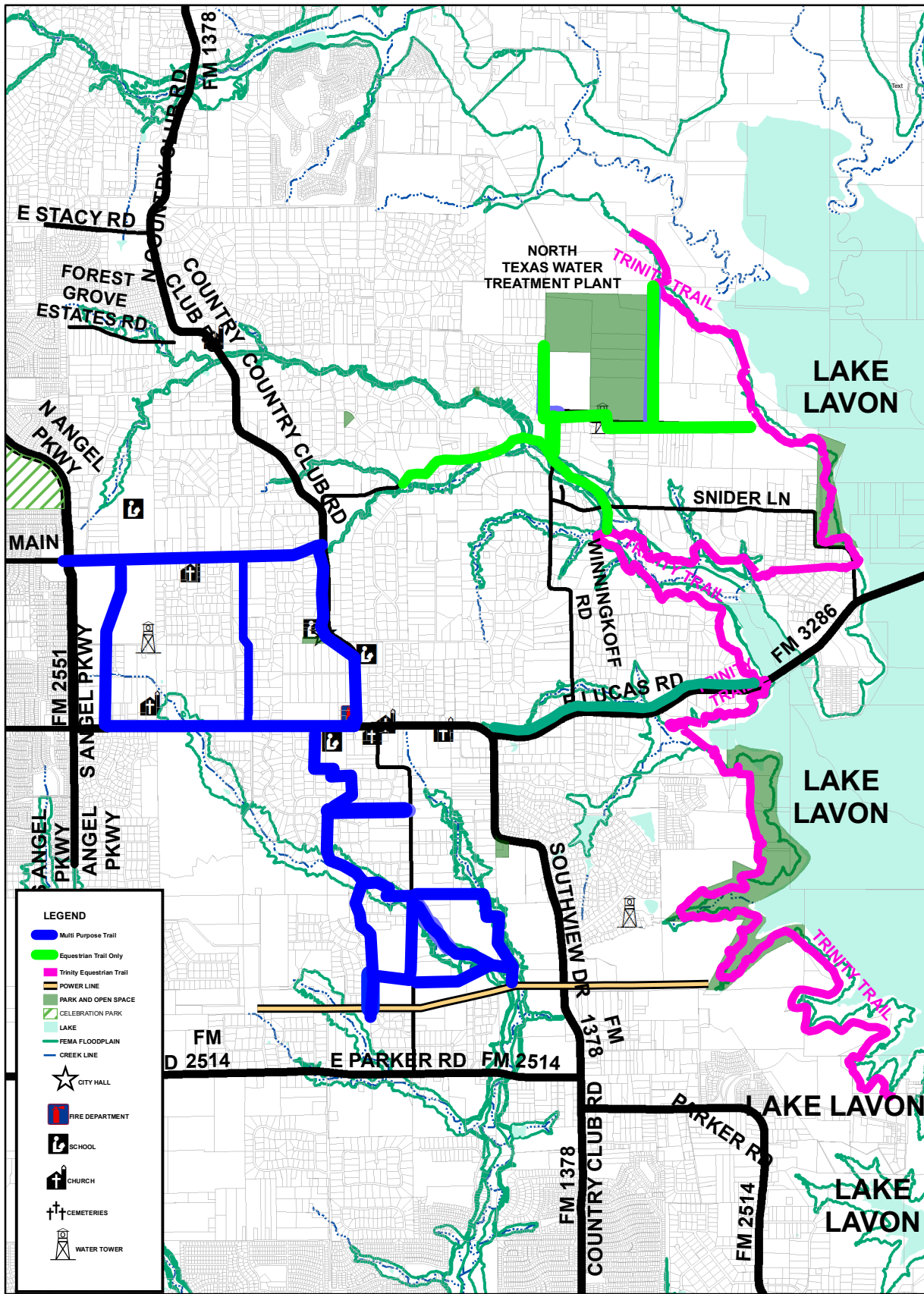


LAND USE MAP

CITY OF LUCAS



0 1,250 2,500 Feet



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CITY OF LUCAS
TRAILS MASTER PLAN



CHAPTER 7

STREETS AND DRAINAGE

STREETS

The livelihood of a community is, to a very large extent, dependent upon convenient and efficient access to nearby major trade centers outside the city, major national travel routes and transportation terminals of national importance outside of the city. It is likewise dependent upon efficient circulation of people within the city. Local streets should provide safe, reliable access to work, schools, shopping, and homes. A street network, therefore, is of vital importance as it ties a community together and links it to the outside world.

The primary function of a street network is the safe and efficient movement of vehicles and people. The street network of any city operates, in effect, as the skeleton of that city, providing access in varying degrees to all properties abutting the network. Roadways and other rights-of-ways occupy more than 13% of the total developed area and allow for circulation between all areas within the City. In addition to moving traffic, streets provide: access to and drainage for abutting properties; open space between buildings; and right-of-way for various utilities. In this way, the street network is a primary factor in the determination of appropriate land use locations.

When adequate streets and drainage facilities are constructed, they can represent the largest single required expenditure of a city. As roads age they are affected by many factors: the quality of the soil under the road base, the type of pavement surface; type of preventative maintenance; and drainage conditions in the area (related to topography).

Repairing the roads to proper standards for long term durability can require roads to be raised or lowered to improve drainage, have additional right-of-way dedicated, have improved drainage facilities installed, and have appropriate road materials used in construction.

DRAINAGE

The topography of Lucas consists of both level and rolling terrain. As a result, localized flooding can occur, especially where culvert and drainage ditches are obstructed with vegetation or debris.

Many factors directly affect the surface storm drainage, to minimize property damage from flooding during periods of intense rainfall, the drainage system for a community should be designed, sized, and properly maintained. Storm drainage facilities include inlets, culverts, bridges, concrete lined channels, natural drainage channels, swales, creeks, rivers, retention and detention ponds, and lakes.

Drainage can have significant effects on structural durability of streets and travel safety. Level ground and poor drainage allows water to collect in some areas, which erodes the road base and causes sections of road to fail, and can also lead to loss of traction on the road. Currently roadway drainage is primarily handled via open ditches and culverts. Maintenance in these ditches is needed to avoid overgrowth of trees and other vegetation. Overgrowth can make roads difficult to drain, and roots

can undermine the structural stability of the pavements. As a result, the drainage system is discussed in conjunction with the streets system in this chapter.

STREET SYSTEM ANALYSIS

General Street Statistics

Within the City, traffic control is achieved primarily with signage. The City does not own, operate, or monitor any traffic signals to control traffic flow. However, the Texas Department of Transportation (TxDOT) controls several traffic signals at these intersections:

- Lucas Road and Southview Drive
- West Lucas Road and Country Club Road
- Country Club Road and Estates Parkway

STREET CONFIGURATION AND FUNCTIONAL CLASSIFICATION

The roadways in Lucas, which are classified as arterials including (Type A and B), neighborhood connectors (Type C), and local streets (Type D). All of these roadways provide different levels of access and serve varying levels of the traffic volumes.

The highest level of roadway in the City of Lucas is the arterial, which carries varying amounts of traffic based upon the number of lanes, with limited access connections. Most of these are owned and maintained by the County or State.

The neighborhood connector carries less traffic for mostly local trips and has a higher level of access. Whereas, local streets have direct access to every parcel and carries a more limited volume of traffic. These are owned and maintained by the City. Figure 7.1 shows the relation between different levels of roadways.

Presently, Angel Parkway, Country Club Road, Estates Parkway, Lucas Road, Parker Road, and Southview Drive function as arterial streets in the City allowing traffic movement to cities such as Allen, Fairview, McKinney, Parker, Plano, and Wylie.

The neighborhood connectors in the City are Blondy Jhune Road, Brockdale Park Road, East Winningkoff Road, Forest Grove Road, Highland Drive, Ingram Lane, Lewis Lane, Orr Road, Snider Lane, Stinson Road, and Winningkoff Road. The remaining streets in the City function as local streets. Figure 7.2 represents the street network in City of Lucas located in the Appendix.

The geometric configuration of the street system in Lucas is adequate to meet current vehicle circulation demands.

STREET SYSTEM EVALUATION

Before beginning major improvements to roadways, it is essential that the City have a street condition assessment and management system in place. This system will help to ensure that streets in the existing developed areas of Lucas are improved in a uniform and orderly manner. It is through such a system that completed City projects will provide maximum benefits and will become an integral part of the future City. This should assist in the elimination of duplicate expenditures and assure that possible

early obsolescence of improvements can be avoided.

A system inventory, as part of a street management system helps to identify different segments of the roadway system. Condition evaluation of the roadway segments is the first step in planning improvement. Such a system will provide a continuous evaluation of the street system inventory. It will also help to detect developing problems and determine the proper, corrective action needed. If a road is found to be adequate for its present service, it should be re-evaluated every five to 10 years to determine the trend of changes affecting its future adequacy. A complete evaluation of the roadway system would include all arterials, neighborhood connectors, and local streets in the city. As part of the condition assessment, an extensive visual evaluation of the pavement surface conditions, drainage, traffic control devices, and environmental conditions was performed. This evaluation included collecting data on the existing conditions and rating evaluated elements for adequacy.

The criteria for the condition assessment are based on criteria which was adapted to the City needs. Table 7.1 describes the ratings used in the assessment of the neighborhood connectors. Figure 7.3 summarizes the present ratings of the neighborhood connectors in Lucas.

This condition assessment assists in identifying roadways that are in need of repair or where a total reconstruction is needed.

EXISTING STREET CONDITIONS

The results of the data from the streets observation and the assessments of the neighborhood connectors combined with data obtained from the City of Lucas were utilized to identify areas in need of remedial action. These are ranked according to priority as follows:

1) Street Paving

A large number of streets in the City that are paved, have acceptable pavement width and are in fair to good condition, and most of the concrete sections of roadway are in good condition as well. A number of the asphalt streets are demonstrating signs of failure due to inadequate road bases and poor soil condition and drainage issues.

2) Street Drainage

Some of the street system has been affected by poor drainage flow. The key areas that need to be addressed are silted and improperly sloped bar ditches along some roadways, as well as the silted or undersized culverts. These ditches and culverts allow water to sheet across roadways causing premature damage. Potholes, cracks, and slumped pavement are examples of what can happen when the road base is allowed to erode.

3) Street Right-of-Way

Many of the roadways appear to need further additional right-of-way to address drainage issues. Existing bar ditches are too close to the road base, allowing water to impact road conditions. These narrow rights-of-way also allow trees to grow too close to the road ways, when the right-of-way is not cleaned or maintained, roots from these trees have been found to burrow under the roadway causing damage to the pavement.

4) Surface Conditions

Surface distresses may appear on City streets. The asphalt pavement related-distresses that are most common included: longitudinal and transverse cracking, potholes and patch deterioration, rutting, shoving and corrugation, alligator cracking, and shoulder/pavement edge drop-offs, and deterioration.

5) Street Width

Undersized roadways in the City can hamper vehicular circulation. Design consideration should be given for new and newly reconstructed roadways.

TYPES OF STREET IMPROVEMENTS

There are several different methods of maintaining streets within a City. The appropriate choice depend upon the condition of roadway, the anticipated traffic load, and available funds.

Recommended street maintenance alternatives can include the following.

- Point Repairs -- Excavation of failed pavement sections and repair pavement surfaces (pothole repair).
- Level-Up -- Leveling of depressions in pavement with hot/cold mix asphalt concrete. This is used to even out roadway surface.
- Seal-Coat -- Application of asphaltic cement covered with uniform size of aggregate and rolling the aggregates after application. Ideally used once every three to five years to maintain streets and forestall more costly repairs. It should be noted that sealcoating does not address the structural deficiencies and it is only effective when the roadway base is in relatively good structural condition.
- Overlay -- Depending on the severity of wear, approximately one inch of surface is milled off the existing roadway. The remaining surface material is then overlaid with hot mix asphaltic concrete, followed by a surface treatment. This is used to completely replace the surface material of a street to address pavement deterioration and extend street life.
- Reclaim -- Scarifying existing pavement and base material, while adding cement to create a recycled asphalt-enhanced roadway base. The base is then compacted and overlaid with a new asphaltic concrete pavement. Streets receiving this treatment might last five years, depending on the traffic load and environmental conditions.
- Reconstruction -- Roadway reconstruction options removes the existing pavement, and new asphalt pavement is installed. The existing road pavement can also be replaced with a new reinforced concrete pavement. The goal is to construct pavement that lasts at least 20 years.

DRAINAGE SYSTEM ANALYSIS

The entire City relies on storm water drainage to be carried on the surface. The storm drainage system of Lucas currently consists of a system of bar ditches, channels, and culverts. These facilities carry storm water run-off within Lucas to the eventual terminus outside the city limits in Lavon Lake or Lake Ray Hubbard.

Annual precipitation is approximately 42 inches per year. The rains are heaviest in spring and fall. The streets in the City are crowned to promote open ditch drainage on each side.

The Federal Emergency Management Agency (FEMA) provides flood insurance rate maps that depict

the 100-year and 500-year flood plains. These flood plains cover those areas that would most likely be inundated with storm water during the heaviest rains. The 100-year floodway defines the area where buildings are not eligible for flood insurance, while those located in the 100-year floodway fringe are eligible once flood proofing is implemented. The goal of this program is to curtail development in flood plains, thereby reducing damage to structures and minimizing the danger to people during flooding. The City of Lucas is a participating city in the National Flood Insurance Program (NFIP).

Collin County, TxDOT, and US Army Corps of Engineers control some of those facilities in the extraterritorial jurisdiction and some of the roadways in and around the City. Most of the necessary seasonal maintenance is the responsibility of the adjacent individual property owners. Initial design along with poor maintenance can cause negative drainage issues and impact road quality.

GENERAL DRAINAGE PROBLEMS

Creeks

All creeks are subject to flooding at some point. However, most large channels have had their flood carrying capacity as indicated by FEMA, as shown on their respective floodway maps. It is important to note that creeks that have not been mapped by FEMA are still subject to high water flows.

Bar Ditches and Water Channels

A significant portion of the flooding that occurs in the City is associated with bar ditches and culverts being inundated with rainwater flowing off adjacent properties while following the natural topographical lay of the City. Impervious surfaces and changes to drainage patterns also cause issues. Despite the proper construction and operation of the majority of these ditches, some are not able to deal with the intense storm water flows brought on by heavy rains. As a result, water is often left standing in intersections and yards of homes after rain has subsided.

Street System

Some structures in the street system do not lend themselves to adequate drainage since the facilities exist perpendicular to the natural flow lines. In cases where culvert passage is silted, undersized or not provided, the storm water can cause premature damage to roadways and major safety problems.

PLAN AND RECOMMENDATIONS

Purpose

The purpose of the Streets and Drainage section of the Comprehensive Plan is to assist the City in appropriating public funds in a manner which maximizes benefit. The plan identifies those street and drainage improvements, which are needed in order to provide an efficient transportation system, as well as minimizing property damage from flooding during periods of intense rainfall in the City.

STREET RECOMMENDATIONS

The most important consideration when developing a plan for street rehabilitation is to ensure that all plans for roadway construction also include plans for drainage improvements. All plans for road reconstruction must consider the size and slope needs for drainage. Any program for street improvements without drainage improvements is not recommended.

The City has adopted specific street section designs based on the classification of the roadway. Different rights-of-way widths, pavement widths, and base thicknesses, are required for roadways that are expected to serve differing levels of traffic. This is especially useful when enforcing street quality standards and minimums for residential subdivision developments.

If several years lapse before projects are undertaken, a new assessment may be necessary to ensure that data is current. Whether increased traffic due to growth, new commercial, and changes in City; maintenance practices can change the recommendations made in this report. Street maintenance and repair plans should be reviewed annually to adjust for cost and changes in the road conditions.

Proposed improvements should be based on the street analysis, focusing on the improvements that impact safety, are most in need or will benefit the most people. High priority projects including highly traveled roadways in poor condition or first-time paving should be considered as soon as the City is able to finance the repairs. This excludes the state roads since they are maintained by TxDOT. For this plan, improvements should be phased. Phasing of improvements is designed to help minimize the financial impact on the community, while still realizing the need to make necessary improvements.

PROPOSED IMPROVEMENTS

As part of the Street Plan, recommended roads for reconstruction are presented in Table 7.2. Possible funding sources has been developed and is presented below.

POSSIBLE FINANCIAL SOURCES FOR STREETS

The City should pursue funding sources that will make fiscal sense to assist in providing necessary street improvements, including, but not limited to:

- The General Fund
- General Obligation Bonds
- Certificates of Obligation
- City Sales Tax
- Special Fees/User Fees
- Grants
- Cost Sharing

POSSIBLE FINANCIAL SOURCES FOR DRAINAGE IMPROVEMENTS

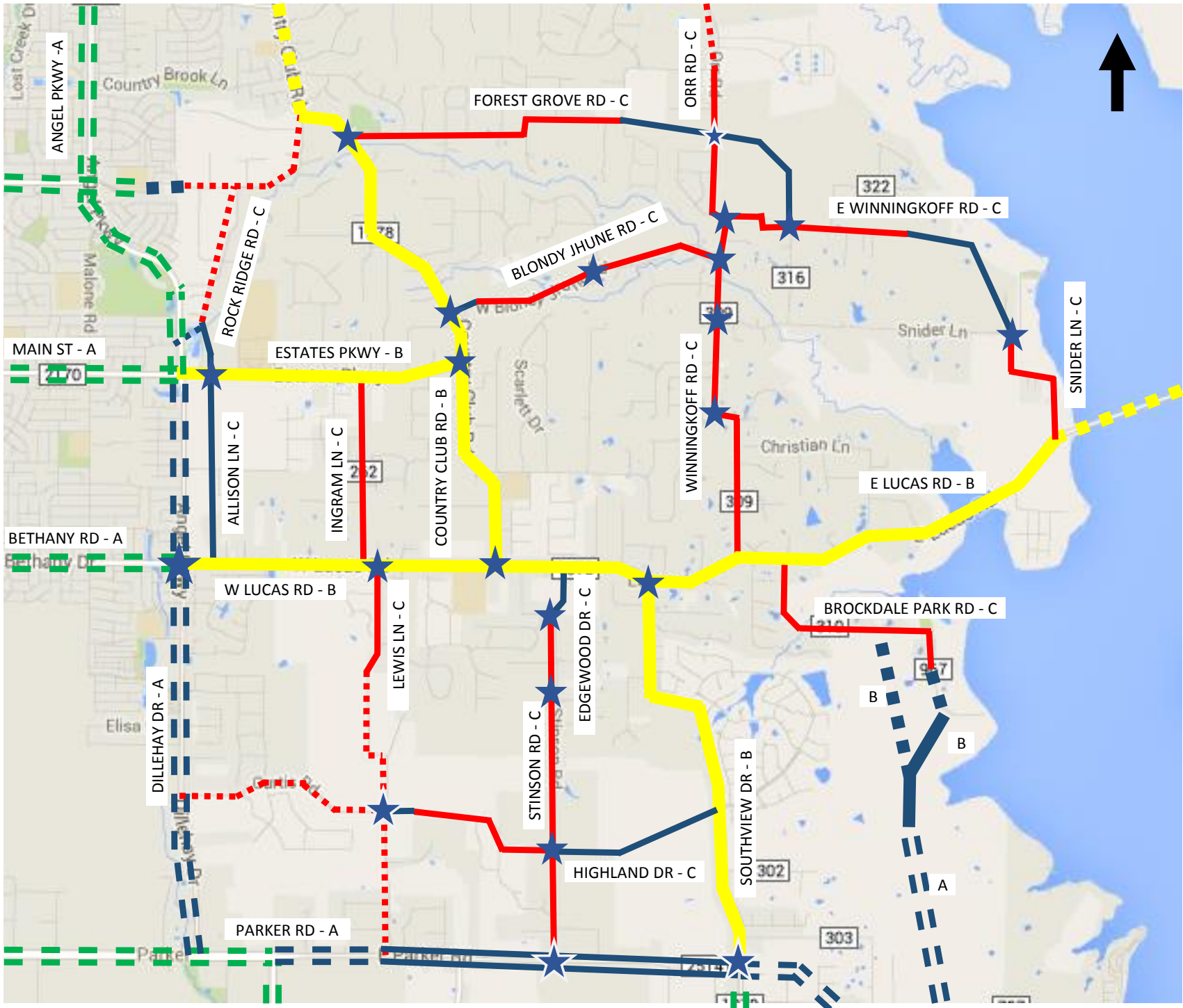
The following is a listing of sources which may be utilized to assist with future drainage projects:

- The General Fund
- General Obligation Bonds
- Certificates of Obligation
- Grants through the Office of Rural Community Affairs
- Special Fees/User Fees

ADDITIONAL FINANCIAL SOURCES

- Grants through the Office of Rural Community Affairs/Texas Community Development Program can be used to re-pave and repair streets. However, while streets are eligible, it is unlikely that a street project alone would be funded. Therefore, it might be possible to incorporate some street work into another, more fundable activity such as water line construction where streets must be torn up to install new lines.
- The Texas Department of Transportation (TxDOT) has a program designed to maintain and improve on- and off-system roadways.
- The Texas Department of Transportation (TxDOT) also has a landscaping cost sharing program through which the department will provide landscaping materials up to 50% of the project cost. The city's contribution may be in-kind in the form of installation of materials. The city must provide the design plan for approval by the department over and above the city's in-kind contribution. Finally, the city must commit to maintaining the landscaping improvements
- Loans from the Texas Department of Agriculture. These low interest loans can be utilized in place of bank loans and the issuing of bonds.
- In an Assessment Paving Program, the City may follow carefully prescribed procedures of notices, public hearings and bidding, begins making the street improvements, assessing a portion of the costs against the adjacent property owners. The City may have to advance the cost of the projects, but eventually, the property owners will pay their fair share of the costs. This procedure is governed by the Texas Civil Statutes.

2017 Master Thoroughfare Plan






Legend

Solid lines are thoroughfares within the city.

Dashed lines are thoroughfares outside the city.

Blue lines are proposed thoroughfares.

★ Blue stars are proposed intersection improvements locations.
Thoroughfare name is followed by thoroughfare type.

Thoroughfare Type	No. of Lanes	Divided Roadway	Pavement Width (Feet)	Right-of-Way or Easement Width (Feet)
A 	Six	Yes	78 Plus a 16-Foot Median	120
B 	Four	No	52 to 54	60
C  Neighborhood Connector	Two	No	24 to 28	50
D (Not Shown)	Two	No	24	50



City of Lucas
Planning and Zoning Agenda Request
February 10, 2022

Item No. 07

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the January 13, 2022, Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. January 13, 2022, Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the January 12, 2022, Planning and Zoning Commission meeting.



MINUTES

PLANNING AND ZONING COMMISSION MEETING

January 13, 2022 | 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 the Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman Joe Williams
Commissioner Tommy Tolson
Commissioner Dusty Kuykendall
Alternate Commissioner James Foster (*voting member*)
Alternate Commissioner Chris Bierman (*remote*)

Staff Present:

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

Commissioners Absent:

Commissioner Adam Sussman

City Council Liaison Present:

Mayor Jim Olk

Regular Agenda

1. Discuss proposed revisions to the City's Stormwater Run-Off Planning and Design Criteria Manual.

Engineer Joe Grajewski gave a presentation regarding revisions to the stormwater planning and design manual discussing recommended changes that included: 1) adding required information to be submitted with drainage plans; and 2) adopting the National Oceanic and Atmospheric Administration Atlas 14 Point Precipitation Frequency Estimates.

The Commission directed Mr. Grajewski to move forward with his recommended changes and bring back to the Commission for consideration.

2. Consider the request by Josh Edge on behalf of James Irwin for a preliminary plat for a parcel of land being 22.679 acres, part of the Jas Lovelady Survey, Abstract 538, Tract 21, located on the south side of West Lucas Road and north of Stinson Road, located between 505 West Lucas Road and 685 West Lucas Road.

The applicant requested this item be withdrawn, there was no action taken on this item.

3. Consider the request by Stephen DiNapoli for an amended preliminary plat for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, more commonly known as 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane, Lucas, Texas, (Barratt Lake Estates).

Development Services Director Joe Hilbourn discussed with the Commission minor changes that had been made to the plat that included one less lot, and the addition of a cul-de-sac.

MOTION: A motion was made by Vice Chairman Williams, seconded by Commissioner Kuykendall to approve the amended preliminary plat for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, more commonly known as 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane, Lucas, Texas. The motion passed unanimously by a 5 to 0 vote.

4. Consider final review and approval of amendments to Chapters 1, 2, and 3 of the City of Lucas Comprehensive Plan and review Chapters 4, 5, and 6 of the Comprehensive Plan to discuss possible amendments.

The Commission made several final edits to Chapters 1, 2 and 3 and completed their review of these chapters. The Commission will send their revisions to Chapters 4, 5 and 6 to the City Secretary for inclusion and review at the February 10, 2022, Commission meeting.

5. Consider the appointment of a Chairman and Vice Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2022.

MOTION: A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Williams to nominate Dusty Kuykendall as Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2022. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Commissioner Kuykendall, seconded by Vice Chairman Williams to nominate Tommy Tolson as Vice Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2022. The motion passed unanimously by a 5 to 0 vote.

6. Consider approval of the minutes of the December 9, 2021, Planning and Zoning Commission meeting.

The Commission reviewed minor revisions made to the minutes of the December 9, 2021, Planning and Zoning Commission meeting.

MOTION: A motion was made by Alternate Commissioner Foster, seconded by Vice Chairman Tolson to approve the minutes as amended. The motion passed unanimously by a 5 to 0 vote.

7. Adjournment.

MOTION: A motion was made by Commissioner Williams seconded by Alternate Commissioner Foster to adjourn the meeting at 7:32 pm. The motion passed unanimously by a 5 to 0 vote.

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary