



AGENDA

Planning and Zoning Commission Meeting

June 9, 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 June 9, 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=cWJxTnZGWW1hZDhDVFNSXJwZFpTQT09>

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

Regular Agenda

1. 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)**
2. Consider Chapter 8, Water System of the City of Lucas Comprehensive Plan and recommend proposed amendments if needed. **(Development Services Director Joe Hilbourn)**
3. Consider approval of the minutes of the May 12, 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.

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. 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 June 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

June 9, 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”

Chairman, City of Lucas
Planning and Zoning Commission

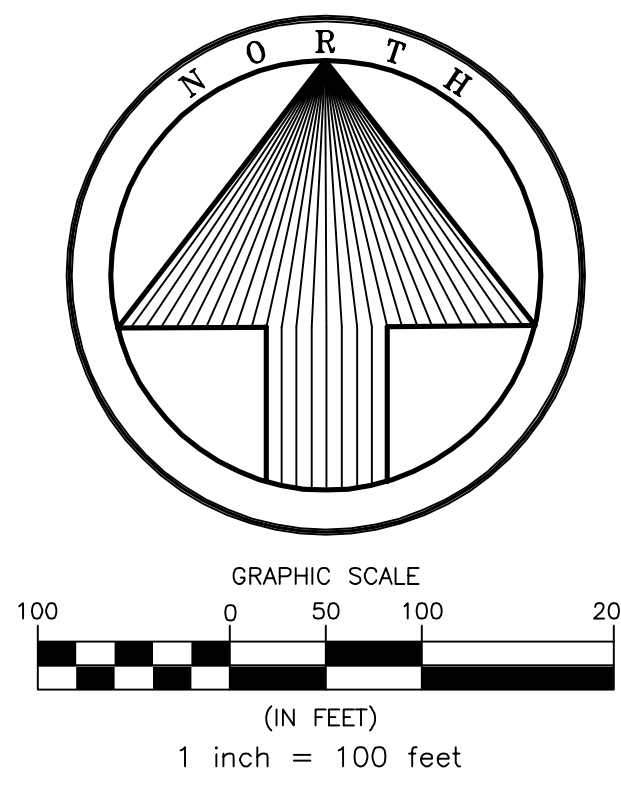
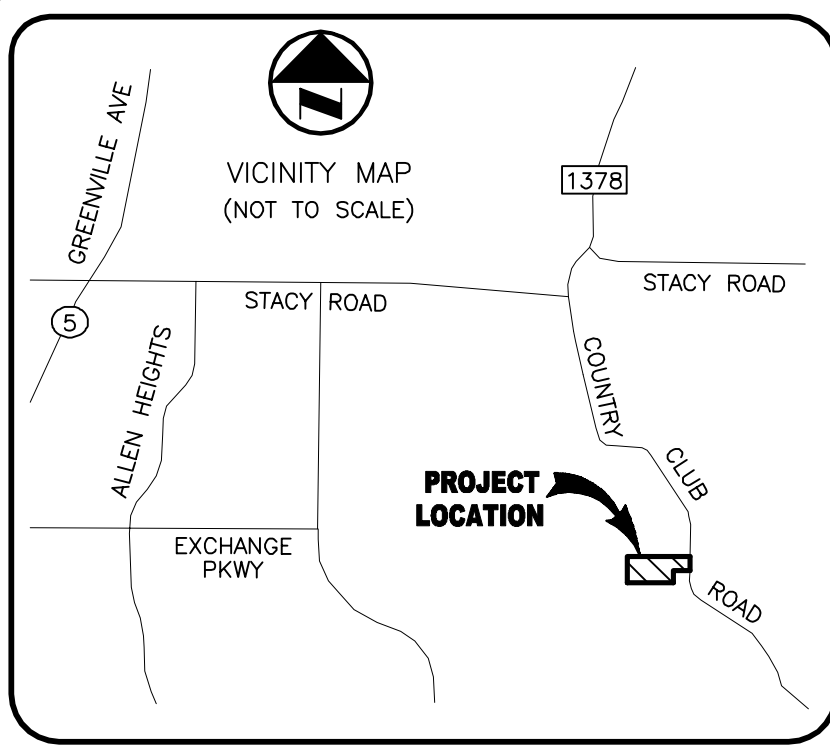
Date

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 = 29°13'59"
- 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 20170407000447660 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 20190416000407880 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 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:

- All lots must utilize alternative type On-Site Sewage Facilities.
- 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).
- Any existing OSSFs on any of the new lots must be legally abandoned prior to development of the individual lot.
- Tree removal and/or grading for OSSF may be required on individual lots.
- 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.
- 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

- 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.
- 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.
- Only wrought iron fences are permitted within drainage easements.
- 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.
- 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.
- 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.
- Lot 1 shall not have direct access to Country Club Road (FM 1378).
- 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.

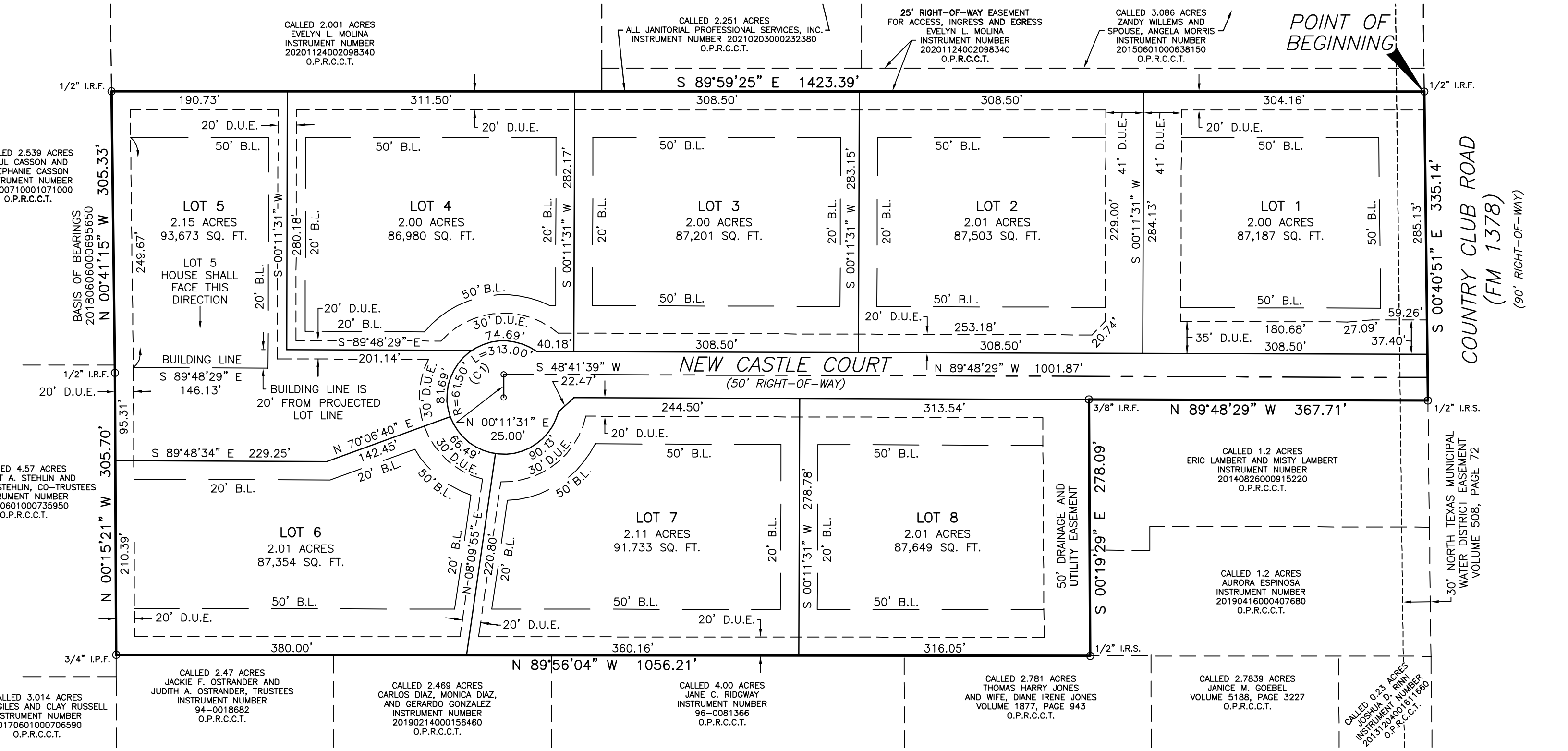
JASON D. THOMPSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6096

**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

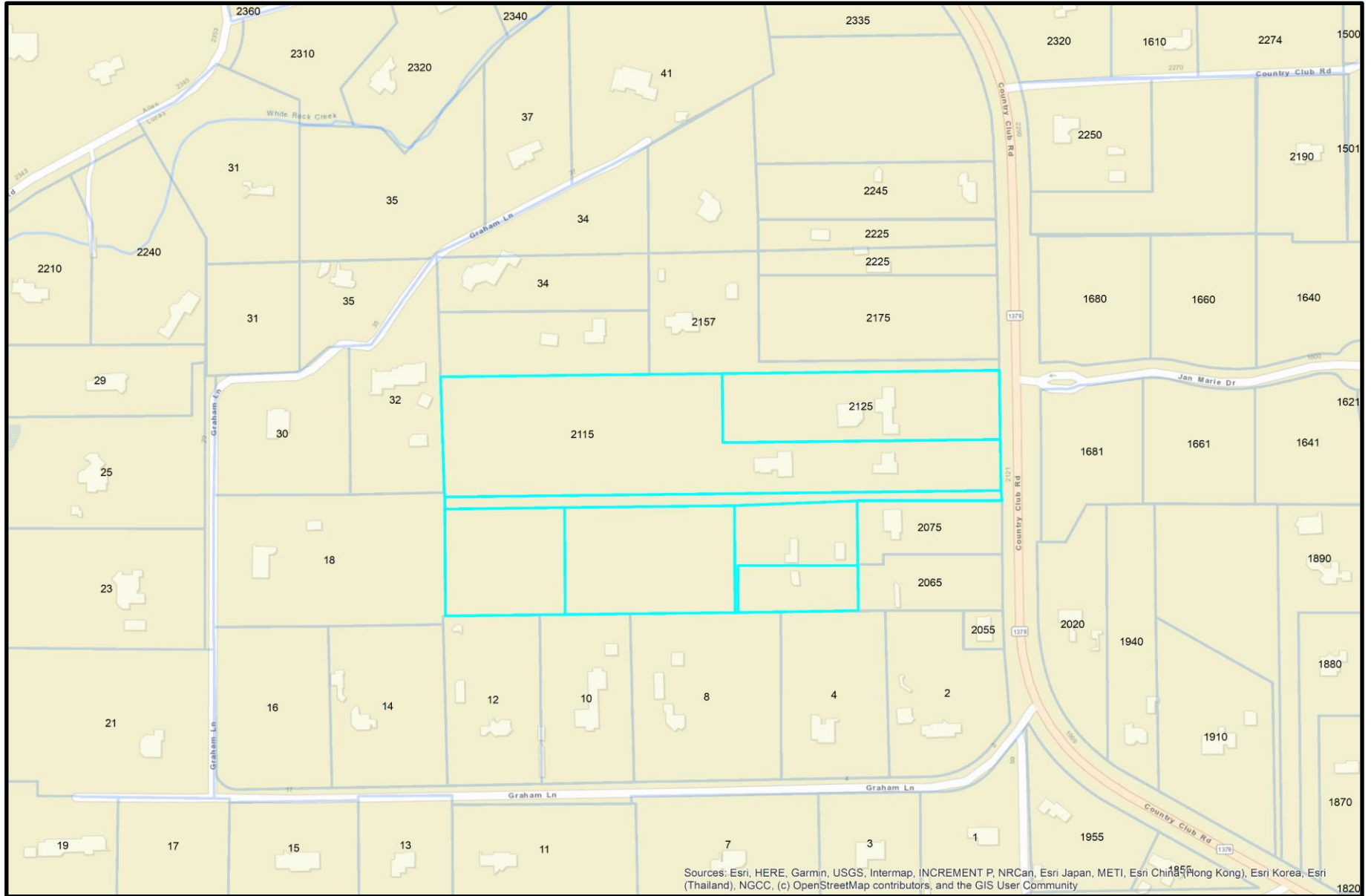
OWNER
RAMON LOEZA
1529 CROSS BEND ROAD
PLANO, TEXAS 75023
(214) 680-9625

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

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



LOCATION MAP: NEW CASTLE ESTATES





City of Lucas

Planning and Zoning Agenda Request

June 9, 2022

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider Chapter 8, Water System 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 existing Water System Map)</i>	June 9	July 7

City staff has rewritten Chapter 8 removing outdated information and projects that have already been completed such as the expansion to the City’s Pump Station. The existing Water System Map has been included for reference purposes but has not yet been updated to include future capital improvement projects. Birkhoff, Hendricks, and Carter, LLC have been retained by the City to update the City’s Water Master Plan and their timeline and anticipated completion of the Water Master Plan has also been included.

Attachments/Supporting Documentation

1. Chapter 8, Water System of the Comprehensive Plan
2. 2021 Water Distribution System, Existing System Hydraulic Model Map
3. Birkhoff, Hendricks and Carter, LLC timeline for completion of the Water Master Plan

Budget/Financial Impact

NA



City of Lucas
Planning and Zoning Agenda Request
June 9, 2022

Item No. 02

Recommendation

Staff recommends approval of Chapter 8 as rewritten.

Motion

I make a motion to recommend to the City Council to approve/deny the proposed amendments to Chapter 8, Water System of the City of Lucas Comprehensive Plan.

or

Provide direction to the City Manager regarding any proposed amendments to Chapter 8, Water System of the City of Lucas Comprehensive Plan.

CHAPTER 8 Water System

INTRODUCTION

One of the most essential services provided by the City of Lucas is delivering safe drinking water to the community. The City of Lucas owns and operates its water system that consists of elevated storage tanks, ground storage tanks, pumps, water lines, hydrants, valves, etc. A Certificate of Convenience and Necessity (CCN No. 10193 amended on April 5, 2019) was issued by the State of Texas Public Utility Commission (PUC) to the City of Lucas to define its water service area and grant exclusive retail service rights. Because the CCN does not follow city boundaries, there are areas that are not in the city limits of Lucas but receive water from Lucas such as the area west of Rock Ridge Road that is located in the City of Allen’s extraterritorial jurisdiction (ETJ) and Trinity Park that is located in unincorporated Collin County. The Seis Lagos Utility District (SLUD), the Wylie Northeast Special Utility District (WNSUD), and the City of Allen supply water to a portion of residents inside the Lucas city limits and ETJ.

The city’s water system is a vital part of the city-owned infrastructure. The purpose of this section is to provide a description of the current water system, identifying criteria for determining future improvements to the water system, and providing a description of the water system capital improvements needed to meet future demand.

EXISTING WATER SYSTEM

Water Supply

The City of Lucas purchases water from the North Texas Municipal Water District (NTMWD). Water is delivered to the city at two delivery points. One delivery point is at the North Pump Station site located on Country Club Road between West Lucas Road and Estates Parkway. The other delivery site is at the McGarity site located on McGarity Lane just east of Angel Parkway. The delivery point at the McGarity site is the newer of the two delivery sites, established in fiscal year 2004/2005.

Existing System Facilities

The following information describes the location and description of the city’s water infrastructure:

Ground Storage:

McGarity Site	200,000-gallon tank 350,000-gallon tank
North Pump Station	500,000-gallon tank 750,000-gallon tank

Total: 1,800,000 gallons

Elevated Storage:

McGarity Site 300,000-gallon tank

Winningkoff Site 300,000-gallon tank

Total: 600,000 gallons

McGarity Pumping Facilities:

Building No. 1 Pump No. 1 – 1,100 gallons per minute (gpm)
 Pump No. 2 – 1,100 gpm

Building No. 2 Pump No. 1 – 750 gpm
 Pump No. 2 – 750 gpm
 Pump No. 3 – 750 gpm

Total: 4,450 gpm

North Pump Station Pumping Facilities:

Pump No. 1 – 900 gpm
Pump No. 2 – 900 gpm
Pump No. 3 – 900 gpm
Pump No. 4 – 900 gpm
Pump No. 5 – 900 gpm

Total: 4,500 gpm

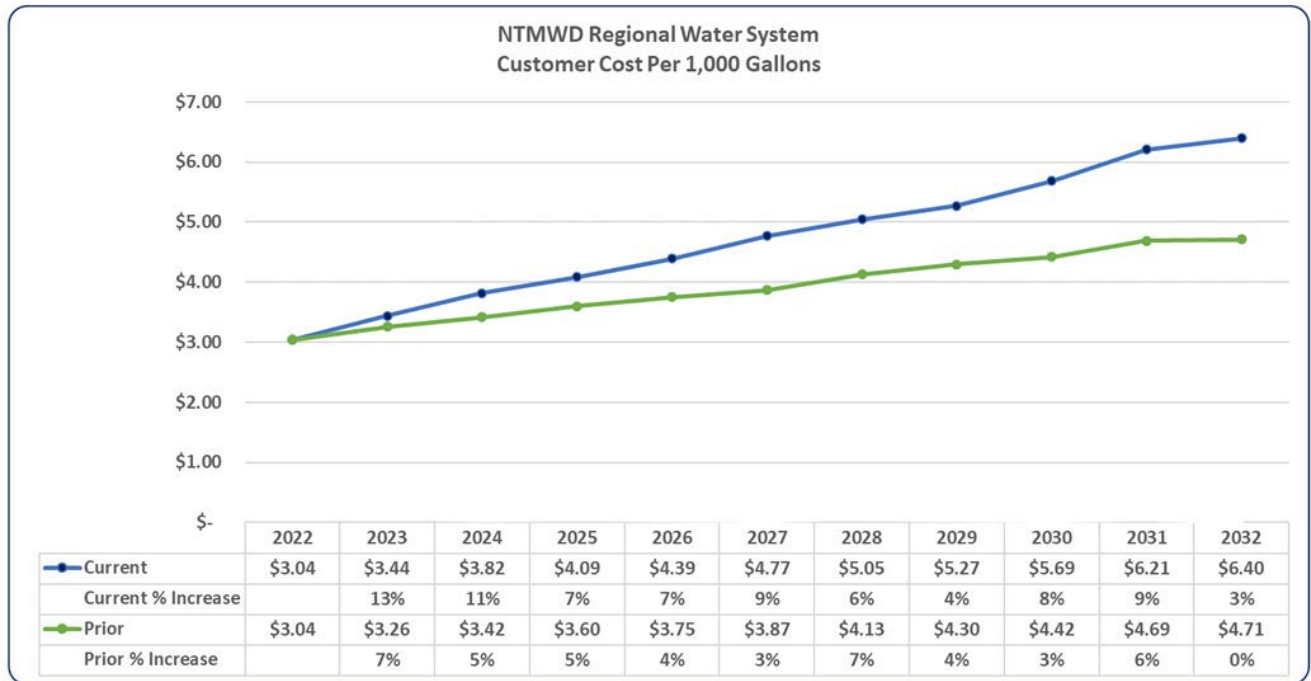
FINANCIAL

The water system is funded by the fees adopted by ordinance and paid by the rate payers within the service area. Approximately every five years, the City of Lucas conducts a rate study to ensure the financial stability of the water system. The objectives of the rate study are to:

- Benchmark the City of Lucas water rates against surrounding communities for the purpose of assessing the regional rate equity.
- Review and forecast operational and maintenance costs and evaluate debt service and future capital investment.
- Develop fair and equitable rate structure for each defined customer class and create a phased approach to rate adjustments.

The City of Lucas purchases its water from the North Texas Municipal Water District and the graph below illustrates the projected wholesale water rate over a ten-year period. The City must include

the cost of its water infrastructure and operational cost to determine the retail water rate for its water customers.



PARAMETERS FOR FUTURE FACILITIES

Typically, the two principal factors that determine the size and capacity of future water system facilities are the anticipated water demand in the water system and certain facilities design criteria. In the case of the Lucas water system, other factors will also have an impact on the future water system facilities. These factors are staging the additions to the water system to account for development, the need to reduce the number of dead-end water lines in the system, and the ability of the NTMWD to supply water.

Water Demand

Water demand is a function of the number of people living in the service area and their water usage. The population to be served by the water system will include the build-out population of 13,274, plus an estimated population of 250 people currently being served by the water system that live outside the city limits. Accordingly, an estimated population of 13,442 located within the proposed CCN will be utilized for determining the water demand, size and capacity of future system facilities that will eventually need to be met by the water system.

Since water demand in the water system service area is based on the population and their water usage, historical water usage is used to determine per capita per day usage. Based on this historical data, the water usage is approximately 250 gallons per capita per day, the maximum day to average day ratio is 2.5, and the peak hour to maximum day ratio is 1.8. With a build-out population of 13,442 in the service area, this water usage will result in an average daily demand of 3.75 million gallons per day

(mgd), a maximum day demand of 8.4 mgd, and a peak hour demand of 15.12 mgd for the water system at build-out.

Design Criteria

Different design criteria can be used to determine the size and capacity needed for future system facilities. Minimum requirements for determining the size of storage and pumping facilities are provided by the Texas Commission on Environmental Quality (TCEQ). Per the TCEQ, the water system needs to have at least 200 gallons of ground storage and 100 gallons of elevated storage per connection. More stringent design criteria have been utilized, per previous analysis, for the present water system. This design criteria are based on providing elevated storage to meet peak hour demands in the system. Based on these criteria, the elevated storage needs to have enough capacity to provide for peak hour demand with a reserve of one-third of the total elevated storage capacity for fire flow. The ground storage requires sufficient capacity to meet a specified portion of the maximum day demand. The pumping capacity in the system needs to be sufficient to meet a specified portion of the maximum day demand. It is recommended that the more stringent design criteria, which has been used in the past for the existing water system, continue to be utilized for system facilities.

Pressure Planes

The existing water system operates on two pressure planes. The upper pressure plane is located primarily in the northwest part of the service area. The lower pressure plane serves the rest of the service area. The McGarity pump station pumps water to the McGarity tower. The McGarity tower has an elevation of 792 feet which is the upper pressure plane. The North Pump Station pumps water to the Winningkoff tower. The Winningkoff tower has an elevation of 723 feet which is the lower pressure plane.

Dead End Water Lines

There are a large number of dead-end water lines in the existing water system. Dead-end water lines have to be periodically flushed per TCEQ requirements in order to keep sufficient disinfection levels in the water lines. The City has to devote resources and funds to accomplish this purpose. It is the city's goal to reduce the number of dead-end water lines thru the addition of water lines that will provide loops to eliminate the longer dead-end water lines. Looping lines will eliminate the need to flush the lines, will improve the dependability of the system in the area, and enhancing fire protection. **Included in the Appendix is a water system map showing the existing dead end water lines.**

PROPOSED WATER SYSTEM

In 2021, the City acquired the services of an engineering firm, Birkhoff, Hendricks & Carter, LLP (BHC), to prepare an existing water distribution system hydraulic computer model and evaluation.

To conduct the existing waters system demand analysis, the following was evaluated:

- Hourly Pumping, Elevated and Ground Storage Levels
- NTMWD Supply Meter Data
- Customer Retail Billing Records

The findings of the demand analysis illustrated the following:

- Residential Maximum Day Unit Demand: 495 gallons per capita per day (gpcd)
- Residential Maximum Hour Unit Demand: 891 gpcd
 - Maximum Day Demand (4.3 MGD)
 - Maximum Hour Demand (7.7 MGD)
 - Minimum Hour Demand (0.98 MGD)

The existing water system hydraulic model included the following information:

- Base Map: Collin Central Appraisal District Lots
- All known water lines in the system create network
- Junction Nodes (Elevations and System Demands)
- Existing System Pressure Plans (or Service Areas)
 - 792 Service Area (High Zone – McGarity Pump Station and EST)
 - 723 Service Area (Low Zone- North Pump Station. and EST)
- Pump Stations and Ground Storage Reservoirs
 - McGarity Pump Station: 5 Pumps = 4.82 MGD
 - North Pump Station: 5 Pumps = 5.20 MGD
 - Total = 10.02 MGD**

Table 8a – Existing System Pumping Recommendations

Service Area	Population Served	Estimated Number of Connections	TCEQ Min. Pumping (0.6-gpm/Conn.)	BHC Pumping Requirements	Total Existing Pumping
723 Service Area	5,356	1,706	1.47-MGD	2.72 MGD	5.20 MGD
792 Service Area	2,711	863	0.75-MGD	1.58 MGD	4.82 MGD
System Totals	8,067	2,569	2.22 MGD	4.30 MGD	10.02 MGD

Table 8b – Existing System Storage Recommendations

Service Area	Population Served	Estimated Number of Connections	TCEQ Min. Volume Elev. Storage	BHC Elevated Storage Requirements	Total Existing Elev. Storage	BHC Ground Storage Recommendation	Total Existing Ground Storage
723 Service Area	5,356	1,706	0.34 MG	0.54 MG	0.30 MG	0.68 MG	1.25 MG
792 Service Area	2,711	863	0.17 MG	0.32 MG	0.30 MG	0.40 MG	0.55 MG
System Totals	8,067	2,569	0.51 MG	0.86 MG	0.60 MG	1.08 MG	1.80 MG

The general conclusions identified the strengths of the water system to include:

1. The Water Distribution System has adequate and modern ground storage and high service pumping capacity.

2. The Distribution System layout and sizing is generally adequate and meets the needs of the current system demands, even under a severe test.

The improvements recommended:

1. Additional Elevated Storage Capacity is recommended in the 723 System.
2. The pressure boundary divide could be shifted to provide better and more stable pressures for some customers in the system.
3. Maintenance on the EST at McGarity is difficult (but not impossible) without a second EST in the 792 Service Area.
4. Carefully monitor the operational condition of the new pumps at both the McGarity Pump Station and North Pump Station.

The long-term recommendations include:

1. Develop a Water Distribution Master Plan.
2. Coordinate with NTMWD on long-term water supply needs.
3. Consider a second elevated storage tank for the 792-service area.

Proposed System Facilities

A number of system improvements will need to be made for the future water system based on water demand, the design criteria for improvements, and the other criteria mentioned in the previous section.

Need completion of Water Distribution Master Plan to complete this section.

As indicated in the long-term recommendations, the City of Lucas has engaged the engineering firm of Birkhoff, Hendricks & Carter, LLP (BHC) to create a Water Distribution Master Plan which will include the following:

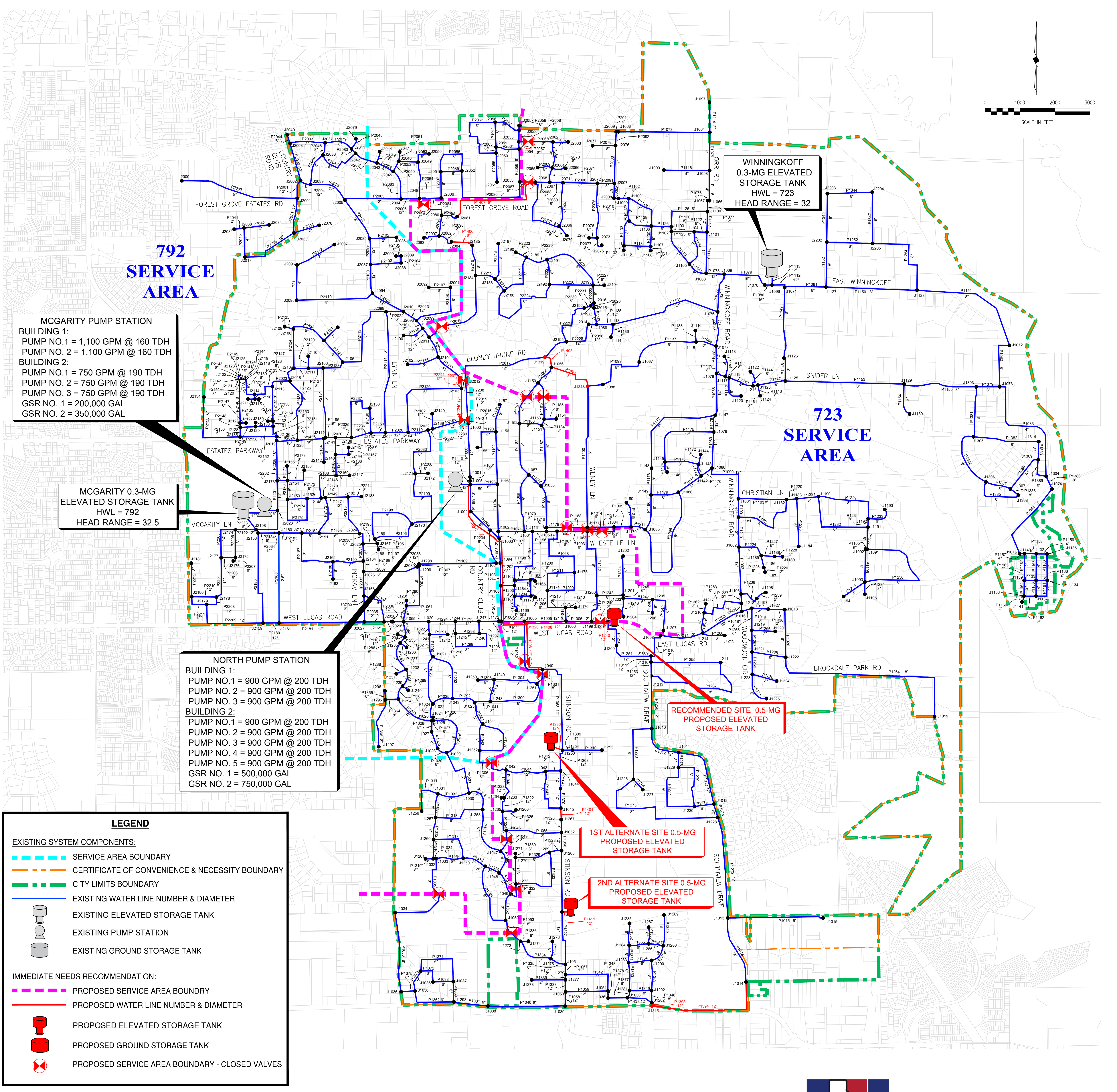
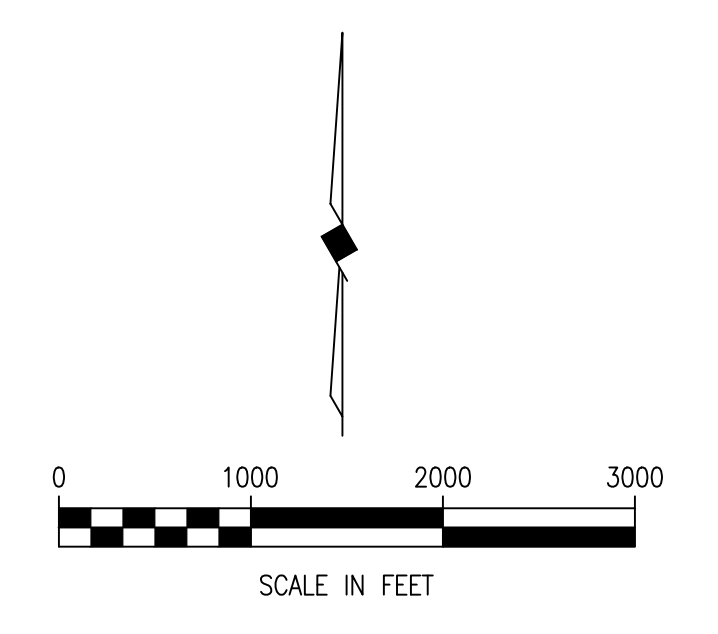
1. Review the water capital improvement projects included in the last impact fee report.
2. Review, update, and add where necessary capital projects eligible for recovery in the impact fee program.
3. Update the impact fee models for the years 2022 and 2032 based on population and land use absorption provided by the City. Water models will be 72-hour extended period simulation models for maximum hourly demand conditions. Impact fee models will be compared to the Master Plan buildout models to determine excess capacity in impact fee water lines and facilities.
4. Update the 10-year capital improvement program, including opinions of probable costs and implementation schedule. The 10-year Capital Improvement Program will be based on land use and growth assumptions provided by the City of Lucas.
5. Inventory new and existing water and wastewater projects eligible for the impact fee program.
6. For each project identified, analyze the capacity currently utilized, total capacity available, and the capacity utilized over the impact fee period.

The principal facilities needed for build-out conditions within the water system service area include the following:

Project Component	Total Capital Cost (\$)*
Proposed 0.5 MG EST & Parallel 12-Inch Water Line	
Proposed 0.5 MG EST	\$3,500,000
Phase 1 Water Line Improvements	\$500,000
TOTAL:	\$4,000,000
Proposed Service Area Adjustment & Water Line Improvements	
Additional Water Lines and Service Area Adjustment	\$6,500,000
TOTAL:	\$6,500,000

*Opinion of Cost Includes

- a) Construction
- b) Engineering
- c) Easements
- d) 20% Contingency



792 SERVICE AREA

MCGARITY PUMP STATION
 BUILDING 1:
 PUMP NO. 1 = 1,100 GPM @ 160 TDH
 PUMP NO. 2 = 1,100 GPM @ 160 TDH
 BUILDING 2:
 PUMP NO. 1 = 750 GPM @ 190 TDH
 PUMP NO. 2 = 750 GPM @ 190 TDH
 PUMP NO. 3 = 750 GPM @ 190 TDH
 GSR NO. 1 = 200,000 GAL
 GSR NO. 2 = 350,000 GAL

MCGARITY 0.3-MG ELEVATED STORAGE TANK
 HWL = 792
 HEAD RANGE = 32.5

NORTH PUMP STATION
 BUILDING 1:
 PUMP NO. 1 = 900 GPM @ 200 TDH
 PUMP NO. 2 = 900 GPM @ 200 TDH
 PUMP NO. 3 = 900 GPM @ 200 TDH
 BUILDING 2:
 PUMP NO. 1 = 900 GPM @ 200 TDH
 PUMP NO. 2 = 900 GPM @ 200 TDH
 PUMP NO. 3 = 900 GPM @ 200 TDH
 PUMP NO. 4 = 900 GPM @ 200 TDH
 PUMP NO. 5 = 900 GPM @ 200 TDH
 GSR NO. 1 = 500,000 GAL
 GSR NO. 2 = 750,000 GAL

RECOMMENDED SITE 0.5-MG PROPOSED ELEVATED STORAGE TANK

1ST ALTERNATE SITE 0.5-MG PROPOSED ELEVATED STORAGE TANK

2ND ALTERNATE SITE 0.5-MG PROPOSED ELEVATED STORAGE TANK

LEGEND

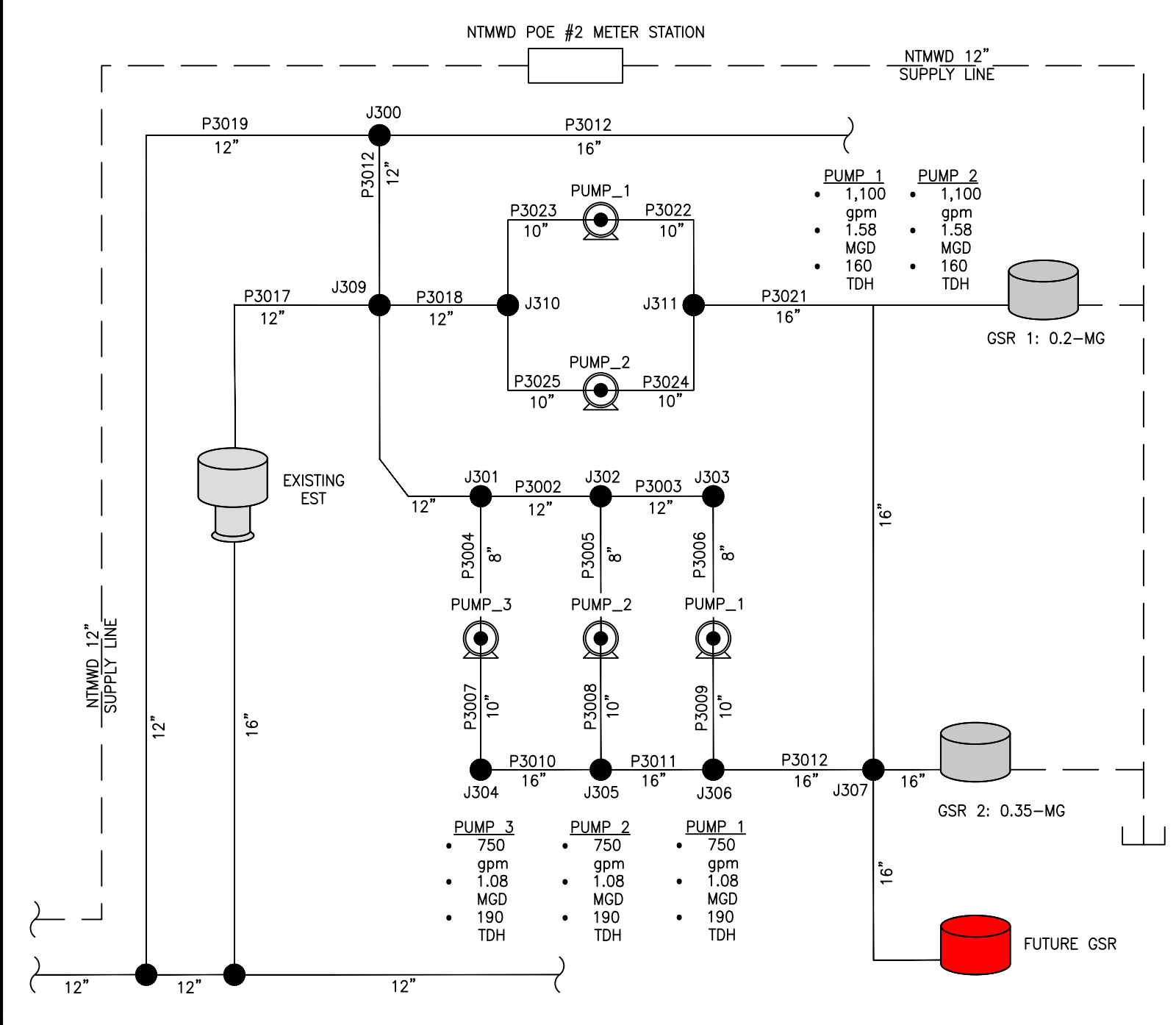
EXISTING SYSTEM COMPONENTS:

- SERVICE AREA BOUNDARY
- CERTIFICATE OF CONVENIENCE & NECESSITY BOUNDARY
- CITY LIMITS BOUNDARY
- EXISTING WATER LINE NUMBER & DIAMETER
- EXISTING ELEVATED STORAGE TANK
- EXISTING PUMP STATION
- EXISTING GROUND STORAGE TANK

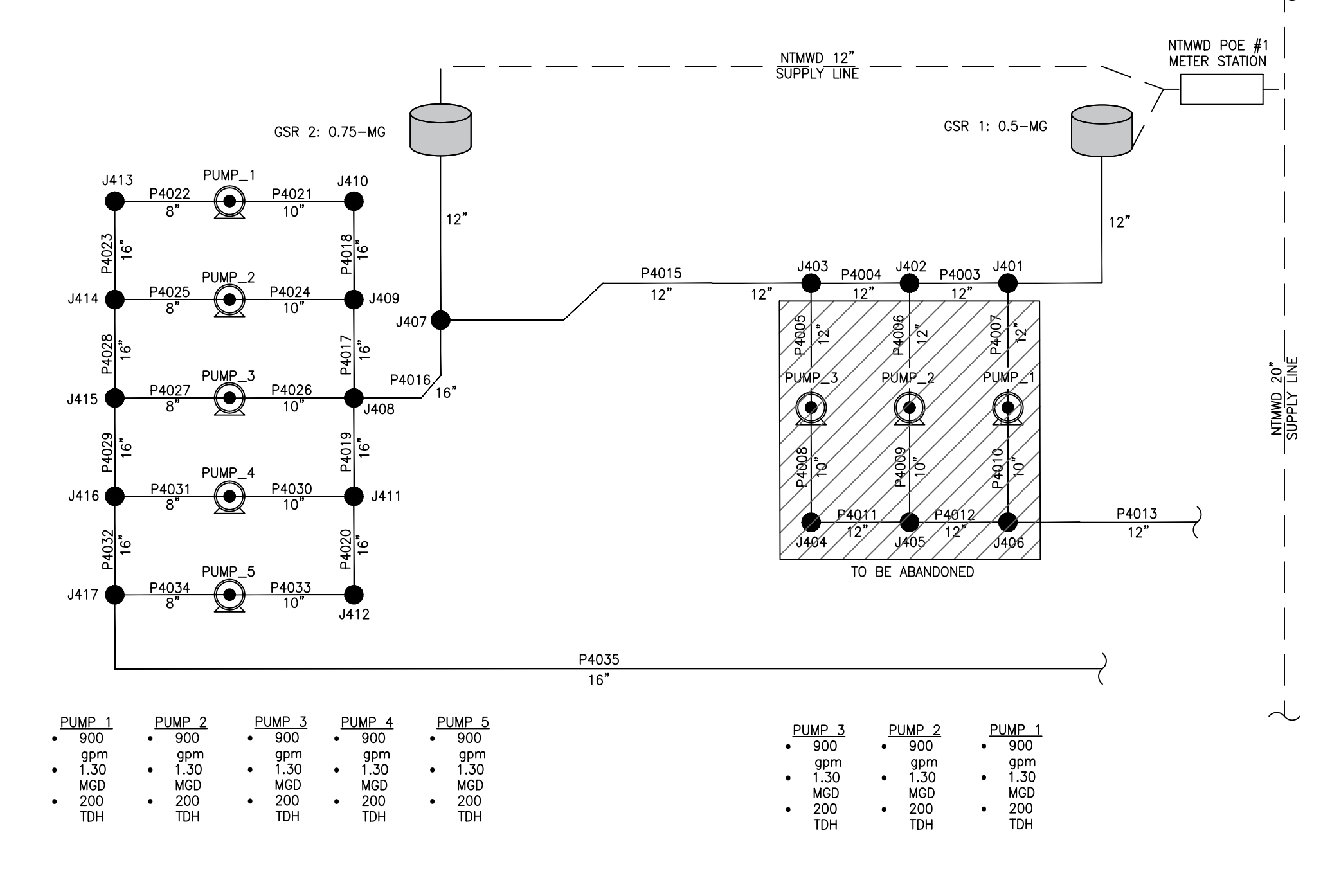
IMMEDIATE NEEDS RECOMMENDATION:

- PROPOSED SERVICE AREA BOUNDARY
- PROPOSED WATER LINE NUMBER & DIAMETER
- PROPOSED ELEVATED STORAGE TANK
- PROPOSED GROUND STORAGE TANK
- PROPOSED SERVICE AREA BOUNDARY - CLOSED VALVES

MCGARITY PUMP STATION



NORTH PUMP STATION



**2021 WATER DISTRIBUTION SYSTEM
 EXISTING SYSTEM HYDRAULIC MODEL
 MAP AND IMMEDIATE NEEDS
 RECOMMENDATIONS**

**WATER MASTER PLAN UPDATE
WATER AND ROADWAY IMPACT FEE UPDATE**

- Notice to Proceed December 2021 (Actual start month May 2022)

- Update Water Master Plan 5 Months after Notice to Proceed (September 2022)

- Update Impact Fee Report 6 Months after Notice to Proceed (October 2022)

- Presentations and Hearings 6-7 Months after Notice to Proceed (November 2022)



City of Lucas
Planning and Zoning Agenda Request
June 9, 2022

Item No. 03

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the May 12, 2022, Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. May 12, 2022, Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

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



PLANNING AND ZONING COMMISSION MEETING

May 12, 2022 | 6:30 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

Commissioners Present:

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

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Management Analyst Patrick Hubbard

City Council Liaison Present:

Mayor Jim Olk

Public Hearing Agenda

- 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 briefed the Commission on the request and recommended the following conditions:

- Tie the concept plan to the specific use permit
- All exterior lighting be placed on a timer, that turns all lighting, except security lighting, off 30 minutes after close of business, with lights shielded to prevent glare across property lines.
- Hours of operation from 6:00 a.m. to 1:00 a.m.
- A sign frame similar in style to the existing monument signs along Angel Parkway, shaped like an L with a decorative top.

The public hearing was opened at 6:33 pm and the following individual spoke regarding the request:

- Bret Flory, architect for the project, discussed with the Commission details of the project that included exterior materials, landscaping, lighting, and drive through flow around the building.

The public hearing was closed at 6:37 pm.

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Rusterholtz to recommend approval of the 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 with the conditions outlined below. The motion passed unanimously by a 5 to 0 vote.

- Tie the concept plan to the specific use permit
- All exterior lighting be placed on a timer, that turns all lighting, except security lighting, off 30 minutes after close of business, with lights shielded to prevent glare across property lines.
- Hours of operation from 6:00 a.m. to 1:00 a.m.
- A sign frame similar in style to the existing monument signs along Angel Parkway, shaped like an L with a decorative top.

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 briefed the Commission on the specific use permit request. The public hearing was opened at 6:43 pm and the following individual spoke on this item:

- Adam Fowles, 1745 Stinson, made himself available to answer questions.

There being no one else requesting to speak, the public hearing was closed at 6:44 pm.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to recommend approval of a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space and to include the deed restrictions with the specific use permit. The motion passed unanimously by a 5 to 0 vote.

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.

John Rosenburg representing the applicant noted that they were still working on resolving matters with the adjoining neighbors and asked that this item be pulled from the agenda.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to withdrawal the item from the agenda. The motion passed unanimously by a 5 to 0 vote.

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

The Commission reviewed the updated Land Use and Zoning Maps and made the following recommended amendments to the Land Use Map:

- Differentiate coloring between zoning districts AO and Open Space as each designation has its own definition and should be colored differently
- Give public and semi-public land a zoning designation appropriate to the area

There was no motion required for this item, it was for discussion purposes only.

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

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

6. Executive Session.

An Executive Session was not held at this meeting.

7. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Vice Chairman Tolson to adjourn the meeting at 7:01 pm. The motion passed unanimously by a 5 to 0 vote.

Dusty Kuykendall, Chairman

Stacy Henderson, City Secretary