AMENDED AGENDA

Planning and Zoning Commission Meeting
September 8, 2022 | 6:30 PM
Council Chambers
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 September 8, 2022, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

If you would like to watch the meeting live, 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.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Management Analyst Kevin Becker at kbecker@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. Public hearing to consider amendments to allowable size of accessory buildings with habitable space regarding guest quarters in all residential zoning districts. **(Development Services Director Joe Hilbourn)**

   A. Presentation by Development Services Director Joe Hilbourn
   B. Conduct public hearing
   C. Take action regarding proposed zoning amendments

2. Public hearing to consider a request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufactured Home District) to Residential 2-acres, situated in the Thomas D. James Survey, Abstract No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3. **(Development Services Director Joe Hilbourn)**

A. Presentation by Development Services Director Joe Hilbourn
B. Conduct public hearing
C. Take action regarding the zoning request

3. Consider the request by Randy Helmburger on behalf of Christopher White for a preliminary plat for a parcel of land, being 10.83 acres, part of the Thomas D. James Survey, Abstract 477, City of Lucas, Collin County Texas, located on the south side of East Winningkoff Road and east of Welborn Lane, more commonly known as 1110 East Winningkoff Road. **(Development Services Director Joe Hilbourn)**

4. Consider a request by Karl D. Williams, to vacate the existing plat of Wendy Farms Addition creating 13 single family lots being all of a 53.788 tract of land situated in the John W. Kirby Survey, Abstract 506, Peter F. Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane. **(Development Services Director Joe Hilbourn)**

5. Consider approval of the minutes of the August 11, 2022, Planning and Zoning Commission meeting. **(Management Analyst Kevin Becker)**

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 September 2, 2022.

Joni Clarke, City Manager

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 Management Analyst Kevin Becker at 972-912-1214 or by email at kbecker@lucastexas.us at least 48 hours prior to the meeting.

City of Lucas
Planning and Zoning Agenda Request
September 8, 2022

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider amendments to allowable size of accessory buildings with habitable space regarding guest quarters in all residential zoning districts.

A. Presentation by Development Services Director Joe Hilbourn
B. Conduct public hearing
C. Take action regarding proposed zoning amendments

Background Information

There have been ongoing concerns expressed from both the Planning and Zoning Commission and the City Council regarding accessory buildings with habitable space. At the June 2, 2022, City Council meeting, a discussion occurred relating to the size of accessory buildings allowed in residential and agricultural zoning districts. The City Council recommended that the Planning and Zoning Commission evaluate the allowable size of accessory buildings and the number of allowable homes and/or accessory buildings per acre.

At the July 14, 2022, Planning and Zoning Commission meeting, the following recommendations were made regarding AO (Agricultural), R1 (Single-Family Residential 1-acre), R1.5 (Single-Family Residential 1.5-acres), and R2 (Single-Family Residential 2-acres).

At the August 11, 2022, Planning and Zoning Commission meeting, the Commission agreed with the changes to the square footage of habitable space and making the square footage of attached garages, porches, and patios to equal 400 square feet combined for R1, AO, R1.5, and R2:

- Accessory buildings with habitable space in AO Zoning District shall meet the requirements of the R1 Zoning District.
- R1 and AO: 550 square feet of habitable space plus a combination of attached garage, porch, and patio not to exceed 400 square feet.
- R1.5: 700 square feet of habitable space plus a combination of attached garage, porch, and patio not to exceed 400 square feet.
- R2: 900 square feet of habitable space plus a combination of attached garage, porch, and patio not to exceed 400 square feet.

The Planning and Zoning Commission also recommended changing the definition of Servant Quarters, to Guest Quarters with the following changes to the definition: Guest Quarters. An accessory building or portion of a main residential building located on the same lot as the principal residential building, occupied by (i) such persons and their families as are employed fulltime by the occupants of the principal residence, or (ii) guests of the occupants of the principal residence, who do not pay a fee, charge, or rent for such occupancy.

City of Lucas
Planning and Zoning Agenda Request
September 8, 2022

Item No. 01

Attachments/Supporting Documentation

1. Public Notice

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the proposed amendments as presented.

Motion

I make a motion to recommend to the City Council to approve/deny amendments to allowable size of accessory buildings with habitable space regarding guest quarters in all residential zoning districts.

NOTICE OF PUBLIC HEARING

Notice is hereby given, that the Planning & Zoning Commission of the City of Lucas, Texas will hold a public hearing on Thursday, September 8, 2022, at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, October 6, 2022 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances, Chapter 14 Zoning, Article 14.01 Definitions and Article 14.04 Supplementary Regulations, Division 8, Accessory Buildings, Structures and Uses, by amending certain definitions and the specific regulations for an accessory buildings containing habitable space in the following Zoning Districts: AO, R1, R1.5 and R2.

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, City Secretary, 665 Country Club Road, Lucas, Texas 75002, email kbecker@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
September 8, 2022

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider a request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufactured Home District) to Residential 2-acres, situated in the Thomas D. James Survey, Abstract No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3.

A. Presentation by Development Services Director Joe Hilbourn
B. Conduct public hearing
C. Take action regarding the zoning request

Background Information

The applicant Christopher White is requesting a change in zoning to Residential 2-acres (R2) for a parcel of land that is 10.83 gross acres located at 1110 East Winningkoff Road. This lot is currently zoned MHD (Manufactured Home District). The applicant intends to subdivide the acreage into two parcels to create a two-acre parcel and an 8.43-acre tract. The net acreage will be 10.508 acres following platting.

Attachments/Supporting Documentation

1. Location Map
2. Public Notice
3. Depiction
4. Legal Description
5. Zoning Checklist

Budget/Financial Impact

NA

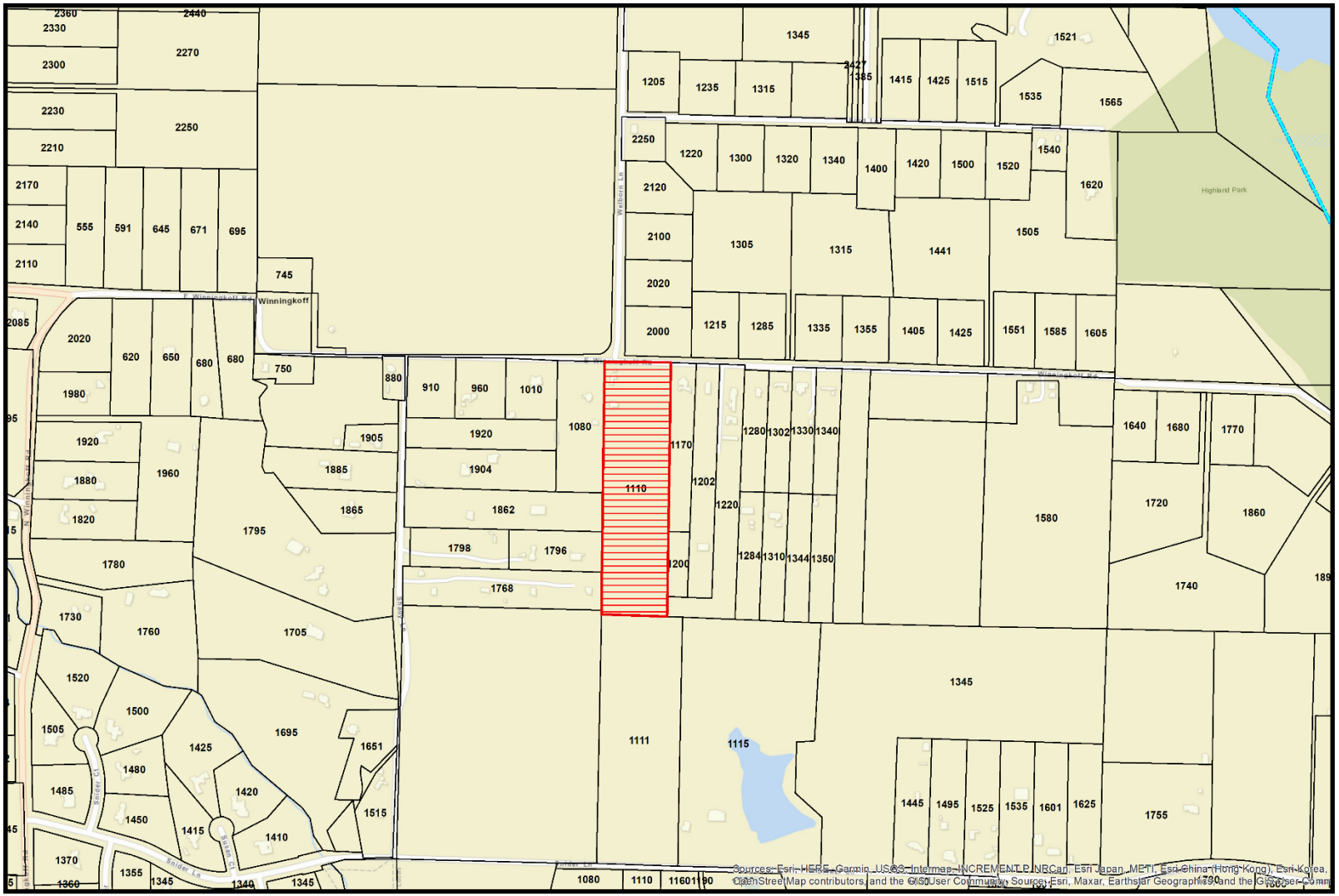
Recommendation

Staff recommends approval of the zoning request as presented.

Motion

I make a motion to recommend to the City Council to approve/deny the request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufactured Home District) to Residential 2-acres, situated in the Thomas D. James Survey, Abstract No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3.

LOCATION MAP: WHITE ADDITION (1110 E WINNINGKOFF)



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, September 8, 2022 at 6:30 p.m. and City Council will conduct a second Public Hearing on Thursday, October 6, 2022 at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider a request for a change in zoning from MHD, Manufacturing Home District, to R-2, Residential 2-acre, on a parcel of land described as follows:

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being all of a called 3.65 acre Tract 1, all of a called 3.59 acre Tract 2, and all of a called 3.59 acre Tract 3, described in Warranty Deed as recorded under County Clerk's File No. 20220405000549610 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a point in the approximate center of Winningkoff Road, same being in the south line of a called 224.497 acre tract of land as recorded in Volume 1326, Page 253 of the Deed Records of Collin County, Texas, marking the northeast corner of a called 4.00 acre tract of land as recorded under County Clerk's File No, 20210713001411840 of the Deed Records of Collin County, Texas, same being the northeast corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 37 of the Deeds Records of Collin County, Texas, and marking the northwest corner of said 3.65 acre Tract 1 and the herein described premises, from which a 1/2" iron rod found for reference bears South 09°03'11" West, 22.02 feet;

THENCE with the approximate centerline of Winningkoff Road, the south line of said 224.497 acre tract, the south line of Lot 7 of Logan Ford Ranch, Phase 2 as recorded in Volume 2016, Page 378 of the Deed Records of Collin County, Texas, the north line of said 3.65 acre Tract 1, the north line of said 3.59 acre Tract 2 and the north line of said 3.59 acre Tract 3, South 88°08'15" East, 359.82 feet to a point marking the northwest corner of a called 3.593 acre tract of land as recorded under County Clerk's File No. 20060707000930780 of the Deed Records of Collin County, Texas, same being in the northwest corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 16 of the Deed Records of Collin County, Texas, and marking the northeast corner of said 3.59 acre Tract 3 and said premises;

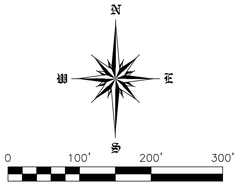
THENCE with the west line of said 35' Right-of-Way Dedication, the west line of said 3.593 acre tract, the east line of a called 1.00 acre tract of land as recorded under County Clerk's File No. 20090814001027250 of the Deed Records of Collin County, Texas, crossing through a called 4.512 acre tract of land as recorded in Volume 1063, Page 592 of the Deed Records of Collin County, Texas, the east line of said 3.59 acre Tract 3 and an east line of said 3.65 acre Tract 1, South 01°56'24" West, passing at 1,246.55 feet a 3/8" iron rod found marking the southwest corner of said 1.00 acre tract and the easterly most northeast corner

of said 3.65 acre Tract 1, and continuing for a total distance of 1,346.55 feet to a point in the north line of a called 13.050 acre tract of land as recorded under County Clerk's File No. 20130816001163530 of the Deed Records of Collin County, Texas, the southeast corner of said 3.65 acre Tract 1 and of said premises;

THENCE with the north line of said 13.050 acre tract and the south line of said 3.65 acre Tract 1, North 88°11'51" West, 340.74 feet to a point in the east line of a called 32.80 acre tract of land as recorded under County Clerk's File No. 20160407000413150 of the Deed Records of Collin County, Texas, marking the northwest corner of said 13.050 acre tract, the southwest corner of said 3.65 acre Tract 1 and said premises;

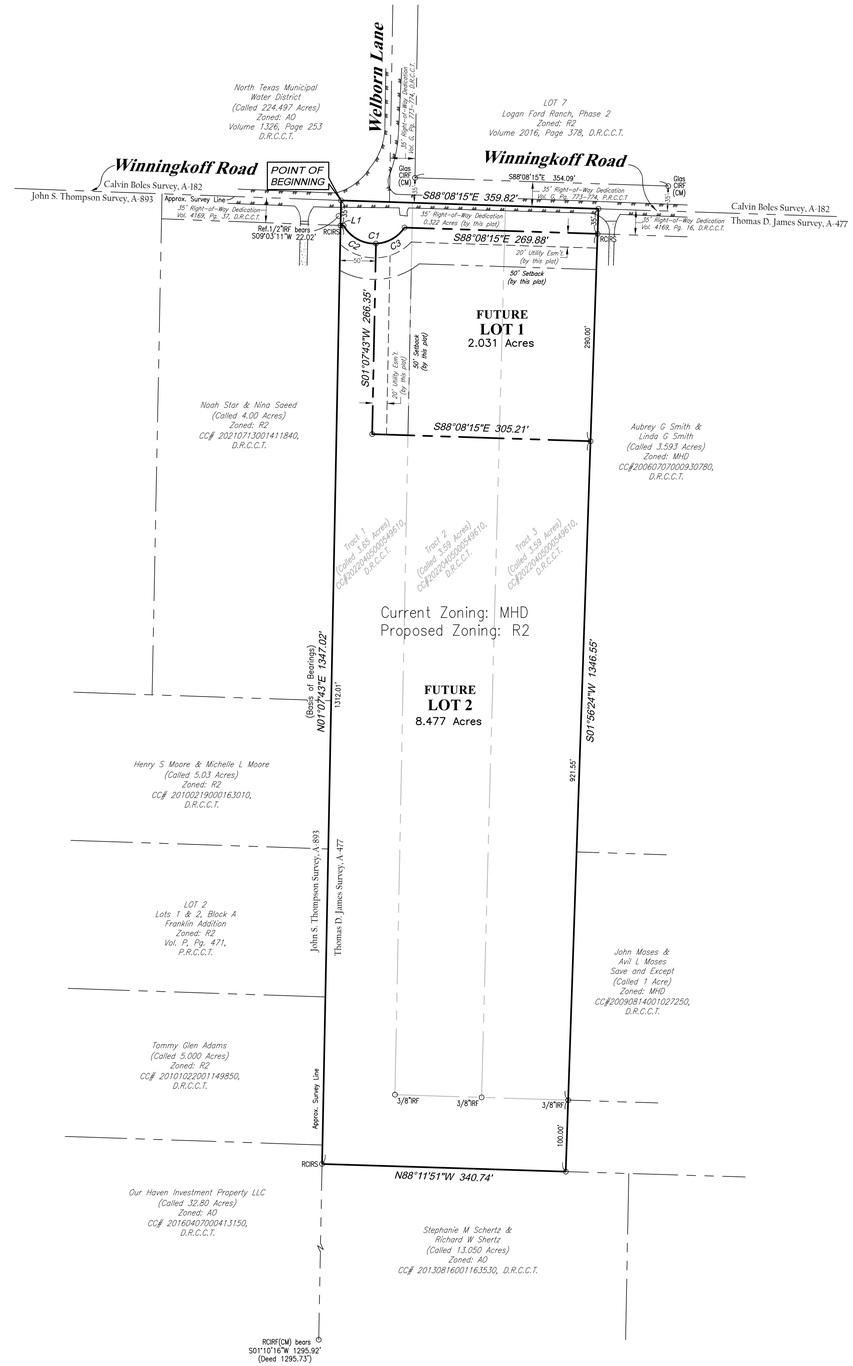
THENCE with the east line of said 32.80 acre tract, the east line of a called 5.000 acre tract of land as recorded under County Clerk's File No. 20101022001149850 of the Deed Records of Collin County, Texas, the east line of Lot 2 of Lots 1 & 2, Block A, Franklin Addition as recorded in Volume P, Page 471 of the Plat Records of Collin County, Texas, the east line of a called 5.03 acre tract of land as recorded under County Clerk's File No. 20100219000163010 of the Deed Records of Collin County, Texas, the east line of the aforementioned 4.00 acre tract, the east line of the aforementioned 35' right-of-way dedication and the west line of said 3.65 acre Tract 1, North 01°07'43" East (Basis of Bearings), 1,347.02 feet to the place of beginning and containing 10.830 gross acres of land, of which 0.322 acres is dedicated for Right-of-Way for Winningkoff Road, leaving 10.508 net 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: Interim City Secretary, 665 Country Club Road, Lucas, Texas 75002, email kent@lucastexas.us and it will be presented at the hearing. If you have any questions about the request, please contact Joe Hilbourn at jhilbourn@lucastexas.us

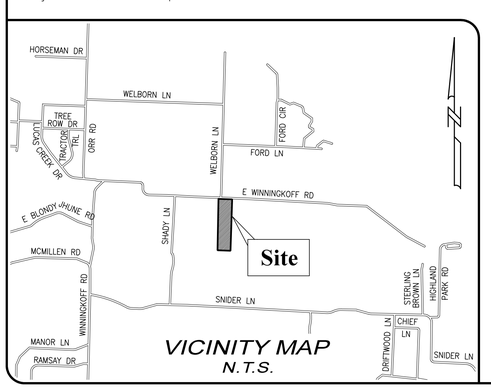


Legend

CM	Controlling Monument
IRF	Iron rod found
RCIRF	Roome Capped Iron Rod Found
RCIRS	Roome Capped Iron Rod Set
PRCCT	Plat Records Collin County Texas
DRCCT	Deed Records Collin County Texas
	Asphalt



NOTE: Development of this site will be in accordance with City of Lucas Development Standards.



VICINITY MAP
N.T.S.

Line Table

LINE	BEARING	DISTANCE
L1	S88°08'15"E	4.28'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	101.90'	85.16'	S88°08'15"E	116°46'21"
C2	50.00'	54.40'	51.76'	S60°55'13"E	62°20'17"
C3	50.00'	47.50'	45.74'	N60°41'36"E	54°26'04"

R2 ZONING REQUEST
PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being all of a called 3.65 acre Tract 1, all of a called 3.59 acre Tract 2, and all of a called 3.59 acre Tract 3, described in Warranty Deed as recorded under County Clerk's File No. 20220405000549610 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a point in the approximate center of Winningkoff Road, same being in the south line of a called 224.497 acre tract of land as recorded in Volume 1326, Page 253 of the Deed Records of Collin County, Texas, marking the northeast corner of a called 4.00 acre tract of land as recorded under County Clerk's File No, 20210713001411840 of the Deed Records of Collin County, Texas, same being the northeast corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 37 of the Deeds Records of Collin County, Texas, and marking the northwest corner of said 3.65 acre Tract 1 and the herein described premises, from which a 1/2" iron rod found for reference bears South 09°03'11" West, 22.02 feet;

THENCE with the approximate centerline of Winningkoff Road, the south line of said 224.497 acre tract, the south line of Lot 7 of Logan Ford Ranch, Phase 2 as recorded in Volume 2016, Page 378 of the Deed Records of Collin County, Texas, the north line of said 3.65 acre Tract 1, the north line of said 3.59 acre Tract 2 and the north line of said 3.59 acre Tract 3, South 88°08'15" East, 359.82 feet to a point marking the northwest corner of a called 3.593 acre tract of land as recorded under County Clerk's File No. 20060707000930780 of the Deed Records of Collin County, Texas, same being in the northwest corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 16 of the Deed Records of Collin County, Texas, and marking the northeast corner of said 3.59 acre Tract 3 and said premises;

THENCE with the west line of said 35' Right-of-Way Dedication, the west line of said 3.593 acre tract, the east line of a called 1.00 acre tract of land as recorded under County Clerk's File No. 20090814001027250 of the Deed Records of Collin County, Texas, crossing through a called 4.512 acre tract of land as recorded in Volume 1063, Page 592 of the Deed Records of Collin County, Texas, the east line of said 3.59 acre Tract 3 and an east line of said 3.65 acre Tract 1, South 01°56'24" West, passing at 1,246.55 feet a 3/8" iron rod found marking the southwest corner of said 1.00 acre tract and the easterly most northeast corner of said 3.65 acre Tract 1, and continuing for a total distance of 1,346.55 feet to a point in the north line of a called 13.050 acre tract of land as recorded under County Clerk's File No. 20130816001163530 of the Deed Records of Collin County, Texas, the southeast corner of said 3.65 acre Tract 1 and of said premises;

THENCE with the north line of said 13.050 acre tract and the south line of said 3.65 acre Tract 1, North 88°11'51" West, 340.74 feet to a point in the east line of a called 32.80 acre tract of land as recorded under County Clerk's File No. 20160407000413150 of the Deed Records of Collin County, Texas, marking the northwest corner of said 13.050 acre tract, the southwest corner of said 3.65 acre Tract 1 and said premises;

THENCE with the east line of said 32.80 acre tract, the east line of a called 5.000 acre tract of land as recorded under County Clerk's File No. 20101022001149850 of the Deed Records of Collin County, Texas, the east line of Lot 2 of Lots 1 & 2, Block A, Franklin Addition as recorded in Volume P, Page 471 of the Plat Records of Collin County, Texas, the east line of a called 5.03 acre tract of land as recorded under County Clerk's File No. 20100219000163010 of the Deed Records of Collin County, Texas, the east line of the aforementioned 4.00 acre tract, the east line of the aforementioned 35' right-of-way dedication and the west line of said 3.65 acre Tract 1, North 01°07'43" East (Basis of Bearings), 1,347.02 feet to the place of beginning and containing 10.830 gross acres of land, of which 0.322 acres is dedicated for Right-of-Way for Winningkoff Road, leaving 10.508 net acres of land.

Zoning Exhibit

Future White Addition

Lots 1 & 2, Block A

Current Zoning: MHD

Proposed Zoning: R2

10.830 Gross Acres / 10.508 Net Acres

Thomas D. James Survey, Abstract No. 477

City of Lucas, Collin County, Texas

July 2022

P:/AC/202203/AC895590.dwg

Revised:

Owner:
Christopher White
205 Saint James Drive
Lucas, Tx 75002
(214) 808-4465
Attn: Chris White
cywhite.2015@yahoo.com

Engineer:
Helmberger & Associates
1525 Bozman Road
Wylie, Tx 75098
(972) 442-7459
Attn: Randy Helmberger
randyhelmberger@verizon.net

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

R2 ZONING REQUEST

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being all of a called 3.65 acre Tract 1, all of a called 3.59 acre Tract 2, and all of a called 3.59 acre Tract 3, described in Warranty Deed as recorded under County Clerk's File No. 20220405000549610 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

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THENCE with the approximate centerline of Winningkoff Road, the south line of said 224.497 acre tract, the south line of Lot 7 of Logan Ford Ranch, Phase 2 as recorded in Volume 2016, Page 378 of the Deed Records of Collin County, Texas, the north line of said 3.65 acre Tract 1, the north line of said 3.59 acre Tract 2 and the north line of said 3.59 acre Tract 3, South 88°08'15" East, 359.82 feet to a point marking the northwest corner of a called 3.593 acre tract of land as recorded under County Clerk's File No. 20060707000930780 of the Deed Records of Collin County, Texas, same being in the northwest corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 16 of the Deed Records of Collin County, Texas, and marking the northeast corner of said 3.59 acre Tract 3 and said premises;

THENCE with the west line of said 35' Right-of-Way Dedication, the west line of said 3.593 acre tract, the east line of a called 1.00 acre tract of land as recorded under County Clerk's File No. 20090814001027250 of the Deed Records of Collin County, Texas, crossing through a called 4.512 acre tract of land as recorded in Volume 1063, Page 592 of the Deed Records of Collin County, Texas, the east line of said 3.59 acre Tract 3 and an east line of said 3.65 acre Tract 1, South 01°56'24" West, passing at 1,246.55 feet a 3/8" iron rod found marking the southwest corner of said 1.00 acre tract and the easterly most northeast corner of said 3.65 acre Tract 1, and continuing for a total distance of 1,346.55 feet to a point in the north line of a called 13.050 acre tract of land as recorded under County Clerk's File No. 20130816001163530 of the Deed Records of Collin County, Texas, the southeast corner of said 3.65 acre Tract 1 and of said premises;

THENCE with the north line of said 13.050 acre tract and the south line of said 3.65 acre Tract 1, North 88°11'51" West, 340.74 feet to a point in the east line of a called 32.80 acre tract of land as recorded under County Clerk's File No. 20160407000413150 of the Deed Records of Collin County, Texas, marking the northwest corner of said 13.050 acre tract, the southwest corner of said 3.65 acre Tract 1 and said premises;

THENCE with the east line of said 32.80 acre tract, the east line of a called 5.000 acre tract of land as recorded under County Clerk's File No. 20101022001149850 of the Deed Records of Collin County, Texas, the east line of Lot 2 of Lots 1 & 2, Block A, Franklin Addition as recorded in Volume P, Page 471 of the Plat Records of Collin County, Texas, the east line of a called 5.03 acre tract of land as recorded under County Clerk's File No. 20100219000163010 of the Deed Records of Collin County, Texas, the east line of the aforementioned 4.00 acre tract, the east line of the aforementioned 35' right-of-way dedication and the west line of said 3.65 acre Tract 1, North 01°07'43" East (Basis of Bearings), 1,347.02 feet to the place of beginning and containing 10.830 gross acres of land, of which 0.322 acres is dedicated for Right-of-Way for Winningkoff Road, leaving 10.508 net acres of land.

Zoning Exhibit Checklist
Minimum Requirements

Project Name: Future White Addition Lots 1 & 2, Block A

Preparer: Roome Land Surveying

This checklist is provided to assist you in addressing the minimum requirements for a zoning or rezoning submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Indicate that all information is included on the submitted plans by initialing the box next to the required information. Initialing each item certifies to the City that you have completely and accurately addressed the issue. Return this form at the time of application submittal.

A zoning/rezoning request and associated plans are expected to be submitted complete and accurate in all detail as shown by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes, depending on the amount/magnitude of changes or corrections needed.

For Zoning or Rezoning to a Straight Zoning District

✓ Location/vicinity map showing the location of the proposed zoning with cross streets is included. Indicate scale or not to scale (NTS) and provide north arrow.

✓ Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.

✓ Statement of purpose and intent of the zoning or rezoning that includes:

- Land Use(s) proposed
- Existing and proposed zoning
- Impact of uses(s) on the transportation system. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
- Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
- Impact on land use(s) adjacent to the rezoning request.
- Conformance to the Comprehensive Plan.
- Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- If a residential use, the density of the proposal and density of adjacent residential use(s).

✓ Adjacent zoning and existing land use(s) within 500 feet is indicated.

✓ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the property are shown and labeled.

✓ A note stating that development of the site will be in accordance with City of Lucas development standards.

✓ Provide an electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document.

N/A Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.

Item No. 03

City of Lucas
Planning and Zoning Agenda Request
September 8, 2022

Requester: Development Services Director Joe Hilbourn

Agenda Item

Consider the request by Randy Helmburger on behalf of Christopher White for a preliminary plat for a parcel of land, being 10.83 acres, part of the Thomas D. James Survey, Abstract 477, City of Lucas, Collin County Texas, located on the south side of East Winningkoff Road and east of Welborn Lane, more commonly known as 1110 East Winningkoff Road.

Background Information

This parcel of land is currently zoned MHD (Manufactured Home District), containing 10.83 acres of land, and proposes two new residential lots. This parcel follows the public hearing in Agenda Item 2.

The applicant Christopher White is requesting a change in zoning to Residential 2-acres (R2) for a parcel of land that is 10.83 gross acres located at 1110 East Winningkoff Road. This lot is currently zoned MHD (Manufactured Home District). The applicant intends to subdivide the acreage into two parcels to create a two-acre parcel and an 8.43-acre tract. The net acreage will be 10.508 acres following platting.

Attachments/Supporting Documentation

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

Budget/Financial Impact

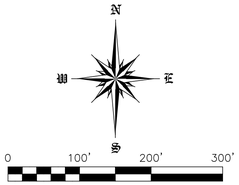
NA

Recommendation

Staff recommends approval of the preliminary plat.

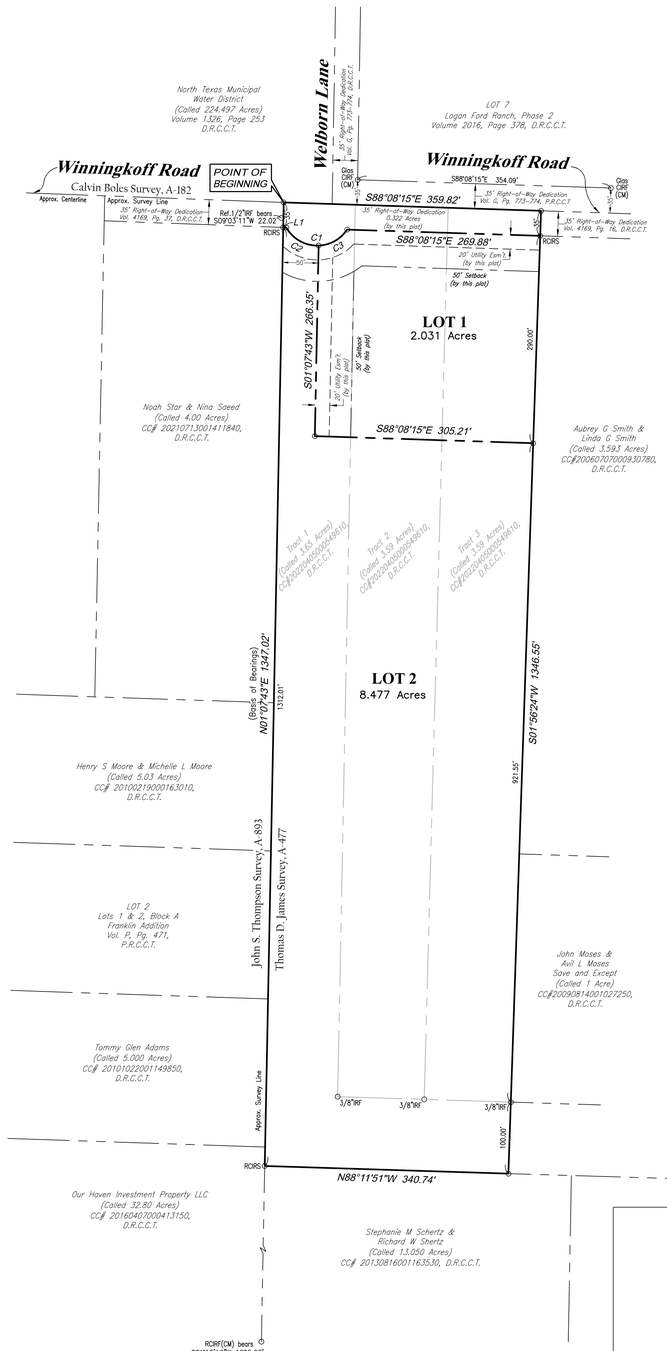
Motion

I make a motion to approve/deny the request by Randy Helmburger on behalf of Christopher White for a preliminary plat for a parcel of land, being 10.83 acres, part of the Thomas D. James Survey, Abstract 477, City of Lucas, Collin County Texas, located on the south side of East Winningkoff Road and east of Welborn Lane, more commonly known as 1110 East Winningkoff Road.



Legend

CM	Controlling Monument
IRF	Iron rod found
RCIRF	Roome Capped Iron Rod Found
RCIRS	Roome Capped Iron Rod Set
PRCCT	Plat Records Collin County Texas
DRCCT	Deed Records Collin County Texas



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
Dusty Kuykendall

ATTEST:

_____ _____
Signature Date

_____
Name & Title

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

_____ _____
Scott Holden, Director of Public Works Date

The Development Services Director 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.

_____ _____
Joseph Hilbourn, Development Services Director Date

Notes:

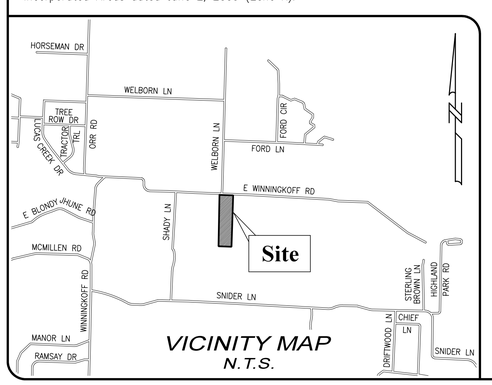
1) Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

2) This survey has been performed without the benefit of a title commitment.

3) CM is a controlling monument.

4) Bearings based on Texas State Plane Coordinates System, Texas North Central Zone (4202), NAD 83;

5) No part of the subject property is shown to lie in a 100-yr. flood plain per F.E.M.A. Panel No. 48085C0410J for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X).



VICINITY MAP
N.T.S.

Line Table

LINE	BEARING	DISTANCE
L1	S88°08'15"E	4.28'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	101.90'	85.16'	S88°08'15"E	116°46'21"
C2	50.00'	54.40'	51.76'	S60°55'13"E	62°20'17"
C3	50.00'	47.50'	45.74'	N60°41'36"E	54°26'04"

OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Christopher White,** Owner, does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Preliminary Plat of **White Addition Lots 1 & 2, Block A,** an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2022.

_____
Christopher White

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2022.

_____
Notary Public in and for
the State of Texas

_____
Printed Name

MORTGAGE HOLDER CERTIFICATION

That I, **Christopher White,** hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as **White Addition Lots 1 & 2, Block A**, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas. Witness our hands at, Texas, this _____ day of _____, 2022.

_____
Signature

_____
Title

_____
Company

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this _____ day of _____, 2022.

_____
Notary Public in and for the State of Texas

OSSF NOTES

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do 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.

_____
Designated Representative for Collin County Development Services

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Christopher White** is the owner of three tracts of land situated in the State of Texas, County of Collin and City of Lucas, being part of the Thomas D. James Survey, Abstract No. 477, and being all of a called 3.65 acre Tract 1, all of a called 3.59 acre Tract 2, and all of a called 3.59 acre Tract 3, described in Warranty Deed as recorded under County Clerk's File No. 20220405000549610 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a point in the approximate center of Winningkoff Road, same being in the south line of a called 224.497 acre tract of land as recorded in Volume 1326, Page 253 of the Deed Records of Collin County, Texas, marking the northeast corner of a called 4.00 acre tract of land as recorded under County Clerk's File No, 20210713001411840 of the Deed Records of Collin County, Texas, same being the northeast corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 37 of the Deeds Records of Collin County, Texas, and marking the northwest corner of said 3.65 acre Tract 1 and the herein described premises, from which a 1/2" iron rod found for reference bears South 09°03'11" West, 22.02 feet;

THENCE with the approximate centerline of Winningkoff Road, the south line of said 224.497 acre tract, the south line of Lot 7 of Logan Ford Ranch, Phase 2 as recorded in Volume 2016, Page 378 of the Deed Records of Collin County, Texas, the north line of said 3.65 acre Tract 1, the north line of said 3.59 acre Tract 2 and the north line of said 3.59 acre Tract 3, South 88°08'15" East, 359.82 feet to a point marking the northwest corner of a called 3.593 acre tract of land as recorded under County Clerk's File No. 20060707000930780 of the Deed Records of Collin County, Texas, same being in the northwest corner of a 35' Right-of-Way Dedication for Winningkoff Road as recorded in Volume 4169, Page 16 of the Deed Records of Collin County, Texas, and marking the northeast corner of said 3.59 acre Tract 3 and said premises;

THENCE with the west line of said 35' Right-of-Way Dedication, the west line of said 3.593 acre tract, the east line of a called 1.00 acre tract of land as recorded under County Clerk's File No. 20090814001027250 of the Deed Records of Collin County, Texas, crossing through a called 4.512 acre tract of land as recorded in Volume 1063, Page 592 of the Deed Records of Collin County, Texas, the east line of said 3.59 acre Tract 3 and an east line of said 3.65 acre Tract 1, South 01°56'24" West, passing at 1,246.55 feet a 3/8" iron rod found marking the southwest corner of said 1.00 acre tract and the easterly most northeast corner of said 3.65 acre Tract 1, and continuing for a total distance of 1,346.55 feet to a point in the north line of a called 13.050 acre tract of land as recorded under County Clerk's File No. 20130816001163530 of the Deed Records of Collin County, Texas, the southeast corner of said 3.65 acre Tract 1 and of said premises;

THENCE with the north line of said 13.050 acre tract and the south line of said 3.65 acre Tract 1, North 88°11'51" West, 340.74 feet to a point in the east line of a called 32.80 acre tract of land as recorded under County Clerk's File No. 20160407000413150 of the Deed Records of Collin County, Texas. marking the northwest corner of said 13.050 acre tract, the southwest corner of said 3.65 acre Tract 1 and said premises;

THENCE with the east line of said 32.80 acre tract, the east line of a called 5.000 acre tract of land as recorded under County Clerk's File No. 20101022001149850 of the Deed Records of Collin County, Texas, the east line of Lot 2 of Lots 1 & 2, Block A, Franklin Addition as recorded in Volume P, Page 471 of the Plat Records of Collin County, Texas, the east line of a called 5.03 acre tract of land as recorded under County Clerk's File No. 20100219000163010 of the Deed Records of Collin County, Texas, the east line of the aforementioned 4.00 acre tract, the east line of the aforementioned 35' right-of-way dedication and the west line of said 3.65 acre Tract 1, North 01°07'43" East (Basis of Bearings), 1,347.02 feet to the place of beginning and containing 10.830 gross acres of land, of which 0.322 acres is dedicated for Right-of-Way for Winningkoff Road, leaving 10.508 net acres of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, F. E. Bemenderfer, do 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.

NOT FOR RECORDING

_____
F. E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2022.

_____
Notary Public in and for
the State of Texas

_____
Printed Name

Preliminary Plat
White Addition
Lots 1 & 2, Block A
Zoned: MHD
10.830 Gross Acres / 10.508 Net Acres
Thomas D. James Survey, Abstract No. 477
City of Lucas, Collin County, Texas
July 2022

P:/AC/202202/AC893900.dwg

Revised: 07.19.22

Owner:
Christopher White
205 Saint James Drive
Lucas, Tx 75002
(214) 808-4465
Attn: Chris White
cywhite.2015@yahoo.com

Engineer:
Helmberger & Associates
1525 Bozman Road
Wylie, Tx 75098
(972) 442-7459
Attn: Randy Helmberger
randyhelmberger@verizon.net

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Fred Bemenderfer
fredb@roomeinc.com

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

PLATTING APPLICATION

Name of Subdivision and/or Project: White Addition

Items Submitted	Filing Fee
☐ **Preliminary Plat**	
▪ Single Family Residential Subdivision Development	$805.00
o $750 + $5 per acre with 20 acres or less (i.e. $850 for 20 acres) excluding minor plats of five (5) acres or less.	
o $750 + $5 per acre with 21 - 30 acres (i.e. $900 for 30 acres)	
o $800 + $5 acre with 31 - 45 acres (i.e. $1,025 for 45 acres)	
o $900 + $5 per acre with 46+ acres (i.e. $1,130 for 46 acres)	
▪ Estate Residential Subdivision Development	_____
o $1,000 + $7 per acre for all size parcels (i.e. $1,140 for 20 acres)	
▪ Minor Plats	_____
o $500 + $5 per acre with 5 acres or less (i.e. $525 for 5 acres)	
▪ Non-residential District Plats	_____
o $800 + $10 per acre with 30 acres or less	
o $850 + $10 per acre with 31 – 45 acres	
o $950 + $10 per acre with 46+ acres	
☐ **Final Plat**	
▪ Single Family Residential Subdivision Development	_____
o $800 + $5 per acre with 30 acres or less	
o $850 + $5 per acre with 31 – 45 acres	
o $950 + $5 per acre with 46+ acres	
Any additional development fees will be charged at final plat rates.	
▪ Estate residential Subdivision Development	_____
o $950 + $7 per lot for all size parcels	
▪ Minor Plat	_____
o $350 + $5 per acre with 5 acres or less	
▪ Non-residential District Plats	_____
o $850 + $10 per acre for up to 30 acres	
o $900 + $10 per acre with 31 – 45 acres	
o $1,000 + $10 per acre with 46+ acres	
▪ Replat	_____
o Minor Plat (5 acres or less) $450 + $5 per acre ($475 for 5 acres)	
o All others - $600 + $10 per acre	
▪ Amended Plat	_____
o Minor Plats (5 acres or less) - $300 + $7 per acre (i.e. $300 for an amended plat for 5 acres)	
o All others - $500 + $10 per acre (i.e. $700 for an amended plat for 20 acres)	_____
☐ **Storm Water Run-Off Permit**	
o Developments 0 – 3 acres $75	
o Developments 4 – 10 acres $150	
o Developments 10+ acres $500	_____
☐ **Vacation of Plat**	
o $500 + $10 per acre	_____
☐ **Concept Plan (Optional Land Study)**	
o $150 per session with Planning & Zoning and/or City Council	_____
☐ **Tree Survey/Conservation Plan**	No Fee
☐ **Tree Removal & Site Clearing Permit**	_____
o $ 250	
☐ **Park Site Dedication**	_____
o $ 1,000 per lot or land dedication	
TOTAL	$805.00

PLATTING APPLICATION

Physical Location of Property: 1110 E. Winningkoff Rd.
(Address and general location – approximate distance to nearest existing street intersection)

Legal Description of Property: T.D. James Survey, Abstr. No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3
(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block – Must attach metes and bounds description)

Comprehensive Zoning Designation(s): Manufactured Home District (MHD)

Existing Zoning Designation(s): Manufactured Home District (MHD)

Description of Project Use: residential

Acreage: 10.83 | Existing # of Lots/Tracts: 3

OWNERS NAME: Christopher C. White | Contact Number: (214) 808-4465

Applicant/Contact Person: same | Title: N/A

Company Name: N/A

Street Address: 205 Saint James Dr., Lucas, TX 75002

Mailing Address: Same

Phone: (214) 808-4465 | Fax: None | Email: [redacted]

OWNERS NAME: | Contact Number:

Applicant/Contact Person | Title:

Company Name

Street Address

Mailing Address

Phone: | Fax: | Email:

ENGINEER REPRESENTATIVE: | Contact Number:

Applicant/Contact Person: Randy Helmberger | Title: Engineer

Company Name: Helmberger Associates, Inc.

Street Address: 1525 Bozman Road, Wylie, TX 75098

Mailing Address: Same

Phone: (972) 442-7459 | Fax: (972) 442-1428 | Email: [redacted]

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

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

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

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

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

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

PLATTING APPLICATION

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

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

STATE OF TEXAS }

COUNTY OF COLLIN }

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

Owner / Agent (*circle one*)

JUSTIN SCOTT AMMERMAN
Notary ID #132629039
My Commission Expires
August 18, 2024

SUBSCRIBED AND SWORN TO before me, this the 2nd day of August, 2022

Notary Public in and for the State of Texas:

Official Use Only:

Planning & Zoning: _____ Date: _____

City Council: _____ Date: _____

Applicant Withdrew: Yes or No Date: _____
Applicant Made a Written Withdrawal: Yes or No Date: _____

City of Lucas
Planning and Zoning Agenda Request
September 8, 2022

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider a request by Karl D. Williams, to vacate the existing plat of Wendy Farms Addition creating 13 single family lots being all of a 53.788 tract of land situated in the John W. Kirby Survey, Abstract 506, Peter F. Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.

Background Information

This parcel of land is currently zoned Residential 2-acres, containing 53.788 acres of land and proposes 11 new residential lots comprising of 47.988 acres, one homeowners association lot, and a private street lot for a total of 13 lots occupying 7.1 acres. The proposed residential lots vary in size from 2.6 acres to 13 acres for an average lot size of 4.36 acres. The proposed vacating plat returns the lot to its original condition of one lot as recorded in Cabinet Number 2021, Page 398 of the official records of Collin County.

Attachments/Supporting Documentation

1. Vacating Plat
2. Plat Application

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the vacating plat as presented.

Motion

I make a motion to approve/deny vacating the existing plat of Wendy Farms Addition creating 13 single family lots being all of a 53.788 tract of land situated in the John W. Kirby Survey, Abstract 506, Peter F. Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.

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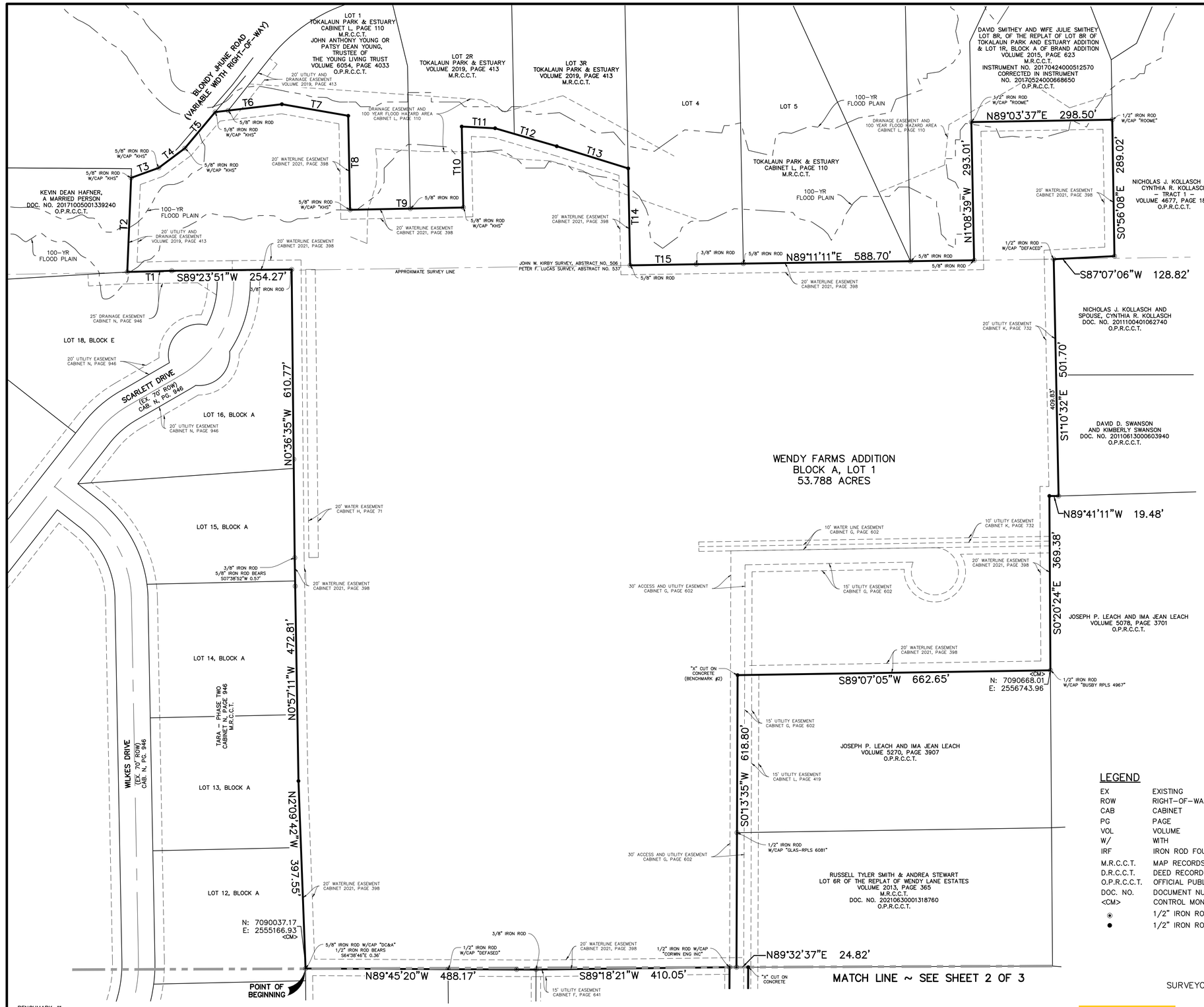

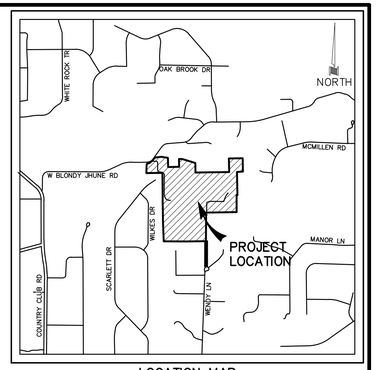

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.

NOTES:

1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. (ZONE 4202).
2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD (UNLESS OTHERWISE NOTED).
3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48085C0405J, CITY OF LUCAS, COLLIN COUNTY, TEXAS, WITH AN EFFECTIVE DATE 06/02/2009, THE PROPERTY DESCRIBED HEREON LIES IN PART WITHIN A SPECIAL FLOOD HAZARD AREA, IDENTIFIED AS ZONE A AND ZONE AE.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THE PURPOSE OF THIS PLAT IS TO VACATED THE PRELIMINARY REPLAT OF WENDY FARMS ADDITION, A 13 LOTS DEVELOPMENT AND GO BACK TO THE ORIGINAL WENDY FARMS ADDITION, AS RECORDED ON CABINET 2021, PAGE 398, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LEGEND

EX	EXISTING
ROW	RIGHT-OF-WAY
CAB	CABINET
PG	PAGE
VOL	VOLUME
W/	WITH
IRF	IRON ROD FOUND
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
<CM>	CONTROL MONUMENT
◉	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
●	1/2" IRON ROD SET

VACATING PLAT OF PRELIMINARY RE-PLAT OF WENDY FARMS ADDITION

ZONING R-2
11 RESIDENTIAL LOTS
1 HOA LOT
1 PRIVATE STREET LOT
13 TOTAL LOTS
53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
AN ADDITION TO THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS

AUGUST 2022 SCALE: 1" = 100'

OWNER
WENDY FARMS
1355 WENDY LANE
LUCAS, TEXAS 75002 (972) 979-5237
CONTACT: KARL WILLIAMS

BENCHMARK #1:
"X" cut on concrete located at the very Southeast corner on the access road, that is also the South common corner with the Lot 6R1 of the Replat of Wendy Lane Estates.
ELEVATION: 585.40'

BENCHMARK #2:
"X" cut on concrete located at the existing driveway and marking the Northwest corner line of the Leach tract, recorded in Volume 5270, Page 3907, D.R.C.C.T.
ELEVATION: 593.90'

SURVEYOR

ALLIANCE GEOSERVICES
3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-998-6560
info@alliancegeoservices.com
www.alliancegeoservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS SURVEY FIRM # 10194544

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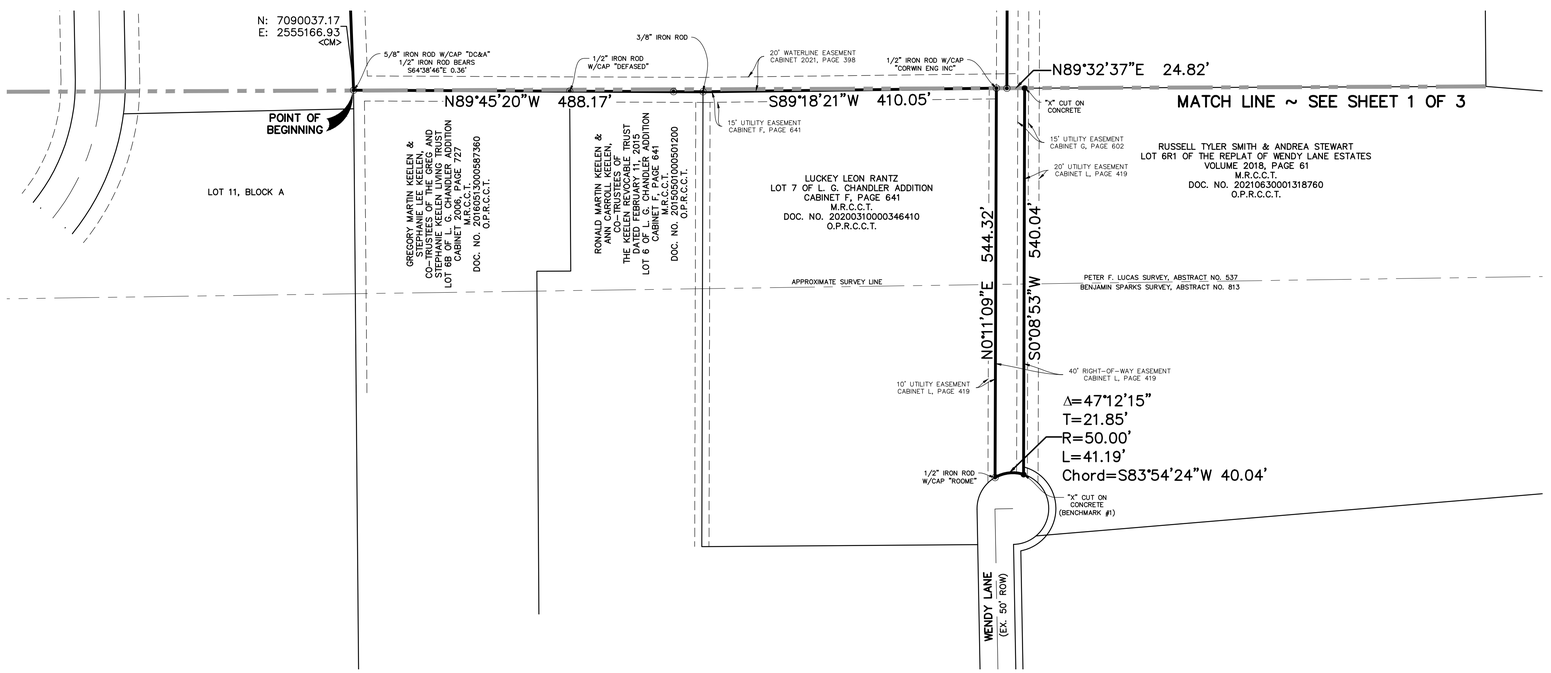

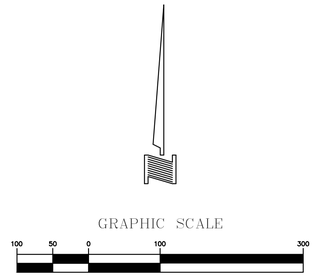

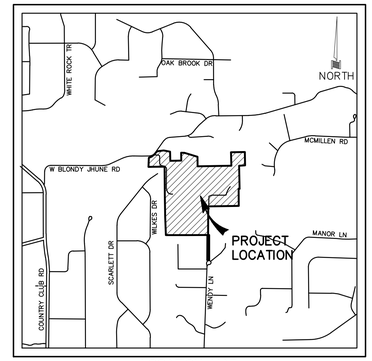

LOCATION MAP
NOT TO SCALE

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T1	S88°25'24"W	94.06'
T2	N2°22'08"E	199.60'
T3	N70°08'19"E	62.23'
T4	N53°06'29"E	69.03'
T5	N39°57'33"E	100.02'
T6	N83°17'30"E	142.32'
T7	S80°05'54"E	142.67'
T8	S1°07'28"E	199.05'
T9	N88°52'32"E	239.84'
T10	N1°07'28"W	171.57'
T11	S87°06'04"E	70.89'
T12	S73°43'50"E	136.05'
T13	S72°45'09"E	158.41'
T14	S1°08'48"E	205.30'
T15	N89°06'07"E	139.91'

LEGEND

EX	EXISTING
ROW	RIGHT-OF-WAY
CAB	CABINET
PG	PAGE
VOL	VOLUME
W/	WITH
IRF	IRON ROD FOUND
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
<CM>	CONTROL MONUMENT
⊙	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
●	1/2" IRON ROD SET

THE PURPOSE OF THIS PLAT IS TO VACATED THE PRELIMINARY REPLAT OF WENDY FARMS ADDITION, A 13 LOTS DEVELOPMENT AND GO BACK TO THE ORIGINAL WENDY FARMS ADDITION, AS RECORDED ON CABINET 2021, PAGE 398, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

VACATING PLAT OF PRELIMINARY RE-PLAT OF WENDY FARMS ADDITION

ZONING R-2
11 RESIDENTIAL LOTS
1 HOA LOT
1 PRIVATE STREET LOT
13 TOTAL LOTS
53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 506
PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
AN ADDITION TO THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS

AUGUST 2022 SCALE: 1" = 100'

OWNER
WENDY FARMS
1355 WENDY LANE
LUCAS, TEXAS 75002 (972) 979-5237
CONTACT: KARL WILLIAMS

NOTES:

1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. (ZONE 4202).
2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD (UNLESS OTHERWISE NOTED).
3. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48085C0405J, CITY OF LUCAS, COLLIN COUNTY, TEXAS, WITH AN EFFECTIVE DATE 06/02/2009, THE PROPERTY DESCRIBED HEREON LIES IN PART WITHIN A SPECIAL FLOOD HAZARD AREA, IDENTIFIED AS ZONE A AND ZONE AE.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BENCHMARK #1:
"X" cut on concrete located at the very Southeast corner on the access road, that is also the South common corner with the Lot 6R1 of the Replat of Wendy Lane Estates.

ELEVATION: 585.40'

BENCHMARK #2:
"X" cut on concrete located at the existing driveway and marking the Northwest corner line of the Leach tract, recorded in Volume 5270, Page 3907, D.R.C.C.T.

ELEVATION: 593.90'

SURVEYOR

ALLIANCE GEOSERVICES

3420 STEVEN DRIVE
PLANO, TEXAS 75023

214-998-6560
info@alliancegeoservices.com
www.alliancegeoservices.com

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

DocuSign Envelope ID: 4567FA08-B2BF-4BDF-AFDA-264EAB43E245

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS WENDY FARMS LLC and KARL D. WILLIAMS, AS TRUSTEE OF THE CHICANE REVOCABLE TRUST, are owners of a 53.788 acres tract of land situated in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 506, the PETER F. LUCAS SURVEY, ABSTRACT NO. 537, and the BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813, City of Lucas, Collin County, Texas, and being all of Block A, Lot 1, of the WENDY FARMS ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2021, Page 398, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "DC&A" found in the east line of Lot 12, Block A, TARA–PHASE TWO, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet N, Page 946, Map Records, Collin County, Texas, for the common southwest corner of Tract 2, (Document Number 20161208001662790) and the northwest corner of Lot 6B, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2006, Page 727, Map Records, Collin County, Texas, from which a 1/2" iron rod found bears S 64 38' 46" E, 0.36 feet;

THENCE N 02° 09' 42" W, with the common west line of said Tract 2 and the east line of said TARA–PHASE TWO Addition, a distance of 397.55 feet to a found fence post in the east line of Lot 13, Block A of said TARA–PHASE TWO Addition;

THENCE N 00° 57' 11" W, passing at a distance of 412.68 feet, a 1/2" iron rod found in the east line of Lot 14, Block A, of said TARA–PHASE TWO Addition, for the northwest corner of said Tract 2, (Document Number 20161208001662790) and continuing in all with the east line of said TARA–PHASE TWO Addition, a total distance of 472.81 feet to a 3/8" iron rod found in the east line of Lot 15, Block A of said TARA–PHASE TWO Addition, for the common northwest corner of said Tract 1, (Document Number 20161208001662790) and the southwest corner of said Lot 2, (Cabinet H, Page 71) from which a 5/8" iron rod found bears S 07° 38' 52" W, 0.57 feet;

THENCE N 00° 36' 35" W, continuing with said east line, a distance of 610.77 feet to a 3/8" iron rod found in the south line of said Lot 13, (Cabinet 2019, Page 413) for the common northwest corner of said Lot 1, (Cabinet H, Page 71) and the northeast corner of Lot 16, Block A of said TARA–PHASE TWO Addition;

THENCE S 89° 23' 51" W, with the common south line of said Lot 13 and the north line of said TARA–PHASE TWO Addition, a distance of 254.27 feet to a 1/2" iron rod found in the north line of Lot 18, Block E of said Addition;

THENCE S 88° 25' 24" W, continuing with said common line, a distance of 94.06 feet to a 1/2" iron rod found for the common southwest corner of said Lot 13 and the southeast corner of that tract of land conveyed in Deed to Kevin Dean Hafner, according to the document of record filed in Document Number 20171005001339240, Official Public Records, Collin County, Texas;

THENCE N 02° 22' 08" E, with the common west line of said Lot 13 and the east line of said Kevin Dean Hafner tract, a distance of 199.60 feet to a 5/8" iron rod with cap stamped "KHS" found in the southeast line of Blondy Jhune Road, a variable width right–of–way, for the most westerly northwest corner of said Lot 13.

THENCE With the common northwest line of said Lot 13 and the southeast line of said Blondy Jhune Road, the following courses and distances:

N 70° 08' 19" E, a distance of 62.23 feet to a 5/8" iron rod with cap stamped "KHS";

N 53° 06' 29" E, a distance of 69.03 feet to a 5/8" iron rod with cap stamped "KHS";

N 39° 57' 33" E, a distance of 100.02 feet to a 5/8" iron rod with cap stamped "KHS";

N 83° 17' 30" E, passing at a distance of 27.75 feet, a 5/8" iron rod found in the north line of said Lot 13 for the most westerly southwest corner of Lot 1, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet L, Page 110, Map Records, Collin County, Texas, and continuing in all for a total distance of 142.32 feet to a 5/8" iron rod found in the common line of said Lot 13 and said Lot 1;

THENCE S 80° 05' 54" E, with said common line, a distance of 142.67 feet to a PK Nail found;

THENCE S 01° 07' 28" E, continuing with said common line, a distance of 199.05 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southwest corner of said Lot 1;

THENCE N 88° 52' 32" E, passing at a distance of 127.60 feet, a 5/8" iron rod found for the common corner of said Lot 1 and Lot 2R, of said TOKALAUN PARK & ESTUARY LOTS 2R, 3R AND 13 Addition, (Cabinet 2019, Page 412), and continuing in all for a total distance of 239.84 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southeast corner of said Lot 2R;

THENCE N 01° 07' 28" W, a distance of 171.57 feet to a point for corner in the creek for a common exterior ell corner of said Lot 13 and an interior ell corner of said Lot 2R;

THENCE With the north line of said Lot 13, the following courses and distances:

S 87° 06' 04" E, a distance of 70.89 feet to a point for corner in the approximate center line of a creek;

S 73° 43' 50" E, a distance of 136.05 feet to a point for corner in the approximate center line of a creek;

S 72° 45' 09" E, a distance of 158.41 feet to a point for corner, in the west line of Lot 4, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of recorded filed in Cabinet L, Page 110, Map Records, Collin County, Texas, for the common corner of said Lot 13 and said Lot 3R;

THENCE S 01° 08' 48" E, with the common east line of said Lot 13 and the west line of said Lot 4, a distance of 205.30 feet to a 5/8" iron rod found in the north line of said Tract II, (Document Number 20161208001662), for the common corner of said Lot 13 and said Lot 4;

THENCE N 89° 06' 07" E, with the south line of said Lot 4, a distance of 139.91 feet to a 3/8" iron rod found for the northwesterly corner of Lot 1R, Block A, (Cabinet 2015, Page 623);

THENCE N 89° 11' 11" E, with the north line of said Lot 1R, passing at a distance of 99.84 feet, a 5/8" iron rod found for the common corner of said Lot 4 and Lot 5 of said TOKALAUN PARK & ESTUARY Addition, and continuing with the north line of said Lot 1R, passing at a distance of 354.29 feet, a 5/8" iron rod found for the common corner of Lot 5, and Lot 6, same being the southwest corner of Lot 7 of said TOKALAUN PARK & ESTUARY Addition, and continuing in all for a total, a distance of 588.70 feet to a 5/8" iron rod found for a common interior ell corner of said Lot 1R, and the southeast corner of said Lot 7;

THENCE N 01° 08' 39" W, with the east line of said Lot 7, a distance of 293.01 feet to a 1/2" iron rod with cap stamped "ROOME" found for the common most northerly northwest corner of said Lot 1R and the southwest corner of Lot 8R, Block A, of said REPLAT OF LOT 8R, OF TOKALAUN PARK AND ESTUARY ADDITION & LOT 1R, BLOCK A OF BRAND ADDITION, (Cabinet 2015, Page 623);

THENCE N 89° 03' 37" E, with the common north line of said Lot 1R and the south line of said Lot 8R, a distance of 298.50 feet to a 1/2" iron rod with cap stamped "ROOME" found in the west line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Volume 4677, Page 1814, Deed Records, Collin County, Texas, for the common most northerly northeast corner of said Lot 1R and the southeast corner of said Lot 8R;

THENCE S 00° 56' 08" E, with the common east line of said Lot 1R and the west line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, a distance of 289.02 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Document Number 2011100401062740, Official Public Records, Collin County, Texas, for the common most easterly southeast corner of said Lot 1R and the southwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Volume 4677, Page 1814);

THENCE S 87° 07' 06" W, with the north line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 2011100401062740), a distance of 128.82 feet to a 1/2" iron rod with defaced cap found for a common interior ell corner of said Lot 1R and the northwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 2011100401062740);

THENCE S 01° 10' 32" E, with the east line of said Lot 1R, a distance of 501.70 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5078, Page 3701, Deed Records, Collin County, Texas for a common exterior ell corner of said Lot 1R and the southwest corner of that tract of land conveyed in Deed to David D. Swanson and Kimberly Swanson, according to the document of record filed in Document Number 20110613000603940, Official Public Records, Collin County, Texas;

THENCE N 89° 41' 11" W, with the north line of said Joseph P. Leach and Ima Jean Leach tract, a distance of 19.48 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set for a common interior ell corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract;

THENCE S 00° 20' 24" E, with the common east line of said Lot 1R and the west line of said Joseph P. Leach and Ima Jean Leach tract, passing at a distance of 105.62 feet to a 1/2" iron rod found, and continuing in all for a total distance of 369.38 feet to a 1/2" iron rod with cap stamped "BUSBY RPLS 4967" found for the common southeast corner of said Lot 1R and the northeast corner of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5270, Page 3907, Deed Records, Collin County, Texas;

THENCE S 89° 07' 05" W, leaving the west line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5078, Page 3701), and with the common south line of said Lot 1R and the north line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), a distance of 662.65 feet to an "X" cut in concrete found in the west line of the above mentioned Tract 1, (Document Number 20161208001662790) for the common southwest corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907) tract;

THENCE S 00° 13' 35" W, with the east line of said Tract 1, passing at a distance of 333.67 to a 1/2" iron rod with a cap stamped "GLAS–RPLS 6081" found for the common southwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), and the northwest corner of Lot 6R, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2013, Page 365, Map Records, Collin County, Texas, and continuing in all for a total distance of 618.80 feet to a 1/2" iron rod found for a common interior ell corner of said Tract 1 and the southwest corner of said Lot 6R,

THENCE N 89° 32' 37" E, with the south line of said Lot 6R, a distance of 24.82 feet to an "X" cut in concrete found in the south line of said Lot 6R for a common exterior ell corner of said Tract 1 and the northwest corner of Lot 6R1, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2018, Page 61, Map Records, Collin County, Texas;

THENCE S 00° 08' 53" W, leaving said south line and with and the west line of said Lot 6R1, a distance of 540.04 feet to an "X" cut in concrete found in the north line of Wendy Lane, a 50' right–of–way, said being at the beginning of a non–tangent curve to the left having a central angle of 47° 12' 15", a radius of 50.00 feet and a chord bearing and distance of S 83° 54' 24" W, 40.04 feet;

THENCE With the north line of said Wendy Lane and said curve to the left, an arc distance of 41.19 feet to a 1/2" iron rod with cap stamped "ROOME" found in the east line of Lot 7, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet F, Page 641, Map Records, Collin County, Texas;

THENCE N 00° 11' 09" E, with the east line of said Lot 7, a distance of 544.32 feet to a 1/2" iron rod with cap stamped "CORWIN ENG INC" found for a common interior ell corner of said Tract 1, (Document Number 20161208001662790) and the northeast corner of said Lot 7;

THENCE S 89° 18' 21" W, with the common south line of said Tract 1 and the north line of said Lot 7, a distance of 410.05 feet to a 3/8" iron rod found for the common corner of said Lot 7 and Lot 6 of said L.G. CHANDLER ADDITION;

THENCE N 89° 45' 20" W, passing at a distance of 41.18 feet a 1/2" iron rod found in the north line of Lot 6, for the common southwest corner of the above mentioned Tract 1 and the southeast corner of said Tract 2 (Document Number 20161208001662790), continuing with the north line of said Lot 6, passing at a distance of 145.04 feet a 1/2" iron rod found for the common corner of said Lot 6 and the above mentioned Lot 6B of said L.G. CHANDLER ADDITION, (Cabinet 2006, Page 727) and continuing in all for a total distance of 488.17 feet to the POINT OF BEGINNING, and containing 53.788 acres of land, more or less.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WENDY FARMS, acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the herein above described property as WENDY FARMS, an addition to the City of Lucas, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Lucas and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS, my hand this the _____ day of _____, 20__.

By: WENDY FARMS

_____
By: KARL WILLIAMS

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared KARL WILLIAMS, Owner of Wendy Farms, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

CITY APPROVAL CERTIFICATE

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

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

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 Development Services Director or 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.

_____ _____
Development Services Director Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jesus J. Lajara, do hereby state that I prepared this replat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lucas, Texas.

Dated this the _____ day of _____, 20__.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 03/01/2021)

_____
JESUS J. LAJARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6378

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Jesus J. Lajara, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

THE PURPOSE OF THIS PLAT IS TO VACATED THE PRELIMINARY REPLAT OF WENDY FARMS ADDITION, A 13 LOTS DEVELOPMENT AND GO BACK TO THE ORIGINAL WENDY FARMS ADDITION, AS RECORDED ON CABINET 2021, PAGE 398, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

VACATING PLAT OF PRELIMINARY RE–PLAT OF WENDY FARMS ADDITION

ZONING R–2
11 RESIDENTIAL LOTS
1 HOA LOT
1 PRIVATE STREET LOT
13 TOTAL LOTS
53.788 ACRES

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PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
AN ADDITION TO THE CITY OF LUCAS,
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AUGUST 2022 SCALE: 1" = 100'

OWNER
WENDY FARMS
1355 WENDY LANE
LUCAS, TEXAS 75002 (972) 979–5237
CONTACT: KARL WILLIAMS

SURVEYOR

ALLIANCE GEOSERVICES

3420 STEVEN DRIVE
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TEXAS BOARD OF PROFESSIONAL
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DocuSign Envelope ID: 4567FA08-B2BF-4BDF-AFDA-264EAB43E245

OWNER'S CERTIFICATE & DEDICATION

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COUNTY OF COLLIN §

WHEREAS WENDY FARMS LLC and KARL D. WILLIAMS, AS TRUSTEE OF THE CHICANE REVOCABLE TRUST, are owners of a 53.788 acres tract of land situated in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 508, the PETER F. LUCAS SURVEY, ABSTRACT NO. 537, and the BENJAMIN SPARKS SURVEY, ABSTRACT NO. 813, City of Lucas, Collin County, Texas, and being all of Block A, Lot 1, of the WENDY FARMS ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2021, Page 398, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "DC&A" found in the east line of Lot 12, Block A, TARA-PHASE TWO, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet N, Page 946, Map Records, Collin County, Texas, for the common southwest corner of Tract 2, (Document Number 20181208001662790) and the northwest corner of Lot 6B, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2008, Page 727, Map Records, Collin County, Texas, from which a 1/2" iron rod found bears S 64° 38' 46" E, 0.36 feet;

THENCE N 02° 09' 42" W, with the common west line of said Tract 2 and the east line of said TARA-PHASE TWO Addition, a distance of 397.55 feet to a found fence post in the east line of Lot 13, Block A of said TARA-PHASE TWO Addition;

THENCE N 00° 57' 11" W, passing at a distance of 412.68 feet, a 1/2" iron rod found in the east line of Lot 14, Block A, of said TARA-PHASE TWO Addition, for the northwest corner of said Tract 2, (Document Number 20181208001662790) and continuing in all with the east line of said TARA-PHASE TWO Addition, a total distance of 472.81 feet to a 3/8" iron rod found in the east line of Lot 15, Block A of said TARA-PHASE TWO Addition, for the common northwest corner of said Tract 1, (Document Number 20181208001662790) and the southwest corner of said Lot 2, (Cabinet H, Page 71) from which a 5/8" iron rod found bears S 07° 38' 52" W, 0.57 feet;

THENCE N 00° 36' 35" W, continuing with said east line, a distance of 810.77 feet to a 3/8" iron rod found in the south line of said Lot 13, (Cabinet 2019, Page 413) for the common northwest corner of said Lot 1, (Cabinet H, Page 71) and the northeast corner of Lot 18, Block A of said TARA-PHASE TWO Addition;

THENCE S 89° 23' 51" W, with the common south line of said Lot 13 and the north line of said TARA-PHASE TWO Addition, a distance of 254.27 feet to a 1/2" iron rod found in the north line of Lot 18, Block E of said Addition;

THENCE S 88° 25' 24" W, continuing with said common line, a distance of 94.06 feet to a 1/2" iron rod found for the common southwest corner of said Lot 13 and the southeast corner of that tract of land conveyed in Deed to Kevin Dean Hefner, according to the document of record filed in Document Number 20171005001359240, Official Public Records, Collin County, Texas;

THENCE N 02° 22' 08" E, with the common west line of said Lot 13 and the east line of said Kevin Dean Hefner tract, a distance of 199.60 feet to a 5/8" iron rod with cap stamped "KHS" found in the southeast line of Blondy Jhune Road, a variable width right-of-way, for the most westerly northwest corner of said Lot 13.

THENCE With the common northwest line of said Lot 13 and the southeast line of said Blondy Jhune Road, the following courses and distances:

N 70° 08' 19" E, a distance of 62.23 feet to a 5/8" iron rod with cap stamped "KHS";

N 53° 06' 29" E, a distance of 69.03 feet to a 5/8" iron rod with cap stamped "KHS";

N 39° 57' 33" E, a distance of 100.02 feet to a 5/8" iron rod with cap stamped "KHS";

N 83° 17' 30" E, passing at a distance of 27.75 feet, a 5/8" iron rod found in the north line of said Lot 13 for the most westerly southwest corner of Lot 1, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet L, Page 110, Map Records, Collin County, Texas, and continuing in all for a total distance of 142.32 feet to a 5/8" iron rod found in the common line of said Lot 13 and said Lot 1;

THENCE S 80° 05' 54" E, with said common line, a distance of 142.67 feet to a PK Nail found;

THENCE S 01° 07' 28" E, continuing with said common line, a distance of 199.05 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southwest corner of said Lot 1;

THENCE N 88° 52' 32" E, passing at a distance of 127.80 feet, a 5/8" iron rod found for the common corner of said Lot 1 and Lot 2R, of said TOKALAUN PARK & ESTUARY LOTS 2R, 3R AND 13 Addition, (Cabinet 2019, Page 412), and continuing in all for a total distance of 238.64 feet to a 5/8" iron rod with cap stamped "KHS" found for a common interior ell corner of said Lot 13 and the most southerly southeast corner of said Lot 2R;

THENCE N 01° 07' 28" W, a distance of 171.57 feet to a point for corner in the creek for a common exterior ell corner of said Lot 13 and an interior ell corner of said Lot 2R;

THENCE With the north line of said Lot 13, the following courses and distances:

S 87° 06' 04" E, a distance of 70.89 feet to a point for corner in the approximate center line of a creek;

S 73° 43' 50" E, a distance of 136.05 feet to a point for corner in the approximate center line of a creek;

S 72° 45' 09" E, a distance of 158.41 feet to a point for corner, in the west line of Lot 4, TOKALAUN PARK & ESTUARY, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of recorded filed in Cabinet L, Page 110, Map Records, Collin County, Texas, for the common corner of said Lot 13 and said Lot 3R;

THENCE S 01° 08' 48" E, with the common east line of said Lot 13 and the west line of said Lot 4, a distance of 205.30 feet to a 5/8" iron rod found in the north line of said Tract II, (Document Number 20181208001662), for the common corner of said Lot 13 and said Lot 4;

THENCE N 89° 06' 07" E, with the south line of said Lot 4, a distance of 139.91 feet to a 3/8" iron rod found for the northwesterly corner of Lot 1R, Block A, (Cabinet 2015, Page 623);

THENCE N 89° 11' 11" E, with the north line of said Lot 1R, passing at a distance of 99.84 feet, a 5/8" iron rod found for the common corner of said Lot 4 and Lot 5 of said TOKALAUN PARK & ESTUARY Addition, and continuing with the north line of said Lot 1R, passing at a distance of 354.29 feet, a 5/8" iron rod found for the common corner of Lot 5, and Lot 8, same being the southwest corner of Lot 7 of said TOKALAUN PARK & ESTUARY Addition, and continuing in all for a total, a distance of 588.70 feet to a 5/8" iron rod found for a common interior ell corner of said Lot 1R, and the southeast corner of said Lot 7;

THENCE N 01° 08' 39" W, with the east line of said Lot 7, a distance of 293.01 feet to a 1/2" iron rod with cap stamped "ROOME" found for the common most northerly northwest corner of said Lot 1R and the southwest corner of Lot 8R, Block A, of said REPLAT OF LOT 8R, OF TOKALAUN PARK AND ESTUARY ADDITION & LOT 1R, BLOCK A OF BRAND ADDITION, (Cabinet 2015, Page 623);

THENCE N 89° 03' 37" E, with the common north line of said Lot 1R and the south line of said Lot 8R, a distance of 298.50 feet to a 1/2" iron rod with cap stamped "ROOME" found in the west line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Volume 4677, Page 1814, Deed Records, Collin County, Texas, for the common most northerly northeast corner of said Lot 1R and the southeast corner of said Lot 8R;

THENCE S 00° 56' 08" E, with the common east line of said Lot 1R and the west line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, a distance of 289.02 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Nicholas J. Kollasch and Cynthia R. Kollasch, according to the document of record filed in Document Number 20111004010627 40, Official Public Records, Collin County, Texas, for the common most easterly southeast corner of said Lot 1R and the southwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Volume 4677, Page 1814);

THENCE S 87° 07' 08" W, with the north line of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 20111004010627 40), a distance of 128.82 feet to a 1/2" iron rod with defaced cap found for a common interior ell corner of said Lot 1R and the northwest corner of said Nicholas J. Kollasch and Cynthia R. Kollasch tract, (Document Number 20111004010627 40);

THENCE S 01° 10' 32" E, with the east line of said Lot 1R, a distance of 501.70 feet to a 1/2" iron rod found in the north line of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5078, Page 3701, Deed Records, Collin County, Texas for a common exterior ell corner of said Lot 1R and the southeast corner of that tract of land conveyed in Deed to David D. Swanson and Kimberly Swanson, according to the document of record filed in Document Number 20110813000803840, Official Public Records, Collin County, Texas;

THENCE N 89° 41' 11" W, with the north line of said Joseph P. Leach and Ima Jean Leach tract, a distance of 19.48 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set for a common interior ell corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract;

THENCE S 00° 20' 24" E, with the common east line of said Lot 1R and the west line of said Joseph P. Leach and Ima Jean Leach tract, passing at a distance of 103.82 feet to a 1/2" iron rod found, and continuing in all for a total distance of 369.38 feet to a 1/2" iron rod with cap stamped "BUSBY RPLS 4667" found for the common southeast corner of said Lot 1R and the northeast corner of that tract of land conveyed in Deed to Joseph P. Leach and Ima Jean Leach, according to the document of record filed in Volume 5270, Page 3907, Deed Records, Collin County, Texas;

THENCE S 89° 07' 05" W, leaving the west line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5078, Page 3701), and with the common south line of said Lot 1R and the north line of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), a distance of 662.65 feet to an "X" cut in concrete found in the west line of the above mentioned Tract 1, (Document Number 20181208001662790) for the common southwest corner of said Lot 1R and the northwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907) tract;

THENCE S 00° 13' 35" W, with the east line of said Tract 1, passing at a distance of 333.67 to a 1/2" iron rod with a cap stamped "CLAS-RPLS 6081" found for the common southwest corner of said Joseph P. Leach and Ima Jean Leach tract, (Volume 5270, Page 3907), and the northwest corner of Lot 6R, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2013, Page 385, Map Records, Collin County, Texas, and continuing in all for a total distance of 618.80 feet to a 1/2" iron rod found for a common interior ell corner of said Tract 1 and the southeast corner of said Lot 6R;

THENCE N 89° 32' 37" E, with the south line of said Lot 6R, a distance of 24.82 feet to an "X" cut in concrete found in the south line of said Lot 6R for a common exterior ell corner of said Tract 1 and the northwest corner of Lot 6R1, REPLAT OF WENDY LANE ESTATES, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet 2018, Page 81, Map Records, Collin County, Texas;

THENCE S 00° 08' 53" W, leaving said south line and with and the west line of said Lot 6R1, a distance of 540.04 feet to an "X" cut in concrete found in the north line of Wendy Lane, a 50' right-of-way, said being at the beginning of a non-tangent curve to the left having a central angle of 47° 12' 15", a radius of 50.00 feet and a chord bearing and distance of S 83° 54' 24" W, 40.04 feet;

THENCE With the north line of said Wendy Lane and said curve to the left, an arc distance of 41.18 feet to a 1/2" iron rod with cap stamped "ROOME" found in the east line of Lot 7, L.G. CHANDLER ADDITION, an Addition to the City of Lucas, Collin County, Texas, according to the Plat of record filed in Cabinet F, Page 641, Map Records, Collin County, Texas;

THENCE N 00° 11' 09" E, with the east line of said Lot 7, a distance of 544.32 feet to a 1/2" iron rod with cap stamped "CORWIN ENG INC" found for a common interior ell corner of said Tract 1, (Document Number 20181208001662790) and the northeast corner of said Lot 7;

THENCE S 89° 18' 21" W, with the common south line of said Tract 1 and the north line of said Lot 7, a distance of 410.05 feet to a 3/8" iron rod found for the common corner of said Lot 7 and Lot 6 of said L.G. CHANDLER ADDITION;

THENCE N 89° 45' 20" W, passing at a distance of 41.18 feet a 1/2" iron rod found in the north line of Lot 6, for the common southwest corner of the above mentioned Tract 1 and the southeast corner of said Tract 2 (Document Number 20181208001662790), continuing with the north line of said Lot 6, passing at a distance of 145.04 feet a 1/2" iron rod found for the common corner of said Lot 6 and the above mentioned Lot 6B of said L.G. CHANDLER ADDITION, (Cabinet 2008, Page 727) and continuing in all for a total distance of 488.17 feet to the POINT OF BEGINNING, and containing 53.788 acres of land, more or less.

OWNERS CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WENDY FARMS, acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the herein above described property as WENDY FARMS, an addition to the City of Lucas, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Lucas and all public utilities desiring to use or using same. All and any public utility and the City of Lucas shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Lucas and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS, my hand this the 29 day of August 20 22

By: WENDY FARMS

[signature]

By: KARL WILLIAMS

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared KARL WILLIAMS, Owner of Wendy Farms, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of Aug 20 22

CBennett

Notary Public in and for the State of Texas

2.28.23

My Commission Expires On:

CHRISTINE BENNETT
Notary Public, State of Texas
Comm. Expires 02-28-2023
Notary ID 126387738

CITY APPROVAL CERTIFICATE

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

__________________ __________
Chairman, Planning and Zoning Commission Date

ATTEST:

__________________ __________
Signature Date

____
Name & Title

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 Development Services Director or 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.

__________________ __________
Development Services Director Date

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jesus J. Lajara, do hereby state that I prepared this replat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lucas, Texas.

Dated this the __________ day of ________________ 20__

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE [illegible])

JESUS J. LAJARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6378

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Jesus J. Lajara, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this ______ day of ____________ 20__

____
Notary Public in and for the State of Texas

THE PURPOSE OF THIS PLAT IS TO VACATED THE PRELIMINARY REPLAT OF WENDY FARMS ADDITION, A 13 LOTS DEVELOPMENT AND GO BACK TO THE ORIGINAL WENDY FARMS ADDITION, AS RECORDED ON CABINET 2021, PAGE 398, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

VACATING PLAT OF PRELIMINARY RE-PLAT OF WENDY FARMS ADDITION

ZONING R-2
11 RESIDENTIAL LOTS
1 HOA LOT
1 PRIVATE STREET LOT
13 TOTAL LOTS
53.788 ACRES

JOHN W. KIRBY SURVEY ~ ABSTRACT NO. 508
PETER F. LUCAS SURVEY ~ ABSTRACT NO. 537
BENJAMIN SPARKS SURVEY ~ ABSTRACT NO. 813
AN ADDITION TO THE CITY OF LUCAS,
COLLIN COUNTY, TEXAS

AUGUST 2022 SCALE: 1" = 100'

OWNER
WENDY FARMS
1355 WENDY LANE
LUCAS, TEXAS 75002 (972) 979-5237
CONTACT: KARL WILLIAMS

SURVEYOR

ALLIANCE GEOSERVICES

3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-998-6560
info@alliancegeoservices.com
www.alliancegeoservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

2200315

DocuSign Envelope ID: 4567FA08-B2BF-4BDF-AFDA-264EAB43E245

PLATTING APPLICATION

Physical Location of Property: 1355 Wendy Lane, Lucas, Texas 75002
(Address and general location – approximate distance to nearest existing street intersection)

Legal Description of Property: Wendy Farms Addition - Abstracts 506, 537 & 813, City of Lucas, Collin Cnty, Texas
(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block – Must attach metes and bounds description)

Comprehensive Zoning Designation(s):

Existing Zoning Designation(s): R-2

Description of Project Use: Residential

Acreage: 53.788 acres | Existing # of Lots/Tracts: 13 lots

OWNERS NAME: Contact Number: 972-979-5237

Applicant/Contact Person Karl D. Williams Title: owner

Company Name

Street Address 1355 Wendy Lane, Lucas, Texas 75002

Mailing Address

Phone: 972-979-5237 Fax: Email: karlw@elmcreekinvestments.com

OWNERS NAME: Contact Number:

Applicant/Contact Person Title:

Company Name

Street Address

Mailing Address

Phone: Fax: Email:

ENGINEER REPRESENTATIVE: Contact Number:

Applicant/Contact Person Title:

Company Name

Street Address

Mailing Address

Phone: Fax: Email:

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

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

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

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

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

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

DocuSign Envelope ID: 4567FA08-B2BF-4BDF-AFDA-264EAB43E245

PLATTING APPLICATION

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

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

STATE OF TEXAS }
COUNTY OF COLLIN }

CB

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

CHRISTINE BENNETT
Notary Public, State of Texas
Comm. Expires 02-28-2023
Notary ID 126387738

[Notary seal]

Owner / Agent (*circle one*) Karl Williams

Stamp error CBennett

SUBSCRIBED AND SWORN TO before me, this the 29 day of August, 2022

Notary Public in and for the State of Texas: CBennett

Official Use Only:

Planning & Zoning: _____ Date: _____

City Council: _____ Date: _____

Applicant Withdrew: Yes or No Date: _____

Applicant Made a Written Withdrawal: Yes or No Date: _____

City of Lucas
Planning and Zoning Agenda Request
September 8, 2022

Item No. 05

Requester: Management Analyst Kevin Becker

Agenda Item Request

Consider approval of the minutes of the August 11, 2022, Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. August 11, 2022, Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the August 11, 2022, Planning and Zoning Commission meeting.

MINUTES
PLANNING AND ZONING COMMISSION MEETING

August 11, 2022 | 6:30 PM
Council Chambers
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 Adam Sussman
Commissioner Joe Williams
Alternate Commissioner Chris Bierman

Staff Present:
City Manager Joni Clarke
Development Services Director Joe Hilbourn
Management Analyst Kevin Becker
City Attorney Courtney Morris

Commissioners Absent:
Commissioner Peggy Rusterholtz
Alternate Commissioner James Foster

Regular Agenda

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

Development Services Director Joe Hilbourn gave a presentation on this item. Mr. Hilbourn stated that the drainage plans had been approved and that a detention pond had been added.

MOTION: A motion was made by Commissioner Sussman, seconded by Vice Chairman Tolson, to approve the final plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, at 1900 Estates Parkway more commonly known as Farmstead Phase Two. The motion passed unanimously by a 5 to 0 vote.

2. Discuss accessory buildings with habitable space regarding guest quarters in all residential zoning districts and provide guidance to staff.

Development Services Director Joe Hilbourn gave a presentation on this item.

The Commission discussed square footage of accessory buildings being allowed on properties. The Commission agreed with the changes to the square footage of habitable space and making the square footage of attached garages, porches, and patios to equal 400 square feet combined for R1, AO, R1.5, and R2.

City Attorney Courtney Morris spoke about the definition changes that were being proposed for removing the definition of servant's quarters and adding a definition for guest quarters.

There was no motion taken on this item as it was for discussion purposes only.

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

MOTION: A motion was made by Commissioner Sussman, seconded by Vice Chairman Tolson to approve the minutes of the July 14, 2022, Planning and Zoning Commission. Vice Chairman Tolson asked Commissioner Sussman if he would like to amend his motion to include City Attorney Joe Gorfida on page 1 of the minutes. Commissioner Sussman agreed to amend his motion. The motion passed unanimously by a 5 to 0 vote.

4. Executive Session.

An Executive Session was not held at this meeting.

5. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sussman to adjourn the meeting at 7:06 pm. The motion passed unanimously by a 5 to 0 vote.

_____ _____

Dusty Kuykendall, Chairman Kevin Becker, Management Analyst