



AGENDA

Planning and Zoning Commission Meeting

November 11, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the City of Lucas Planning and Zoning Commission will be held on Thursday, November 11, 2021 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, members may attend and participate in a meeting remotely by video conference, when a quorum of the members and the presiding officer will be physically present at the location noted above on this agenda.

To join the meeting, please click this URL:

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

and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 926 9197 2860

Passcode: 813188

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

How to Provide Input at a Meeting:

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

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

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

Call to Order

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

Public Hearing

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

Regular Agenda

2. Consider the request by James Peters on behalf of Good Shepherd United Methodist Church for approval of a final plat for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road. (Development Services Director Joe Hilbourn)
3. Discuss stormwater design criteria and provide update to the Commission regarding proposed amendments to:
 1. Planning & Design Criteria for Stormwater Run-Off (Ordinance 2009-04-00644)
 2. Stormwater Run-Off Regulations (Ordinance 2009-04-00645)
 3. Flood Damage Prevention (Ordinance 2009-04-00646)
(Development Services Director Joe Hilbourn)
4. Consider the review process for updating the City of Lucas Comprehensive Plan. (Development Services Director Joe Hilbourn)
5. Consider approval of the minutes of the October 14, 2021, Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)


Executive Agenda

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

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

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on November 5, 2021.



Stacy Henderson, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

November 11, 2021

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

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

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on the proposed zoning change request

Background Information

This project is located within the City of Lucas and is currently zoned R-2. The request proposes to rezone 5.831 acres of land including two tracts that totals 10.802 acres from R-2 to Commercial Business leaving the remaining 4.971 +/- tract of the property zoned R-2. The 5.831 acres is recommended for Commercial Business in the Comprehensive Plan and the request generally complies with the Comprehensive Plan. There is also an approved Development Agreement for this property.

Attachments/Supporting Documentation

- 1. Legal Description
- 2. Depiction
- 3. Public Notice
- 4. Location Map
- 5. Approved Development Agreement

Budget/Financial Impact

NA

Recommendation

City Staff recommends approval of the request as presented.



Item No. 01

City of Lucas
Planning and Zoning Agenda Request
November 11, 2021

Motion

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

COMMERCIAL ZONING REQUEST
PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of Lucas, being part of the James Anderson Survey, Abstract No. 17, and being part of a called 10.262 acre tract as recorded under County Clerk No. 20190723000865510 of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set marking the southeast corner of a called 0.54 acre tract as recorded in Volume 5259, Page 2576 of the Collin County Land Records, an interior ell corner of said 10.262 acre tract, and the herein described premises, from which a 60d nail with washer found in a leaning wood fence corner post bears South 78°30'36" West, 0.93 feet;

THENCE with the east line of said 0.54 acre tract, and a west line of said 10.262 acre tract, North 00°24'23" West, 105.18 feet to a "SPARR SURVEYS" capped iron rod found in the curving south right-of-way line of F.M. 3286 (E. Lucas Road, variable width right-of-way), marking the most northerly northwest corner of said 10.262 acre tract, and said premises;

THENCE with the south right-of-way line of F.M. 3286, same being the north line of said 10.262 acre tract, and said premises as follows: southeasterly along said curve to the right having a central angle of 06°55'21", for an arc distance of 50.44 feet, with a radius of 417.47 feet (chord = South 84°58'04" East, 50.41 feet) to the end of curve; South 81°30'22" East, 60.93 feet to a point marking the beginning of a curve to the left;

THENCE continuing with the south right-of-way line of F.M. 3286, and crossing through said 10.262 acre tract, same being the north line of said premises as follows: southeasterly along said curve having a central angle of 12°54'05", for an arc distance of 350.59 feet, with a radius of 1,557.00 feet (chord = South 79°59'51" East, 349.85 feet) to a point marking an exterior ell corner; South 03°33'07" West, 17.70 feet to a point marking the beginning of a curve; southeasterly along said curve to the left having a central angle of 04°59'28", for an arc distance of 137.17 feet, with a radius of 1,574.70 feet (chord = South 88°56'38" East, 137.13 feet) to a point in the east line of said 10.262 acre tract, the west line of a called 2.9785 acre tract being described under County Clerk No. 20090327000355630 of the Collin County Land Records, and marking the northeast corner of said premises, from which a "SPARR SURVEY" capped iron rod found bears North 00°08'45" West, 6.32 feet, said corner marking the original northeast corner of said 10.262 acre tract, and the northwest corner of said 2.9785 acre tract;

THENCE crossing through said 10.262 acre tract, same being the east line of said premises as follows: South 64°42'29" West, 190.48 feet to an angle break; South 18°56'01" West, 212.81 feet to an angle break; South 35°37'04" West, 173.79 feet to a point marking the southeast corner of said premises;

THENCE continuing to cross through said 10.262 acre tract, and with the south line of said premises, North 89°34'43" West, 170.14 feet to a 1" iron pipe found for an interior ell corner of said 10.262 acre tract, the northeast of Lot 1, Block A of Cook County Place Addition as recorded in Volume E, Page 27 of the Collin County Map Records;

THENCE with the south line of said 10.262 acre tract, said premises, and the north line of said Lot 1, North 89°34'43" West, 232.16 feet to a TxDOT monument found in the east right-of-way line of F.M. 1378 (Southview Drive, Variable width right-of-way), and marking the southwest corner of said premises;

THENCE continuing to cross through said 10.262 acre tract, same being the east right-of-way line of F.M. 1378, and a west line of said premises, North 02°32'17" West, 430.77 feet to a Roome capped iron rod set in the south line of the aforementioned 0.54 acre tract, a north line of said 10.262 acre tract, and marking the most westerly northwest corner of said premises;

THENCE with the common line of said 10.262 and 0.54 acre tracts, same being a north line of said premises, South 83°22'38" East, 174.74 feet to the place of beginning and containing 5.831 acres of land.

04/23/2021

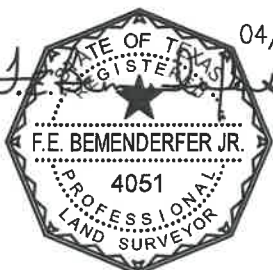


Exhibit "A"
Zoning Boundary Description
5.831 Acres

*Being part of a called 10.262 Acre Tract
Recorded Under CC# 20190723000865510, C.C.L.R.
James Anderson Survey, A-17
City of Lucas, Collin County, Texas*

Page 2 of 2

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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



SCALE: 1" = 100'

F.M. 3286 (E. Lucas Rd)
(Variable Width Right-of-Way)

A=50.44'
R=417.47'
D=6°55'21"
B=S84°58'04"E
C=50.41'

"SPARR SURVEYS"
CIRF (CM)

Abbas Esfandiari &
Mohammad H. Dezfoulian
(Pt of a called 0.54 Acres)
Vol 5259, Pg 2576, CCLR

S81°30'22"E
60.93'

A=350.59'
R=1,557.00'
D=12°54'05"
B=S79°59'51"E
C=349.85'

POB
Roome capped iron rod set,
from which a 60a nail in a
leaning wood fence corner post
bears S78°30'36"W, 0.93'

N00°24'23"W 105.18'

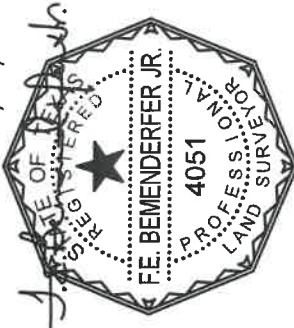
S83°22'38"E 174.74'

ROIRS

F.M. 1378 (Southview Dr.)
(Variable Width Right-of-Way)

COMMERCIAL ZONING REQUEST
Boundary
5.831 Acres
DWARF WILLOW, LLC
(Remainder of a called 10.262 acres tract)
CC# 20190723000865510, CCLR

4/23/2021



Regina Embry
(called 0.79 acres, CAD)
CC# 20150216000165890, CCLR
Further described as
2.9785 acres
CC# 20090327000355630, CCLR

"SPARR SURVEYS"
CIRF (CM)

A=137.17'
R=1,574.70'
D=4°59'28"
B=S88°56'38"E
C=137.13'

S03°33'07"W
17.70'

S84°42'29"W 190.48'

S18°56'01"W 212.81'

(Remainder of a called 10.262 acres tract)
CC# 20190723000865510, CCLR
DWARF WILLOW, LLC
Zone: C

S35°37'04"W 173.79'

170.14'

S89°34'43"E 402.30'

S89°34'43"E 232.16'

Tx001 Mon.
Fnd. (CM)

Lot 1, Block A
Cook County Place Addition
Vol. E, Pg. 27, CCMR

Exhibit "A"
Zoning Boundary Exhibit
5.831 Acres

Being part of a called 10.262 Acre Tract
Recorded Under CC# 20190723000865510, C.C.L.R.
James Anderson Survey, A-17
City of Lucas, Collin County, Texas

Page 1 of 2
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Legend

- IRF Iron Rod Found
- RCIRS Roome Capped Iron Rod Set
- CCLR Collin County Land Records
- POB Point of Beginning
- R.O.W. Right of Way



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Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



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, November 11, 2021 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, December 2, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from R-2 to C on a parcel of land consisting of 5.831 acres for a tract of land situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262 and a .54 acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road described as follows:

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southeasterly along said curve to the left having a central angle of $04^{\circ}59'28''$, for an arc distance of 137.17 feet, with a radius of 1,574.70 feet (chord = South $88^{\circ}56'38''$ East, 137.13 feet) to a point in the east line of said 10.262 acre tract, the west line of a called 2.9785 acre tract being described under County Clerk No. 20090327000355630 of the Collin County Land Records, and marking the northeast corner of said premises, from which a "SPARR SURVEY" capped iron rod found bears North $00^{\circ}08'45''$ West, 6.32 feet, said corner marking the original northeast corner of said 10.262 acre tract, and the northwest corner of said 2.9785 acre tract;

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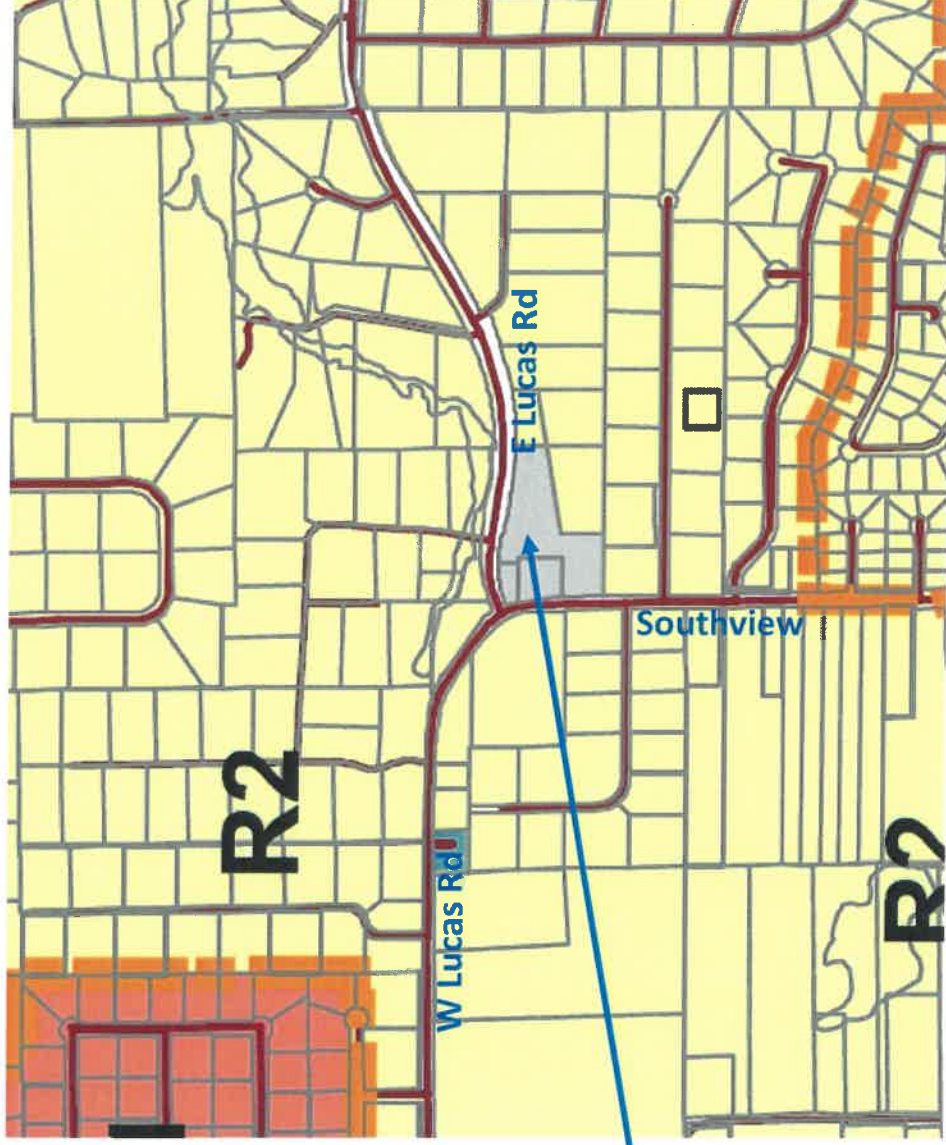
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THENCE with the common line of said 10.262 and 0.54 acre tracts, same being a north line of said premises, South $83^{\circ}22'38''$ East, 174.74 feet to the place of beginning and containing 5.831 acres of land.

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

Location Map

Proposed Location of
Lucas Country Corner



STATE OF TEXAS §
§
COUNTY OF COLLIN § ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement (the "Agreement") is entered into this 7 day of October 2021, by and between the City of Lucas, Texas ("City"), whose place of business for purposes of this Agreement is 665 Country Club Road, Lucas, Texas 75002, and Dwarf Willow LLC, a Texas Limited Liability Company, whose place of business for purposes of this Agreement is 906 Santiago Trail, Wylie, Texas (the "Dwarf Willow" or "Owner"). City and Owner are sometimes referred to herein together as the "Parties" and individually as a "Party".

RECITALS:

WHEREAS, Dwarf Willow is the owner of the real property commonly known as Lucas Country Corner which is more particularly depicted and described in the attached Exhibit "A" (the "Property"); and

WHEREAS, the Texas Department of Transportation ("TxDOT") will reconstruct the intersection of Southview Drive and East Lucas Road. which will hinder left turn traffic into 175 Southview Drive; and

WHEREAS, the City Council finds that the fire lane/cross access roads shown on the attached Exhibit "B" (On-Site Improvements") will allow safe and effective access for the flow of traffic from Southview Drive and East Lucas Road to 175 Southview Drive; and

WHEREAS, City has adopted programs for promoting economic development, including a Chapter 380 Economic Development Program; and

WHEREAS, City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380, to provide economic development grants to promote local economic development and to stimulate business and commercial activity in City; and

WHEREAS, City has determined that making economic development grants to Company in accordance with this Agreement will further the objectives of City, will benefit City and City's inhabitants, and will promote local economic development and stimulate business and commercial activity in City; and

WHEREAS, Owner intends to develop the Property and the City agrees to participate in the costs off the On-Site Improvements; and

WHEREAS, Chapter 252 of the Texas Local Government Code provides for competitive bidding procedures and Section 252.022 therein provides general exemptions to such competitive bidding requirements for City purchases. Once such exemption provides that competitive bidding requirements do not apply to an expenditure for payment under a contract by which a developer

participates in the construction of a public improvement as provided by Subchapter C, Chapter 212 of the Local Government Code; and

WHEREAS, Subchapter C, Chapter 212 of the Local Government Code provides that the City may make a contract with a developer of a land in the City to construct public improvements without complying with Chapter 252 competitive bidding procedures if the project cost limits participation by the City in an amount not to exceed thirty percent (30%) of the total contract price; and

WHEREAS, the City Council has determined that it is in the best interest of the public to provide access to the abutting property.

THEREFORE, and in consideration of ten dollars (\$10.00), the mutual covenants and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I Term

1.1 This Agreement shall commence on the last date of execution hereof ("Effective Date") and shall terminate on the date that is the earlier date of (1) the expiration of fifteen (15) years after City acceptance of the On-Site Improvements; or (2) the date the Owner has fully satisfied all of the terms and conditions herein; or (3) June 18, 2035 ("Expiration Date"); or (4) unless sooner terminated herein.

1.2 This Agreement is contingent upon the Property being zoned as Commercial Business District ("CB") by the City as reflected in the Comprehensive Plan. In the event the Property is not approved for Commercial Business District, this Agreement shall be terminated with no further responsibilities of the Parties.

Article II Definitions

Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

"Approved Construction Plans" means the plans and specifications for the On-Site Improvements approved by the City Manager, or designee. The Approved Plans shall be in reasonable conformance with the preliminary plans submitted by the Owner and attached as Exhibits "B" and "D", and the approval shall not be unreasonably withheld.

"City Manager" means the City Manager of the City of Lucas, or designee.

"Effective Date" shall mean the last date of execution of this Agreement.

"Event of Bankruptcy or Insolvency" shall mean insolvency, appointment of receiver for any part of Owner's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Owner and such proceeding is not dismissed within ninety (90) days after filing thereof.

"Force Majeure" shall mean any contingency or cause beyond the reasonable control of Owner, as applicable, including, without limitation, acts of God or the public enemy, war riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of Owner), fires, explosions or floods, strikes, slowdowns or work stoppages, shortage of materials and labor, or delays by the City.

"Impact fees" shall mean all fees assessed by the City of Lucas, Texas, pursuant to Chapter 395 of the TEXAS LOCAL GOVERNMENT CODE and/or Chapter 402 of the TEXAS LOCAL GOVERNMENT CODE which shall include storm water drainage fees, water, parks and roadway.

"On-Site Improvements" shall mean construct the fire lanes as defined under the City of Lucas Fire Apparatus Access Roads Sections 503.1 to 503.6, from 175 Southview Drive to the proposed northern entrance on East Lucas Road and the proposed western entrance on Southview Drive of the Lucas Country Corner, including the approach sections as depicted in Exhibit "B".

Article III

On-Site Improvements

3.1 Access Agreement. Owner agrees to provide an Access Easement for 175 Southview Drive for cross access traffic from East Lucas Road and from Southview Drive Road until a final plat is filed and approved.

3.2 Construction and Cost Participation of On-Site Improvements. The City agrees to participate in the costs of the On-Site Improvements through the reimbursement of Impact Fees collected for the Property.

- (a) **City's Cost.** If Owner develops the Property before the City has completed installation of the On-Site Improvements, the City will reimburse the Owner for the actual cost of the construction of the On-Site Improvements. However, in no event shall the reimbursement exceed the cost of Impact Fees collected for the Property. The Owner agrees to competitively bid the installation of the On-Site Improvements to at least three (3) contractors.
- (b) **Invoices.** Owner shall submit invoices to the City in an amount not to exceed Eighty Thousand Dollars (\$80,000.00). The City shall reimburse Owner as for the actual costs of the construction of the On-Site Improvements as provided in this Article. Any errors, discrepancies or the invoicing of work not completed may result in a delay in payment.

- (c) Owner agrees to design and install the On-Site Improvements in accordance with the applicable standards, ordinances and regulations adopted by the City ("City Standards"). The roads labeled as Approach and Cross Access Easement in Exhibit "B" (On Site Improvements) will be built to Lucas Fire Lane specifications as per Section 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).
- (d) Owner shall submit Approved Construction Plans for the design and construction of the On-Site Improvements to the City for review and approval by the City Administrator. The Approved Construction Plans shall include the estimated cost of design and installation of the On-Site Improvements. The On-Site Improvements shall be constructed in accordance with the Approved Construction Plans.
- (e) If Owner does not develop the Property any time prior to or after the completion of the TxDOT intersection, the City has the right, at its sole cost, to construct the On-Site Improvements in compliance with Exhibit "B" or the most current Construction Plans for Lucas Country Corner which have been approved by the City.

3.3 Masonry Walls. The City agrees to allow existing fences and living screens in lieu of masonry walls in the locations described below and depicted in Exhibit "D" (Masonry Wall). Owner commits that the living screens will be perpetually maintained.

Hamlin Tract – Lot 1, Block A, Cook County Country Place Edition, Vol. E Pg 27
MRCCT. Border adjoining Lucas Country Corner shall be 6' Masonry wall per Lucas City Code Section 3.8.045.

Dwarf Willow Residential Tract – Southern Portion as of ABS A0017 James Anderson Survey, Sheet 1, Tract 8 as depicted on Exhibit "D". Current fencing and living screen shall be utilized in lieu of fencing and screening requirements. Living screens to be added (except in 'creek') as depicted in Exhibit "D" (Masonry Wall).

Bierschwale Tract – Lot 2, Block A, Cook County Country Place Edition, Vol. E Pg 27
MRCCT. Current fencing and living screen shall be utilized in lieu of fencing and screening requirements.

Embry Tract – Called 2.985 Acres, John Joseph Lanzillow, Jr., Bessie J Lanzillo &, Regina Embry, Clerk's File Number 20090327000355630, DRCCT. Current fencing and living screen shall be utilized in lieu of fencing and screening requirements.

3.4 Restricted Businesses. Owner agrees that no business that is restricted under Section 14.03.352 of the City of Lucas Ordinances shall be allowed including bars and night clubs, sexually oriented businesses, and vape shops, or any business listed in the attached Exhibit "E". No sexually oriented adult massage parlors. Massage therapy allowed if licensed by the state.

3.5 Pond. The Owner agrees to keep and maintain a minimum of 24,000 square feet at pool level of the pond generally depicted in Exhibit "B".

3.6 Lighting. Owner agrees to use directional LED lighting as required under the Commercial Business District's requirements to mitigate neighborhood light. Lucas City Ordinance Chapter 14, Article 14.04, Division 7 – Lighting. No luminaire shall create a glare at the property line.

3.7 Lucas Country Corner Design Standards and Materials List. Owner and City agree to the following design standards in an attempt to recreate period correct buildings (1870 to 1920) for the property. Lucas Country Corner may contain two types of building designs, "Period Buildings" defined as those intended to represent period or historical buildings or use period or historical elements; and "Traditional Buildings" defined as traditional masonry commercial buildings. All buildings on site shall share similar design characteristics and should use complementary building materials and colors to adjacent buildings within the development. Lucas Country Corner Design Standards:

Exterior Finish Materials:

Period Buildings shall be allowed to be built with building materials that are representative of those buildings. These materials may be reclaimed or new and may be brick, stone, plaster, concrete, stucco, wood, metal, modern materials that represent period finishes, or other materials intended to represent these period buildings.

Traditional Buildings shall be finished with at least 50% masonry. Acceptable masonry finishes are brick, natural stone, stucco, and limestone. The area of exterior finish shall be calculated exclusive of doors and windows. The balance of the exterior finish materials shall be masonry, wood or cementitious siding (no vinyl siding), metal, and/or window/door glazing as per Exhibit "F" (Pattern Book).

Colors:

90% of all colors will be natural material colors or earth tones. Exceptions would be artistic Murals, awnings, doors, trim, and signs.

Roof Treatment:

Long uninterrupted roof lines that are seen from public right-of-way or oriented to residential properties shall be broken into smaller segments using appropriately scaled gables, dormers, change in height of parapet wall, change in roof form, typically these would correspond to offsets in the building façade.

Parapet roof lines shall have well defined cornice treatment or another similar architectural element to visually cap the building.

Period Buildings can vary from these requirements if the variation is in line with the intent of the period building.

Building Massing:

At a minimum, elevations that are 70 feet or longer in horizontal length shall be interrupted by an offset of at least 18" in depth. This offset could be on the same floor level or on a floor level above or below. Period Buildings can vary from these requirements if the variation is in line with the intent of the period building.

3.8 Maximum Square footage. Owner agrees to build no two-story building larger than 16,000 square feet and no one story building larger than 12,000 square feet. The maximum square footage of the development will be 56,000 square feet. Two story buildings will be limited to the shaded zone depicted in Exhibit "G" Two Story Zone.

3.9 Hours of Operation. Owner agrees that the hours of business will be limited to run from 6:00 a.m. to 10:00 p.m. unless approval is provided by the City of Lucas via SUP.

3.10 Commitment to residential areas. Owner agrees that that the 2-acre residential lot on Carey Lane and the 2 acres around the pond will always remain residential.

**Article IV
Notice**

Any notice to be given or to be served upon a Party hereto in connection with this Agreement must be in writing and may be given by hand delivery or by certified or registered mail and shall be deemed to have been given and received two (2) business days after a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the Party (or such Party's agent or representative) to whom it is addressed when actually received by the intended recipient. Such notice shall be given to the Parties hereto at the address set forth below. Any Party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other of which such notice shall be given.

If to City

Joni Clarke, City Manager
City of Lucas
665 Country Club Road
Road Lucas, Texas 75002

With Copy to

Joseph J. Gorfida, Jr.
Nichols, Jackson, Dillard, Hager & Smith,
L.L.P.
500 N. Akard, Suite 1800
Dallas, Texas 75201

If to Owner:

Ron Lacock
DwarfWillow LLC
906 Santiago Trail
Wylie, Texas 75098

Article V Termination

5.1 This Agreement shall terminate upon any one of the following:

- (a) the written agreement of the Parties;
- (b) the Expiration Date;
- (c) the election by either Party in the event the other Party breaches any of the terms or conditions of this Agreement and such breach is not cured within thirty (30) days after written notice thereof to the breaching party;
- (d) the election by the City, if Owner suffers an Event of Bankruptcy or Insolvency;
- (e) the election by the City, if any Impositions owed to the City or the State of Texas by Owner shall become delinquent (provided, however the Owner retains the right to timely and properly protest and contest any such Impositions); or
- (f) the election by the City, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

Article VI Miscellaneous

6.1 Assignment of Agreement. This Agreement must be assigned by Owner to any future owner(s) of this property. This Agreement may not be assigned, in whole or in part, by City.

6.2 Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas and is specifically performable in Collin County, Texas. Exclusive venue shall be in state district court in Collin County, Texas.

6.3 Savings/Severability. In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

6.4 Authority. Each of the Parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.

6.5 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties to this Agreement.

6.6 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

6.7 Counterparts. This Agreement may be executed in a number of identical counterparts, each of which will be deemed an original for all purposes.

6.8 Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed, and that such Party has had an opportunity to confer with its legal counsel.

6.9 Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

6.10 Binding Effect. This Agreement will be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and authorized assigns. This Agreement only inures to the benefit of, and may only be enforced by, the Parties and their respective heirs, executors, administrators, legal representatives, assignees, lender, successors, and City. No other person or entity is a third-party beneficiary of this Agreement.

6.11 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties, or to cause City to be deemed to be a constituent partner of the Owner.

6.12 Multiple Counterparts and Duplicate Originals. This Agreement may be executed in any number of multiple counterparts and/or duplicate originals, each of which shall be deemed an original and all of which considered together shall be deemed one and the same Agreement.

(signature page to follow)

EXECUTED this 7 day of October, 2021


City of Lucas, Texas

By:


Jim Olk, Mayor

Approved as to form:

By:


Joseph J. Gorfida, Jr., City Attorney
(09-24-2021:TM 124982)

STATE OF TEXAS

§

§

COUNTY OF COLLIN

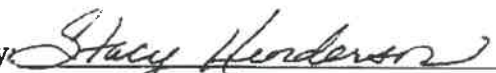
§

Before me, the undersigned authority, on this 7 day of October, 2021, personally appeared Jim Olk, Mayor of the City of Lucas, Texas, 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 consideration therein expressed.

[Seal]



By:


Signature of Notary Public, State of Texas

My Commission Expires: 9-10-2023

EXECUTED this 22 day of October, 2021.

Dwarf Willow LLC
a Texas Limited Liability Company

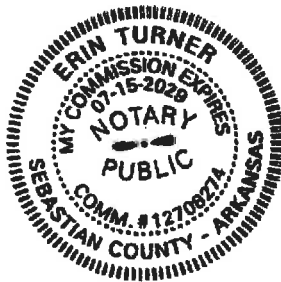
By:


Darren Printz, Manager, Dwarf Willow LLC

Arkansas
~~STATE OF TEXAS~~ §
Washington §
~~COUNTY OF COLLEN~~ §

Before me, the undersigned authority, on this 22 day of October, 2021, personally appeared Darren Printz, Manager of Dwarf Willow LLC, a Texas Limited Liability Company, 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 consideration therein expressed.

[Seal]



By: Erin Turner
Signature of Notary Public, State of Texas

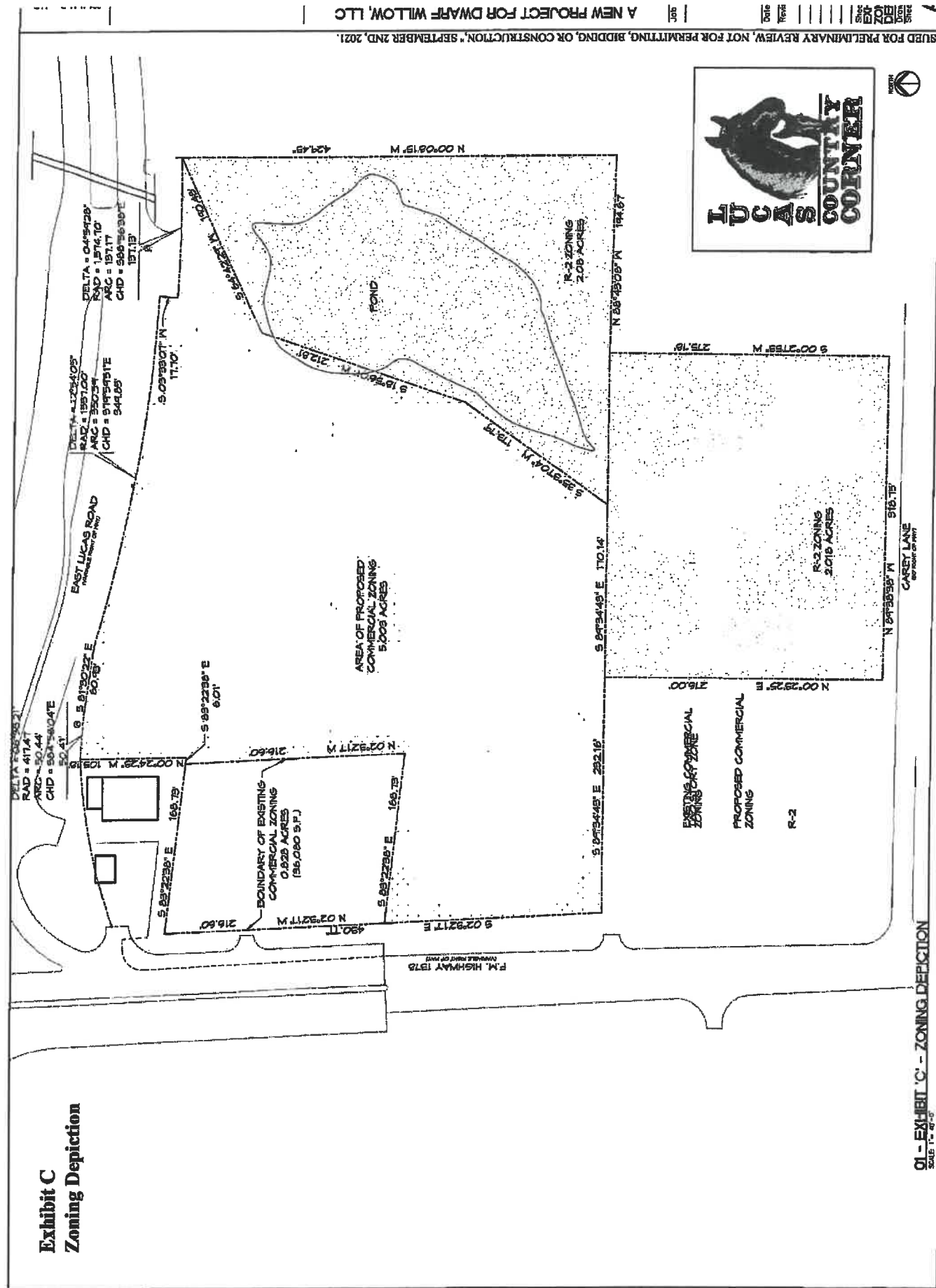
My Commission Expires: 07-15-2029

EXHIBITS A THRU G



Exhibit B

Zoning Depiction



01 - EXHIBIT 'C' - ZONING DEPICTION
SCALE 1"= 40'-0"

CAREY LANE
917 FOUNT OF HWY 7

ND-DE

PROPOSED COMMERCIAL ZONING

EXISTING COMMERCIAL

AREA OF PROPOSED
COMMERCIAL ZONING
5.008 ACRES

R-2 ZONING
2.08 ACRES

**R-2 ZONING
2.018 ACRES**



51 A NEW PROJECT FOR DWARF WILLOW, LLC
SUBMITTING, BIDDING, OR CONSTRUCTION, SEPTEMBER 2ND, 2021.

ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION, "SEPTEMBER 2ND, 2021.

[illegible]

2007年12月28日

M. Carey Lane

LOT 1, BLOCK A
COOK COUNTY COUNTRY
PLACE ADDITION
VOL. E, PG. 27
MRCCT

EXISTING VEGETATION

LOT 2, BLOCK A
COOK COUNTY COUNTRY
PLACE ADDITION
VOL E, PG 27
MRCCT

NEW 8' TALL MASONRY WALL
ALONG THIS BOUNDARY LINE ONLY

**ADD VEGETATION -
THIS AREA**

DWARF WILLOW, LLC
(REMAINDER OF A CALLED
10.262 ACRE TRACT)
CC# 2019072300085510, CLR

THE POND SITE IS BEING MAINTAINED AS RESIDENTIAL ZONING FOLLOWING THE METES AND BOUNDS SHOWN. NO MASONRY WALL OR LIVING SCREEN REQUIREMENT SHALL BE PLACED AT THE BOUNDARY LINES WHICH SEPARATE THE COMMERCIAL ZONING FROM THIS RESIDENTIAL ZONING.

CALLED 2:40P
 AGES
 JOHN JOSEPH
 LANZILLO, JR.
 BESSIE J.
 LANZILLO &
 REGINA EMBRY
 CLERK'S FILE
 NUMBER
 04032700035630
 PROCT

KEEP EXISTING VEGETATION
SCREENING IN LIEU OF 6' TALL
MASONRY WALL

DELTA = 04°59'28"
RAD = 1,574.70'
ARC = 137.17'
CHD = 588°56'38"E

DELTA = 1254'05"
RAD = 1557.00'
ARC = 350.34'
CHD = 8745451"E
24.0 05'

EAST LUCAS ROAD
AT JUNCTION POINT ON PAGE

CALLED 0.54 ACRES
 AREAS ESPANDIA NO 6
 MOHAMMAD H
 DEZFOOLIAN
 VOL. 5254, PG. 2516

Exhibit D Masonry Wall

A NEW PROJECT FOR DWARF WILLOW, LLC

"ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION," SEPTEMBER 2ND, 2021.

Date _____ Rev'd _____
Job _____



LUCAS
COUNTRY
CORNER



EXHIBIT "E"
Prohibited Businesses

Business Not Allowed:

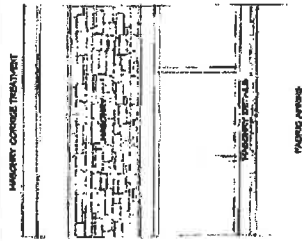
- I. Sexually oriented businesses. - Article 4.02
 - 1. Adult Arcade
 - 2. Adult Bookstore or Video Store
 - 3. Adult Theater
 - 4. Adult cabaret
 - 5. Adult Motel
 - 6. Escort Agencies
 - 7. Nude model studio
 - 8. Condom Shops
 - 9. Adult Massage Parlors
- II. Vape Shops
- III. Bars/Night Clubs
- IV. Liquor Stores

Non-Inclusive list of Business Encouraged:

Insurance	Nail Salon
Coffee Shop	Prepared Food Store
Restaurant	Specialty Food Stores
Organic Food Stores	Donut Shop
Dry Cleaning	Financial Store
Computer/Phone Store	Pharmacy
Music Store	Barber Hair/Salon
Medical / Dental Office	Bicycle Shop
Camera Studio	Yoga Studio
Professional Business Offices	Bakery
Child Care	Vet Office
Tack and Saddle Shop	Quilt/Fabric Shop
Bank	Art / Hobby Store
Music Store	Antique Stores
Book Store	Game/Magic Stores

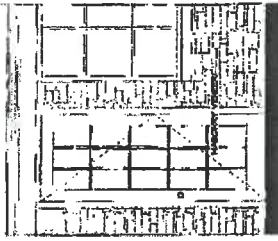
Exhibit F Conceptual Elevation Patterns

WOOD CORNER TREATMENT
1/2" x 1/2"



BRICK

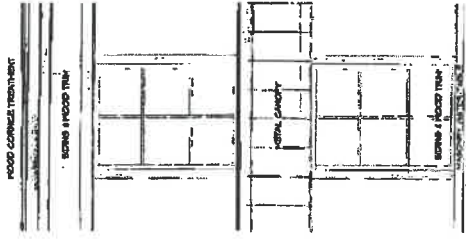
WOOD JOISTS



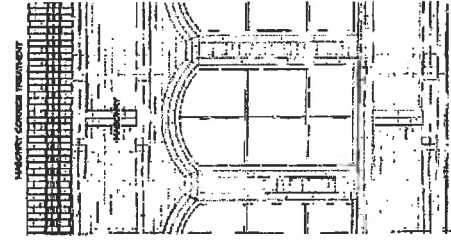
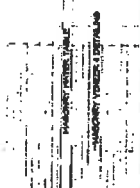
8 - SIDE/REAR ELEV.
1/2" x 1/2"



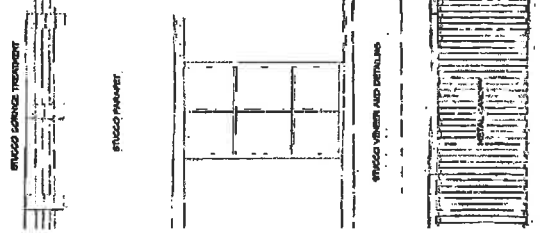
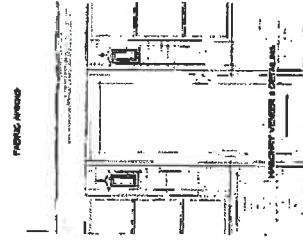
WOOD CORNER TREATMENT



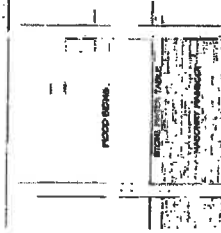
6 - SIDE/REAR ELEV.
1/2" x 1/2"



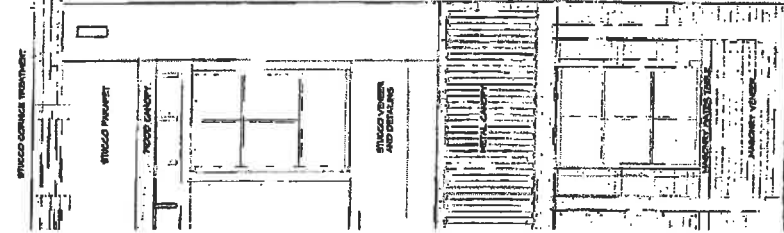
4 - FRONT ELEVATION
1/2" x 1/2"



3 - FRONT ELEVATION
1/2" x 1/2"



2 - SIDE/REAR ELEV.
1/2" x 1/2"



1 - FRONT ELEVATION
1/2" x 1/2"



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/29/2021 10:10:31 AM
\$98.00 DFOSTER
20211029002210350

Stacey Kemp



City of Lucas

Planning and Zoning Agenda Request

November 11, 2021

Requester: Development Services Director Joe Hilbourn

Agenda Item

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

Background Information

This parcel of land is currently zoned Residential 2-acre (R-2) and the site is currently being used for religious services by Good Shepherd United Methodist Church. The purpose of the plat is to create an official lot of record from a tract of land.

Attachments/Supporting Documentation

1. Plat Application
2. Checklist
3. Final Plat
4. Location Map

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the final plat.

Motion

I make a motion to approve/deny the final plat for Good Shepherd United Methodist Church for approval of a final plat for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road.



PLATTING APPLICATION

Physical Location of Property: 750 W Lucas Rd, +/- 740' East of Country Club Rd
(Address and general location - approximate distance to nearest existing street intersection)

Legal Description of Property: 4.00 acres out of the B. Sparks Survey, Abstract No. 813
(Survey/ Abstract Number and Tracts/Platted Subdivision Name with Lots/Block - Must attach metes and bounds description)

Comprehensive Zoning Designation(s): R2

Existing Zoning Designation(s): R2

Description of Project Use: Church and Parsonage

Acres: 4.00

Existing # of Lots/Tracts: 2

OWNERS NAME: Good Shepherd UMC **Contact Number:** 214-912-9345
Applicant/Contact Person: JAMES PETERS **Title:** TRUSTEE CHAIR
Company Name: GOOD SHEPHERD UMC
Street Address: 750 W LUCAS RD
Mailing Address: 750 W LUCAS RD LUCAS TX 75002
Phone: 972-429-0295 **Fax:** — **Email:** [REDACTED]

OWNERS NAME: **Contact Number:**
Applicant/Contact Person: **Title:**
Company Name:
Street Address:
Mailing Address:
Phone: **Fax:** **Email:**

ENGINEER REPRESENTATIVE: Eagle Surveying **Contact Number:** 940-222-3009
Applicant/Contact Person: Tyler Rank **Title:**
Company Name: Eagle Surveying
Street Address: 210 S Elm St, Suite 104
Mailing Address: Denton, TX 76201
Phone: 940-222-3009 **Fax:** **Email:** tyler.rank@eaglesurveying.com

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

ITEMS REQUIRED PRIOR TO FINAL PLAT APPROVAL:

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

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

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

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



PLATTING APPLICATION

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

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

STATE OF TEXAS }

COUNTY OF COLLIN }

BEFORE ME, a Notary Public, on this day personally appeared James Peters 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."

[Signature]
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 12 day of July, 2021.

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: _____



FINAL PLAT

Minimum Requirements Checklist

Project Name Good Shepherd Addition

Preparer Eagle Surveying

This checklist is provided to assist you in addressing the minimum requirements for final plat submission. An application is incomplete unless all applicable information noted below is submitted to the Development Services Department. Confirm that all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.**

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

Plans are expected to be submitted complete in all detail as included by the checklist. Should plans be determined to be incomplete, they may either be returned to the applicant without further review or marked up with needed changes. **If a preliminary plat was not required, a Tree Survey/Preservation Plan is required as part of the submittal requirements with and at the time of submittal of the final plat. Refer to the Development Plan Application for the needed application and checklist.**

Items to be Included:

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



FINAL PLAT

Minimum Requirements Checklist

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



FINAL PLAT Minimum Requirements Checklist

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

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

_____ DAY OF _____, _____.

ATTEST:

Chairperson, Planning and Zoning Commission

Zoning Secretary

"APPROVED FOR PREPARATION OF FINAL PLAT"

Chairman, City of Lucas
Planning and Zoning Commission

Date

Development Services Director

Date

Director of Public Works

Date

Location Map

Good Shepherd United
Methodist Church
(750 West Lucas Road)





City of Lucas

Planning and Zoning Agenda Request

November 11, 2021

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

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

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

Background Information

Ordinance 2009-04-00644 (Planning & Design Criteria for Stormwater Run-Off) created the stormwater design manual, which developers use for design of their drainage infrastructure. Section J (Culverts) was revised via Ordinance 2020-12-00925. City staff is reviewing items included in drainage manuals for the Town of Fairview, the City of Parker, the City of Melissa, and Collin County for possible revisions to our manual.

Ordinance 2009-04-00645 created Article 10.04 of the Lucas Code of Ordinances. A variety of items have been identified for revisions in Section 10.04. Revised language is currently underway.

Ordinance 2009-04-00646 created Article 3.14 of the Lucas Code of Ordinances. This ordinance was required for Lucas to be included in the National Flood Insurance Program (NFIP). The ordinance in place contains standard language and areas for improvement are being identified by City staff.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

This item is for review and discussion by the Planning and Zoning Commission and to provide a summary status update on revisions by City staff.

Motion

There is no motion on this item. It is for discussion purposes only.



City of Lucas

Planning and Zoning Agenda Request

November 11, 2021

Item No. 04

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

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

Background Information

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

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

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

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

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

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

Per the City's Code of Ordinances, Chapter 10, Article 10.02 Definitions, members of the Planning and Zoning Commission and the representatives appointed by the City Council as required by the enabling legislation for this article are members of the Capital Improvement Advisory Committee. The Capital Improvement Advisory Committee must have one member that represents the real estate, development, or building industry.



City of Lucas
Planning and Zoning Agenda Request
November 11, 2021

Item No. 04

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

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

Attachments/Supporting Documentation

1. Comprehensive Plan

Budget/Financial Impact

NA

Recommendation

NA

Motion

There is no motion required on this item. It is to provide guidance to City Staff on the preferred process/method for the Planning and Zoning Commission to update the City of Lucas Comprehensive Plan.

CITY OF LUCAS



COMPREHENSIVE PLAN

MARCH 2017



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INTRODUCTION

PURPOSE

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

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

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

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

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

LOCATION

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

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



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

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

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

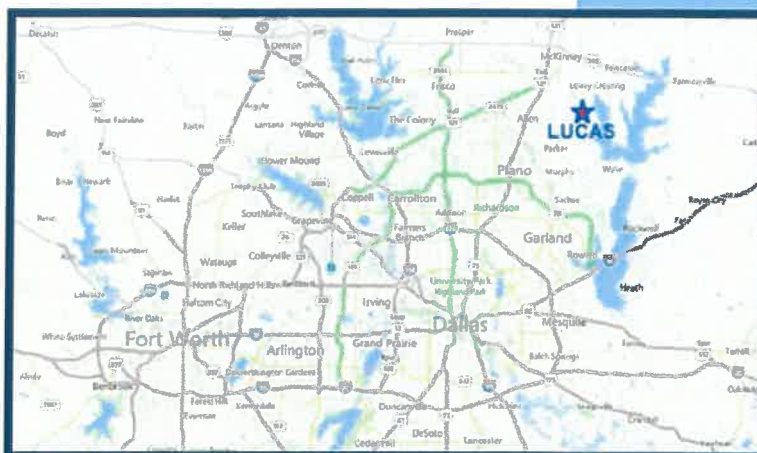


Figure 1.1—City of Lucas and Dallas/Fort Worth Metroplex

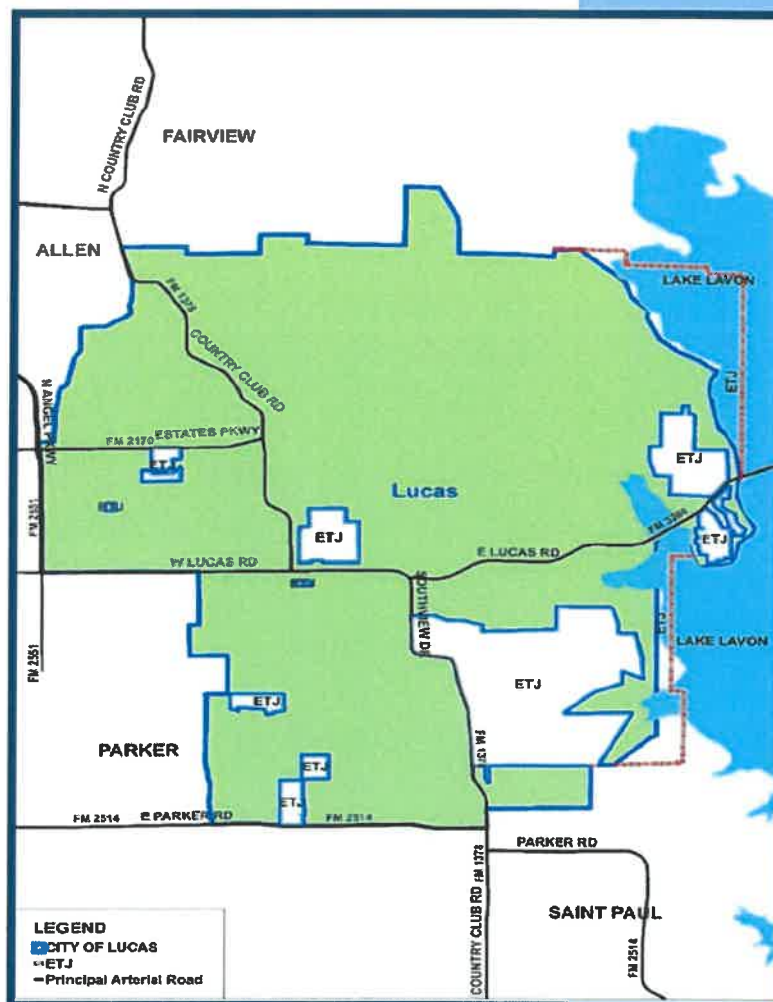


Figure 1.2—City of Lucas, Texas



POPULATION



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

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

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

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

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

POPULATION TRENDS

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

POPULATION PROJECTIONS

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

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



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

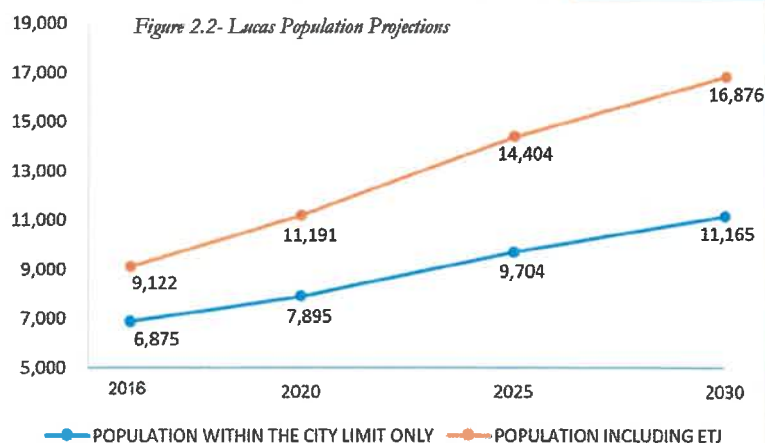
YEAR	POPULATION (CITY LIMITS ONLY)	PERCENT GROWTH	ANNUAL GROWTH RATE	POPULATION (ETJ)	POPULATION (CITY LIMITS & ETJ)	PERCENT GROWTH	ANNUAL GROWTH RATE
2016	6,875	N/A	N/A	2,247	9,122	N/A	N/A
2020	7,895	14.8%	3.5%	3,296	11,191	22.7%	5.2%
2025	9,704	22.9%	4.2%	4,700	14,404	28.7%	5.2%
2030	11,165	15.1%	2.8%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

Table 2.1- City of Lucas Population Projections

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

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

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



HOUSING

INTRODUCTION

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

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

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

EXISTING HOUSING ANALYSIS

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

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

HOUSING GOALS AND OBJECTIVES

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

GOAL 1.

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

Objectives:

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



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

GOAL 2.

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

Objectives:

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

FUTURE HOUSING REQUIREMENTS

To provide an indication of the future demand for housing in Lucas, it is necessary to project the number of housing units which will be needed. These projections are based upon the assumption that the average household size would remain at 3.22 persons during the planning period. Allowing for a five percent vacancy rate, and reflecting anticipated future population levels, the future total housing needs for Lucas are estimated and illustrated in Figure 3.1. Lucas should encourage the maintenance of, and/or rehabilitation of older

homes so they remain habitable over the planning period and beyond. As the population ages, provision must be considered for proper accessibility for an increasing elderly and disabled population. Attention to building design and adaptability can achieve a solution to this challenge.

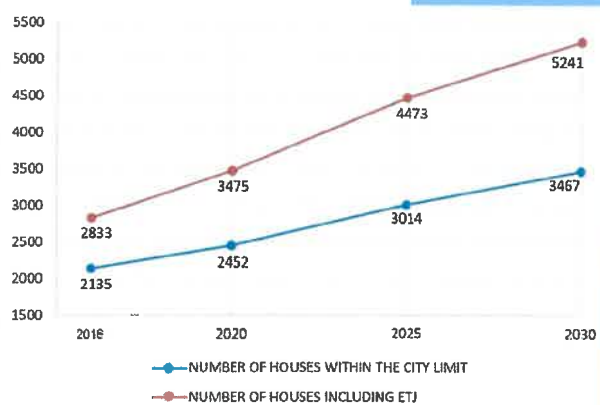


Figure 3.1— Projected number of housing unit needs for City of Lucas

HOUSING ACTIONS

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

Action Items:

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



LAND USE

INTRODUCTION

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

The total corporate limits of Lucas comprise 9,855 acres of land while the actual developed area of the City covers 7,285 acres. The extraterritorial jurisdiction (ETJ) covers an additional 1922 acres. Figure 4.1 at the end of this chapter displays an aerial illustration of the City of Lucas and the extraterritorial (ETJ) pockets within the city.



ANALYSIS OF EXISTING LAND USE

Residential Land Use

Residential land use consists of 5,582 acres of single family land use and 43 acres of manufactured homes land use, or 56 percent of the gross land area of Lucas. This is the most important land use classification in Lucas. Most single-family development lies in the central portions of

Lucas, taking advantage of gentle topography which is out of floodplain areas. Although there are some scattered commercial uses intermingled with single-family uses, most neighborhoods contend only with vacant lots as the only other use present. Manufactured homes account for 0.6 percent of total developed land area.

Commercial Land Use

Commercial land use covers 505 acres or 5 percent of the gross land area of Lucas. Access to public sewer facilities is allowed only in areas designated by metes and bounds that have been zoned for commercial use. There are six independent school districts in City of Lucas and one private school:

- McKinney ISD
- Princeton ISD
- Allen ISD
- Lovejoy ISD
- Plano ISD
- Wylie ISD



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

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

Industrial land use covers 7 acres or 0.08 percent gross land area of the City and consists of light industrial uses along the north side of West Lucas Road. These light industrial uses have potential for conflict with adjacent future residential uses.

Streets and Rights-of-Way

Land utilized for streets and utilities comprises 965 acres, or 9.79 percent of the gross land area of Lucas. Streets do not pose any conflicts with other land uses in Lucas as these uses tend to be compatible.

Public/Semi-Public Land Use

Public and semi-public land use within Lucas covers 29 acres, or 0.30 percent of the gross land area. Most of this is utilized for City facilities, cemeteries and public utilities such as water towers.

Parks Land Use

Parks land use covers 153 acres, or 1.55 percent of the gross land area of the City. This includes three neighborhood parks, the Lucas Community Park and two parks located adjacent to Lake Lavon. In general, parks are compatible with their surrounding land uses.

Agricultural and Open Space Land Use

The remaining land use types, including agricultural and open spaces, are located randomly throughout the City. Agricultural and Open Spaces cover 2,570 acres or 26.08 percent of the gross land in the City of Lucas. In addition to land located in flood plain areas, this also includes those areas which are usually subdivided into lots with access to potable water facilities and paved streets or where surrounding development densities make agriculture or ranching less practical.



SOCIO-ECONOMIC AND MAN-MADE INFLUENCES AFFECTING LAND USE

An analysis of the existing development activity in Lucas should examine the following basic influences: population growth, housing availability, public utilities and facilities, transportation, and development constraints posed by both the



natural and man-made environment. This can then be used to better determine the influences which will define future land development in the City.

Housing

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

Infrastructure

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

Public/Semi-Public Facilities

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

OTHER SERVICES

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

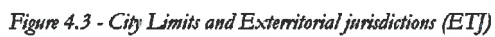
ETJ AND FUTURE ANNEXATIONS

The extraterritorial jurisdiction of Lucas includes:

- Land adjacent to Lake Lavon.
- A municipal utility district in the southeast corner of the City
- Several pockets of land scattered throughout the City as well as adjacent to it

Figure 4.3 depicts the current ETJ. Additional development is anticipated to occur in the ETJ.





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

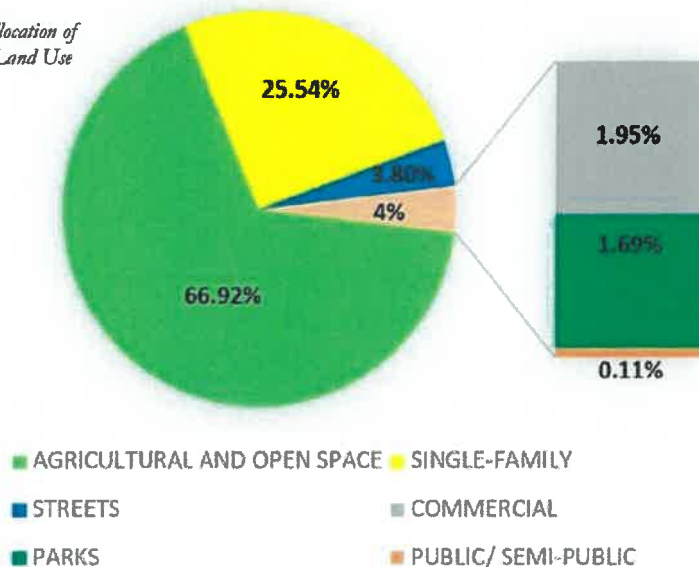
- Claremont Springs Phase 1
- Cimarron
- Edgewood Estates
- Trinity Park

Table 4.3 - Allocation of Existing ETJ Land Use

LAND USE	ACRES	% OF GROSS
SINGLE-FAMILY	490.88	25.54
COMMERCIAL	37.44	1.95
INDUSTRIAL	0.00	0.00
PARKS	32.39	1.69
PUBLIC/ SEMI-PUBLIC	2.15	0.11
STREETS	73.00	3.80
AGRICULTURAL AND OPEN SPACE	1286.43	66.92
TOTAL	1922.29	100.0

Source: August 2015 land use survey using aerial photography

Figure 4.4 - Allocation of Existing ETJ Land Use



ZONING AND SUBDIVISION REGULATIONS

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

LAND USE GOALS AND OBJECTIVES

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

LOCAL GOALS AND OBJECTIVES AFFECTING DEVELOPMENT

GOAL 1.

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

Objectives:

- Plan for reasonable demand with regard to water, street circulation and neighborhood connectors.
- Maintain the present rural atmosphere with a majority of large-lot residential development.

GOAL 2.

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

Objectives:

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

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



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

FUTURE LAND USE

Land Use Planning Principles and Process

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

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

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

- Commercial areas must be located to maximize the use of major neighborhood connectors while minimizing excessive traffic impacts on residential roads and neighborhoods.
- Commercial areas should be limited and compact.
- Commercial areas must allow for safe automobile/pedestrian access and circulation. (Commercial areas require sidewalks per our adopted regulations)
- Commercial areas must be designed to avoid blighting effects on adjacent residential land and must be kept from encroaching on other sensitive land uses.

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

- Commercial land uses should be formed into compact developments, avoiding "strip commercial" growth.
- Avoid the occurrence of scattered commercial development along major highways. Commercial activities should be consolidated into a few well organized areas to take maximum advantage of utilities and services and



to promote the economic well-being of the total business community.

- Adequate off-street parking and access should be utilized for commercial areas to decrease potential congestion and safety hazards.
- Avoid commercial growth on both sides of heavily traveled highways.

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

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

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

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

These characteristics and principles establish a process by which to judge the most optimum and best land use based on local and community-wide standards. There are two advantages of going through such a process. First, it results in a land use plan for the City as represented by the Future Land Use Map. The Future Land Use Map can be used to assure that individual decisions follow a comprehensive pattern. It also helps in the sensitive but necessary evaluation of change with respect to public and private benefits. Second, the establishment of this planning process provides the City with a method of logically making subsequent land use decisions. It is important to reiterate that the Future Land Use Plan does not attempt to set the specific use for each and every parcel in the planning area.

RECOMMENDED ASSIGNMENT OF LAND USES

Residential Land Use Requirements

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



acre. By establishing this hierarchy of development density, will result in a more cohesive land use throughout the City.

Commercial Land Use Requirements

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

Industrial Land Use Requirements

No provision is made for future industrial development in Lucas. There are no perceived benefits to the City in preserving areas for future industrial development.

Parks Requirements

With respect to parks and open space, local opportunities for residents exist in Lucas. Expanded recreation options can be a benefit if operating and maintenance costs are held to manageable levels. Because of its limited tax base, Lucas should only expand park and open space facilities where and to the extent they are deemed needed.

RECOMMENDED LAND USE PLAN

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



ECONOMIC DEVELOPMENT

CHAPTER FIVE

INTRODUCTION

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

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

DEVELOPMENT CHARACTERISTICS AND POLICIES

Regional Context

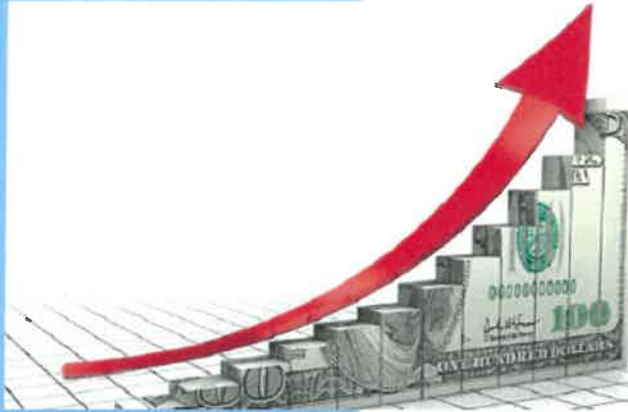
Many aspects of regional development and demographic trends have a significant influence on economic potential. State, national, and international economics influence the regional and local economic potential, as well as contribute to the underlying assumptions for conducting regional and local economic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

Lucas, with a current population estimate of 6,875 persons in 2016, contains a total land area of approximately 9,855 acres. An additional 1,922 acres is located within



the extra-territorial jurisdiction. The city's location in Collin County places it on the northeastern edge of the Dallas/Fort Worth Metroplex, convenient to most major employment centers.

Physical Growth Patterns



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

Unlike residential development, most of these areas for commercial development have access to sanitary sewer infrastructure installed with capacity available to meet future demand for these services.

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

Local Regulations and Development Policies

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

Economic Base Study

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



Utility Services

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

Industrial Sites

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

Commercial Sites

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

Community Assessment

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

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

Characteristics of the City of Lucas include:

1. A property tax rate lower than the average for cities in Collin County and for the cities in DFW region. (\$0.320661 in 2015)
2. The city has traditionally had a conservative City Council that places an emphasis on providing a balance between necessary services with low taxes.
3. Skilled labor represents a high percentage of the Lucas work force.
4. Commercial land availability along FM 2551 and the southeast quadrant of the City (FM1378 and Parker Road).
5. Vacant land for additional housing.



6. Sewer service is available in commercially zoned areas as defined by the Waste Water Master Plan.
7. Land prices are higher than region or state average.

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

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

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

ECONOMIC DEVELOPMENT PLAN

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

HOUSING SUPPLY

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

ATTRACTING NEW BUSINESSES

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



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

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

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

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

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

GOAL 1:

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

GOAL 2:

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

GOAL 3:

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



PARKS, RECREATION AND OPEN SPACE

INTRODUCTION PARKS, OPEN SPACE, AND TRAILS



The amount and quality of parks and open space within a community are often cited as important elements of local quality of life. Lucas has recognized this fact through an adopted Park Plan and a park dedication ordinance. Lucas is a unique community with large lots and open spaces naturally throughout the city. The city's entire eastern boundary is located on the shores of Lake Lavon, with natural waterways through the city for storm water run-off.

Due to the unique features of Lucas and the large lots and natural open spaces, parks are not as important to the city as they are to surrounding communities. With input from the community, Boards, council, and staff it was decided that existing parks with the exception of the future potential to expand existing facilities especially at the community park located next to city hall, that we have adequate parks facilities. The city should concentrate on expanding existing equestrian and hiking trails adjacent to the city on US Army Corps of Engineering property and throughout the city.

COMMUNITY COMPOSITION

The City of Lucas contains a total land area of approximately 9,856 acres. Approximately 74 percent (about 7,285 acres) of the land within the existing City is developed, while the remaining acreage is vacant or being used for some agricultural related purpose. Lucas currently has six parks (153 acres) utilized as parkland and has no planned or designated open space system. In addition the City of Lucas is located immediately adjacent to Lake Lavon, which provides opportunities for water based recreational activities, trails and open spaces.

PREVIOUS PARKS AND OPEN SPACE STUDIES

The City of Lucas historically has had common visions for development of Parks & Open Space. Previous studies performed date back to 2001 when community planning involved City officials interacting with the citizens in the form of Town Hall meetings and questionnaires intended to gather preferences and opinions about parks and open space in the City. Preferences and opinions came from a sample of the population voicing a variety of choices. A 2001 study entitled "Lucas Parks and Open Space Master Plan" presented a detailed analysis of the park system, open spaces, possible programs and recreational opportunities available, and the detailed history of lands in the City. The study also painted an overall picture of the City's situation regarding these issues,



described a strategy in which to develop a parks and open space master plan, and established goals and objectives outlining means to implement the proposed plan. Additional study was performed as a part of the 2004 City of Lucas Comprehensive plan which included an evaluation of the parks and recreational opportunities in the City and the current opportunities available and existing facilities available.

In 2015, the City hosted several Town Hall meetings to provide forum to receive feedback from citizens and to address the parks, recreation, and open space needs. The town hall meetings, previous study, and ongoing changes to parks and recreation in the region will serve as a backdrop in describing the current opportunities as they exist today.

EXISTING PARKS AND OPEN SPACE

Over the years, the City of Lucas has developed 4 parks and preserved open space in accordance with community planning efforts. The existing parks and open space include Brockdale and Highland Park currently operated by the Army Corps of engineers, and one private park located in the Stonegate sub-division making a total of 6 parks in the city and they are described and evaluated as follows.

BROCKDALE PARK

Brockdale Park was established in 2005 and is located at east edge of City of Lucas immediately next to Lake Lavon. Brockdale Park is 127 acres and has several amenities that have been developed and includes The Blackland Prairie Raptor Center that is located in the middle section of the park. This center is a nonprofit, rehabilitation and conservation education organization. The mission of this organization is to preserve the environment through public education and conservation of birds of prey and wildlife in their natural habitat.

KENNETH R. LEWIS PARK

Kenneth R. Lewis Park is located adjacent to FM 1378 (Southview Dr.), near the southern side of the City. The park is approximately 5 acres and offers baseball/softball field and soccer field. About two thirds of the park is open space and undeveloped for use with other activities.

LUCAS COMMUNITY PARK AT CITY HALL

The Lucas Community Park at City Hall is directly adjacent to the southern side of City Hall Parking Lot. The park is approximately 3 acres and offers a 5-foot wide concrete sidewalk that circulates the park and a pavilion for picnics and barbeques for the City residents of Lucas, and a large playground including multiple slides and climbing areas. The park also boasts a community center with rooms available to



residents at no cost. The parking area provided for the City Hall can be also utilized for the community park.

HIGHLAND PARK

Highland Park is located at Northeast edge of the city just off Snider Lane. This park is approximately 59 acres and has minimal services. Highland Park provides a boat ramp at the north end of the park for boating and fishing activities on Lake Lavon. The ramp is concrete with ample parking for trailers and vehicles. Entrance to the boat ramp area is via Highland Park Road. Available facilities at this park include the following: a parking area, boat ramp, and restrooms.

As with Brockdale Park, the Trinity Trail passes through the Highland Park. There is a trailhead existing at this park that serves as a point for riders to unload and load their horses with an entrance area on Highland Park Road. The Trinity trail continues north past the limit of Highland Park to the north end of City of Lucas limit near the North Texas Municipal Water District Treatment Plant as previously discussed. Available facilities at the trailhead in Highland Park include the followings: loading/unloading area, restroom facility with ADA considerations, one pavilion, and a watering place for horses.

FOREST CREEK NEIGHBORHOOD PARK

Forest Creek Neighborhood Park is located north of the City of Lucas next to Orchard Gap Lane. The Forest Creek Neighborhood Park is a small 2 acre park with several playgrounds and a soccer field. Access to the park is from Country Club Road via Orchard Gap Lane off Norfolk Lane. Facilities available at this park includes a traditional neighborhood playground and open space.

STONE GATE PARK

Stone Gate Park is a private park located on north side of the city in the Stone Gate Neighborhood and is only accessible to residents of that neighborhood. This park is a very small neighborhood park occupying less than 1 acre next to one of the tributaries of White Rock Creek. This park offers a traditional multiuse playground, a small gazebo, picnic tables and a 2-foot wide concrete sidewalk that passes through the park. The sidewalk connects to a concrete trail that continues alongside the tributary of the White Rock Creek.

OPEN SPACES AND NATURAL FEATURES

Open space represents the natural and agricultural through fields, pastures, prairies and woodlands. Public and private objectives may differ in regard to preservation of open spaces. The City's desire to preserve open spaces will depend on achieving common goals with private land owners and the public. The goal of



maintaining open space should be continued with interaction between the City and land owners to determine common means to achieve these goals.

Other open spaces in Lucas are in the form of:

- Lake Lavon existing flood plain areas
- Creeks and waterways;
- Vacant lands, farm lands, pastures and rights-of-way

All these open spaces can potentially allow for trails and trail connections. The most important natural feature in Lucas is Lake Lavon and its tributary creeks. Constructed in 1954, the lake is owned and controlled by the U.S. Army Corp of Engineers. There are twenty areas along the lake designated for park use, including Highland Park and Brockdale Park which reside in Lucas. These parks provide water-based recreational opportunities that would otherwise not generally be available in the county.

EXISTING TRAILS

Currently Trinity Trail is the only trail in-use that exists in City of Lucas. The Trinity Trail is situated along Lake Lavon with scenic views of the lake and surrounding landscape. The trail extends to the southeastern city limit of Lucas, and north to the City limit we share with North Texas Municipal Water District. This unpaved trail is 25.5 miles long and placed on the US Army Corps of Engineers land along Lake Lavon from East Fork Trail Head in Wylie in the south to the Giant Sycamore Loop to the north. Approximately 11 miles of the Trinity Trail passes through the City of Lucas. This trail enters the City of Lucas in the south from Collin Park in St. Paul, and stretches north along the edge of the lake passing through Brockdale Park and Highland Park. This trail is only open to horseback riders and hikers, and is maintained and operated by a group of volunteers named Trinity Trail Preservation Association (TTPA).



PROPOSED FUTURE TRAILS

Based on input from the citizens, boards, city council, and staff, the future needs of the city are to add additional equestrian/hiking trails. Specifically a trail system linking the Trinity Trails on the north side of the city with a trail through the city to reconnect with the Trinity Trails on the southern end of the city. The proposed trail and trailheads would start at E. Winningkoff Road and end at the Hunt property on the southern end of the city at a future trail head location. The trail should utilize wet lands and natural tree lines whenever possible to create a secluded and shaded trail area.



GOALS AND OBJECTIVES

The City has continued to work toward achieving the goals and objectives established with previous comprehensive and community planning. By setting the goals and objectives, some results are evident and progress has been made. Recognizing the current achievements, changed environment and surroundings, a revised set of goals have been outlined that share common themes that resonate with Collin County Open Space Strategic Plan:

GOAL 1.

Preserve natural environment and native ecosystems.

Objectives:

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

GOAL 2.

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

Objectives:

- Continue to revise and adopt comprehensive Parks and Open Space Plan that meets current preferences and reflection of changing environment in the region in 2016.
- Promote trail connections, and ensure greenbelt and open space dedication during the development review process.
- Create pedestrian and equestrian trails between residential neighborhoods, linear greenbelts, schools, public administrative facilities, and other activity centers, whenever physically and financially possible.
- Continue to adopt and finalize a detailed plan for necessary open space/trail easements to connect existing and future parks, schools, and neighborhoods into an integrated, low maintenance park and recreation system.
- Formulate and adopt policies and ordinances that protect the acquired/donated park land and open space easements.



- Utilize trails, wherever possible, to locally and regionally connect schools, parks and residential areas.
- Design a parks and open space system that is interconnected and multifunctional, which protects important natural, cultural and visual resources while providing appropriate opportunities for recreation.
- Integrate locally planned trails with the "Collin County Regional Master Trail Plan".
- Coordinate planning efforts with those of adjacent cities.

GOAL 3.

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

Objectives:

- Determine actual maintenance cost currently needed to maintain existing parks.
- Undertake the necessary effort to determine maintenance costs and capital investment costs associated with acquiring and/or developing new parks and open space.
- Allocate sufficient funding to maintain existing parks, open space and trails.
- Formulate and adopt policies and ordinances that protect existing park facilities, open spaces, and trails.
- Explore cost sharing options such as Federal, TxDOT grants, or "Keep Lucas Beautiful" for fund raising.

PLAN AND RECOMMENDATIONS

The purpose of the plan and recommendations is to provide community direction in a constantly changing environment. Under existing and currently projected conditions and circumstances, the City of Lucas parks, open space and recreational needs will be well satisfied. Few things have so positive an effect on the quality of life in a community as a well-executed plan for a community's parks, open space, trails, and recreational facilities. These recommendations should be helpful to future decision-making as each plan component is gradually considered for implementation or revision.

- Equestrian, hike, and bike trails, greenbelts, parkways or paths should be provided to connect large recreational areas, providing access, scenic views and recreational opportunities.
- Combined municipal and school recreational facilities should be used to serve the community and prevent the construction of redundant facilities. If possible, school recreational areas should include parking, drinking fountains and restrooms and should remain open on weekends and during the summer months.



STREETS AND DRAINAGE

STREETS



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

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

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

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

DRAINAGE

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

Many factors directly affect the surface storm drainage, to minimize property damage from flooding during periods of intense rainfall, the drainage system for a



community should be designed, sized, and properly maintained. Storm drainage facilities include inlets, culverts, bridges, concrete lined channels, natural drainage channels, swales, creeks, rivers, retention and detention ponds, and lakes.

Drainage can have significant effects on structural durability of streets and travel safety. Level ground and poor drainage allows water to collect in some areas, which erodes the road base and causes sections of road to fail, and can also lead to loss of traction on the road. Currently roadway drainage is primarily handled via open ditches and culverts. Maintenance in these ditches is needed to avoid over growth of trees and other vegetation. Over growth can make roads difficult to drain, and roots can undermine the structural stability of the pavements. As a result, the drainage system is discussed in conjunction with the streets system in this chapter.

STREET SYSTEM ANALYSIS

General Street Statistics

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

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

STREET CONFIGURATION AND FUNCTIONAL CLASSIFICATION

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

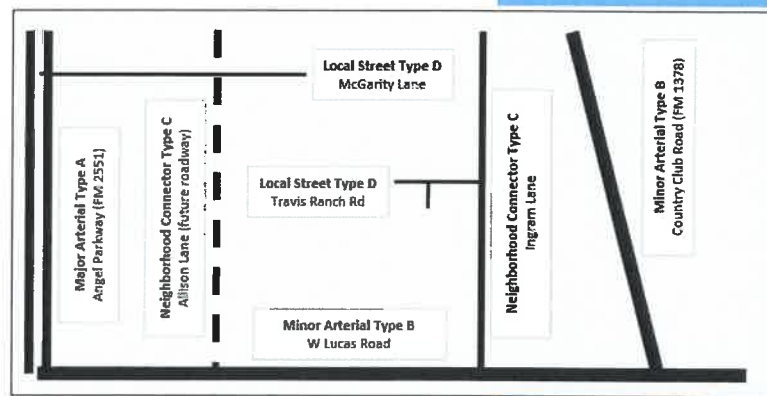


Figure 7.1— Roadway Classification

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

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



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

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

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

STREET SYSTEM EVALUATION

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

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

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

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



EXISTING STREET CONDITIONS

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

1) Street Paving

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

2) Street Drainage

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

3) Street Right-of-Way

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

4) Surface Conditions

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

Table 7.1 Rating Description

Rating	Description
A Good	Good riding surface with no noticeable wear or obvious defects.
B Acceptable	Good riding surface, but has some minor surface defects and wear indications. Some minor cracking or patch repairs may exist.
C Fair	Slightly rough riding surface, edges beginning to break down, some moderate cracking, small areas of spalling, pavement, shoulder drop-offs, and cut repairs beginning to require attention.
D Poor	Uncomfortable and/or badly worn riding surface, extensive spalling, cracks, paving failures, poor patches and/or cut repairs, edge breakdown, and severe shoulder drop-offs.
E Unacceptable	Very rough and/or uneven riding surface, drainage problems, large surface in bad condition, many unsatisfactory patches and cut repairs, and safety hazards.

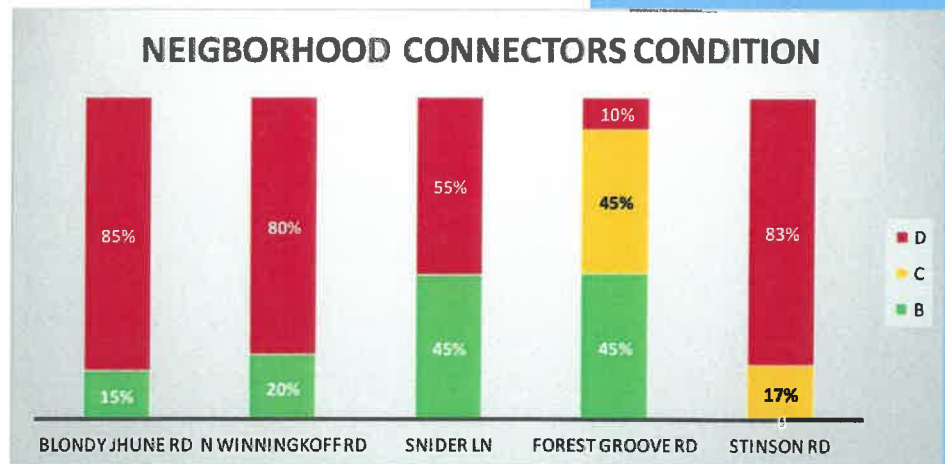


Figure 7.3 Neighborhood Connector Condition



5) Street Width

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

TYPES OF STREET IMPROVEMENTS

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

Recommended street maintenance alternatives can include the following.

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

DRAINAGE SYSTEM ANALYSIS

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



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

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

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

GENERAL DRAINAGE PROBLEMS

Creeks

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

Bar Ditches and Water Channels

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

Street System

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



PLAN AND RECOMMENDATIONS

Purpose

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

STREET RECOMMENDATIONS

The most important consideration when developing a plan for street rehabilitation is to ensure that all plans for roadway construction also include plans for drainage improvements. All plans for road reconstruction must consider the size and slope needs for drainage. Any program for street improvements without drainage improvements would be futile.

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

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

Street Name	Type of Repair
Blondy Jhune Road	Reconstruction
Forest Grove Road	Reconstruction
Snider Lane and Bridge	Reconstruction
Stinson Road and Culvert	Reconstruction
Winningkoff Road	Reconstruction

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

Table 7.2 - Recommended Roads for Reconstruction, City of Lucas, Texas

PROPOSED IMPROVEMENTS

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



POSSIBLE FINANCIAL SOURCES FOR STREETS

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

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

POSSIBLE FINANCIAL SOURCES FOR DRAINAGE IMPROVEMENTS

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

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

ADDITIONAL FINANCIAL SOURCES

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



WATER SYSTEM

INTRODUCTION

The City of Lucas owns and operates Lucas Waterworks that serves the residents inside and outside its current Certificate of Convenience and Necessity (CCN) site map. The Lucas Waterworks serves residents outside the city limits and outside the Lucas extraterritorial jurisdiction (ETJ), but the City does not supply water to all residents within the Lucas ETJ. The Seis Lagos Utility District, the Wylie Northeast Special Utility District and the City of Allen supply water to a portion of residents inside the Lucas city limits and within the Lucas ETJ.

The City's water system is a vital part of the City owned infrastructure. The purpose of this section on the water system is to update the Comprehensive Plan by providing a description of the current water system, identifying the criteria for determining future additions to the water system, and providing a description of the capital improvements needed for the future water system.

EXISTING WATER SYSTEM

Water Supply

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

Existing System Facilities

The principal facilities in the existing water system include ground storage tanks, elevated storage tanks, and pump stations. The storage tanks and pump stations are all located at the McGarity Pump Station, the North Pump Station and the Winningkoff elevated tank site. Following is a summary of the principal facilities in the existing water system:

Ground Storage:

McGarity Pump Station	200,000 gallon tank
	350,000 gallon tank
North Pump Station	500,000 gallon tank
	750,000 gallon tank
Total	1,800,000 gallons



Elevated Storage:

McGarity Pump Station	300,000 gallon tank
Winningkoff Site	300,000 gallon tank
Total	600,000 gallons

Pumping Facilities:

McGarity Pump Station:

Pump No. 3 – 750 gpm

Pump No. 4 – 750 gpm

Pump No. 5 – 750 gpm

North Pump Station:

Pump No. 1 – 1,100 gpm

Pump No. 2 – 1,000 gpm

Pump No. 3 – 1,000 gpm

Total 5,250 gpm

New Facilities

A number of facilities have been added to the existing water system since the last comprehensive plan was prepared in 2004. These facilities include the initial McGarity Pump Station facilities which were under construction at the time of the preparation of the last comprehensive plan. Those facilities include the 300,000 gallon elevated storage tank, the 200,000 gallon ground storage tank, and the pump station with the first two 750 gpm pumps. Other facilities that have been added to the water system include the following:

Ground Storage:

750,000 gallon ground storage tank at the North Pump Station

350,000 gallon ground storage tank at the McGarity Pump Station

Pumping Facilities:

- Replacement of 900 gpm pump with 1,100 gpm pump at the North Pump Station
- New pump station at the McGarity Pump Station with two 750 gpm pumps
- Additional 750 gpm pump at the McGarity Pump Station

Water Lines:

- Country Club Road Water Line, including 9,200 feet of sixteen inch- and twelve-inch water lines
- Forest Grove Road Water Line, including 1,000 feet of eight-inch water line
- Shady Lane Water Line including 2,200 feet of eight-inch water line
- Southview Drive Water Line, including 12,000 feet of twelve inch water line
- Brockdale Park Road Water Line, including 7,000 feet of eight-inch water line
- Brookhaven Drive Water Line, including 6,300 feet of eight-inch water line
- Stinson Road Water Line, including 11,700 feet of twelve inch water line



- Water line to the fire station, including 320 feet of 12-inch water line
- Rock Ridge Road Water Line Phase I, including 3,500 feet of twelve inch water line
- Osage Lane Water Line, including 2,700 feet of six-inch water line

PARAMETERS FOR FUTURE FACILITIES

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

Water Demand

Water demand is a function of the number of people living in the service area and their water usage habits. The population to be served by the water system will include the build out population of 13,274, plus an estimated population of 168 people in the Allen ETJ currently being served by the water system. Accordingly, a total population of 13,442 located within the proposed Certificate of Convenience and Necessity (CCN) will be utilized for determining the water demand that will eventually need to be met by the water system. The size and capacity of future system facilities will be based on this population of 13,442.

Since water demand in the water system service area is based on the population and their water usage habits, historical water usage habits need to be determined in order to establish the projected demands. Based on established water usage habits, the water usage is approximately 250 gallons per capita per day, the maximum day to average day ratio is 2.5, and the peak hour to maximum day ratio is 1.8. With a build out population of 13,442 in the service area, this water usage will result in an average daily demand of 3.36 mgd, a maximum day demand of 8.4 mgd, and a peak hour demand of 15.12 mgd for the water system at build out.

Design Criteria

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



elevated storage capacity for fire flow. The ground storage requires sufficient capacity to meet a specified portion of the maximum day demand. The pumping capacity in the system needs to be sufficient to meet a specified portion of the maximum day demand. It is recommended that the more stringent design criteria, which has been used in the past for the existing water system, continue to be utilized for system facilities.

Pressure Planes

The existing water system presently operates on two pressure planes. The upper pressure plane is located primarily in the northwest part of the service area. The lower pressure plane serves the rest of the service area. The facilities that provide water to the upper pressure plane are located at the McGarity Pump Station site. The facilities that provide water to the lower pressure plane are located at the North Pump Station site and the Winningkoff Elevated Tank site.

Prior to the establishment of the two pressure planes, the water system was operating on a single pressure plane. One of the goals is to reestablish one pressure plane in order to simplify operation of the water system and improve efficiency. Due to the difference in elevations of the elevated storage tanks serving the existing water system, one strategy is an altitude valve installed at the Winningkoff elevated storage tank. This will allow the two elevated storage tanks to work together in the water system when it is converted to one pressure plane. Additionally limiting connections between the planes and the installation of residential pressure regulating valves (RPRVs) are other strategies for balancing the planes.

ETJ Annexation

The areas within the Lucas ETJ with the highest potential for annexation are already being served by the Lucas waterworks. However, the large ETJ area in the southeast part of the City is not. If this ETJ area is added to the City by annexation, the area would not be added to the water system service area. These areas are currently located within the CCN held by the Wylie Northeast Special Utility District (WNSUD) and the Seis Lagos Utility District (SLUD). In general terms, the WNSUD supplies water to the southeast corner of the city as well as the Inspiration neighborhood within the Lucas ETJ and the SLUD supplies the Seis Lagos and Brockdale Park neighborhoods.

Projected population in this area at build out is 3,892 people. This added population would not increase the projected population in the water system service area at build out. The only potential impact to the Lucas waterworks would be the operation of the SLUD water infrastructure. The WNSUD would most likely not relinquish its system to the City of Lucas.



Dead End Water Lines

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

PROPOSED WATER SYSTEM

Proposed System Facilities

A number of system improvements will need to be made for the future water system based on water demand, the design criteria for improvements, and the other criteria mentioned in the previous section. The principal facilities needed for build out conditions when the water system service area (without the large ETJ area in the southeast part of the City included in the service area) include the following:

McGarity P.S. Site:

- 1,000,000 gallon ground storage tank
- Pump station with two 1,250 gpm pumps (replaces old pump station)
- 300,000 gallon elevated storage tank

North P.S. Site:

- Replace existing 8" delivery line (from NTMWD) with 12" delivery line
- Pump station with two 800 gpm pumps

Winningkoff Elevated Tank Site:

- Altitude valve with valve vault and piping

The additional facilities needed for build out conditions when the water system service area with the large ETJ area in the southeast part of the City included in the service area.

McGarity P.S. Site:

- Add a third 1,250 gpm pump in the new pump station
- 200,000 gallon elevated storage tank



North P.S. Site:

- 800,000 gallon ground storage tank
- Add a third 800 gpm pump in the new pump station

McGarity P.S. Site:

- Add a third 1,250 gpm pump in the new pump station
- 200,000 gallon elevated storage tank

Water Lines:

- 12" water line along Country Club Road and East Lucas Road
- 12" water line between Brockdale Park Road and Southview Drive

The additions to the water system listed above for both sets of conditions (i.e., with and without the large ETJ area in the southeast part of the City included in the service area) provide the facilities that will be needed in the water system under build out conditions and provide a balanced water system with similar capacity facilities at the two pump station sites.



APPENDIX

Maps included in the Comprehensive Plan are as follows:

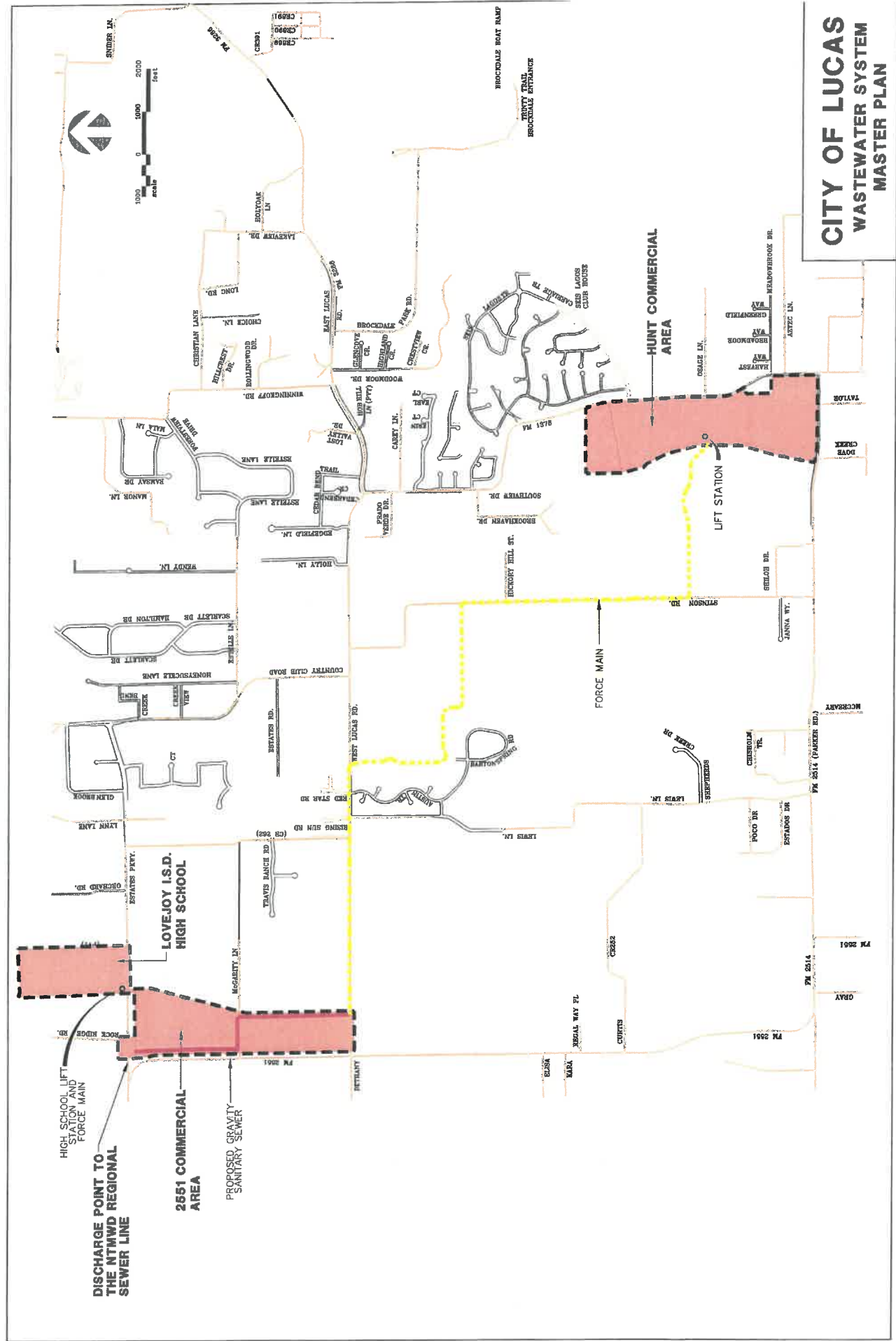
- Wastewater System Master Plan Map
- Water System Map
- Thoroughfare Plan Map
- Land Use Map
- Trails Master Plan



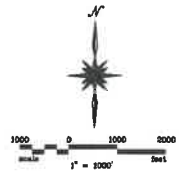
APPENDIX



CITY OF LUCAS WASTEWATER SYSTEM MASTER PLAN

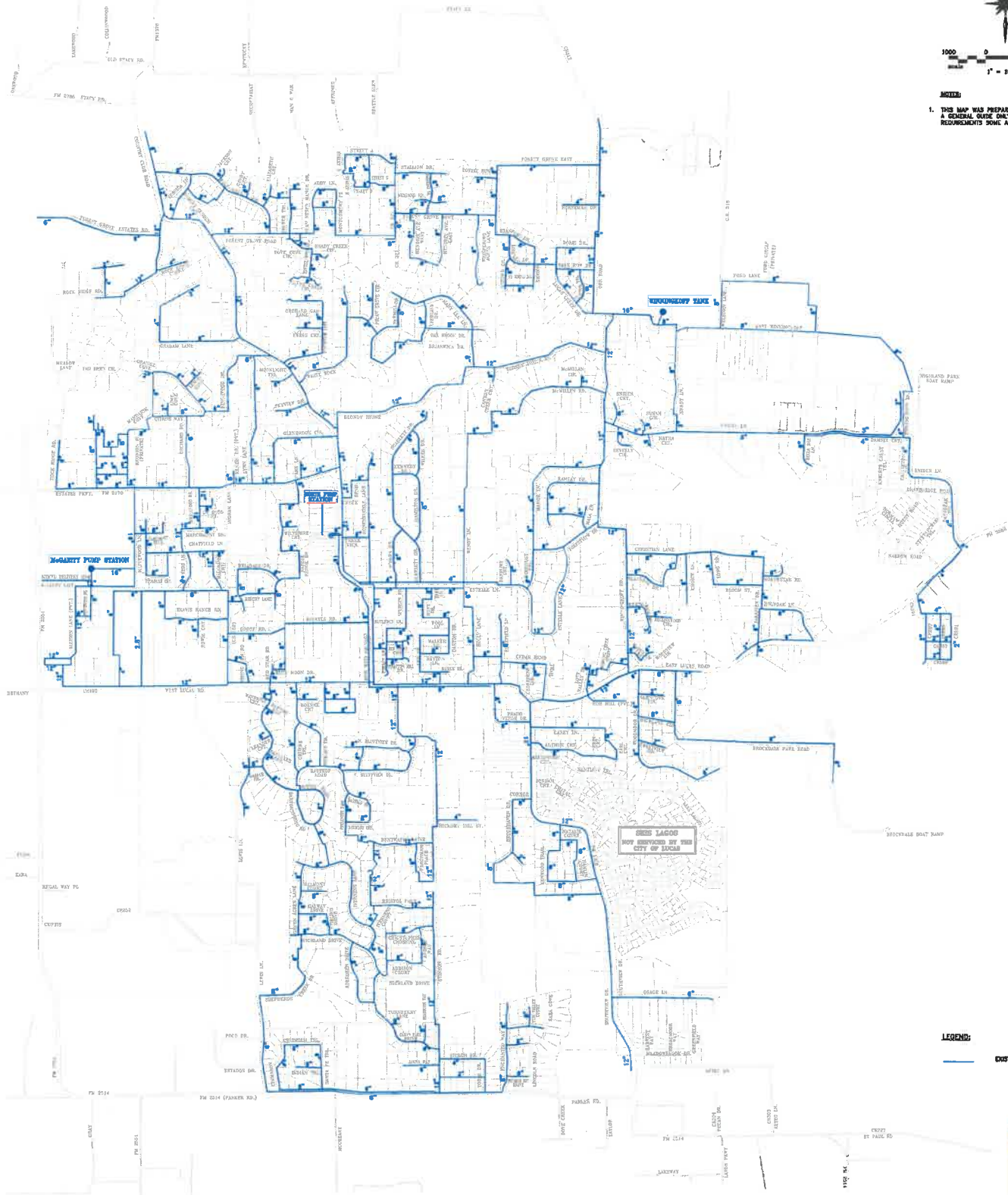


Water System Map



NOTES:

1. THIS MAP WAS PREPARED FOR AND INTENDED TO BE A GENERAL GUIDE ONLY. DUE TO GRADING REQUIREMENTS SOME AREAS ARE NOT TO SCALE.



LEGEND:

— EXISTING WATER LINE



2017 Master Thoroughfare Plan



Legend




Solid lines are thoroughfares within the city.

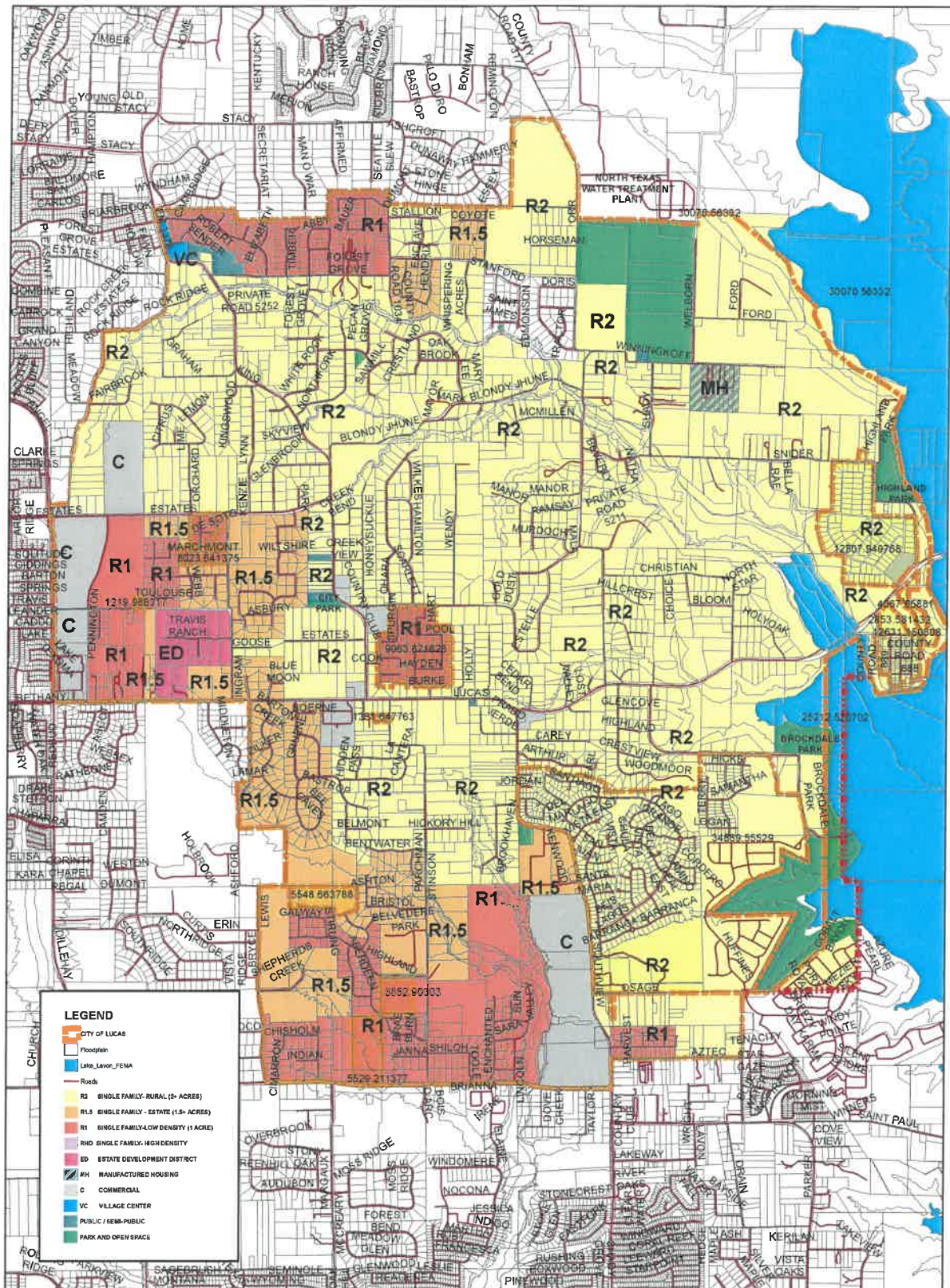
Dashed lines are thoroughfares outside the city.

Blue lines are proposed thoroughfares.

★ Blue stars are proposed intersection improvements locations.

Thoroughfare name is followed by thoroughfare type.

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



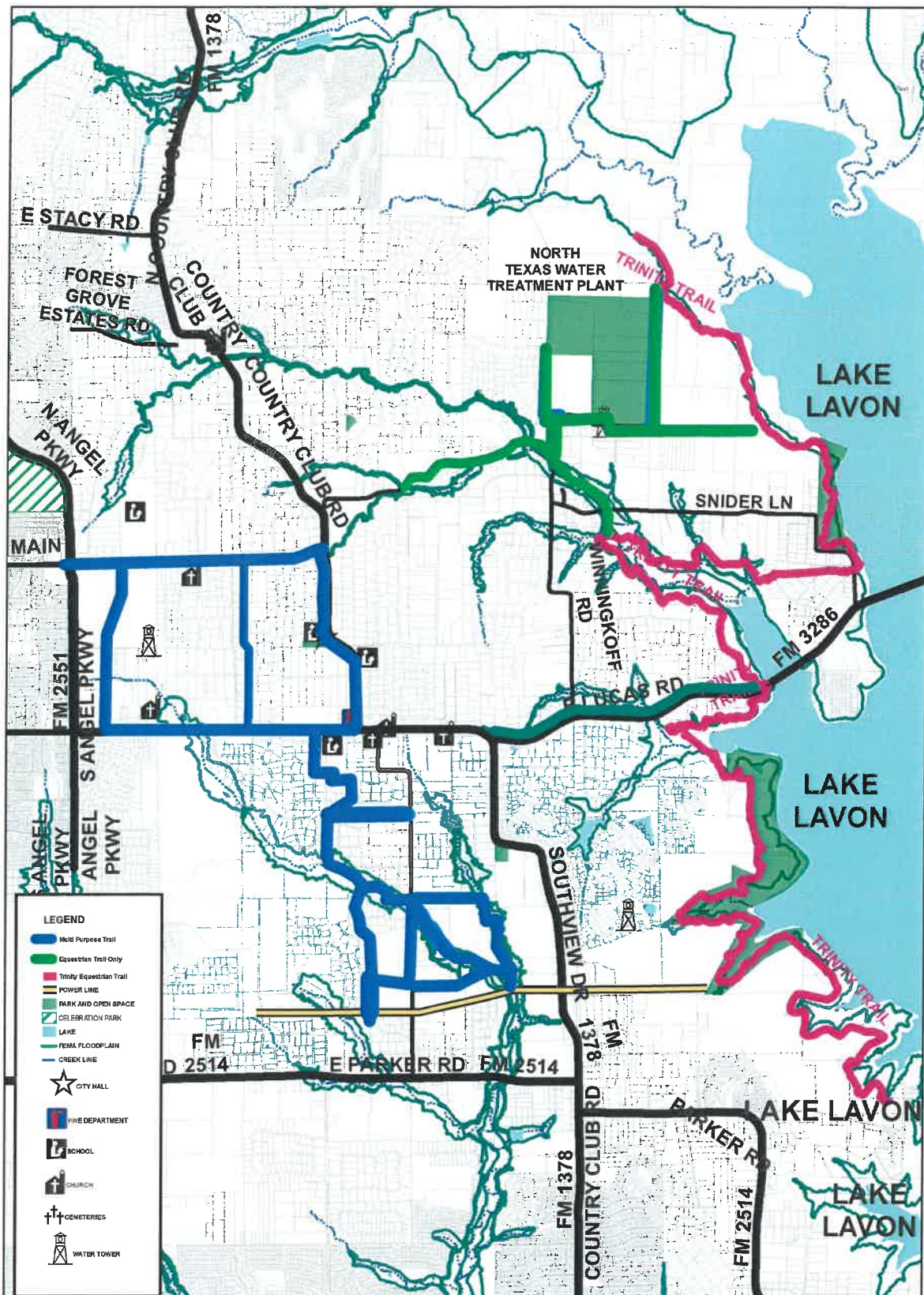
March 16, 2017



LAND USE MAP CITY OF LUCAS



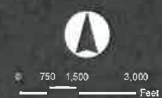
0 1,250 2,500
Feet



07/29/19



CITY OF LUCAS TRAILS MASTER PLAN





City of Lucas
Planning and Zoning Agenda Request
November 11, 2021

Item No. 05

Requester: City Secretary Stacy Henderson

Agenda Item Request

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

Background Information

NA

Attachments/Supporting Documentation

1. October 14, 2021 Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

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



MINUTES PLANNING AND ZONING COMMISSION MEETING

October 14, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

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

Commissioners Present:

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

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

Commissioners Absent:

Commissioner Dusty Kuykendall

Regular Agenda

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

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

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

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

6. Executive Session:

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

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

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

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

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

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

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

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

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

Chairman Rusterholtz conducted research of paving design manuals from other cities and provided her comments for staff review and recommendations to be brought back at a future meeting.

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

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

7. Adjournment.

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

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary