



AGENDA

Planning and Zoning Commission Meeting

May 12, 2022 | 6:30 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 May 12, 2022, at 6:30 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call.

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 3:30 pm noting the item you wish to speak on and noting your attendance will be remote. Please note, any requests received after 3:30 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 3:30 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 3:30 pm will not be included at the meeting.

Call to Order

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

Public Hearing Agenda

1. Public hearing to consider the request by NDC Holdings on behalf of Lucas Retail Shopping Center for a specific use permit to allow a drive-through restaurant on a proposed tract of land, zoned Commercial Business, being 1.619 acres, part of ABS A0821 William Snider Survey, Tract 16, 8.2121 Acres, Collin County Texas, located at the southeast corner of South Angel Parkway and McGarity Lane. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request

2. Public hearing to consider a request by Adam and Eve Fowles, property owners of 1745 Stinson Road, in the Lozano Addition, Part of Lot 2 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning change

Regular Agenda

3. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for New Castle Estates, 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. **(Development Services Director Joe Hilbourn)**

4. Discuss and review the Land Use Map and Zoning Map of the City of Lucas Comprehensive Plan and recommend proposed amendments if needed. **(Planning and Zoning Commission)**

5. Consider approval of the minutes of the April 14, 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.

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

7. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on May 6, 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

May 12, 2022

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider the request by NDC Holdings on behalf of Lucas Retail Shopping Center for a specific use permit to allow a drive-through restaurant on a proposed tract of land, zoned Commercial Business, being 1.619 acres, part of ABS A0821 William Snider Survey, Tract 16, 8.2121 Acres, Collin County Texas, located at the southeast corner of South Angel Parkway and McGarity Lane.

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

Background Information

NDC Holdings is building a 10,450 square foot building with 6,270 square feet of retail space and 4,180 square feet restaurant space, 1,500 square feet of that being a restaurant with a proposed drive-through window. The site is currently zoned Commercial Business. Per Section 14.03.353 of the City's Code of Ordinances, businesses with a drive-through, drive-in or drive-up shall be allowed only upon the approval of a specific use permit.

Attachments/Supporting Documentation

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

Budget/Financial Impact

NA

Recommendation

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

- 1. Tie the attached concept plan to the specific use permit
- 2. All exterior lighting be on a timer, that turns all lights except security lighting off thirty minutes after close of business, with lights shielded to prevent glare across property lines.
- 3. Hours of operation are 6:00 a.m. to 1:00 a.m. Staff is recommending the hours of 6:00 a.m. to 1:00 a.m. to be consistent with surrounding businesses as the specific use permit goes with the property should it change hands.



City of Lucas

Item No. 01

Planning and Zoning Agenda Request May 12, 2022

4. A sign frame similar in nature to the existing monument signs along Angel Parkway, shaped like an L with a decorative top

Motion

I make a motion to recommend to the City Council to approve/deny the request by NDC Holdings on behalf of Lucas Retail Shopping Center for a specific use permit to allow a drive-through restaurant on a proposed tract of land, zoned Commercial Business, being 1.619 acres, part of ABS A0821 William Snider Survey, Tract 16, 8.2121 Acres, Collin County Texas, located at the southeast corner of South Angel Parkway and McGarity Lane.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, May 12, 2022 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, June 2, 2022 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to allow a drive-thru for a restaurant at the southeast corner of South Angel Parkway and McGarity Lane. The property is Zoned Commercial and more particularly described as follows:

SITUATED in the City of Lucas, in the William Snider Survey, Abstract No. 821 of Collin County, Texas and being a part of that certain called 21.751-acre tract of land described in a deed to Pennington Partners, Ltd., recorded in Volume 5184, Page 1102, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a pink plastic cap, stamped "TxDOT", found for the northeastern corner of that certain called 0.0595 acre strip of land, described as "Parcel 59" in a deed to the State of Texas, dated March 5, 2020 and recorded in Document No. 20200306000326240, D.R.C.C.T. and from said beginning point, a found 1/2 inch iron rod, topped with a red plastic cap (illegible stamp), at the intersection of the original east right-of-way line of F.M. Highway 2551 (Angel Parkway – variable width right-of-way) and the south right-of-way line of McGarity Lane (variable width right-of-way) for the northwest corner of said "Parcel 59" and the above described 21.751 acre tract, bears South 89 deg. 23 min. 24 sec. West – 30.04 feet;

THENCE: North 89 deg. 23 min. 24 sec. East, along the common line of said 21.751-acre tract and said McGarity Lane, a distance of 319.15 feet to a 1/2-inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of this tract;

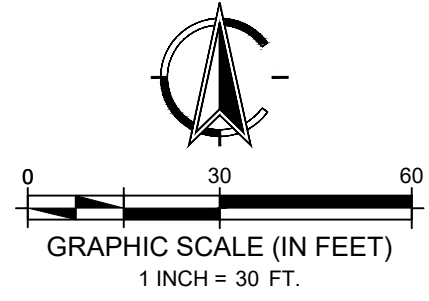
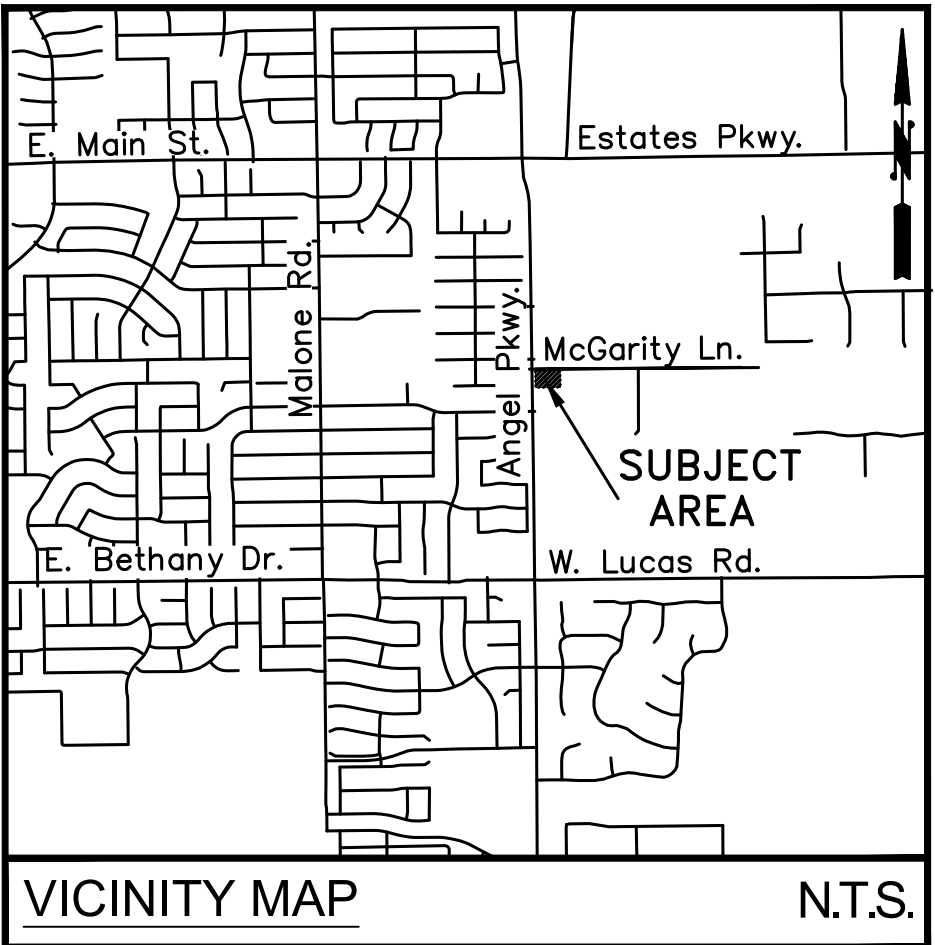
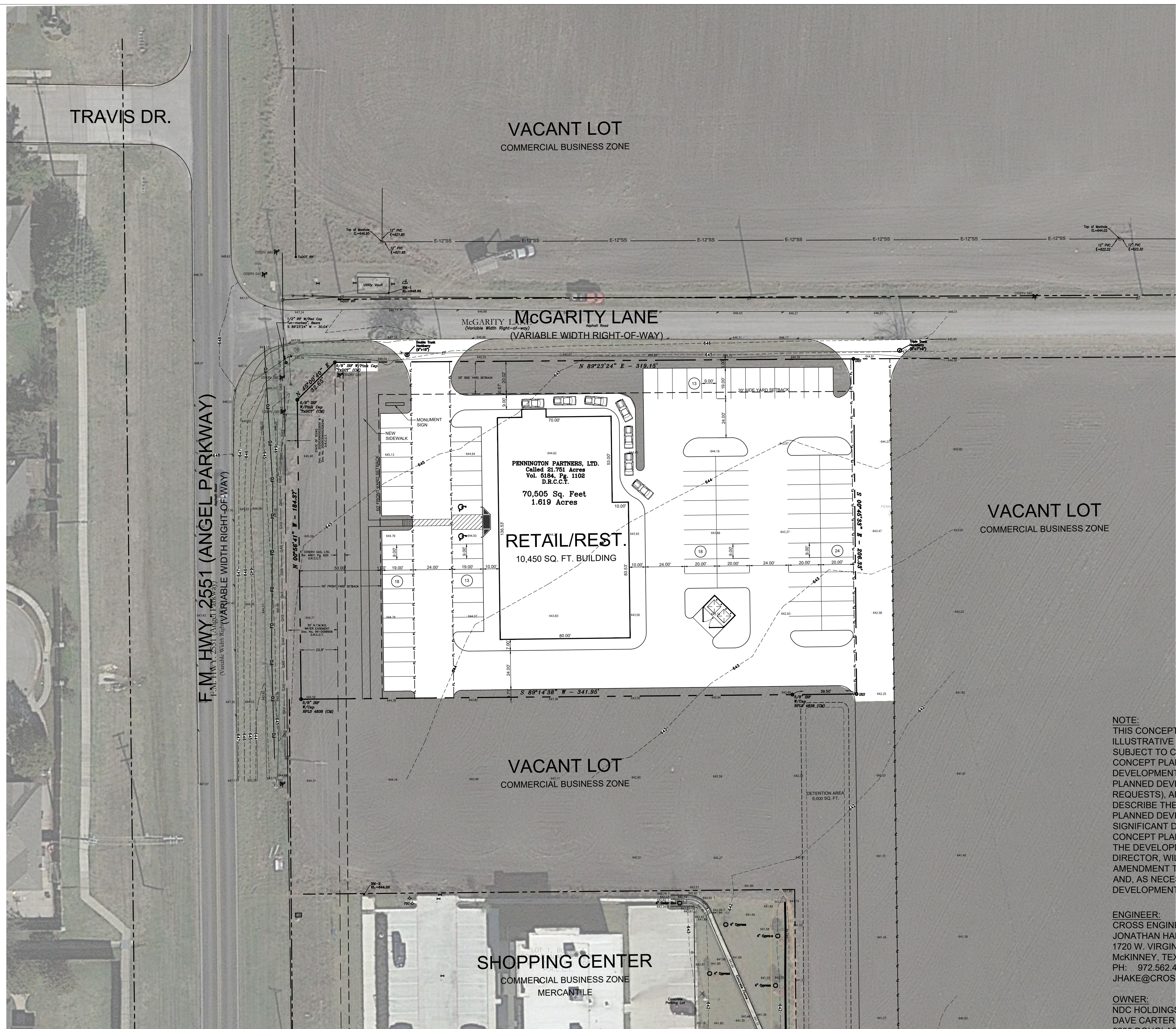
THENCE: South 00 deg. 45 min. 33 sec. East, departing from said McGarity Lane, over & across said 21.751-acre tract, a distance of 206.33 feet to a 1/2-inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this tract;

THENCE: South 89 deg. 14 min. 38 sec. West, continuing across said 21.751 acre tract, at a distance of 39.50 feet, passing a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4838", found on line and continuing across said 21.751 acre tract for a total distance of 341.95 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4838", found on the east line of the above described TxDOT Parcel 59 and same being the now current east right-of-way line of said F.M. Highway 2551 (Angel Parkway);

THENCE: North 00 deg. 56 min. 41 sec. West, along the east line of said F.M. Highway 2551 and said Parcel 59, a distance of 184.37 feet to a 5/8-inch iron rod, topped with a pink plastic cap, stamped "TxDOT", found for an angle corner;

THENCE: North 45 deg. 00 min. 40 sec. East, continuing along the east line of said F.M. 2551 and said Parcel 59, a distance of 32.65 feet to the POINT OF BEGINNING and containing 70,505 square feet or 1.619 acres of land.

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



SITE DATA	
RETAIL SQ.FT. (60%)	= 6,270 SQ. FT. ±
REST. SQ.FT. (40%)	= 4,180 SQ. FT. ±
TOTAL BUILDING SQ.FT.	= 10,450 SQ. FT. ±
ACREAGE TOTAL	= 1.619
COLLIN COUNTY APPRAISAL DISTRICT PARCEL NUMBER 1217837	

FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN) TBD	
SETBACKS:	
FRONT: 50'	REAR: 25' SIDES: 20'
PROPOSED HEIGHT	= 27'-0"
MAX. HEIGHT	= 35'-0"
ZONING	COMMERCIAL BUSINESS ZONE
USE	MERCANTILE
WATER	PUBLIC
SEWER	PUBLIC

PARKING CALCULATIONS	
RETAIL @ 1:200 REQ'D	= 32
REST @ 1:100 REQ'D	= 42
CITY TOTAL REQUIRED	= 74
TOTAL PARKING SHOWN	= 86

NOTE:
THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH THE DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

ENGINEER:
CROSS ENGINEERING CONSULTANTS
JONATHAN HAKE, P.E.
1720 W. VIRGINIA STREET
MCKINNEY, TEXAS 75069
PH: 972.562.4409
JHAKE@CROSSENGINEERING.BIZ

OWNER:
NDC HOLDINGS
DAVE CARTER
8235 DOUGLAS AVENUE
SUITE 720
DALLAS, TEXAS 75225
PH: 214.244.1777
DCARTER@NDC HOLDINGS.COM

Bret ARCHITECT
BRET FLORY
1913 GARDENGROVE COURT
PLANO, TEXAS 75075
PH: 972.467.9749

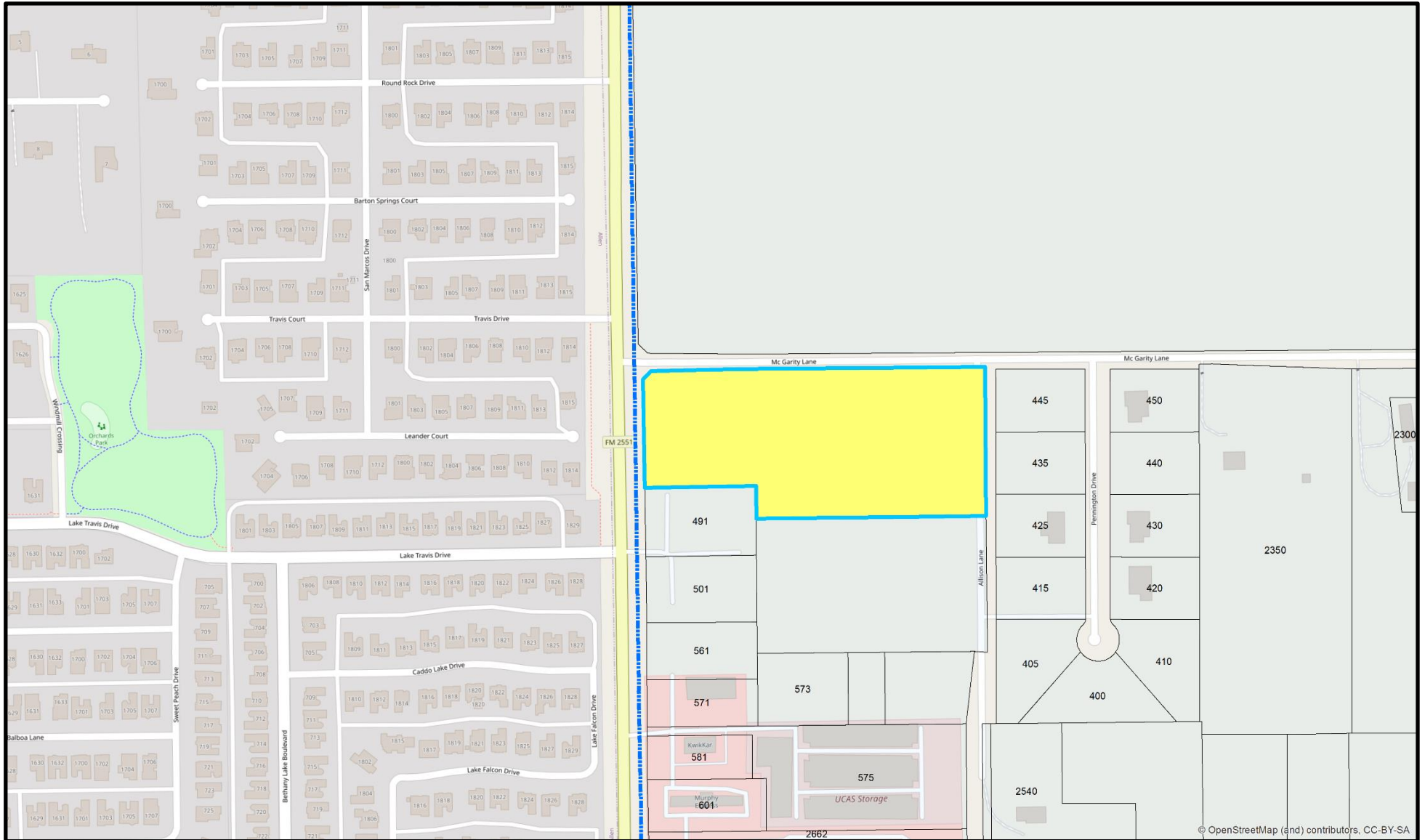
LUCAS RETAIL SHOPPING CENTER
ZONING CONCEPT PLAN
EXHIBIT B
ANGEL PARKWAY
LUCAS, TEXAS

DRAWN: SGM	PROJECT #: 21140	DATE: 22.03.24
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1 SITE PLAN
1" = 30'-0"



LOCATION MAP: SE CORNER OF MCGARITY LN AND ANGEL PWKY





City of Lucas

Planning and Zoning Agenda Request

May 12, 2022

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider a request by Adam and Eve Fowles, property owners of 1745 Stinson Road, in the Lozano Addition, Part of Lot 2 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned AO, and the applicant is requesting to construct an accessory building with habitable space that meets the City's requirements. The specific use permit request is to allow a food preparation area within the accessory building.

Section 14.04.304 (a) of the City's Code of Ordinances requires that an addition of a kitchen/food preparation area require a specific use permit in R-2 or AO zoning districts that contain a single-family home and states the following:

Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

Attachments/Supporting Documentation

- 1. Location Map
- 2. Site Plan
- 3. Building Plans and Elevations
- 4. Public Notice

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the specific use permit request as presented.



City of Lucas
Planning and Zoning Agenda Request
May 12, 2022

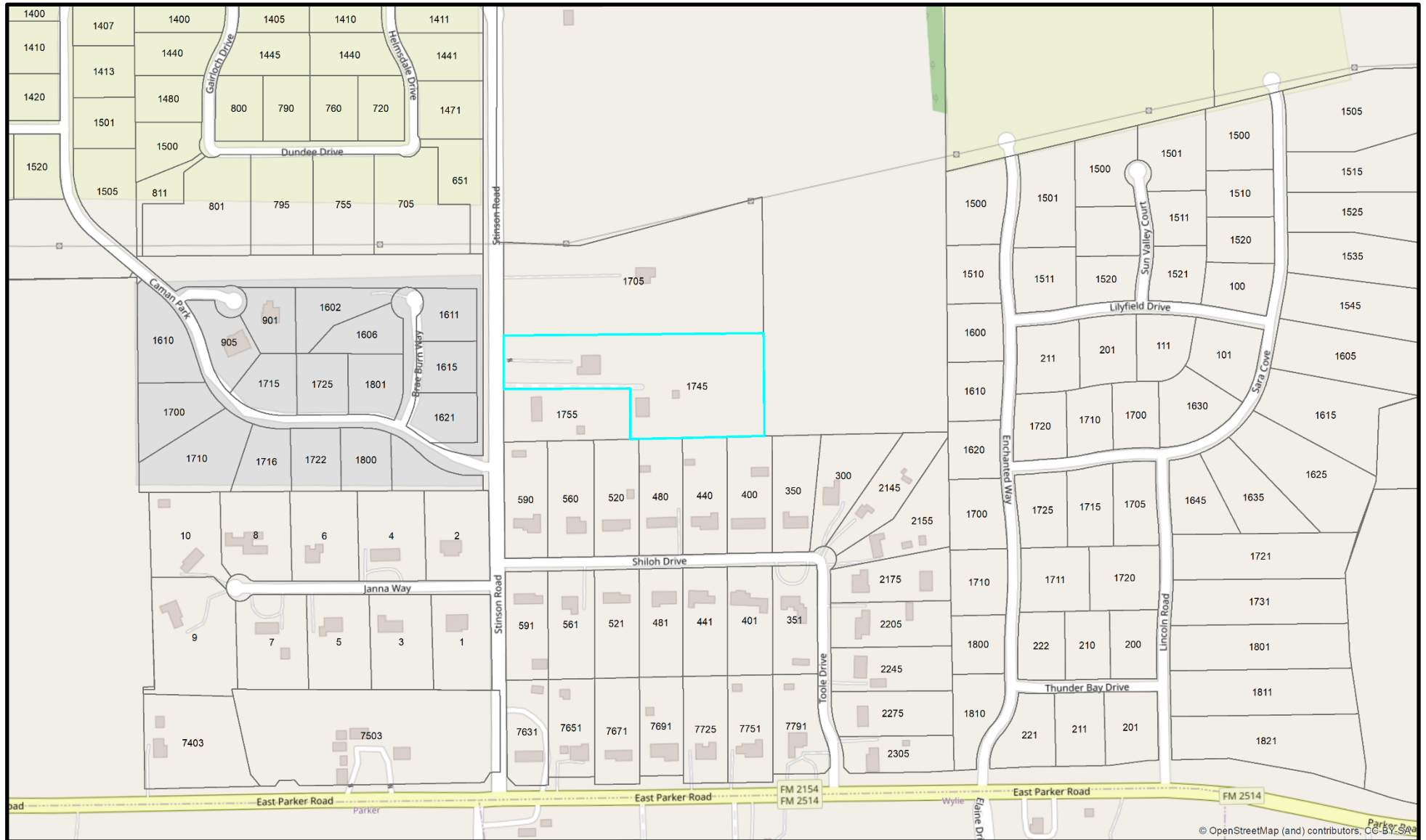
Item No. 02

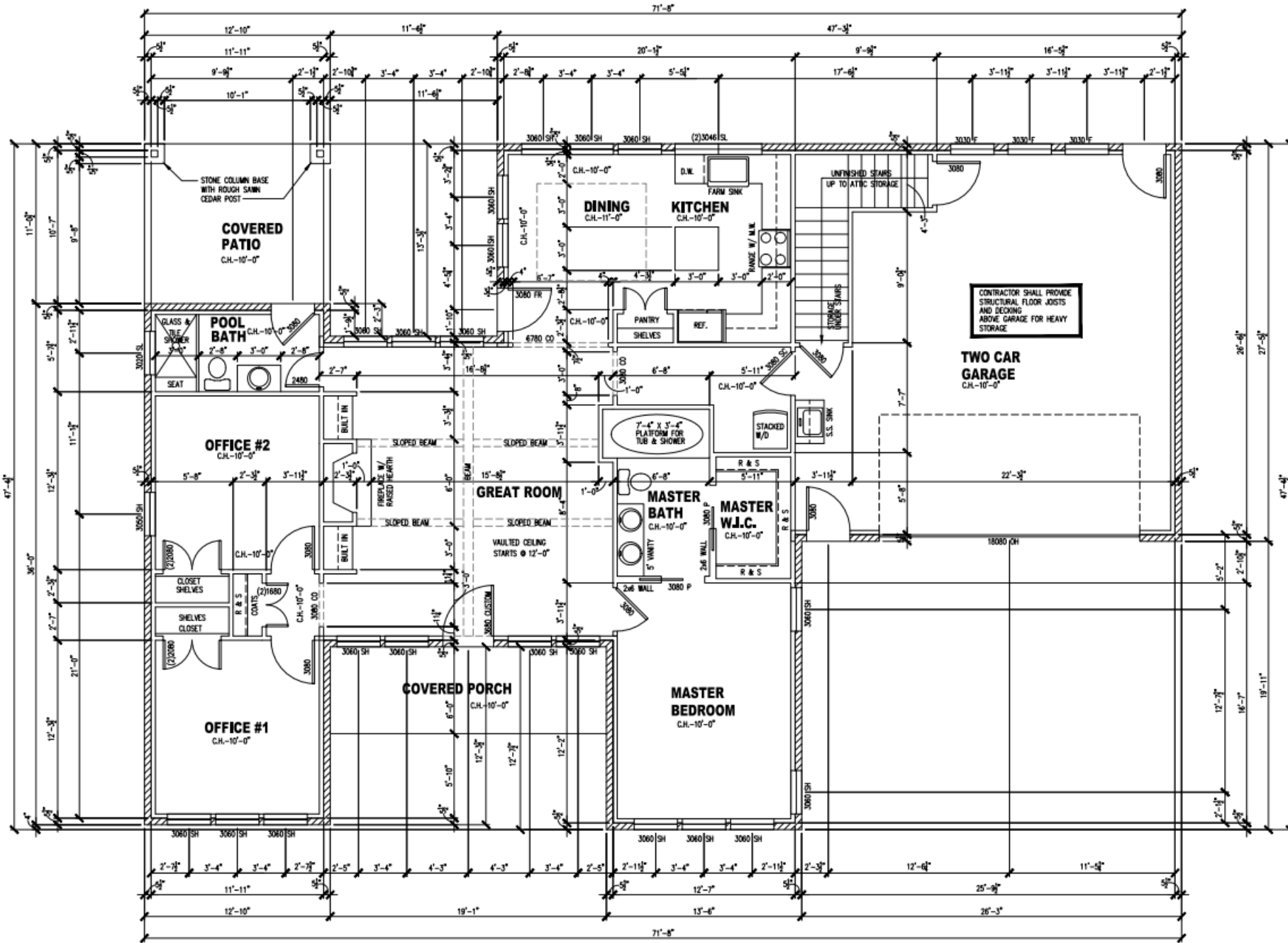
Motion

I make a motion to recommend to the City Council to approve/deny the request by the property owners of 1745 Stinson Road, in the Lozano Addition, Part of Lot 2 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.



LOCATION MAP: 1745 Stinson



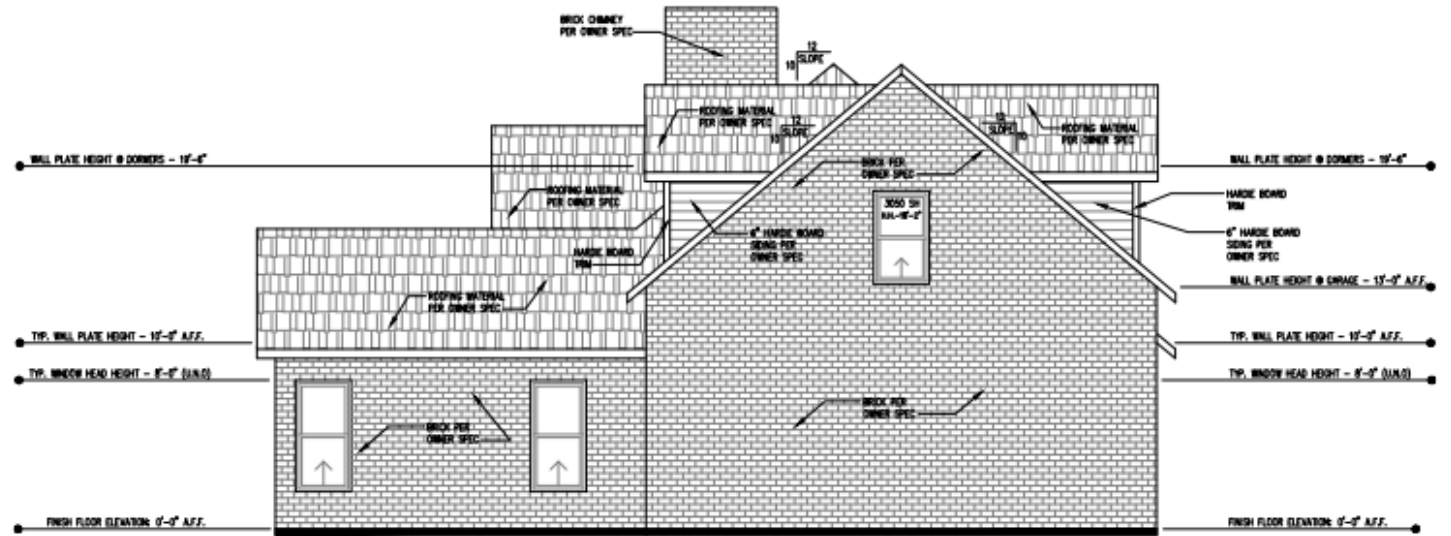


Main Floor A.C.	1500
Garage	704
Cover Porch	139
Covered Patio	314
Total S.F. Under Roof	2657



- NOTES:
 1. ALL SOFFITS AND FASCIA SHALL BE HARD BOARD
 2. BRICK SOLDIER COURSE AND TRIM SHALL MATCH EXIST. MAIN HOUSE

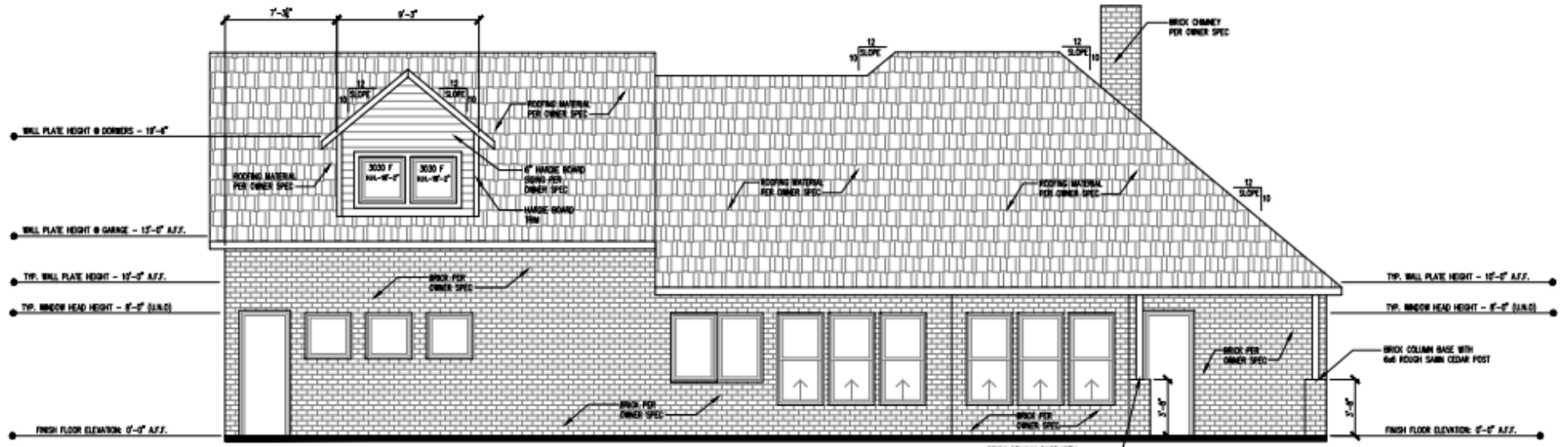
FRONT ELEVATION
 1/4"=1'-0"



- NOTES:
 1. ALL SOFFITS AND FASCIA SHALL BE HARD BOARD
 2. BRICK SOLDIER COURSE AND TRIM SHALL MATCH EXIST. MAIN HOUSE

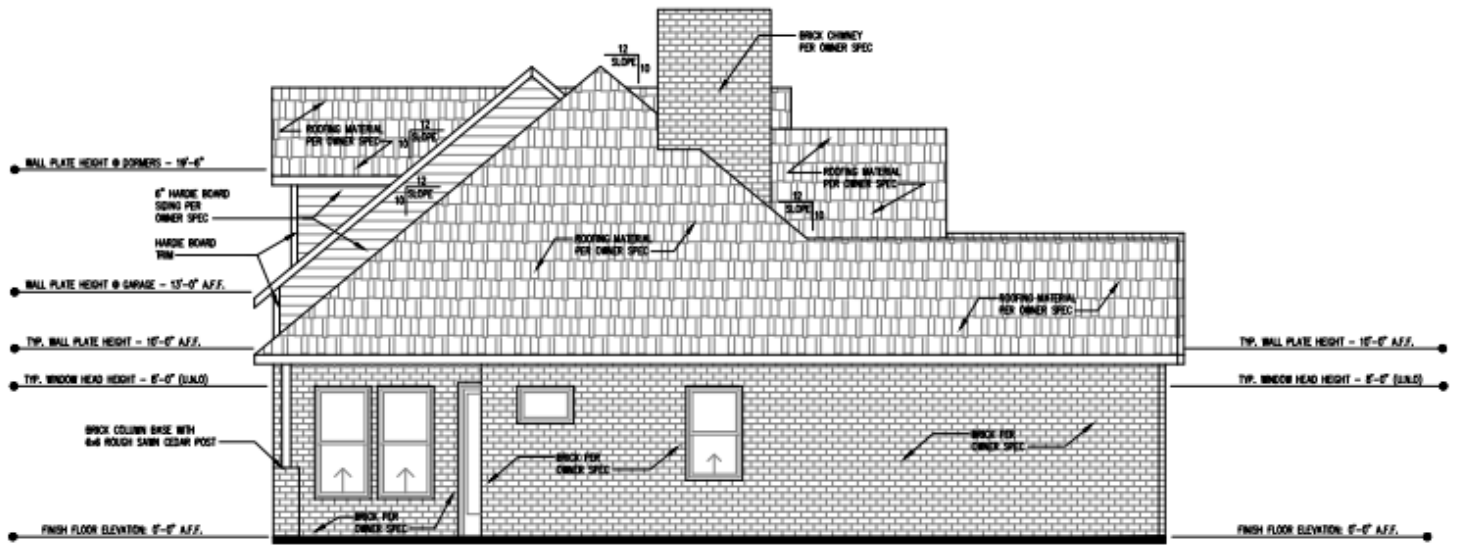
RIGHT ELEVATION
 1/4"=1'-0"





NOTES
 1. ALL SOFFITS AND FASCIA SHALL BE WEDGE BOARD
 2. BRICK SOLDIER COURSE AND TRIM SHALL MATCH EXIST. MAIN HOUSE

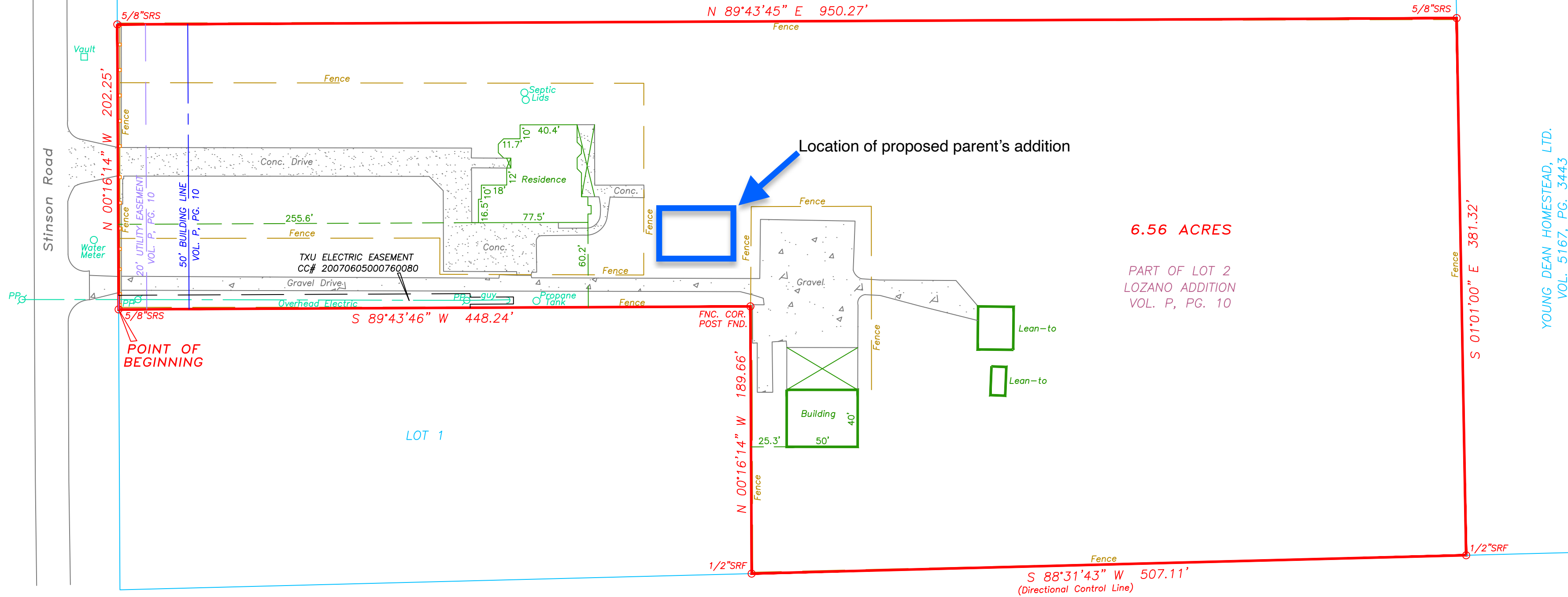
REAR ELEVATION
 1/4"=1'-0"



NOTES
 1. ALL SOFFITS AND FASCIA SHALL BE WEDGE BOARD
 2. BRICK SOLDIER COURSE AND TRIM SHALL MATCH EXIST. MAIN HOUSE

LEFT ELEVATION
 1/4"=1'-0"

CALLED 8.93 ACRES
RICARDO AGUILAR
CC# 20070625000862580



BOUNDARY SURVEY

6.56 ACRES
PART OF LOT 2
LOZANO ADDITION
CITY OF LUCAS
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:
Lawyers Title

G.F.# 1901352000571
Address: 1745 Stinson
Drawn by: mjb
B.S.I. Job# 2008-017

**STATE OF TEXAS
COUNTY OF COLLIN**

DESCRIPTION

BEING all that tract of land in the City of Lucas, Collin County, Texas, and being part of Lot 2 of Lozano Addition as recorded in Volume P, Page 10 of the Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set on the East line of Stinson Road, at the Westerly most Southwest corner of said Lot 2, and at the Northwest corner of Lot 1;

THENCE North 00 degrees 16 minutes 14 seconds West, 202.25 feet along the East line of said Stinson Road to a 5/8 inch steel rod set on the South line of that called 8.93 acres of land described in deed to Ricardo Aguilar as recorded under CC# 20070625000862580 of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 43 minutes 45 seconds East, 950.27 feet along the South line of said 8.93 acres to a 5/8 inch steel rod set at the Southeast corner of said 8.93 acres, and on the East line of said Lot 2;

THENCE South 01 degrees 01 minutes 00 seconds East, 381.32 feet along the East line of said Lot 2 to a 1/2 inch steel rod found at the Southeast corner of said Lot 2;

THENCE South 88 degrees 31 minutes 43 seconds West (Directional Control Line), 507.11 feet along the South line of said Lot 2 to a 1/2 inch steel rod found at the Southerly most Southwest corner of said Lot 2, and at the Southeast corner of said Lot 1;

THENCE North 00 degrees 16 minutes 14 seconds West, 189.66 feet to a fence corner post found at an ell corner of said Lot 2, and at the Northeast corner of said Lot 1;

THENCE South 89 degrees 43 minutes 46 seconds West, 448.24 feet to the POINT OF BEGINNING, containing 6.56 acres of land.

Notes Corresponding to Schedule B:

- 10.g.) Easement to North Texas Municipal Water District, CC# 95-0025331 - Located North of subject tract.
- 10.h.) Easement to T.P.& L., Vol. 652, Pg. 437 - Located North of subject tract.
- 10.i.) 20' Waterline Easement to City of Lucas, Vol. 761, Pg. 169 - Located West of subject tract. Above ground and visible evidence of water line shown hereon.
- 10.j.) Easement to North Texas Municipal Water District, Vol. 1626, Pg. 367 - Located North of subject tract.
- 10.k.) Easement to TXU Electric, CC# 20070605000760080 - Shown hereon.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

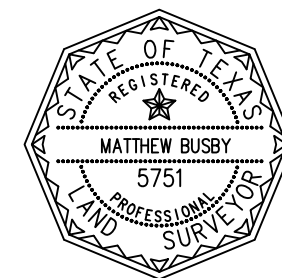
Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

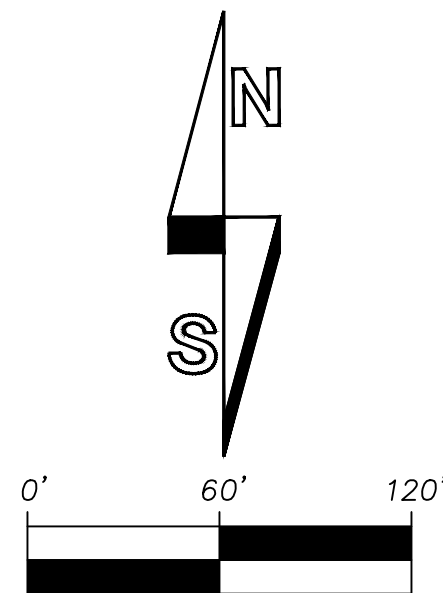
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of September, 2020; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

September 2, 2020



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751





NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, May 12, 2022, at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, June 2, 2022, at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

Adam and Eve Fowles, property owner at 1745 Stinson Road, Lozano Addition, Lozano Addition, Lot Part of Lot 2; Lucas, Texas 75002 has submitted an application for a SUP to permit a kitchen with a food preparation area(s) in an accessory building with habitable space.

Per Code of Ordinances Section 14.04.304 General accessory buildings and structures regulations.

i) In R-2 or AO zoning districts that contain a single-family home:

a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

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



City of Lucas

Planning and Zoning Agenda Request

May 12, 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 New Castle Estates, 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.

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

Staff recommends approval of the plat as presented.

Motion

I make a motion to approve/deny the final plat for New Castle Estates, 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.



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

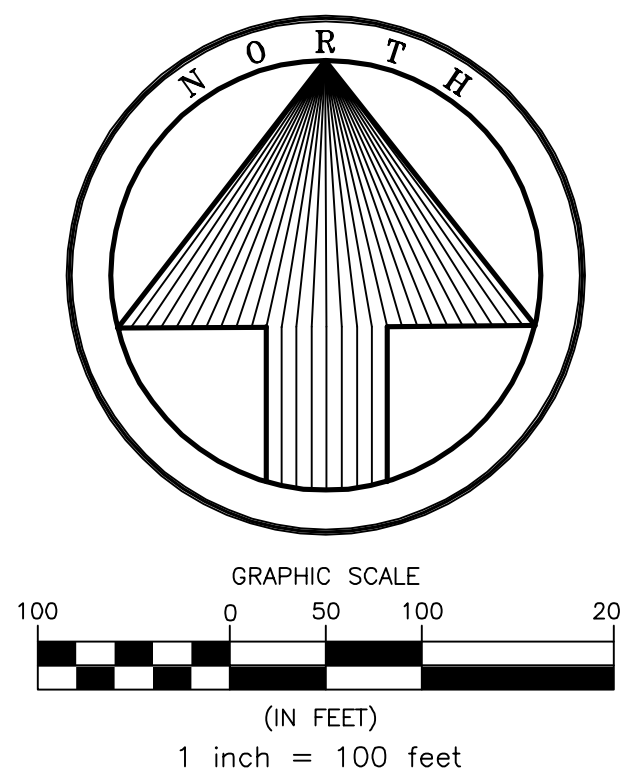
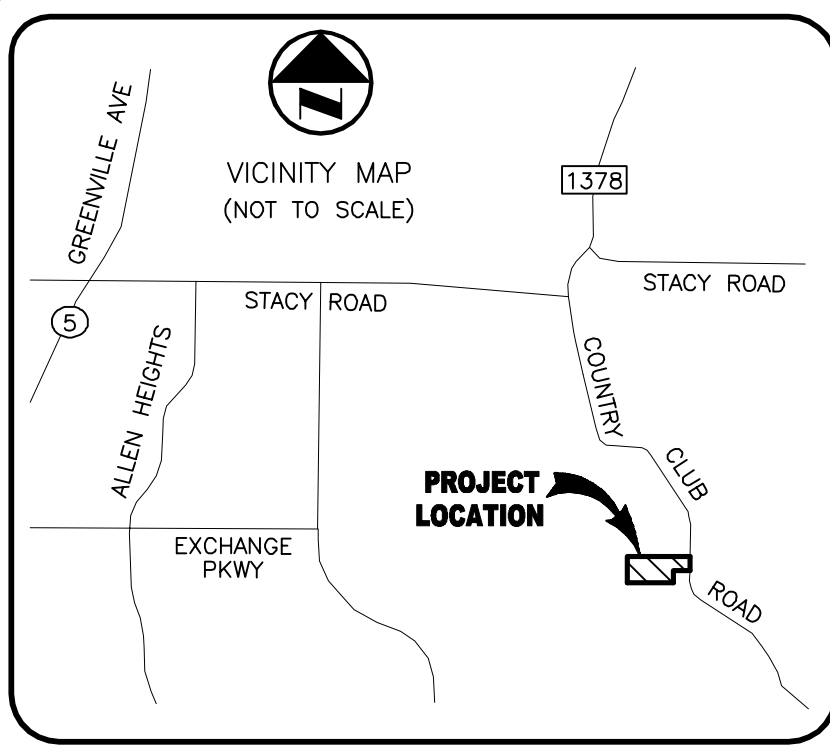
Zoning Secretary

“APPROVED FOR PREPARATION OF FINAL PLAT”

_____	Date
Chairman, City of Lucas Planning and Zoning Commission	

_____	Date
Development Services Director	

_____	Date
Director of Public Works	



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 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 Ramon Loeza, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

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

**STATE OF TEXAS
 COUNTY OF _____**

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

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

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

**STATE OF TEXAS
 COUNTY OF _____**

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

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

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

RELEASE OF EASEMENT

**STATE OF TEXAS
 COUNTY OF COLLIN**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

Eric Lambert _____ Misty Lambert _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

Ramon Loeza _____

**STATE OF TEXAS
 COUNTY OF _____**

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

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

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

**STATE OF TEXAS
 COUNTY OF _____**

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

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

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

ON-SITE SEWAGE FACILITIES (OSSF) NOTES:

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

HEALTH DEPARTMENT CERTIFICATION

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

Registered Sanitarian or Designated Representative
 Collin County Development Services

CITY APPROVAL CERTIFICATE

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

Chairman, Planning and Zoning Commission Date _____

ATTEST:

Signature _____ Date _____

 Name _____ Date _____

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

Director of Public Works Date _____

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

Director of Planning and Community Development Date _____

NOTES

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

JASON D. THOMPSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6096

**STATE OF TEXAS
 COUNTY OF _____**

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

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

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

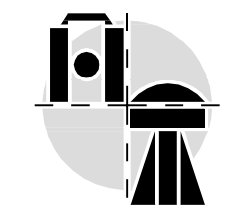
**FINAL PLAT
 NEW CASTLE ESTATES**

17.646 ACRES
 8 RESIDENTIAL LOTS

JAMES GRAYUM SURVEY, ABSTRACT NUMBER 354
 CITY OF LUCAS, COLLIN COUNTY, TEXAS

ZONING: R-2

NOVEMBER 2021



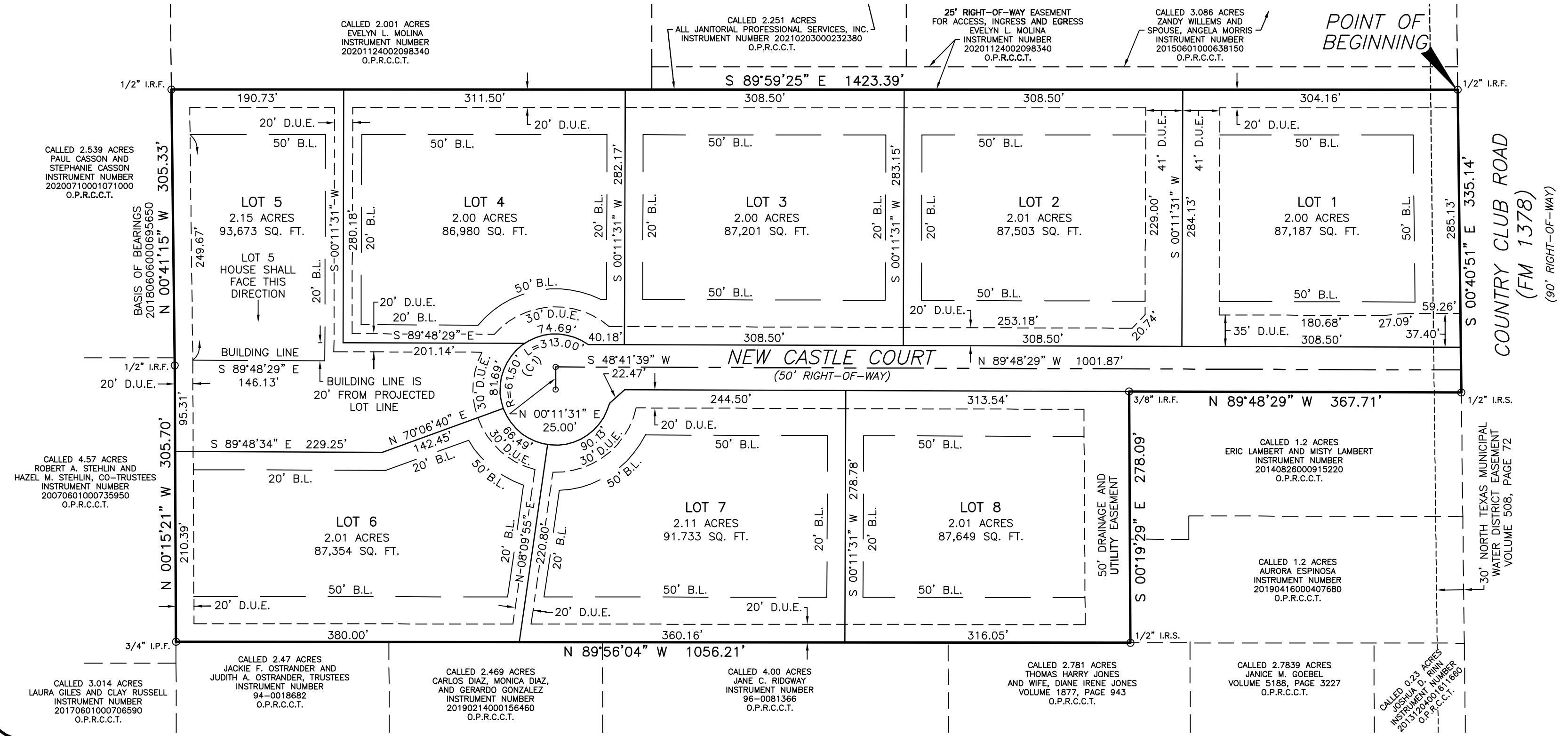
**SURVEYOR
 HINE-THOMPSON
 LAND SURVEYING**
 508 CRESTRIDE ROAD
 HEATH, TEXAS 75032
 JASON D. THOMPSON, RPLS
 (214) 498-8757

**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

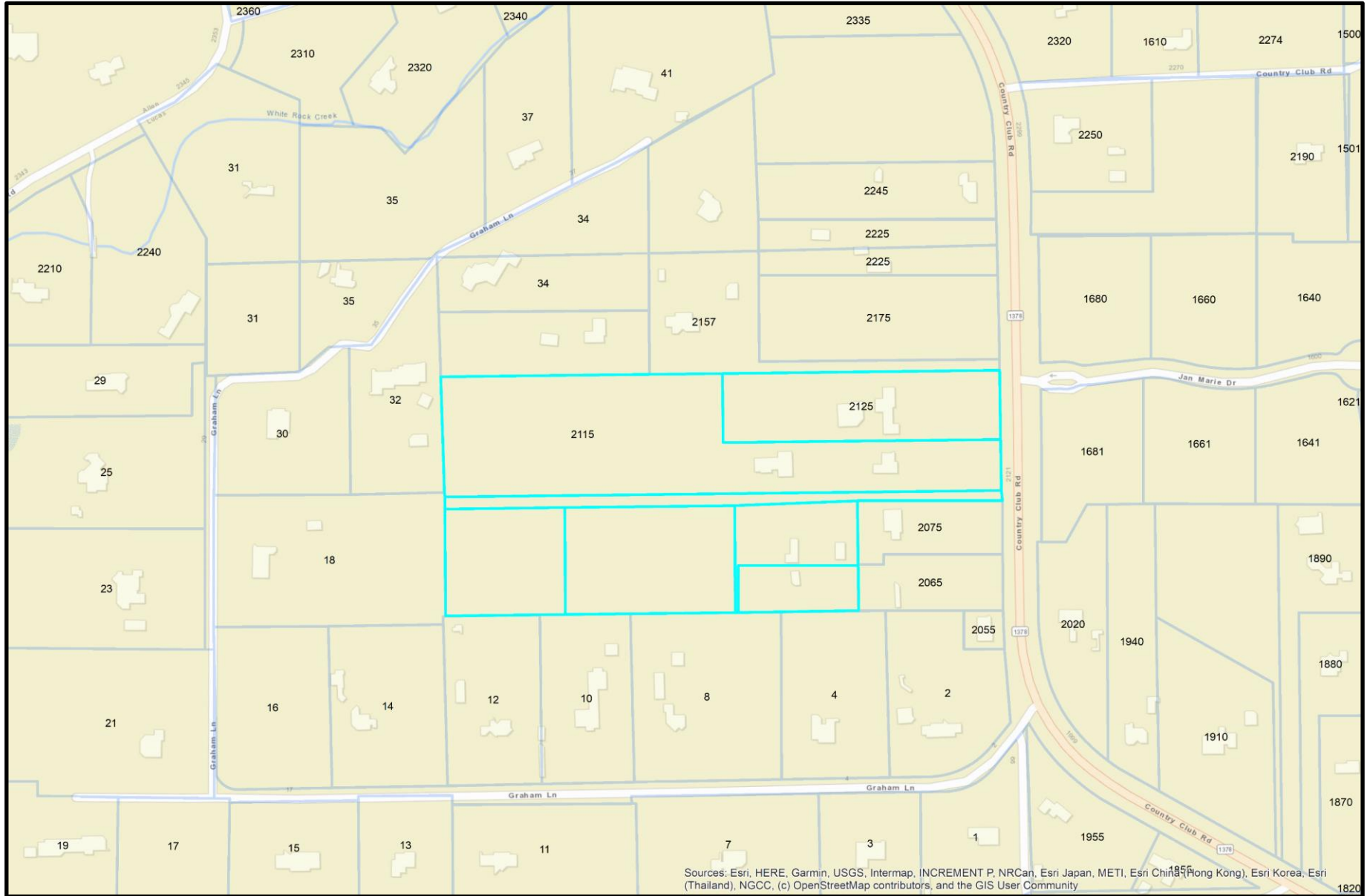
**OWNER
 eVANTAGE VENTURES LLC**
 PANKAJ SRIVASTAVA
 1143 HOLFORD DRIVE
 FRISCO, TEXAS 75036
 (805) 304-0144

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





LOCATION MAP: NEWCASTLE ESTATES





City of Lucas

Planning and Zoning Agenda Request

May 12, 2022

Item No. 04

Requester: Planning and Zoning Commission

Agenda Item Request

Discuss and review the Land Use Map and Zoning Map of the City of Lucas Comprehensive Plan and recommend proposed amendments if needed.

Background Information

The Planning and Zoning Commission began the process of updating the City’s Comprehensive Plan in January 2022 with recommended revisions being forwarded to City Council for review. The following updated table outlines a status timeline of the review process of the City of Lucas Comprehensive Plan:

Chapters	Planning and Zoning Review	City Council Review
Chapter 1 <i>(complete)</i>	January 13	February 17
Chapter 2 <i>(complete)</i>	January 13	February 17
Chapter 3 <i>(complete)</i>	January 13	February 17
Chapter 4 <i>(complete)</i>	February 10	March 3
Chapter 5 <i>(complete)</i>	February 10	March 3
Chapter 6 <i>(complete)</i> <i>(including Trails Master Plan)</i>	March 10	April 7
Chapter 7 <i>(including Master Thoroughfare Plan)</i>	April 14	May 5
Land Use Map and Zoning Map	May 12	June 2
Chapter 8 <i>(including Water Master Plan)</i>	June 9 (tentative)	June 16 (tentative)

The Zoning Map and Land Use Map have been updated to reflect current zoning districts within the City. There are no proposed changes recommended by staff to the Land Use Map and Zoning Map. Both maps have been updated with new coloring to better define zoning districts. While some of the SUP’s are noted on the Zoning Map, City staff is in the process of incorporating all SUP’s, but that has not yet been completed.

Attachments/Supporting Documentation

1. Land Use Map and Zoning Map

Budget/Financial Impact

NA

Recommendation

Staff recommends approving the Land Use Map and Zoning Map as presented.

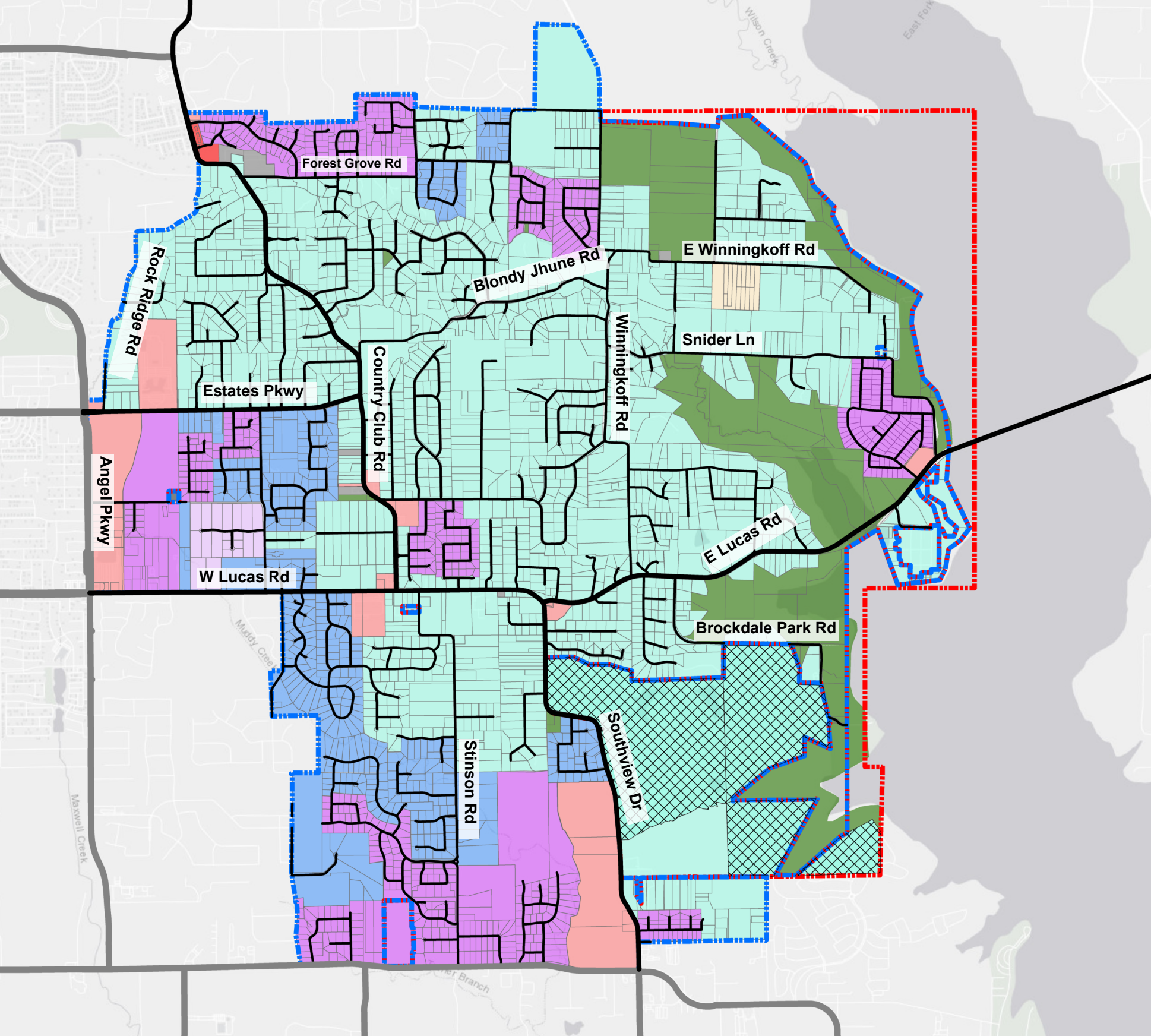


City of Lucas
Planning and Zoning Agenda Request
May 12, 2022

Item No. 04

Motion

Provide direction to staff regarding any proposed amendments to the Land Use Map and Zoning Map of the City of Lucas Comprehensive Plan.




LEGEND



Residential

-  Rural Single Family (2+ Acre lots)
-  Estate Single Family (1.5+ Acre Lots)
-  Low Density Single Family (1+ Acre Lots)
-  Estate Development District
-  Manufactured Housing

Nonresidential

-  Commercial
-  Village Center
-  Parks and Open Space
-  Public/Semi-Public

Boundaries

-  Corporate Boundary (City Limit)
-  ETJ Boundary (Extraterritorial Jurisdiction)

Overlays

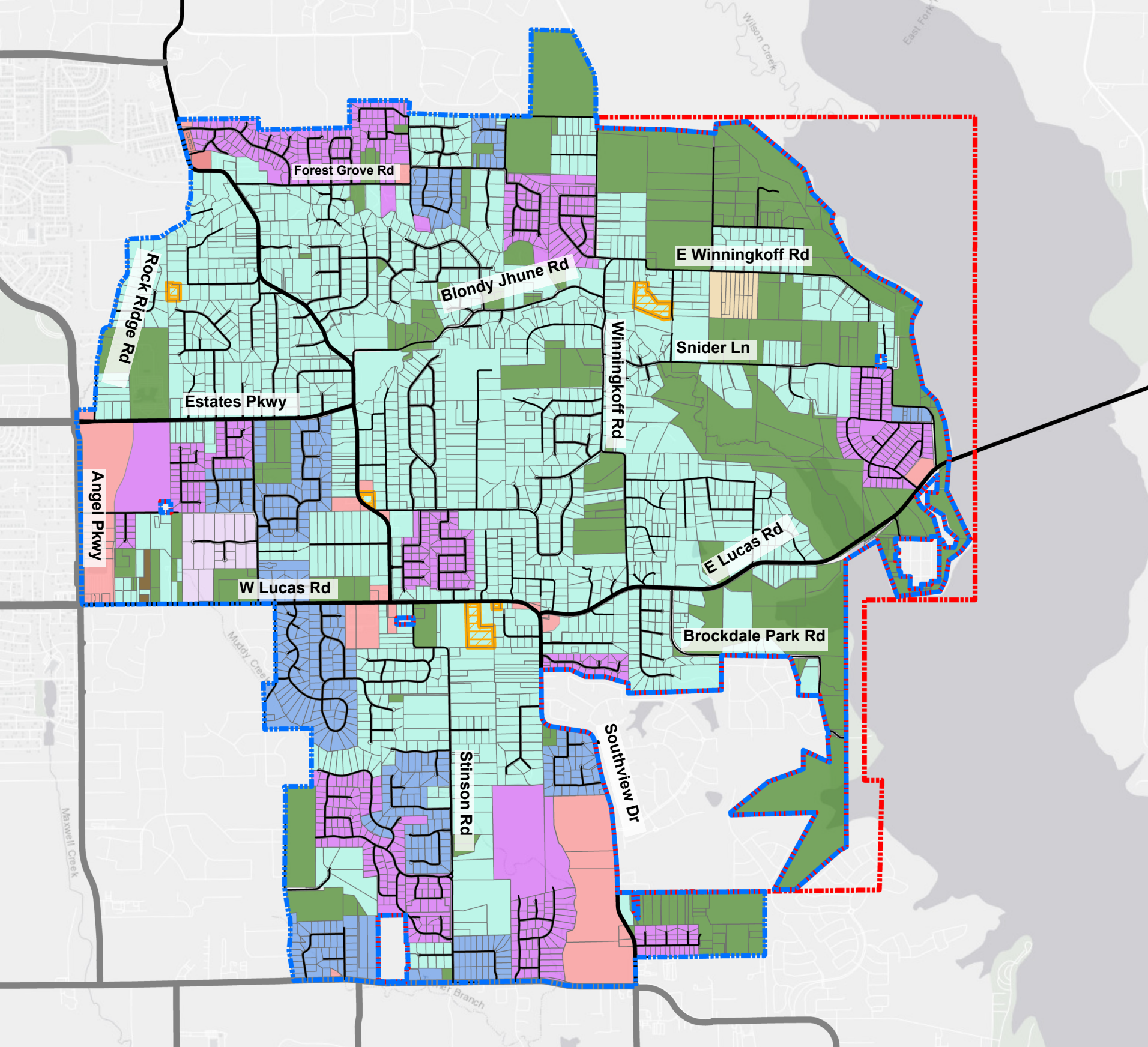
-  Areas Managed by Municipal Utility District

Future Land Use Plan City of Lucas 2022

DRAFT FOR REVIEW ONLY

May 4, 2022





LEGEND

Residential

- R2 (Single Family Residential 2 Acre Lots)
- R1.5 (Single Family Residential 1.5 Acre Lots)
- R1 (Single Family Residential 1 Acre Lots)
- ED (Estate Development District)
- MHD (Manufactured Housing District)

Nonresidential

- C (Commercial)
- VC (Village Center)
- AO (Agriculture and Open Space)
- LI (Light Industrial)

Boundaries

- Corporate Boundary (City Limit)
- ETJ Boundary (Extraterritorial Jurisdiction)

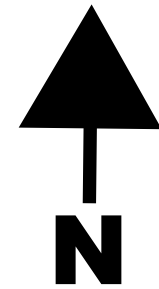
Overlays

- SUP (Specific Use Permit)

Zoning Map City of Lucas 2022

DRAFT FOR REVIEW ONLY

May 5, 2022





City of Lucas
Planning and Zoning Agenda Request
May 12, 2022

Item No. 05

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the April 14, 2022, Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. April 14, 2022, Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the April 14, 2022, Planning and Zoning Commission meeting.



MINUTES

PLANNING AND ZONING COMMISSION MEETING

April 14, 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. The Pledge of Allegiance was recited, and due to the absence of a regular member, Alternate Commissioner James Foster was appointed to serve as a voting member.

Commissioners Present:

Chairman Dusty Kuykendall
Vice Chairman Tommy Tolson
Commissioner Joe Williams
Commissioner Adam Sussman
Alternate Commissioner James Foster (*served as voting member*)
Alternate Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Management Analyst Patrick Hubbard
City Attorney Courtney Morris (*remote*)

City Council Liaison Present:

Mayor Jim Olk (*remote*)

Commissioner Absent:

Commissioner Peggy Rusterholtz

Public Hearing Agenda

- 1. Public hearing to consider a request by Christopher Lang, property owner of 1350 Lynn Lane, Glenbrook Estates, Lot 20 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.**

A presentation was given by Development Services Director Joe Hilbourn regarding the specific use permit request.

Chairman Kuykendall opened the public hearing at 7:03 pm.

Chris Lang, property owner of 1350 Lynn Lane, explained the accessory building was to accommodate living quarters for his mother and mother-in-law.

With no further comments, the public hearing was closed at 7:07 pm.

MOTION: A motion was made by Alternate Commissioner Foster, seconded by Commissioner Sussman to recommend approval of a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space at 1350 Lynn Lane, Glenbrook Estates, Lot 20. The motion passed unanimously by a 5 to 0 vote.

- 2. Public hearing to consider the request by Preston Walhood on behalf of Young Dean Homestead, Ltd. for a zoning change from AO to R-1 on a parcel of land consisting of 44.185 acres, located on the east side of Stinson Road, approximately 55 feet south of the roundabout.**

A presentation was given by Development Services Director Joe Hilbourn regarding the rezoning request.

The public hearing was opened at 7:10 pm and the following individuals spoke regarding this item:

- Michael Maxey, 1620 Enchanted Way, expressed concern regarding drainage coming from the new development.
- Jesse Aguilar, 1705 Stinson, expressed concern regarding the new development being located near his farmland and the new neighbors having opposition to the noise and odors associated with a farm.
- Elsie Winkfield, 1510 Enchanted Way, asked questions related to the development regarding screening walls between developments, the builders for the development and when the zoning change would take effect.
- Preston Walhood, developer for the property, located at 4040 N. Central Expressway in Dallas, stated they would develop the site in accordance with all City requirements, especially related to drainage.

With no further comments, the public hearing was closed at 7:27 pm.

The Commission discussed land use associated with the Comprehensive Plan, review of the Comprehensive Plan to ensure the best land use designations were in place, along with current designations in place for the proposed property of R-1.

MOTION: A motion was made by Vice Chairman Tolson, seconded by Commissioner Williams to recommend approval of the request by Preston Walhood on behalf of Young Dean Homestead, Ltd. for a zoning change from AO to R-1 on a parcel of land consisting of 44.185 acres, located on the east side of Stinson Road, approximately 55 feet south of the roundabout. The motion passed unanimously by a 5 to 0 vote.

3. Public hearing to consider approving amendments to the City's Code of Ordinances, Chapter 14, Zoning, Division 4, Specific Use Permits.

The public hearing was opened at 7:38 pm. There being no comments, the public hearing was closed.

MOTION: A motion was made by Vice Chairman Tolson, seconded by Commissioner Williams to approve amendments to the City's Code of Ordinances, Chapter 14, Zoning, Division 4 Specific use permits, submitted with the additional amendments outlined below. The motion passed unanimously by a 5 to 0 vote.

The additional amendments included the following:

- Section 14.02.081 (b)(3) change the word "on" to "of"
- Section 14.02.081 (e)(4) change the word "are" to "area"
- Section 14.02.082 (c) change the wording "may authorize one extension not to exceed twelve (12) months." to "may authorize one extension not to exceed six (6) months."

- 4. Public hearing to consider approving amendments to the City’s Code of Ordinances, Chapter 14, Zoning, Section 14.01.004 Definitions, to amend the definition of home occupation and adding regulations for the operation of home occupations.**

The Commission reviewed proposed amendments to the home occupation definition and regulations that had been prepared by staff based on previous conversations and direction from the Commission. Vice Chairman Tolson submitted alternative language for the home occupation definition and regulations for the Commission to also consider.

The public hearing was opened at 7:54 pm, with no comments, the public hearing was closed.

Because the language submitted by Vice Chairman Tolson was different from what was included in the Planning and Zoning Packet and advertised, should the Commission want to discuss the new proposed language, the public hearing would either need to be tabled or the proposed language denied.

MOTION: A motion was made by Commissioner Sussman, seconded by Alternate Commissioner Foster to deny the amendments to home occupation as submitted. The motion to deny the amendments as submitted passed by a 4 to 1 vote with Commissioner Williams voting in opposition.

Regular Agenda

- 5. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for New Castle Estates, 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.**

This item was removed from the agenda at the applicant’s request. There was no action taken on this item.

- 6. Discuss and review Chapter 7, Streets and Drainage, of the City of Lucas Comprehensive Plan including the Master Thoroughfare Plan and recommend proposed amendments if needed.**

The Commission reviewed the proposed changes to Chapter 7 Streets and Drainage and the Master Thoroughfare Plan and had no additional changes.

There was no motion required on this item.

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

The Commission reviewed the proposed changes to building setbacks, lot line definition, building line definition, and lot width requirements for all residential zoning districts and had no additional changes. There was no motion required on this item. It will be brought back to the Commission at their May meeting for required public hearings for ordinance amendments.

- 8. Consider changing the start time of Planning and Zoning Commission meetings from 7:00 pm to 6:30 pm and setting a date to begin the new schedule.**

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Williams to approve starting Planning and Zoning Commission meetings at 6:30 pm beginning on May 12, 2022. The motion passed unanimously by a 5 to 0 vote.

9. Consider approval of the minutes of the March 10, 2022, Planning and Zoning Commission meeting.

MOTION: A motion was made by Alternate Commissioner Foster, seconded by Commissioner Williams to approve the March 10, 2022, minutes as presented. The motion passed unanimously by a 5 to 0 vote.

10. Executive Session.

An Executive Session was not held at this meeting.

11. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Vice Chairman Tolson to adjourn the meeting at 8:35 pm. The motion passed unanimously by a 5 to 0 vote.

Dusty Kuykendall, Chairman

Stacy Henderson, City Secretary