



AGENDA PLANNING AND ZONING COMMISSION MEETING

June 11, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, June 11, 2026, beginning at 6:30 PM or immediately following the Capital Improvements Advisory Committee Meeting at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Planning and Zoning Commission will be physically present at this meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/163/Watch-Live-Meetings>.

How to Provide Input at a Meeting:

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

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Executive Administrative Assistant, Morgan Kowaleski at mkowaleski@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

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

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the Planning and Zoning Commission for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

1. Consent Agenda
 - A. Approval of the Minutes of the May 14, 2026 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size. **(Joe Hilbourn, Development Services Director)**

Regular Agenda

3. Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506. **(Joe Hilbourn, Development Services Director)**
4. Discuss updating the Code of Ordinance, Chapter 10 Subdivisions, Division 4 Standards and Requirements § 10.03.123 (a) (6) Streets and drainage. **(John Awezec, Planning & Zoning Commissioner)**

Executive Session

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.

5. An Executive Session is not scheduled for this meeting. ()

Adjournment

6. 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, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on June 5, 2026.

Morgan Kowaleski, Executive Administrative Assistant

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 City Secretary Toshia Kimball at 972.912.1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



**City of Lucas
Planning and Zoning Commission
Agenda Request
June 11, 2026**

Requester: Morgan Kowaleski, Executive Administrative Assistant

Agenda Item Request:

Approval of the Minutes of the May 14, 2026 Planning and Zoning Commission meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. 5-14-26 Planning and Zoning Meeting Minutes

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends approval of the Consent Agenda as presented.

Motion:

I make a motion to approve the Consent Agenda as presented.



MINUTES

PLANNING AND ZONING COMMISSION MEETING

May 14, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Frank Hise
Commissioner John Awezec
Commissioner Brian Dale
Alternate Commissioner Jonathan Underhill

Staff Present:

Development Services Director Joe Hilbourn
City Manager John Whitsell
Executive Admin Assistant Morgan Kowaleski
City Attorney Courtney Morris

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

The meeting was called to order at 6:30 pm.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the March 12, 2026 Planning and Zoning Commission meeting.**

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

Regular Agenda

- 2. Consider approving a request by Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan.**

Development Service Director Joe Hilbourn presented this agenda item.

Lauren Nuffer of Kimley-Horn, representing the applicant, presented a PowerPoint presentation regarding this agenda item to the Commission.

MOTION: A motion was made by Commissioner Awezec, seconded by Vice-Chairman Williams to approve the request Lauren Nuffer with Kimley-Horn, on behalf of Wal-Mart Real Estate Business Trust, at 2662 W. Lucas Road, WAL-MART LUCAS ADDITION (CLU), BLK A, LOT 1R; Lucas, Texas, 75002; for an amended site plan, elevations, and landscape plan. The motion passed unanimously by a 5-0 vote

3. Consider approving a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A.

Development Service Director Joe Hilbourn presented this agenda item.

An emailed public comment was received from Lorin Lowry, 520 Mark Drive, Lucas, Texas, 75002. Chairman Tolson read the comment into the record.

An emailed public comment was received from Carolynn Christenson, at 575 W Blondy Jhune Road, Lucas, Texas, 75002. Chairman Tolson read the comment into the record.

An emailed public comment was received from Chris Adcock, 475 Blondy Jhune Trail, Lucas, Texas, 75002. Vice-Chairman Williams read the comment into the record.

Randy Kercho, 1790 Heifner Rd, Lucas, Texas 75002, addressed the Commission regarding agenda item #3.

Warren Corwin, 200 W. Belmont Road, Allen, Texas 75013, representing the applicant, addressed the Commission's questions and concerns.

After discussion, the Commission recessed into executive session for legal advice at 8:05 pm. The Commission reconvened into open session at 8:13 pm.

MOTION: A motion was made by Vice-Chairman Williams, seconded by Commissioner Hise, to approve a request by Corwin Engineering on behalf of J Anthony Properties for a preliminary plat for Mansions on Blondy Jhune, an addition to the City of Lucas being all of a 40.640-acre tract of land located in the John W Kirby Survey, Abstract No. 506, Peter F Lucas Survey, Abstract No. 537, Benjamin Sparks Survey, Abstract No. 813, being a replat of Wendy Farms Addition, Lots 1R & 2, Block A. The motion passed unanimously by a 5-0 vote

4. Executive Session

The Commission recessed into executive session during Agenda Item No. 3, pursuant to Texas Government Code Section 551.071, to consult with legal counsel regarding the preliminary plat for Mansions on Blondy Jhune.

The Commission reconvened into open session at 8:13 pm. Action regarding Agenda Item No. 3 was taken in open session.

5. Adjournment:

Chairman Tolson adjourned the meeting at 8:16 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant

From: [Lorin Lowry](#)
To: [Morgan Kowaleski](#)
Subject: Public comment — May 14 P&Z Item 3, Mansions on Blondy Jhune preliminary plat
Date: Wednesday, May 13, 2026 9:50:36 AM

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Dear Planning and Zoning Commissioners and City Staff,

My name is Lorin Lowry, and I live on Mark Drive just off Blondy Jhune Road. As a nearby resident directly affected by access, drainage, and construction traffic, I respectfully ask that you postpone consideration of the preliminary plat for Mansions on Blondy Jhune scheduled for May 14, 2026. This request is to ensure the public record fully addresses impacts on surrounding properties, roads, drainage, floodplain, and emergency access before any approval.

Since moving here three years ago, traffic on Blondy Jhune has noticeably increased, especially during morning and afternoon commute hours. Traffic often backs up from Country Club Road to just past the bridge near 625 W Blondy Jhune Road, where this new subdivision is proposed. With additional developments like Hendrick Estates already underway, I am concerned about adding another access point to this narrow, curved two-lane road without clear evidence that it can safely handle the increased volume.

The current packet includes a detailed tree inventory but lacks comparable transparency on critical infrastructure issues such as bridge and culvert design, floodplain modeling, pavement condition, and emergency access. For the safety and well-being of existing residents and future homeowners, I ask the Commission to require the following before moving forward:

1. A pre-construction structural pavement evaluation of Blondy Jhune Road, along with a Construction Traffic Mitigation Plan and a performance bond or security dedicated to repairing any damage to the road and right-of-way caused by construction traffic. This is essential given the rural character of Blondy Jhune and the heavy equipment expected during construction.
2. A traffic and access analysis or City Engineer's written finding confirming that the new subdivision entrance on Blondy Jhune is safe and adequate. This should include sight distance measurements, posted and design speeds, and any necessary grading or vegetation clearing to ensure safe turning movements on this curved roadway.
3. A written Fire Marshal report that the subdivision's layout—including private streets, cul-de-sacs, hydrants, grades, turnarounds, and emergency access redundancy—meets Lucas Fire Department standards. This is especially important given concerns about dead-end street lengths and emergency vehicle access.
4. A detailed construction traffic and road protection plan identifying haul routes, staging areas, lane closures, signage, work hours, and provisions to maintain emergency access

throughout construction.

5. Documentation addressing impacts on adjacent and nearby properties, including land uses and driveway details within 200 feet, as required by the City's development checklist.

These requests align with the City's Development Guide, Texas Local Government Code requirements for clear, written findings tied to adopted standards, and the need for proportionate infrastructure improvements. The packet notes hydrological studies and a Conditional Letter of Map Revision (CLOMR) to FEMA will be submitted, but comparable detail on other critical infrastructure is missing from the public record.

I am not opposing development but asking for a thorough, transparent review that protects residents, the developer, and the City. If the current record does not demonstrate compliance with all applicable standards, please postpone or deny the plat. If approval proceeds, it should be conditioned on enforceable, standard-based requirements before final plat or construction begins.

Thank you for your careful consideration of these important issues.

Lorin Lowry
520 Mark Drive



From: [Carolynn Christenson](#)
To: [Morgan Kowaleski](#)
Subject: Written Comments – Agenda Item 3 (Mansions on Blondy Jhune Preliminary Plat) – May 14, 2026 P&Z Meeting
Date: Thursday, May 14, 2026 11:44:06 AM

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Dear Planning and Zoning Commissioners and City Staff,

My name is Carolynn Christenson, and I live at 575 W Blondy Jhune Road in Lucas. My property is directly adjacent to the proposed Mansions on Blondy Jhune development. I am submitting these comments regarding Agenda Item #3 for tonight's Planning and Zoning Commission meeting.

I would appreciate clarification and consideration of the following concerns:

1. Incomplete Tree Survey – The submitted tree survey does not appear to include Lots 1B and 1X (and possibly other areas). It is particularly concerning that these areas were not included given that they are densely wooded with mature trees. A complete and accurate tree survey of the entire site, including all adjacent areas that could be impacted, should be required prior to approval.
2. Protection of Adjacent Tokalaun Property – What specific measures (such as construction fencing, tree protection fencing, staking, monitoring, and erosion control) will be implemented to prevent trespassing, unauthorized access, tree damage, or any disturbance onto Tokalaun homeowners' land during construction?

As Tokalaun homeowners have intentionally left their land south of the creek in its natural state, it is critical that the developer install and maintain clear physical barriers and follow strict construction protocols to fully protect these undisturbed areas from construction impacts, equipment staging, material storage, or worker access.

3. Continued Access South of the Creek – What provisions will be made to guarantee Tokalaun homeowners retain continued access to their properties south of the creek both during and after construction?
4. Drainage, Erosion, and Floodplain Impacts – Drainage and erosion along the creek edge are major concerns. Homeowners north of the creek are already experiencing significant drainage and erosion issues, and there is strong concern that construction and development activity could worsen these conditions.

What specific drainage designs, erosion control measures, long-term creek bank stabilization techniques, and floodplain mitigation strategies will be implemented to protect adjacent and downstream properties and prevent negative impacts to the creek?

5. Proposed Bridge and Creek Crossing — The new bridge and entrance access off Blondy Jhune raises several concerns for adjacent Tokalaun homeowners and properties downstream.
 - Downstream Impacts — What studies and protections are in place to ensure the new bridge does not increase flooding, erosion, or drainage problems downstream?
 - Traffic and Road Safety — Blondy Jhune is a narrow, curving two-lane road that already carries a high volume of traffic. Has a traffic study been done to evaluate the safety of the new entrance and the additional traffic it will bring?
 - Light Pollution and Headlight Glare — What steps will be taken to minimize light pollution and headlight glare from the proposed bridge and new roads onto neighboring homes?

While I understand that some of these concerns may be addressed in greater detail during later construction plan reviews, I believe it is important to raise them now at the preliminary plat stage given that the Planning and Zoning Commission has the authority and responsibility to require adequate documentation, studies, and enforceable conditions to protect adjacent property owners, infrastructure, and the environment before any approval is granted.

Given the apparent incompleteness of the tree survey, it also raises concerns about whether other important elements — such as drainage, tree preservation, and impacts to adjacent properties — have been fully and accurately documented.

Thank you for your time and consideration of these concerns, as well as those expressed by other community members. I appreciate the Commission's attention to protecting neighboring property owners and ensuring that impacts are thoroughly addressed before approval of this project.

Carolynn Christenson
575 W Blondy Jhune Rd

[REDACTED]
[REDACTED]

From: [Christopher Adcock](#)
To: [Morgan Kowaleski](#)
Subject: Re: Public comment — May 14 P&Z Item 3, Mansions on Blondy Jhune preliminary plat
Date: Wednesday, May 13, 2026 10:36:33 AM
Attachments: [image001.png](#)

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Hi Morgan,

Thank you for confirming receipt and for presenting my comments to the Planning & Zoning Chairman.

I also wanted to add one clarification to my prior comments. I understand that some items I raised — including bridge details, road construction details, turning improvements, and other construction-plan-level engineering — may ordinarily be reviewed later in the process after preliminary plat approval. If that is the City's process, I understand my comments may be early as to some of those details.

That said, I believe it is important for these concerns to be in the public record now rather than later. This is a large project with significant implications for nearby residents and especially for neighbors downstream of the proposed development. The adequacy of the Blondy Jhune entrance, drainage/floodplain impacts, bridge and culvert design, construction traffic, emergency access, and road protection are not minor details from the perspective of affected neighbors.

I am also concerned because there have been multiple prior representations or expectations involving this developer and related area impacts — including Hendricks Estates and potential turning-lane or roadway improvements on Blondy Jhune — that do not appear to have been clearly followed through in a way that is transparent to residents. For that reason, I do not think neighbors should be asked to assume that critical infrastructure and mitigation issues will necessarily be resolved later unless they are clearly documented, tracked, and made enforceable.

So while I understand the timing issue, I respectfully ask that the record reflect these concerns now, and that any approval or recommendation include clear written conditions identifying what remains outstanding, who is responsible, when it must be completed, and how the City will ensure compliance before final plat approval, grading, road work, bridge/culvert construction, or other construction activity proceeds.

Thank you again for including these comments in the record.

Sincerely,
Chris Adcock
475 Blondy Jhune Trail
[REDACTED]

[REDACTED]

On Wed, May 13, 2026 at 10:19 AM Christopher Adcock <[REDACTED]> wrote:

On Tue, May 12, 2026 at 11:15 AM Morgan Kowaleski <mkowaleski@lucastexas.us> wrote:

Good Morning Chris,

I have received your comments and will present them to the P&Z Chairman on Thursday night.

Thank you,



Morgan Kowaleski
Executive Administrative Assistant
Direct: (972) 912-1214
mkowaleski@lucastexas.us

From: Christopher Adcock <[REDACTED]>
Sent: Tuesday, May 12, 2026 9:56 AM
To: Morgan Kowaleski <mkowaleski@lucastexas.us>
Subject: Public comment — May 14 P&Z Item 3, Mansions on Blondy Jhune preliminary plat

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&

Dear Planning and Zoning Commissioners and City Staff,

My name is Chris Adcock, and I live at 475 Blondy Jhune Trail. As a resident directly affected by the proposed Mansions on Blondy Jhune preliminary plat, I am submitting this comment regarding the May 14, 2026 agenda item.

My home is adjacent to the Blondy Jhune entrance area, and my concerns focus on the safety and adequacy of that entrance, the bridge and culvert infrastructure, drainage and floodplain impacts, construction traffic, and emergency access.

I respectfully request that you postpone consideration of this preliminary plat until the public record fully documents the engineering, fire, drainage, floodplain, bridge/culvert, road impact, and emergency access reviews required to demonstrate compliance with City standards and Texas plat law. If the Commission chooses to proceed, please make these requirements enforceable written conditions before any final plat approval, grading, or construction.

While the packet includes a detailed tree inventory of roughly 1,070 trees and thousands of protected diameter-inches, it lacks comparable transparency on critical infrastructure. The bridge and culvert profiles, structural assumptions, hydrologic and hydraulic studies, and floodplain modeling are not publicly available. The staff report notes that a Conditional Letter of Map Revision (CLOMR) will be submitted to FEMA, but the technical basis for this and other infrastructure elements should be part of the public record before approval.

Specifically, I ask the Commission to require the following before moving forward:

1. Complete public documentation of all engineering, fire, drainage, floodplain, bridge/culvert, and road-impact findings that demonstrate compliance with the Lucas Development Guide and Texas Local Government Code § 212.0091. If any items are deferred, the record should clearly state the conditions, responsible parties, and timelines.
2. Inclusion of bridge and culvert design sheets, hydrologic and hydraulic studies, and floodplain analyses in the public record. These are essential to evaluate the proposed access infrastructure and floodplain impacts. Approval should not proceed without these materials or an enforceable condition requiring their completion before final plat or construction.
3. A pre-construction structural evaluation of Blondy Jhune Road, a Construction Traffic Mitigation Plan, and a performance bond or security dedicated to protecting and repairing the road and right-of-way from construction impacts. Blondy Jhune is a rural road not clearly designed for heavy construction traffic, including equipment and timber hauling related to tree removal.
4. A traffic and access analysis or City Engineer finding confirming that the new Blondy Jhune entrance is safe and adequate on the existing two-lane curved roadway. This should address sight distances, turning movements, queueing, and any required improvements such as turn lanes or signage.
5. Public and complete hydrologic and hydraulic records before any construction near the

creek, floodplain, bridge, or culvert areas. This includes documentation of drainage easements, detention assumptions, downstream impacts, and FEMA CLOMR/Letter of Map Revision (LOMR) requirements. No grading or floodplain work should proceed without these reviews and permits.

6. A written Fire Marshal finding confirming that the subdivision layout, private streets, cul-de-sacs, hydrants, grades, turnarounds, gates, and emergency access meet Lucas Fire Department standards. This should address dead-end street length, emergency vehicle access, and redundancy in case the primary Blondy Jhune access is blocked or damaged.

7. A construction traffic and road protection plan detailing haul routes, staging areas, lane closures, signage, work hours, and emergency access maintenance during construction. Pre- and post-construction road condition documentation and bonding for repairs should be required.

8. Clear, enforceable documents specifying ownership, maintenance, inspection, funding, and repair responsibilities for private streets, drainage and landscape easements, emergency access, and any bridge or culvert facilities. The City should require a lifecycle maintenance cost study or reserve analysis to ensure long-term upkeep and prevent future failures.

9. Specific, written findings tied to City standards and Texas plat law for any approval, conditional approval, postponement, or denial. If the Commission approves despite missing key infrastructure documentation, please identify the ordinance or design standard that justifies this decision.

These requests are not about opposing development but about ensuring a thorough, transparent, and standards-based review that protects residents, the applicant, and the City. A clear public record showing what has been reviewed, what remains outstanding, and who is responsible for each condition is essential.

Thank you for your careful consideration and for requiring a complete technical record before acting on this preliminary plat.

Chris Adcock

[475 Blondy Jhune Trail](#)





**City of Lucas
Planning and Zoning Commission
Agenda Request
June 11, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size.

- A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
- (Joe Hilbourn, Development Services Director)**

Background Information:

The property is currently zoned as R2. The City of Lucas Code of Ordinances Chapter 14 “Zoning”, Division 8 Accessory Buildings, Structures, and Uses requires a specific use permit for an additional six hundred (600) square feet totaling a maximum area of one thousand and five hundred (1,500) square feet.

§14.04.304 General accessory buildings and structures regulations.

Accessory dwelling units (ADUs).

ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. An ADU is considered part of the principal building provided it is interconnected to or attached by a breezeway a minimum of twenty feet (20') wide and not greater than twenty-four feet (24') long. ADU's may be standalone structures, attached but not interconnected to the principal building, structure, or dwelling, or be part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, covered vehicle storage areas, toilet rooms, utility spaces, and similar areas. The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

- (A) General regulations for ADUs:

- (i) Only one (1) ADU may be constructed or maintained on a lot.
 - (ii) ADUs shall meet the requirements for safety and occupancy of the International Residential Code as adopted by the city from time-to-time.
 - (iii) ADUs may not be rented, bartered, leased, or exchanged separate and apart from the principal building or structure.
 - (iv) ADUs that are standalone structures shall be limited to a maximum height of twenty-five feet (25') measured to the peak of the roof of the structure.
 - (v) ADUs shall have minimum rear yard setback of fifty feet (50'), a side yard setback of twenty-five feet (25') and a minimum of ten feet (10) behind the principal building.
- (B) Specific regulations for ADU square footage based on zoning district:
- (i) In R-2, R1. 5, R-1 and AO zoning districts, a maximum of 900 square feet. An additional 600 square feet may be permitted with a specific use permit. Total area of ADU shall not exceed 1,500 square feet.

Attachments/Supporting Documentation:

- 1. Application
- 2. Bierman Letter of Intent
- 3. Bierman Survey
- 4. Bierman Floor Plan
- 5. Bierman Exterior
- 6. Public Notice ~ Bierman ADU SUP

Budget/Financial Impact:

N/A

Recommendation:

This request meets the City's requirements for an ADU with an SUP.

Motion:

I hereby make a motion to approve/deny a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size.

CITY OF LUCAS

Zoning Guidelines and Application



665 Country Club Road
Lucas, Texas 75002

Office 972-912-1206
www.lucastexas.us



ZONING SUBMISSION REQUIREMENTS

The City is concerned about the time, expense and efforts you and City staff have or will put into your project. The checklists herein are provided to expedite the project review process, and to provide a clear understanding of what will be required, what will be expected, and what will be evaluated. City staff is bound by City Ordinance and State law regarding publishing of notices, mail-outs, etc. that will have an effect upon when your project will be heard by the approval body, which can only occur when the Zoning Application and plans are complete in all detail as determined by City staff.

Please read each checklist carefully. They are to be complete for all projects prior to acknowledgement by the City that the respective plan is accepted to proceed for approval. Instructions for completion are included with each checklist. Development regulations may be reviewed on the City's web site www.lucastexas.us.

It is recognized that there most often will be changes needed from what is initially submitted to the City for review. City staff conscientiously examines each item on a checklist to see if the item was sufficiently addressed according to City requirements. Where deficiencies are found, the plans will be marked and returned to the applicant named on the application to be addressed prior to further review or acceptance.



ZONING SUBMISSION REQUIREMENTS

1st or initial submittal

- 2 (two) - 24" x 36" folded to approximately 8" x 12" copies of each plan
- An electronic copy of required plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hardcopy reductions
- Completed checklist
- Completed application
- A letter requesting any variance or exception, or why an issue was not addressed
- An 8 ½" x 11" hardcopy reduction of the Plat
- A fee as required

2nd and 3rd submittals to address requirements

- Highlight questions asked by Design Review Committee (DRC) committee in bold.
 - Provide response/correction directly below DRC question.
- 2 (two) - 24" x 36" folded (approximately 8" x 12") copies with required corrections
- An electronic copy of the corrected plat and/or exhibits in pdf format.
- 6 (six) - 11" x 17" hard copy reductions with required corrections

4th and subsequent submittal(s)

- 2 (two) - 24" x 36" folded (approximately 8" x 12") copies with required corrections.
- A fee equal to the original submission fee

When staff has determined the application is complete and accepted for final approval

- 30 (thirty) - 24" x 36" folded copies of Zoning Concept Plan and any/all other required Plan Exhibits
- 4 (four) - 11" x 17" Z folded copies.
- An electronic copy (8 1/2 x 11 size) in pdf format.
- Labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500' of all property lines.
- A copy of the affected parcels on a CollinCad generated map.
- Any changes made after Planning & Zoning review and before City Council review will require:
 - 15 (fifteen) - 24" x 36" copies of each Plan, folded to approximately 8" x 12"
 - 4 (four) - 11" x 17" or "12 x 18" reductions of each plan tri- or Z-folded.
 - An electronic copy of all plans in pdf format



Zoning Exhibit Checklist

Minimum Requirements

Project Name: _____

Preparer: _____

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

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

For Zoning or Rezoning to a Straight Zoning District

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

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

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

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

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

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

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

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

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



Zoning Exhibit Checklist

Minimum Requirements (continued)

For Special Use Permit (SUP) Requests, Conditional Use Permit (CUP) Requests and Planned Development / Zoning District Requests or Amendments

- _____ Zoning boundary is indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearing(s) and distance(s).
- _____ A title block in the lower right corner that includes large, boldly printed “ZONING CONCEPT PLAN - EXHIBIT B”, owner and engineer(s), architect(s), and/or surveyor(s) names, addresses and phone numbers, project name, total acreage, survey name and abstract number (Addition Name & Lot and Block info if platted property), Collin County, submission date, and a log of submittal/revision dates since submitted to the City. A note shall be affixed to the Zoning Concept Plan as follows:

“This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations.”
- _____ Location/vicinity map showing the location of the proposed zoning request/change 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 correctly shown and clearly labeled.
- _____ Statement of purpose and intent of the rezoning that includes:
 - Land use(s) proposed
 - Existing and proposed zoning and land use
 - Impact of uses(s) on the transportation system.

NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required.
 - Impact of the use(s) on water and wastewater utilities (e.g. provide statement as to general availability).
 - Impact on land use(s) adjacent to the rezoning request.
 - Conformance to the Comprehensive Plan.
 - Other information as required by City staff, Planning & Zoning Commission, and/or City Council
- _____ Adjacent zoning and existing land use(s) within 500 feet is indicated.
- _____ Adjacent driveways, streets, roads and other thoroughfares within 500 feet of the project are shown.
- _____ Concept Plan that includes the following:
 - Land use(s) proposed (building footprint(s) are to be graphically shown).
 - Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - Medians, left-turn lanes, median openings, curb cuts, acceleration/deceleration lanes within 200 feet of the property are accurately located, labeled, and dimensioned. Existing is to be shown as a light, solid line; proposed shown as a medium weight solid line.
 - If a structure is proposed, or proposed to remain, a minimum and maximum square footage (if no definitive/specific user(s) are identified at this time) is indicated for the structure(s).
 - If a structure is proposed, or proposed to remain, the use, approximate location, and square footage of each building is provided.
 - If a residential use, the density of the proposal and density of adjacent residential use(s).
 - Project phasing lines.
 - Other pertinent data as may be required by City staff, Planning and Zoning Commission, and/or City Council.
 - Location of present, future or proposed public dedication of parks, open space, etc.
- _____ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines of subject property.



Zoning Exhibit Checklist Minimum Requirements (continued)

Special Use Permit (SUP) and Conditional Use Permit (CUP) requests shall also include the following items in table format on the Zoning Concept Plan (Exhibit “B”) and those specified in items 1 thru 10 above as applicable:

- ___ Existing/proposed Lot Number(s)
- ___ Lot area specified in square feet and acreage
- ___ Building square footage (Indication of Minimum and Maximum suggested if no definitive/specific user(s) identified at this time)
- ___ Proposed use for each proposed building by category of use (e.g. retail, medical office, restaurant with or without drive-thru, convenience store, bank with drive-thru, church, etc.)
- ___ Parking count required and specified per use(s) with required ratio indicated

Planned Development (PD) Zoning District requests shall also include Development Regulations (labeled/titled Exhibit “C”) with the following:

- ___ Hard copy (8 ½” X 11”) and pdf file on disk is provided.
- ___ List of proposed land uses
- ___ Proposed use(s) for each building (non-residential and mixed-use development) by category of use (e.g. retail, professional office, medical office, church, restaurant, bank with drive through, etc.)
- ___ Maximum square footage of each building (non-residential uses)
- ___ Minimum lot area (residential uses)
- ___ Minimum lot width (residential uses)
- ___ Minimum lot depth (residential uses)
- ___ Heights and stories
- ___ Maximum lot coverage percentage
- ___ Maximum lot count (residential uses)
- ___ Minimum house size square footage excluding garages and breezeways
- ___ Fencing requirements indicated
- ___ Garage type(s) indicated (e.g. front entry, rear entry alley served, “J”-hook, etc.)
- ___ Accessory Building regulations
- ___ Subdivision Ordinance waiver/modification requests are specifically listed.
- ___ Parking count required specified per use(s) with required ratio indicated
- ___ Parking count provided
- ___ Statement is provided indicating that all current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- ___ Hard copy (8 ½” X 11”) and electronic file (pdf) of Legal Description/Metes & Bounds Description with labeling at top of document indicating Exhibit “A” is provided.
- ___ Mailing labels of an appropriate size for mailing, with current property owner(s) name and address, of any property located within 500 feet of all property lines.

NOTE: DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENT (BOA).



ZONING APPLICATION

City of Lucas, Texas

Name of Project: _____

	Application Fee
____ Initial Zoning (newly annexed or agricultural property) per classification	\$450.00
____ Rezoning (property currently zoned) per classification	\$450.00
<input checked="" type="checkbox"/> Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures	\$450.00

Physical Location of Property: 1765 Northfork Ln.
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description):
Northfork Ranch, Block B, Lot 2
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Collin County Appraisal District Short Account Number: 2070888

Acreage: 2 Existing Zoning: R2 Requested Zoning: R-2 w/ SUP overlay
[Attach a detailed description of requested zoning]

OWNER(S) NAME: Chris Bierman Phone Number: _____

Applicant / Contact Person: Chris Bierman Title: _____

Company Name: _____

Mailing Address: 1765 Northfork Ln City: Lucas State: TX ZIP: 75002

Phone: (____) _____ Fax: (____) _____ Email Address: _____

ENGINEER(S) / REPRESENTATIVE(S) NAME: _____

Contact Person: _____ Title: _____

Company Name: _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Phone: (____) _____ Fax: (____) _____ Email Address: _____



ZONING APPLICATION (continued)

Name of Project: 1765 Northfork SUP

****READ BEFORE SIGNING BELOW:** If there should be more than one property owner, complete a separate sheet with the same wording as below. The City requires all original signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures is required. (Notaries are available upon submittal.)

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 500 feet of the subject property. Please contact City staff in advance for submittal deadlines.

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

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

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

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

STATE OF TEXAS }
COUNTY OF COLLIN }

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

Christopher Bierman

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

SUBSCRIBED AND SWORN TO before me, this the 22nd day of April, 2026



Notary Public in and for the State of Texas: Toshia Kimball

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

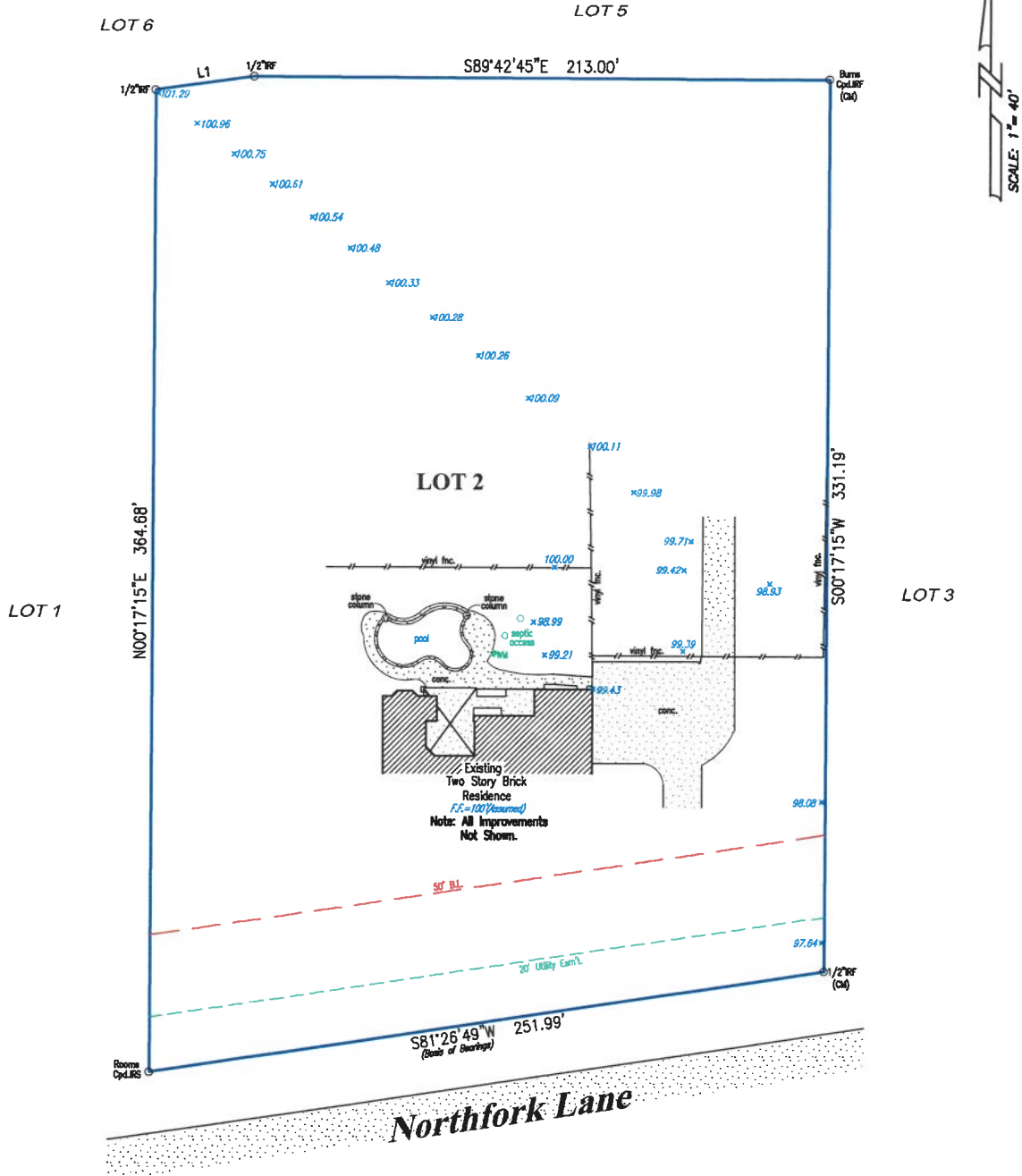
PROPERTY DESCRIPTION
 Address: 1765 Northfork Lane, Being Lot 2, in Block B, of Northfork Ranch, an Addition to the City of Lucas, Collin County, Texas, according to the Map/Plat thereof recorded in Volume K, Page 597, of the Map Records, of Collin County, Texas.



Roome
 Land Surveying

1255 W. 15th St., Suite 100
 Plano, Texas 75075
 Phone (972) 423-4372 / Fax (972) 423-7523
 www.roomesurveying.com / Firm No. 10013100

LINE	BEARING	DISTANCE
L1	N82°01'08"E	36.38'



LEGEND
 IR=Iron Rod Found | RS=Iron Rod Set | CD=Capped | OH=Overhead Line | PP=Power Pole | LP=Lark Pole | FH=Fire Hydrant | W=Water Meter | W=Water Meter | B=Building Line | HI=Horizontal Line | L=Line of Form | M=F=Minimum | M=Maximum | F=P=Finished | P=Finished | P=Finished | P=Finished



Boundary Exhibit
 Cleve Adamson Custom Homes
 Date: 03/31/2026 Revised: _____ Job No. ES758140

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

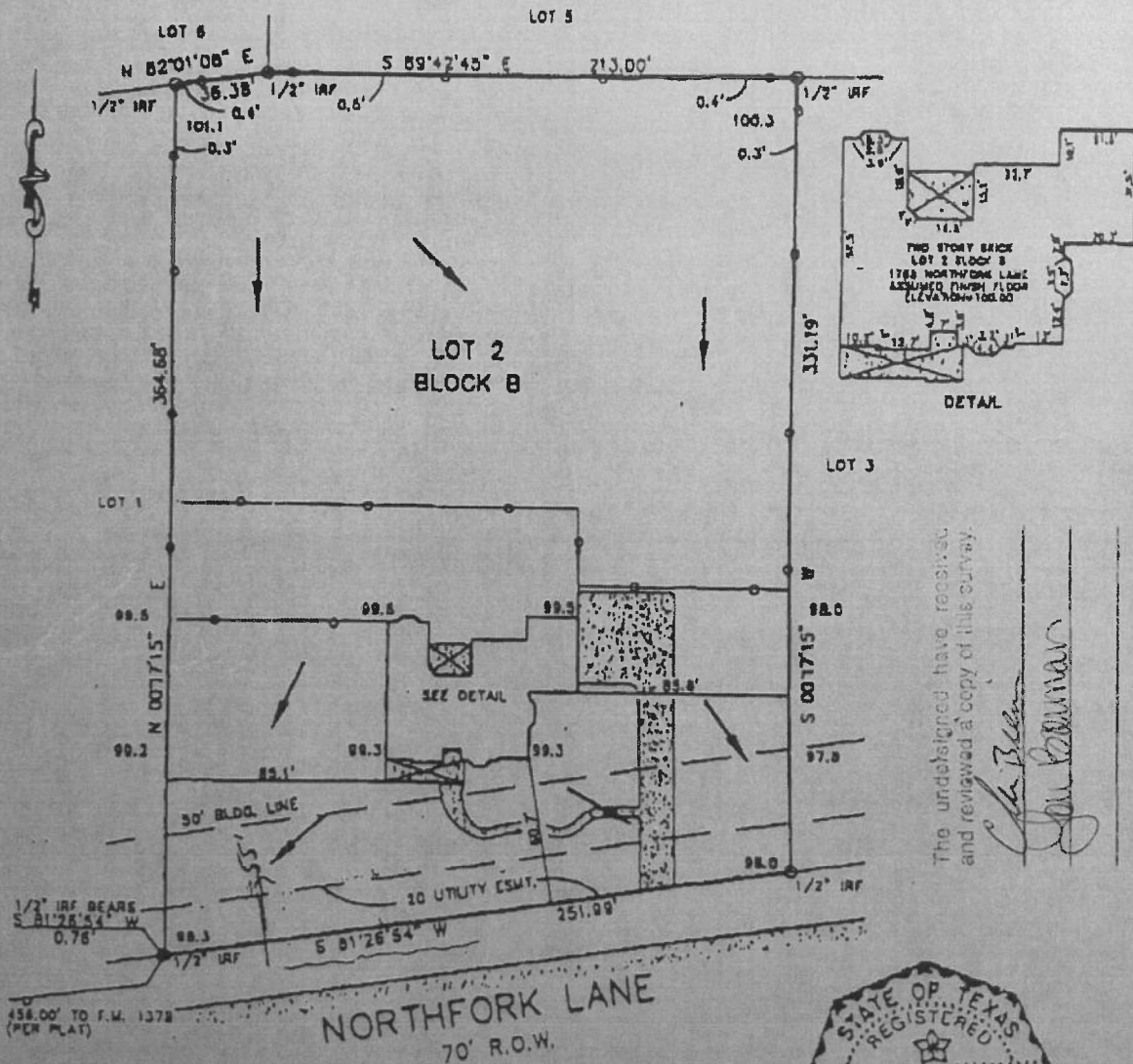
This is to certify that persons under my direction have, this date, made a careful and accurate survey on the ground of property located at 1785 NORTHFORK LANE in the City of LUCAS

TEXAS, described as follows:
 BEING LOT 2 IN BLOCK B OF NORTHFORK RANCH, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME K, PAGE 597, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS PANEL NO. 48085C0455 G MAP DATED 01/19/98 (ZONE "X").

NOTE: THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. COVENANTS, CONDITIONS, & RESTRICTIONS, C.C.# 98-0099499, VOL. 4287, PG. 3908, VOL. 4295, PG. 1911, D.R.C.C.T.



The undersigned have received and reviewed a copy of this survey.

Paul D. Burns
John Bowman



- LEGEND**
- FIBRE GLASS FENCE
 - WOOD FENCE
 - LAMBER WIRE FENCE
 - IRON FENCE
 - CONCRETE
 - WOOD BLOCK
 - BRICK
 -
 -
 -
 -

BEARINGS ARE BASED ON PLAT.
 The plat hereon is a representation of an on the ground Survey as dated thereabove, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

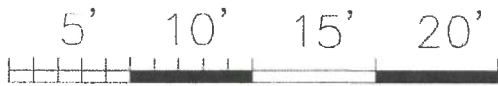
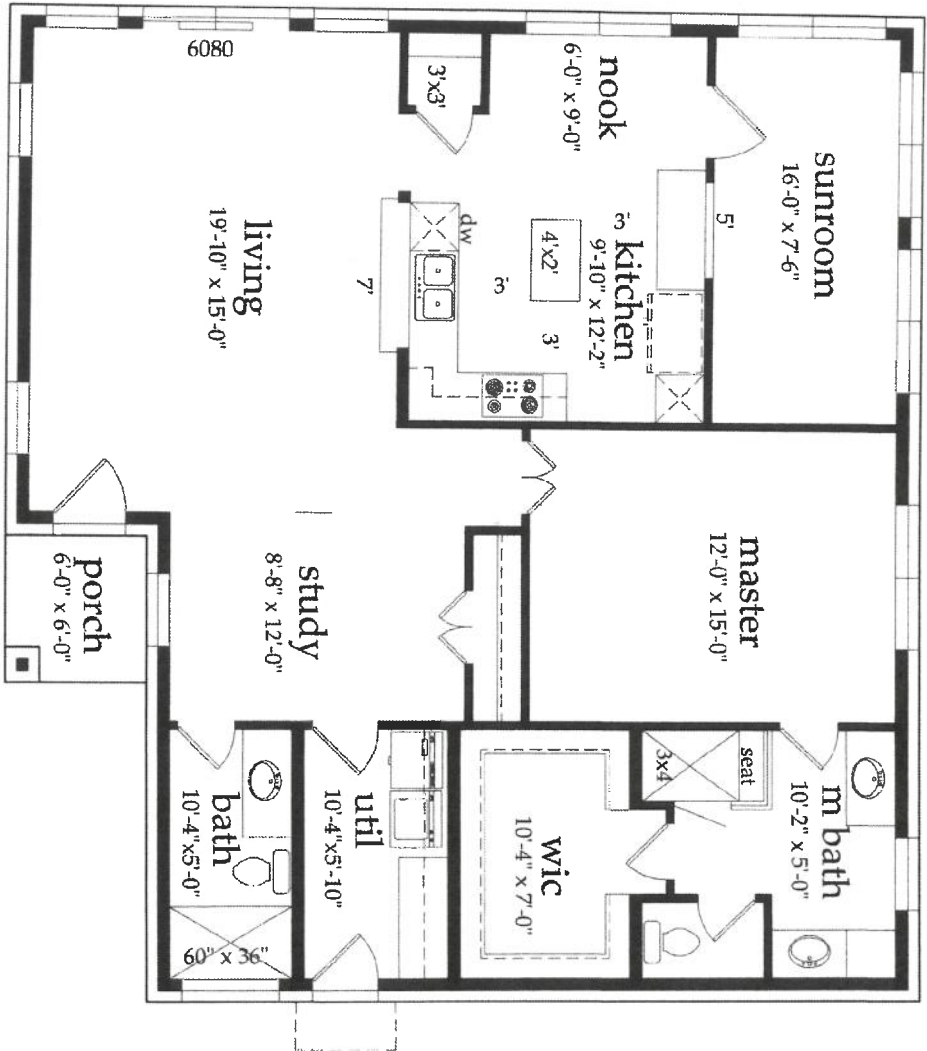
This survey was performed in connection with the transaction described in QF NO. 228122-C-0080 of DRS TITLE Co. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to others for any loss resulting therefrom.



GEOGRAPHIC SERVICES INC.
 600 ARAPAHO, SUITE 104
 P.O. BOX 801618
 RICHARDSON, TX 75084-1618
 (972) 836-1618
 FAX (972) 836-0886

SCALE: 1"=40'
 DATE: 04/01/99
 JOB #: 11396
 DRAWN BY: MO

patio



A RESIDENCE FOR THE:
GUESEWELLE FAMILY
 1765 NORTIFORK LANE
 LUCAS, TX



10' plate
 6" exterior walls

a/c	1419
porch	35
TOTAL	1454

Collin CAD Property Search

Property Details

Account		
Property ID:	2070888	Geographic ID: R-3885-00B-0020-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1765 NORTHFORK LN LUCAS, TX 75002	
Map ID:	101.A	
Legal Description:	NORTHFORK RANCH (CLU), BLK B, LOT 2	
Abstract/Subdivision:	S3885	
Neighborhood:	(N2001) WHITE CREEK, TARA, NORTHFORK, TRAILSIDE	
Owner		
Owner ID:	796236	
Name:	BIERMAN CHRIS & LORI	
Agent:		
Mailing Address:	1765 NORTHFORK LN LUCAS, TX 75002-5101	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$387,393 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$620,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Value Method:	C
Market Value:	\$1,007,393 (=)
Agricultural Value Loss:	
Appraised Value:	\$1,007,393 (=)

HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,007,393
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

📌 Taxing Entities

For proposed tax rates, adopted tax rates, and tax estimates visit the Tax Transparency website: [CollinTaxInfo.org \(https://collintaxinfo.org\)](https://collintaxinfo.org)

For tax statements or to make payments, visit the Tax Office website: [CollinCAD.org/tax-offices \(https://collincad.org/tax-offices\)](https://collincad.org/tax-offices)

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CLU	LUCAS CITY	\$1,007,393	\$926,802	N/A
GCN	COLLIN COUNTY	\$1,007,393	\$957,023	N/A
JCN	COLLIN COLLEGE	\$1,007,393	\$805,914	N/A
SLV	LOVEJOY ISD	\$1,007,393	\$867,393	N/A

Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 3274.0 sqft **Value:** \$351,252

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R04+	1998	2822
MA2	Main Area 2nd Floor	R04+	1998	452
AG	Attached Garage	R04+	1998	655
CP	Covered Porch/Patio	R04+	1998	299
CP	Covered Porch/Patio	R04+	1998	216
CP	Covered Porch/Patio	R04+	2021	422

Description: BARN **Type:** Residential **Living Area:** 0 sqft **Value:** \$6,141

Type	Description	Class CD	Year Built	SQFT
METAL BLDG	Metal Bldg	PE3	1999	1600

Description: POOL **Living Area:** 0 sqft **Value:** \$30,000

Type	Description	Class CD	Year Built	SQFT
PL	Pool	PLF06	0	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	2.00	87,120.00			\$620,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$387,393	\$620,000	\$0	\$1,007,393	\$0	\$1,007,393
2025	\$307,012	\$620,000	\$0	\$927,012	\$0	\$927,012
2024	\$428,268	\$520,000	\$0	\$948,268	\$49,323	\$898,945
2023	\$473,852	\$450,000	\$0	\$923,852	\$106,629	\$817,223
2022	\$600,268	\$220,000	\$0	\$820,268	\$77,338	\$742,930

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/24/2010	WD	Warranty Deed	STIRMAN CHARLES E & ROSE MARIE	BIERMAN CHRIS & LORI			20100628000658690
7/19/2004	WD	Warranty Deed	STEVENS TRUST	STIRMAN CHARLES E & ROSE MARIE	5714	2552	107676
4/2/1999	WD	Warranty Deed	HORTON D R INC	STEVENS TRUST	99-0046103	4394-1364	0

Chris Bierman

1765 Northfork Lane
Lucas, TX 75002
214-546-5152
Crbiermantx@gmail.com

May 28th 2026

Mr. Tommy Tolson - Planning and Zoning Commission

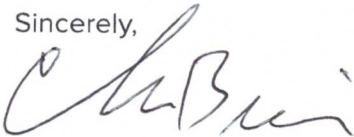
City of Lucas
665 Country Club Rd
Lucas, TX 75002

Dear Chairman Tolson,

Thank you and the commission for reviewing and considering my SUP request. It is our intention to build a mother-in-law suite for my aging in-laws to live in. The Accessory Dwelling Unit (ADU) will meet the required city setbacks and building codes. The location of the ADU would be in close proximity to the main house and could serve as a pool house if family members are not living there. The building materials will closely match those of the existing main house.

Please let me know if you have any questions or concerns with this project.

Sincerely,

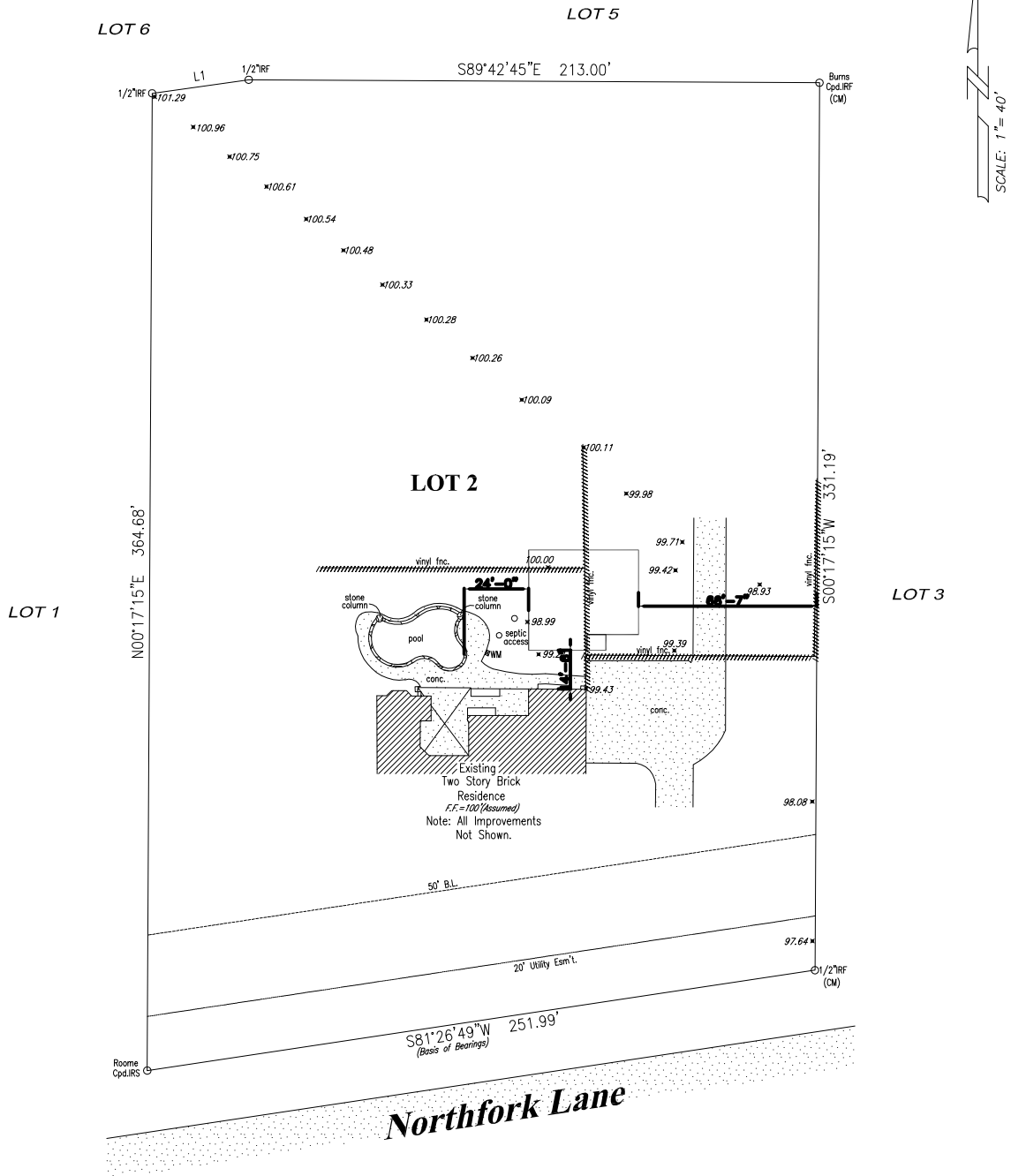


Chris Bierman

Property owner

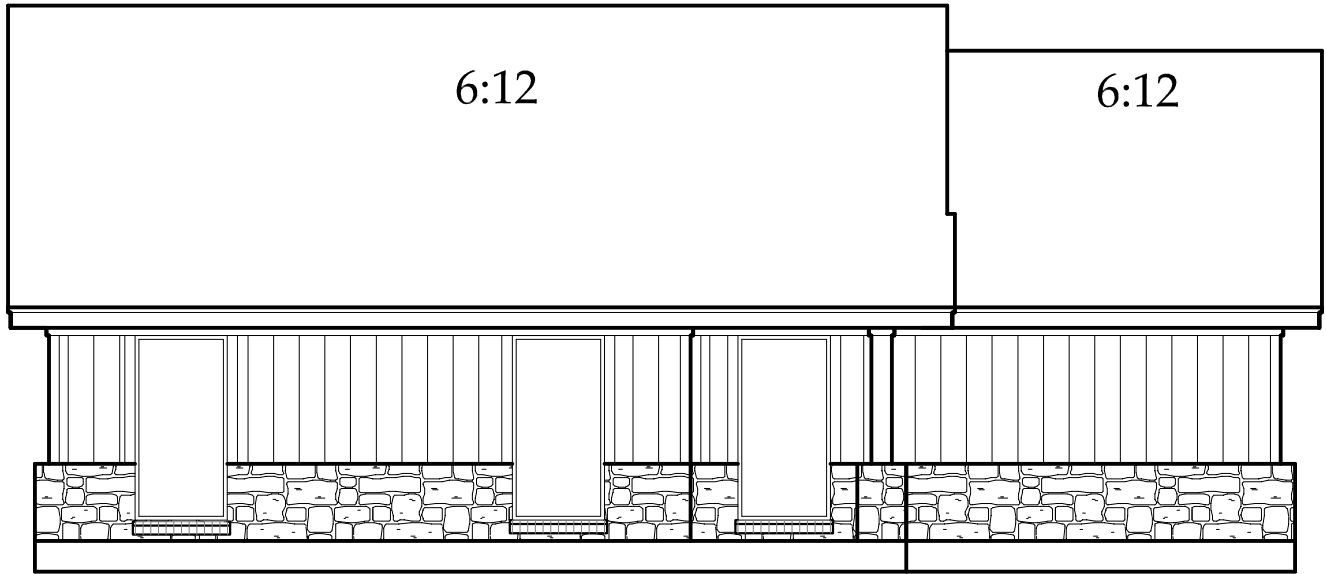
PROPERTY DESCRIPTION
 Address: 1765 Northfork Lane, Being Lot 2, in
 Block B, of Northfork Ranch, an Addition to the
 City of Lucas, Collin County, Texas.

LINE	BEARING	DISTANCE
L1	N82°01'08"E	36.38'

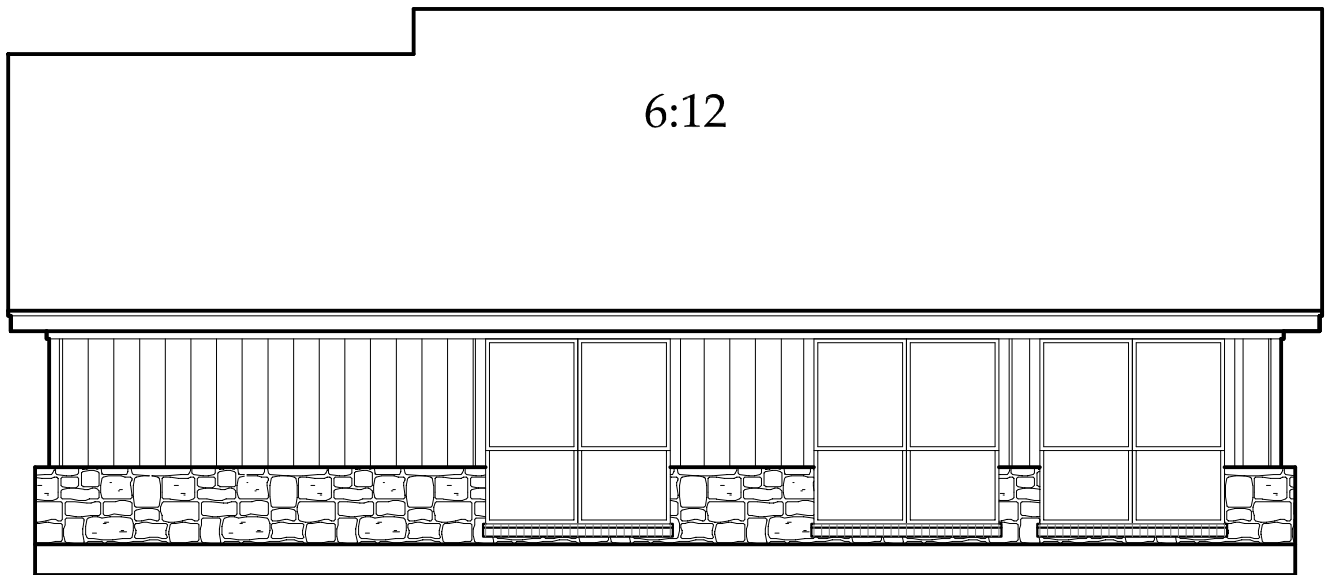


LEGEND

IRF=Iron Road Found	IRS=Iron Road Set	Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	HF=Fire Hydrant	WM=Water Valve
GM=Gas Meter	BL=Building Line	HH=Handhole	col s=Adjusters	CO.F.=Top of Form	Min.F.=Minimum	Finished Floor	FP=Finished Foot
							WH=Manhole



front



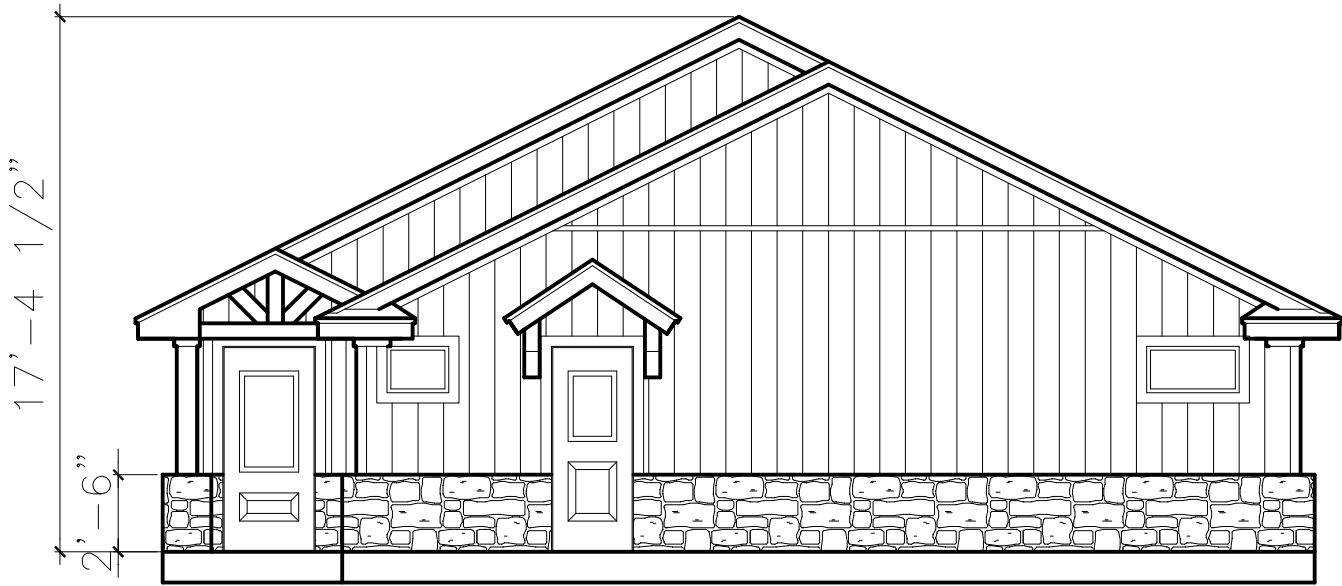
rear

A RESIDENCE FOR THE:
BIERMAN FAMILY
 1765 NORTHFORK LANE
 LUCAS, TX

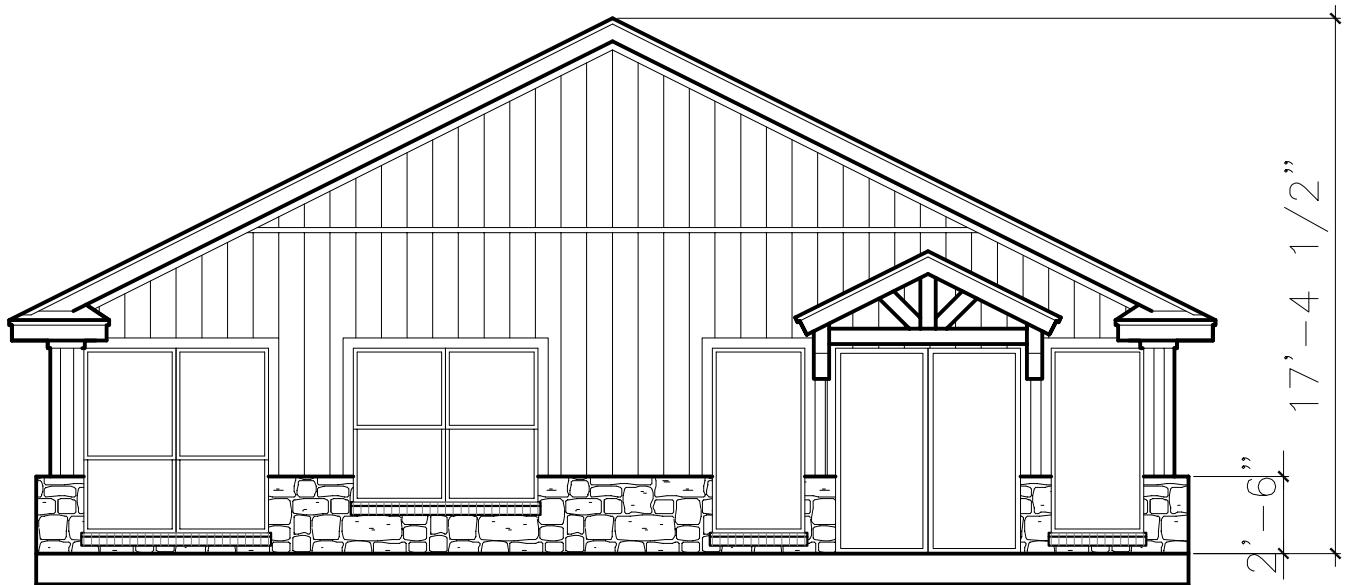


8' plate
 6" exterior walls

a/c	1421
porch	41
TOTAL	1462



right



left

A RESIDENCE FOR THE:
BIERMAN FAMILY
 1765 NORTHFORK LANE
 LUCAS, TX



8' plate
 6" exterior walls

a/c	1421
porch	41
TOTAL	1462



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, June 11, 2026 at 6:30 p.m. and City Council will conduct a second public hearing on Thursday, June 18, 2026 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit an accessory dwelling unit (ADU) fourteen hundred fifty four (1,454) square feet in size within R2 zoning district, more particularly described as follows:

Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Blk B, Lot 2; Lucas, Texas, 75002 has submitted an application for an SUP, per City of Lucas Code of Ordinances, Chapter 14, titled "Zoning," Article 14.04, titled "Supplementary Regulations," Section 14.04.304 (4), titled "General accessory buildings and structures regulations," which provides:

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2, R1. 5, R-1 and AO zoning districts, a maximum of 900 square feet. An additional 600 square feet may be permitted with a specific use permit. Total area of ADU shall not exceed 1,500 square feet.

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 tkimball@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



**City of Lucas
Planning and Zoning Commission
Agenda Request
June 11, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506.

Background Information:

The subject property is located at 1100 and 1020 W. Forest Grove Rd in the City of Lucas and was recently rezoned to R-1. The proposed subdivision includes a total of 8 residential lots.

The City Engineering Department has reviewed the associated civil construction plans. Supporting materials, including a tree survey and site plan, have also been submitted and reviewed. Geotechnical studies have been provided for City staff and reviewed as well.

The subdivision design incorporates a split entrance, looped water main to Bauer Court, and one oversized cul-de-sac.

Attachments/Supporting Documentation:

1. Site Plan
2. Preliminary Plat
3. Tree Survey
4. Geotechnical Report

Budget/Financial Impact:

N/A

Recommendation:

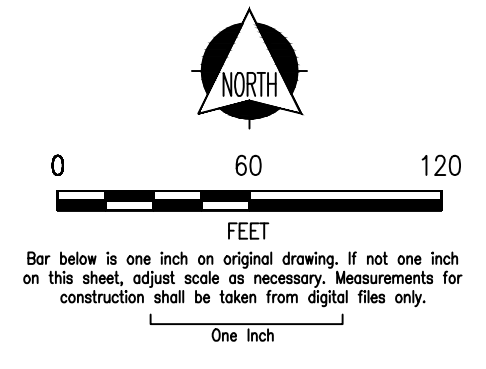
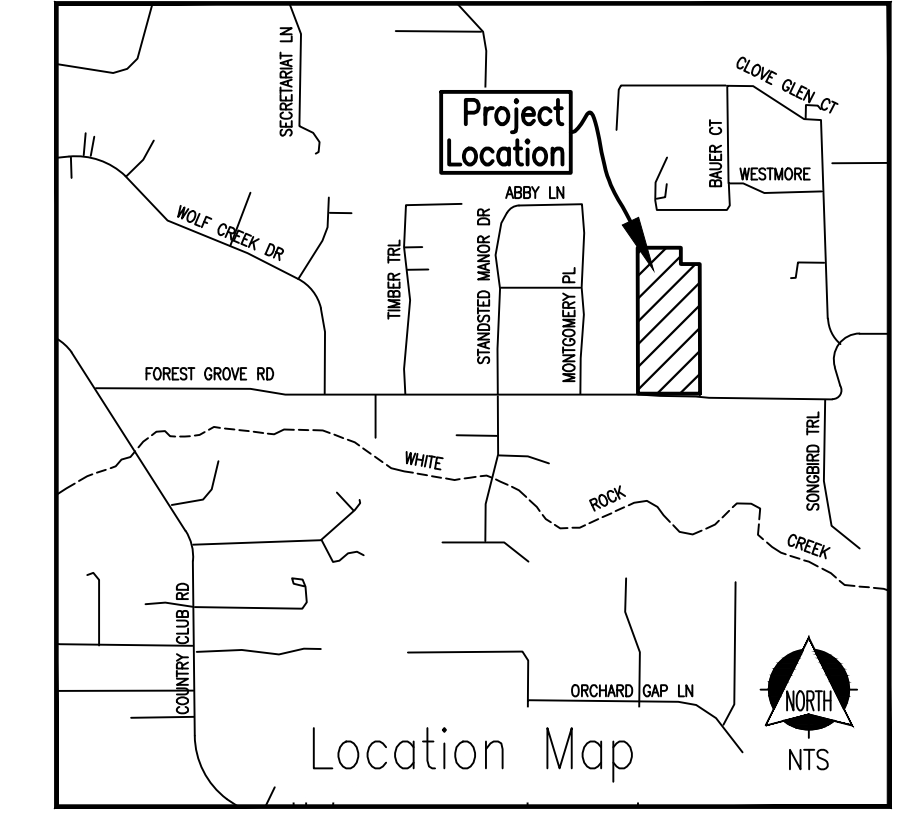
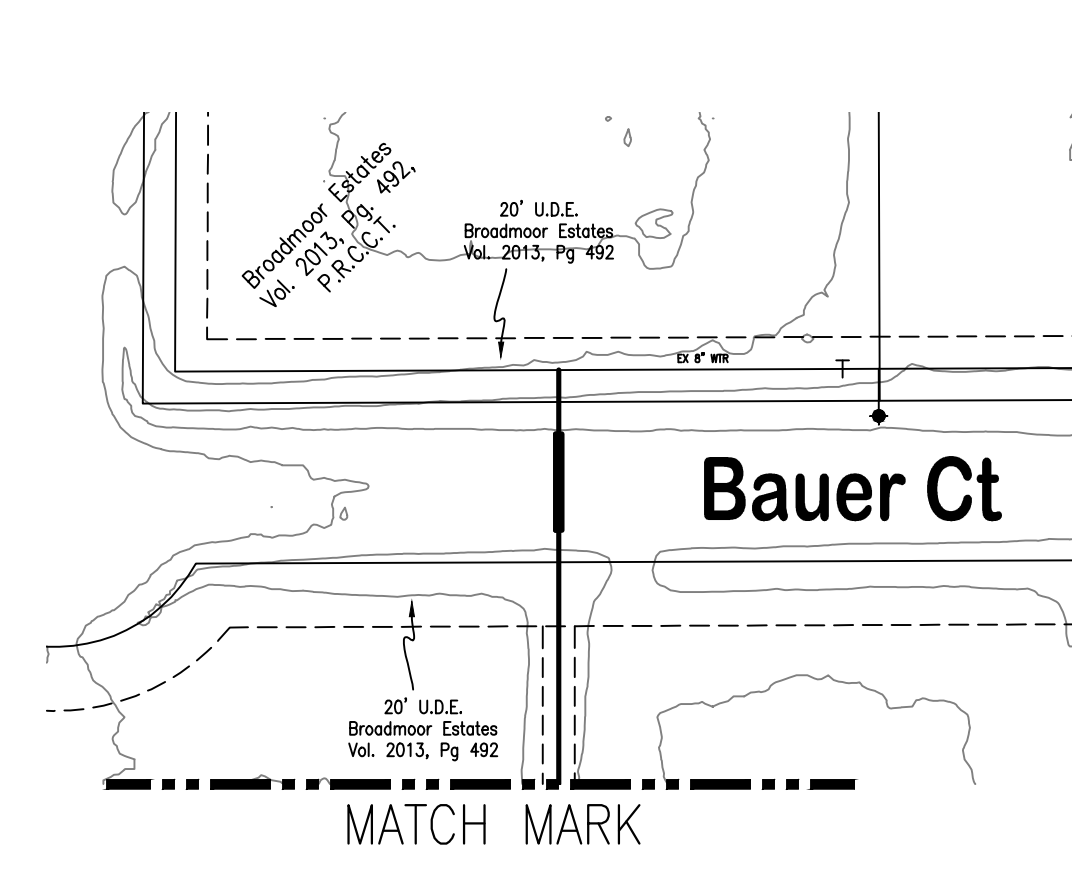
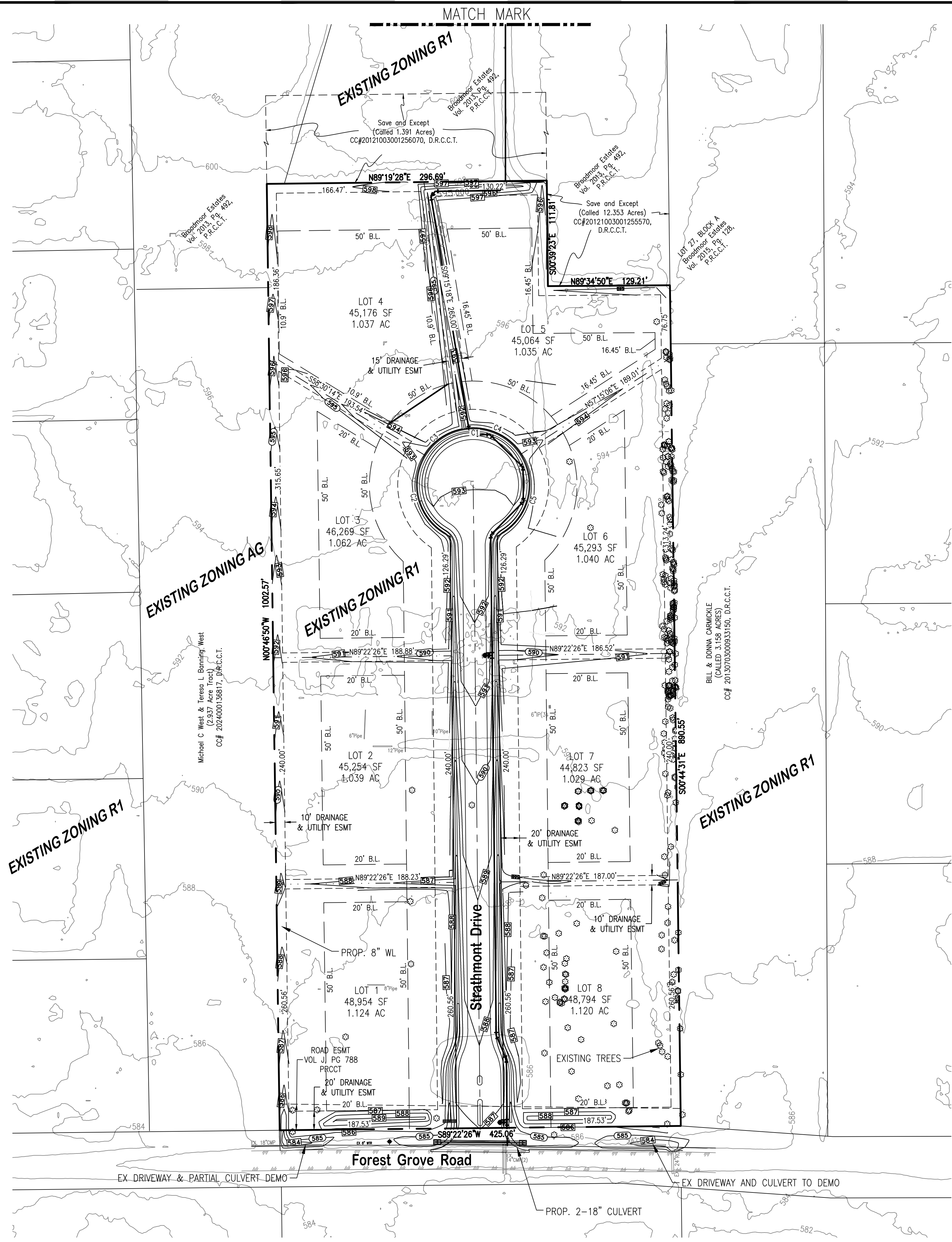
The proposed preliminary plat for Strathmont Park meets all the City's requirements for approval.

There is currently one outstanding item that must be addressed prior to the planning and zoning commission meeting. The application submitted was not signed and it has been sent to the developer for signatures prior to the meeting. If staff does not receive the signed application,

staff will ask for the item to be tabled without discussion until such time as an application is submitted.

Motion:

I hereby make a motion to approve/deny a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506.



LEGEND

Property Line	---
Right of Way	---
Lot Line	---
Easement	---

- NOTES**
- Proposed pavement shall be constructed using 6" 3600 PSI concrete pavement with 24' width.

Developer
 Liberty Bankers Insurance Group
 1605 LBJ Freeway
 Suite 700
 Dallas, TX 75234
 214.862.6234
 Contact: Dave Wilcox
 dwilcox@lbig.com

Engineer
 Ion Design Group, PLLC
 7075 Twin Hills Ave
 Suite 350
 Dallas, TX 75231
 214.370.3470 Ph
 Contact: Jason Trafton, PE
 jason@iondesigngroup.net

Surveyor
 Roome Land Surveying
 1255 W 15th St
 Suite 100
 Plano, TX 75075
 972.423.4372 Ph
 Contact: Gerald Shanks
 gerald@roomeinc.com

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.42'	60.00'	310°45'05"	N89°22'26"E	50.00'
C2	102.10'	60.00'	97°29'53"	N17°15'10"W	90.22'
C3	51.57'	60.00'	49°14'55"	N56°07'14"E	50.00'
C4	69.65'	60.00'	66°30'24"	S66°00'06"E	65.80'
C5	102.10'	60.00'	97°29'53"	S16°00'02"W	90.22'

FILE: C:\ION DESIGN GROUP\DESIGN GROUP\PROJECTS\2026\LIB. STRATHMONT PARK\DWG\SS\120 LIB. STRATHMONT PARK\DWG\SS\120 SITE PLAN\DWG_PLOT DATE: 3/17/2026 11:11:39 PM BY: JASON

Project No.	2812.00	Date	03.31.2026	Designed By	JT	Drawn By	FM
SITE PLAN							
Strathmont Park 9.461 GROSS ACRES JOHN W. KIRBY SURVEY ABSTRACT NO. 506							
City of Lucas, Collin County, Texas							
Sheet Number 1 of 2							

The seal appearing on this document was authorized by JASON TRAFTON, P.E., on 03.31.2026 in violation of a record document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. © Copyright 2026 Ion Design Group, LLC. All rights reserved. Page 40 of 77

OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Jeffrey Bednar and Lee Bednar, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Preliminary Plat of Strathmont Park Lots 1-8, Block A, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2026.

Jeffrey Bednar Lee Bednar

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Jeffrey Bednar and Lee Bednar are the owners of two tracts of land situated in the State of Texas, County of Collin, City of Lucas, being part of the John W. Kirby Survey, Abstract No. 506, being the remainder of Lot 1R and the remainder of Lot 2R of Cox-Cranfill Addition as recorded in Volume J, Page 788 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, same being in the east line of a called 2.937 acre tract as recorded under Clerk's File No. 202400136817 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 1R and the herein described premises;

THENCE with the east line of said 2.937 acre tract, partway with an east line of Broadmoor Estates as recorded in Volume 2013, Page 492 of the Plat Records of Collin County, Texas, and the west line of Lot 1R, North 00°46'50" West, passing at 892.08 feet a 1/2" iron rod found marking the northeast corner of said 2.937 acre tract, and an exterior corner of said Broadmoor Estates, and continuing for a total distance of 1,002.57 feet to a "Roome" capped iron rod found, marking the southwest corner of a called 1.391 acre tract (save and except) as recorded under Clerk's File No. 20121003001256070 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, and the northwest corner of said premises;

THENCE with a south line of said Broadmoor Estates, the south line of said 1.391 acre tract, and crossing through Lot 1R, North 89°19'28" East, 296.69 feet to a 1/2" iron rod found in the east line of Lot 1R, same being in the west line of a called 12.353 acre tract of land (save and except) as recorded under Clerk's File No. 20121003001255570 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, marking the southeast corner of said 1.391 acre tract, and the northerly most northeast corner of said premises;

THENCE with a west line of Broadmoor Estates, same being a west line of said 12.353 acre tract, and an east line of Lot 1R, South 00°39'23" East, 111.81 feet to a 5/8" iron rod found in the west line of Lot 2R, marking the southerly most southwest corner of said 12.353 acre tract, an exterior corner of Broadmoor Estates, and an interior corner of said premises;

THENCE with a south line of Broadmoor Estates, same being a south line of said 12.353 acre tract, and crossing through Lot 2R, North 89°34'50" East, 129.21 feet to a 1/2" iron rod found in a stump in the west line of Lot 27 of Broadmoor Estates as recorded in Volume 2015, Page 128 of the Plat Records of Collin County, Texas, same being the east line of Lot 2R, marking a southeast corner of Broadmoor Estates (V.2013, Pg.492), same being a southeast corner of said 12.353 acre tract, and the easterly most northeast corner of said premises;

THENCE with a west line of Lot 27 of Broadmoor Estates (V.2015, Pg.128), the west line of a called 3.158 acre tract of land as recorded under Clerk's File No. 20130703000933150 of the Deed Records of Collin County, Texas, and the east line of Lot 2R, South 00°44'31" East, 890.55 feet to a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, marking the southeast corner of Lot 1R and said premises;

THENCE with the north right-of-way line of Forest Grove Road, the south line of Lot 2R and the south line of Lot 1R, South 89°22'26" West, passing at 130.54 feet a "Roome" capped iron rod found, marking the southwest corner of Lot 2R and the southeast corner of Lot 1R, and continuing for a total distance of 425.06 feet to the place of beginning and containing 9.461 acres of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

CITY APPROVAL CERTIFICATE

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

Tommy Tolson Chairman, Planning and Zoning Commission

ATTEST:

Signature

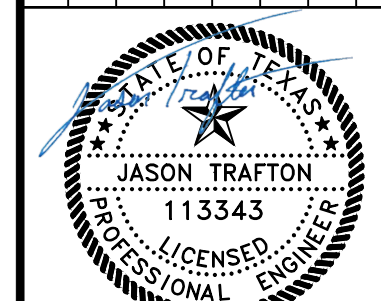
Name & Title

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

Jeremy Bogle, Public Works Director

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

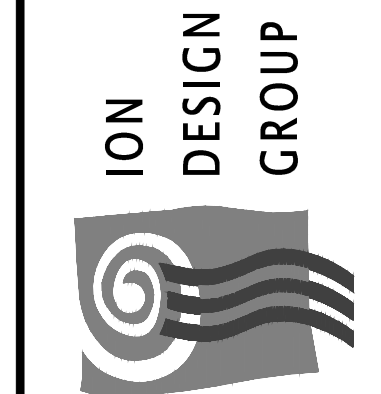
Joseph Hilbourn, Development Services Director



THE SEAL AFFIXED ON THIS DOCUMENT WAS AUTHORIZED BY JASON TRAFTON, P.E., ON 03.30.2026 EXPIRES ON 03.30.2028

Table with columns: Project No., Date, Designed By, Drawn By, Reviewed By. Values: 2812.00, 03.30.2026, JT, FM, JT.

7075 Twin Hills Ave Suite 350 Dallas, Texas 75231 Firm TX F6701 Ph 214.370.3470



SITE PLAN

Strathmont Park 9.461 GROSS ACRES JOHN W. KIRBY SURVEY ABSTRACT NO 506 City of Lucas, Collin County, Texas

Sheet Number 2 of 2

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	325.42'	60.00'	319.45°05"	N89°22'26"E	50.00'
C2	102.10'	60.00'	97.29°53"	N17°15'10"W	90.22'
C3	51.57'	60.00'	49°14'55"	N56°07'14"E	50.00'
C4	169.65'	60.00'	165°30'24"	S56°00'08"E	65.80'
C5	102.10'	60.00'	97.29°53"	S16°00'02"W	90.22'

LINE	BEARING	DISTANCE
L1	S23°07'34"E	20.91'

LEGEND
P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
RF = IRON ROD FOUND
MNF = MAG NAIL FOUND
RCRF = 1/2" YELLOW "ROOME" CAPPED IRON ROD FOUND
RCRS = 1/2" YELLOW "ROOME" CAPPED IRON ROD SET
BTP = BY THIS PLAT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
U.E. = UTILITY EASEMENT
OMP = CORRUGATED METAL PIPE
P = IRON PIPE
RCP = REINFORCED CONCRETE PIPE

CITY APPROVAL CERTIFICATE

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

Tommy Tolson Chairman, Date
Planning and Zoning Commission

ATTEST:
Signature Date

Name & Title

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

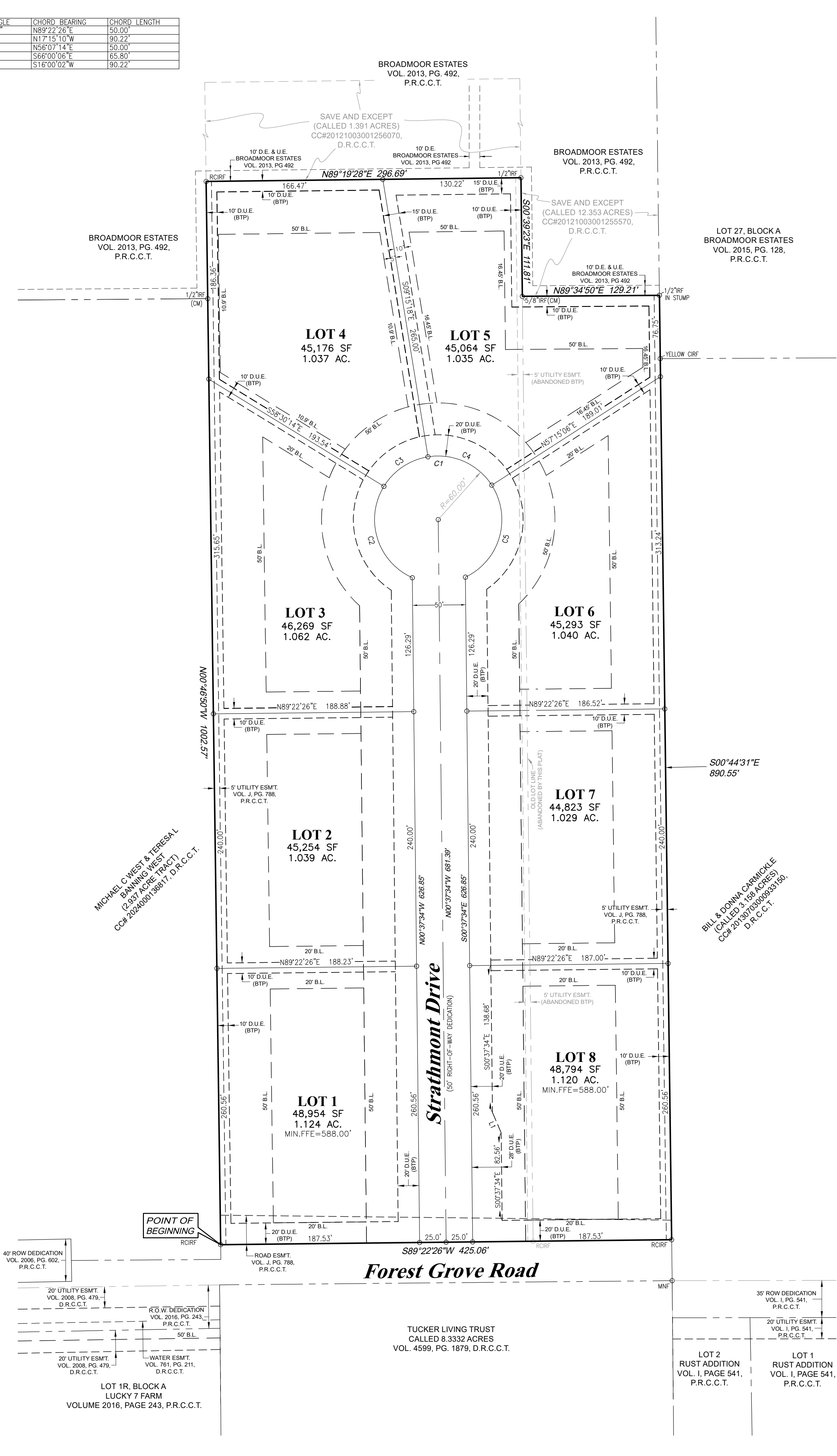
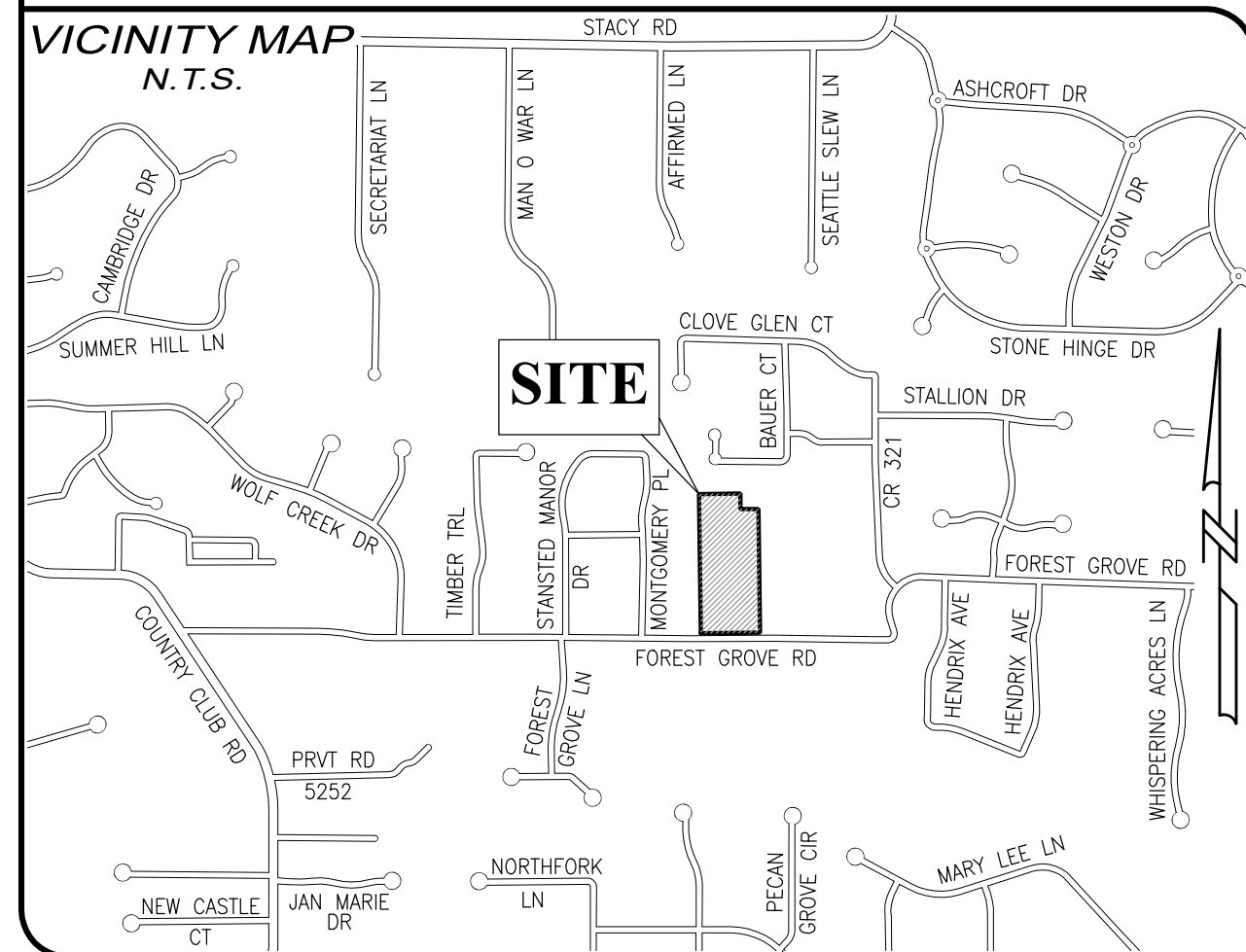
Jeremy Boagle, Public Works Director Date

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

Joseph Hilbourn, Development Services Director Date

NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
- BEARING BASE: GRID NORTH, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM.
- NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0405J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE X).
- THE HOMEOWNERS' ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE, REPAIR, AND OPERATION OF THE DETENTION POND AND ALL RELATED APPURTENANCES, INCLUDING THE DETENTION POND WEIR.



OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Jeffrey Bednar and Lee Bednar**, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as Preliminary Plat of **Strathmont Park Lots 1-8, Block A**, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at LUCAS, Texas, this ____ day of _____, 2026.

Jeffrey Bednar Lee Bednar

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

OSSF NOTES

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- There is a 20' drainage and utility easement along every road-adjacent property line of lots 1, 2, 3, 4, 5, 6, 7 and 8 to which OSSF setbacks apply.
- There is up to 10' of drainage and utility easements along every other property line of lots 1, 2, 3, 4, 5, 6, 7 and 8 to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSFs on any lot must be reviewed and permitted by Collin County Development Services prior to any use or legally abandoned immediately if no longer in use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

HEALTH DEPARTMENT CERTIFICATION

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

Designated Representative for Collin County Development Services

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

Submitted: February 2026	Engineer: Ion Design Group, PLLC 7075 Twin Hills Avenue, Suite 350, Dallas, TX 75231 (214) 370-3470 Attn: Jason Trotton jason@iondesigngroup.net	Owner: Jeffrey & Lee Bednar 1020 W Forest Grove Rd Lucas, TX 75002 (214) 660-8535 Attn: Jeff Bednar jeff@profoundfoods.com	Surveyor: Roome Land Surveying 1255 W. 15th St., Suite 100 Plano, TX 75075 (972) 423-4372 Attn: Fred Bemenderfer email: fred@roomeinc.com
Revised: March 10, 2026			
Revised: April 1, 2026			
Revised: May 18, 2026			
Revised: May 21, 2026			
Revised: May 26, 2026			

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Jeffrey Bednar and Lee Bednar are the owners of two tracts of land situated in the State of Texas, County of Collin, City of Lucas, being part of the John W. Kirby Survey, Abstract No. 506, being the remainder of Lot 1R and the remainder of Lot 2R of Cox-Cranfill Addition as recorded in Volume J, Page 788 of the Plat Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, same being in the east line of a called 2.937 acre tract as recorded under Clerk's File No. 2024000136817 of the Deed Records of Collin County, Texas, marking the southwest corner of Lot 1R and the herein described premises;

THENCE with the east line of said 2.937 acre tract, partway with an east line of Broadmoor Estates as recorded in Volume 2013, Page 492 of the Plat Records of Collin County, Texas, and the west line of Lot 1R, North 00°46'50" West, passing at 892.08 feet a 1/2" iron rod found marking the northeast corner of said 2.937 acre tract, and an exterior corner of said Broadmoor Estates, and continuing for a total distance of 1,002.57 feet to a "Roome" capped iron rod found, marking the southwest corner of a called 1.391 acre tract (save and except) as recorded under Clerk's File No. 20121003001256070 of the Deed Records of Collin County, Texas, same being an interior corner of said Broadmoor Estates, and the northwest corner of said premises;

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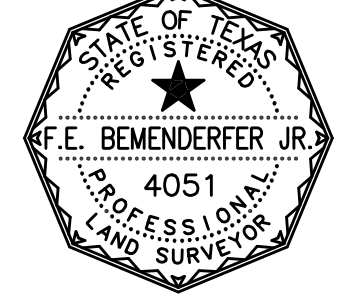
THENCE with a west line of Lot 27 of Broadmoor Estates (V.2015, Pg.128), the west line of a called 3.158 acre tract of land as recorded under Clerk's File No. 20130703000933150 of the Deed Records of Collin County, Texas, and the east line of Lot 2R, South 00°44'31" East, 890.55 feet to a "Roome" capped iron rod found in the north right-of-way line of Forest Grove Road, marking the southeast corner of Lot 1R and said premises;

THENCE with the north right-of-way line of Forest Grove Road, the south line of Lot 2R and the south line of Lot 1R, South 89°22'26" West, passing at 130.54 feet a "Roome" capped iron rod found, marking the southwest corner of Lot 2R and the southeast corner of Lot 1R, and continuing for a total distance of 425.06 feet to the place of beginning and containing 9.461 acres of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Printed Name

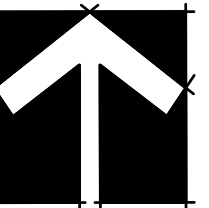
**Preliminary Plat
Strathmont Park
Lots 1-8, Block A
Zoned: R-1
9.461 Gross Acres
John W. Kirby Survey, Abstract No. 506 City of
Lucas, Collin County, Texas
February 2026**



P:/AC/202601/AC955813.dwg



Donald W. News
March 11, 2026



NORTH



1" = 100' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY
Overall Layout Plan
Strathmont Park

City of Lucas, Collin County Texas

PLAN REVIEW REVISIONS

#	DATE	BY

STUDIO 13 PROJECT #

LIB006

PLATE SHEET

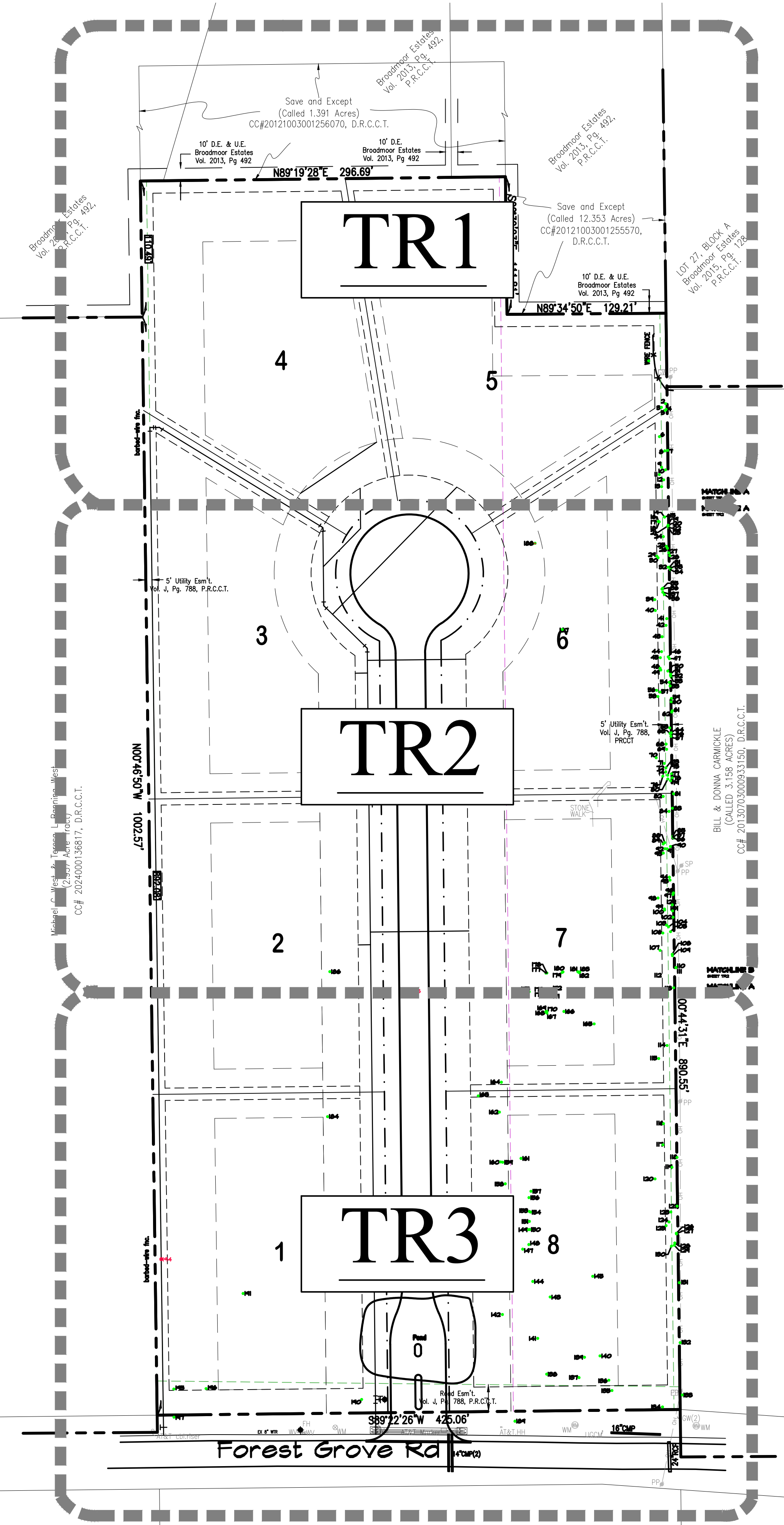
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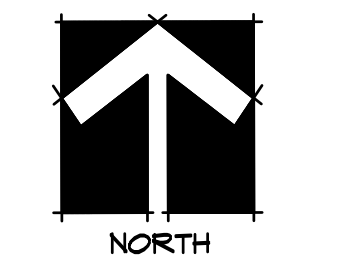
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Washington Dr

Montgomery Pl



Forest Grove Rd

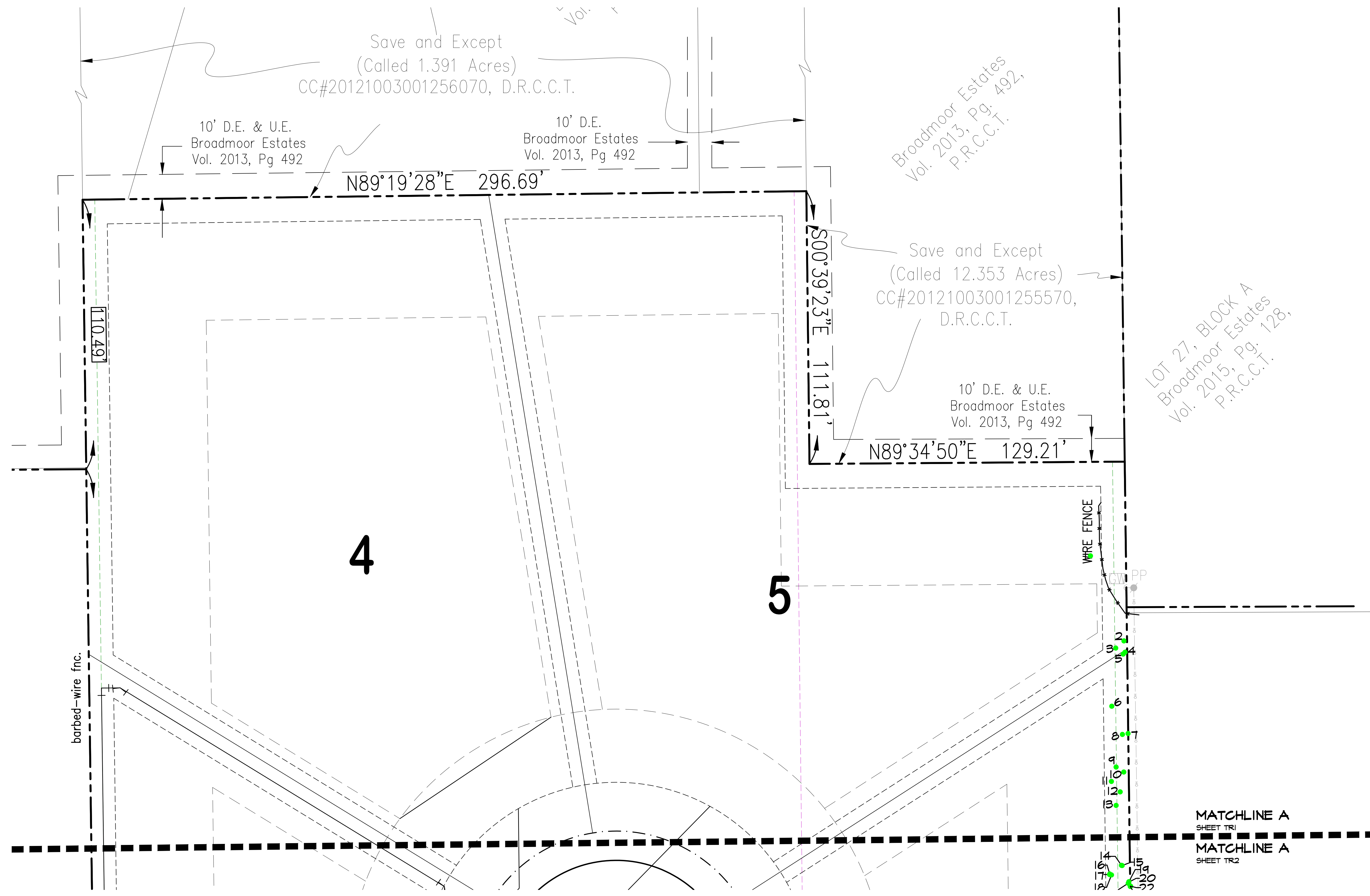


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1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

TREE SURVEY
Tree Survey Plan
Strathmont Park
City of Lucas, Collin County Texas

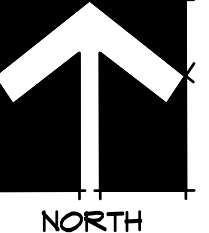
PLAN REVIEW REVISIONS	BY	DATE

STUDIO 13 PROJECT #
LIB006
SHEET
TR1



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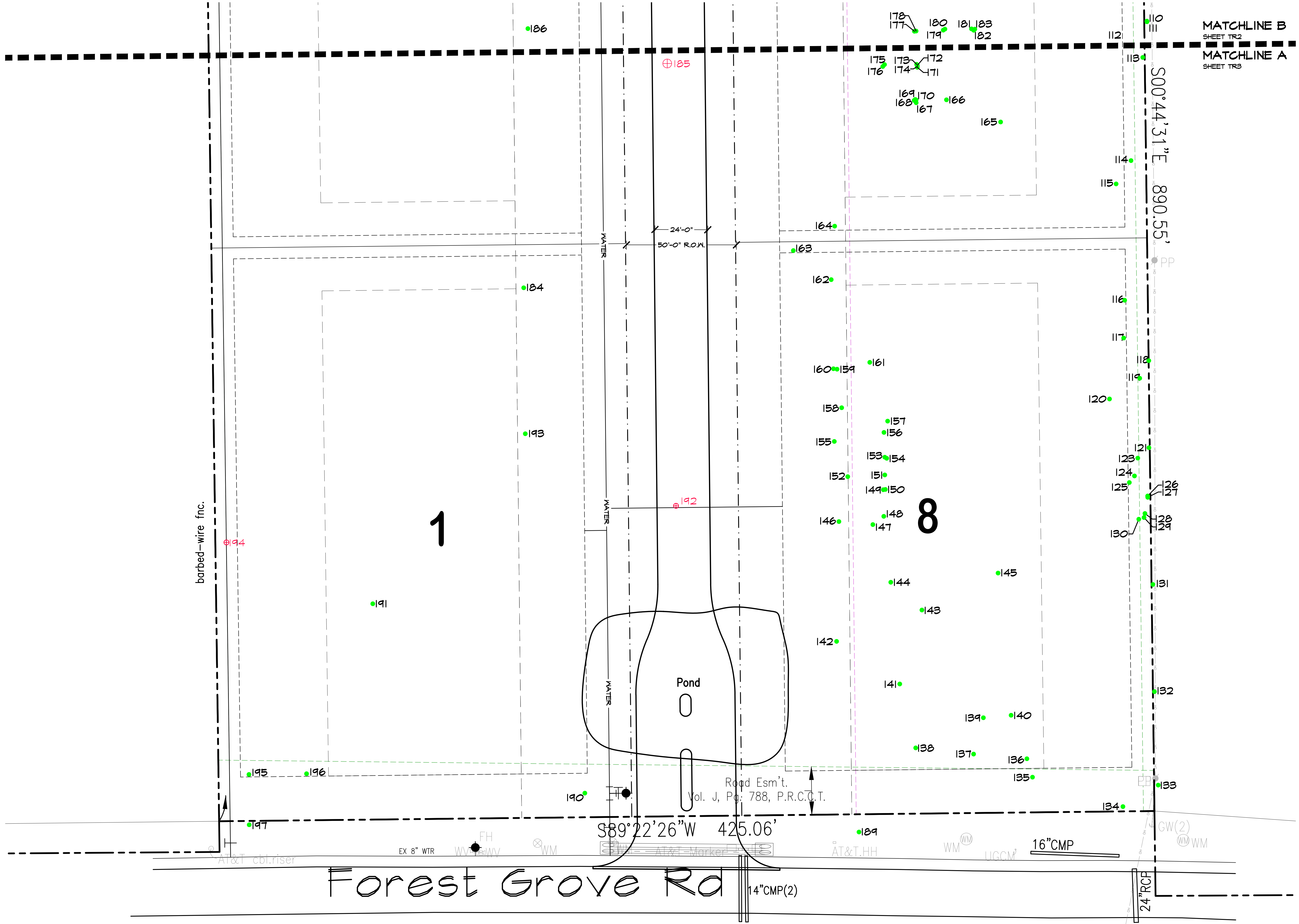
20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

TREE SURVEY
Tree Survey Plan
Strathmont Park
City of Lucas, Collin County Texas

PLAN REVIEW REVISIONS	BY	DATE

STUDIO 13 PROJECT #
LIB006
SHEET
TR3

Drawing: C:\Users\Station10\Studio_13 Dropbox\Studio_13 Team\ Folder\share\Projects\LIB006 - Enclave at Forest Grove\DWG\LIB006 - Tree Survey.dwg Saved By: Station10 Save Time: 3/11/2026 11:36 AM Plotted by: Station10 Plot Date: 3/11/2026 12:47 PM



GEOTECHNICAL ENGINEERING REPORT

**RESIDENTIAL STREET AND POND
STRATHMONT PARK**

1100 West Forest Grove Road
Lucas, Texas

UES Project No. G260759 Revision 2
April 15, 2026

Prepared for:

LIBERTY BANKERS LIFE INSURANCE COMPANY

1506 LBJ Freeway, Suite 700
Dallas, Texas, 75234
Attention: Mr. Hayden Moses

Prepared by:



April 15, 2026

Liberty Bankers Life Insurance Company

1506 LBJ Freeway, Suite 700
Dallas, Texas, 75234

Attention: Mr. Hayden Moses

Re: Geotechnical Engineering Report
**Residential Street and Pond
Strathmont Park**
1100 West Forest Grove Road
Lucas, Texas
UES Project No. G260759 Revision 2

UES Professional Solutions 44, LLC (hereinafter UES) has performed a Geotechnical Exploration for the referenced project. This study was authorized by Mr. Hayden Moses and performed in general accordance UES Proposal No. 118774-rev1 dated March 9, 2026.

As requested by the Client, the previously submitted report (UES Project No. G260759 Revision 1 dated April 8, 2026) is revised following review of the grading and paving plans provided by Ion Design Group and to address the detention facility.

The results of this exploration, together with our recommendations, are presented in the accompanying report, an electronic copy of which is being transmitted herewith.

UES appreciates the opportunity to be of service on this project. If we can be of further assistance, such as providing materials testing services during construction, please contact our office.

Sincerely,



Jonathan S. Rosenberg, P.G.
Geotechnical Project Manager



Harsha R. Addula, P.E.
Director / Engineering Manager, Dallas



4/15/26

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1.0 INTRODUCTION

Purpose and Scope. The purpose of this geotechnical study was to evaluate some of the physical and engineering properties of subsurface materials at selected locations along the proposed road to develop geotechnical engineering design parameters and recommendations for the proposed project. To accomplish this, the scope of this study included field exploration consisting of drilling test borings and collecting samples of the subsurface materials, performing laboratory testing on selected samples obtained during the field exploration, performing engineering analysis and evaluation of the subsurface conditions with respect to the project characteristics and development of geotechnical recommendations suitable for the proposed project.

Limitations. Recommendations provided in this report were developed from information obtained in test borings depicting subsurface conditions only at these specific boring locations and at the particular time designated on the boring logs. Subsurface conditions at other locations may differ from those observed at these boring locations and subsurface conditions at these boring locations may vary at different times of the year. The scope of work may not fully define the variability of subsurface materials and conditions that are present on the site. The nature and extent of variations between these borings may not become evident until construction. If significant variations then appear evident, our office should be contacted to re-evaluate our recommendations after performing on-site observations and possibly other tests.

Project Location. The project site is within a former nursery facility located at 1100 West Forest Grove in Lucas, Texas. The general location and orientation of the site is provided on the Boring Location Plan – Figure 1, attached in Appendix A.

Project Description. It is proposed to construct a residential street and pond within proposed Strathmont Park residential subdivision in Lucas, Texas. We expect the street will consist of portland cement concrete (PCC).

Site Grading. According to the grading and paving plans prepared by Ion Design Group (Project No. 2812.00 dated 03.31.2026; Sheet Numbers C2.01 and C3.01), fills of up to about 8 ft will be required to achieve final grades along the street. *If any changes are made, we should be notified and allowed to review the plans to assess and modify our recommendations, as necessary.*

2.0 SITE CONDITIONS

Review of Aerial Images and Site Observations. Review of aerial images available from Google Earth[®], and based on our field investigation, indicates the site is within a former nursery facility. Miscellaneous structures, buildings, a residence and gravel surfaced drives were observed throughout the property. We expect these structures and drives will be removed prior to site development. Scattered to dense trees and tree lines were noted in various locations across the site. In addition, an existing pond was observed in the southern portion of the site. Due to the intermittent nature and relatively low resolution of aerial photographs, as well as lack of provided information regarding the past land use of the site, our review should not be interpreted as eliminating the possibility of past activities on site which could detrimentally affect future construction. No additional information was provided for this study regarding previous site activities or development.

Topography. According to maps available from the North Central Texas Council of Governments (NCTCOG, found at www.dfwmmaps.com), the site topography is variable and generally slopes down from the north and toward the pond. It appears the maximum change in elevation across the expanse of the site of approximately 8 ft (from about Elevation 594 ft to 586 ft).

3.0 FIELD EXPLORATION

Test Borings. The field exploration for this project included performing two (2) test borings to a depth of about 10 ft each. Boring depths were measured from the existing ground surface at the respective boring location at time of the field exploration.

Note: Although originally planned to be drilled to a depth of 20 ft each, these borings were terminated at a shallower depth due to auger (equipment) refusal on shaly limestone.

The test borings were advanced using standard rotary drilling equipment in general accordance with ASTM D420. The approximate locations of each boring are shown in Appendix A – Boring Location Plan – Figure 1. The boring locations were not surveyed. UES located the borings in the field using a hand-held GPS unit with lateral accuracy of ± 20 ft. Therefore, the boring locations should be considered approximate.

Relatively Undisturbed Soil Sampling. Cohesive soil samples were generally obtained using Shelby tube samplers in general accordance with ASTM D1587. The Shelby tube sampler consists of a thin- or thick-walled, steel tube with a sharp cutting edge connected to a head equipped with a ball valve threaded for rod connection. The tube is pushed into the undisturbed soils by the hydraulic pulldown of the drilling rig. The soil specimens were extruded from the tube in the field, logged, tested for consistency using a hand penetrometer, then sealed and packaged to maintain "in situ" moisture content. The hand penetrometer is a test where a 0.25-inch diameter piston is pushed into the undisturbed sample at a constant rate to a depth of 0.25-inch. The results of these tests are tabulated at the respective sample depths on the boring logs. When the capacity of the penetrometer is exceeded, the value is tabulated as 4.5+. One representative portion of each sample was sealed in a plastic bag for use in future visual evaluation and possible testing in the laboratory.

The Texas Cone Penetration (TCP): The Texas Cone Penetration (TCP) test was used to assess the apparent in-place strength characteristics of the rock type materials. The TCP test consists of a 3-inch diameter steel cone driven by a 170-pound hammer dropped 24 inches (340 ft-pounds of energy) and is the basis for TxDOT strength correlations. In this case, a modified procedure by implementing a 140-pound hammer dropped 30-inches (350 ft-pounds of energy) was used for completion of the field tests. Depending on the resistance (strength) of the materials, either the number of blows of the hammer required to provide 12 inches of penetration, or the inches of penetration of the cone due to 100 blows of the hammer are recorded on the field logs and are shown on the Log of Borings as "TX Cone" (ref. TxDOT Test Method TEX 132-E).

Sample Disposal. The subsurface samples will be retained in the laboratory for at least 14 days following the issuance of this report and then discarded unless the Client requests otherwise.

Groundwater Observations. A summary of groundwater observations are provided in Section 4.3.

Borehole Backfilling. Upon completion of the borings, the boreholes were backfilled with on-site soil cuttings.

4.0 SUBSURFACE CONDITIONS

4.1 Geology

Geologic Formation. Based on the Geological Atlas of Texas (Dallas Sheet) from the Texas Bureau of Economic Geology, published by the University of Texas at Austin, and our experience, the project site is located in the Austin Chalk formation near the overlying terrace deposits. The Austin Chalk formation generally consists of massive gray unweathered, shaly limestone, overlain by tan weathered, shaly limestone. Near-surface residual soils associated with the Austin Chalk formation generally consist of high plasticity clays and/or moderate plasticity calcareous clays. The terrace deposits consist predominantly of sand, silts, gravel and some clays.

4.2 Subsurface Lithology

Stratigraphy. Descriptions of various strata and their approximate depths and thickness per the Unified Soil Classification System (USCS) are provided on the boring logs, included in Appendix B.

Within the 10-ft depth explored on site, subsurface materials encountered in the test borings generally consists of clay (CH/CL) soils extending to depths of about 2 ft and 4 ft in Borings 1 and 2, respectively, underlain by tan shaly limestone. The letters in parenthesis represent the soils' classification according to the Unified Soil Classification System (ASTM D 2487). More detailed stratigraphic information is presented on the Log of Borings, attached in the Appendix.

It should be noted the depths provided on the boring logs are based on our Field Technician's and Engineer's interpretation of conditions believed to exist between actual samples retrieved. Therefore, information on the boring logs contains both factual and interpretive information. Lines delineating subsurface strata are approximate and the actual transition between strata may be gradual or not clearly defined. In addition, variations may occur between or beyond these boring locations.

4.3 Groundwater Observations

Groundwater Levels. During the field exploration, groundwater was not encountered while advancing the borings and the open boreholes appeared relatively dry immediately upon completion of drilling the borings.

Long-term Groundwater Monitoring. These groundwater observations provide an indication of the groundwater conditions present at the time the borings were drilled. It is common to detect seasonal groundwater within the clayey matrix particularly during or after periods of precipitation. It is common to encounter seasonal groundwater within the clayey matrix and near the soil/rock (shaly limestone) interface or from fractures in the rock, particularly during or after periods of precipitation. However, in relatively impervious soils (clayey soils) a suitable estimate of the groundwater depths generally requires long-term monitoring. Long-term monitoring of groundwater conditions via piezometers or groundwater monitoring wells was not performed during this study and was beyond the scope of this study. Long-term monitoring can reveal groundwater levels materially different than those measured in the borings.

Groundwater Fluctuations. Subsurface groundwater fluctuations can occur. Future construction activities can alter the surface and subsurface drainage characteristics of this site. Seasonal variations, temperature, land-use, proximity to water bodies, and rainfall can also influence groundwater levels. UES recommends that the contractor verifies the groundwater elevation before construction starts.

4.4 Seismic Site Classification

The Site Class assigned for seismic design considers various factors, such as the soil profile (whether it's soil or rock), shear wave velocity, and strength, averaged over a depth of 100 feet. Since the borings didn't reach depths of 100 feet, UES made determinations under the assumption that the subsurface materials beneath the borehole bottoms resembled those encountered at the termination depth. Following the guidelines outlined in Section 1613.2.2 of the 2024 International Building Code and Table 20.2-1 in the 2024 ASCE-7, UES recommends using Site Class C for seismic design purposes at this location.

5.0 LABORATORY TESTING

UES performs visual classification and laboratory tests, as appropriate, to define pertinent engineering characteristics of the soils encountered. Laboratory tests are performed in general accordance with ASTM or other applicable standards. Test results are included at the respective sample depths on the boring logs as included in Appendix B.

Laboratory tests and procedures performed for this geotechnical study are summarized in the following table.

Summary of Laboratory Tests and Procedures	
Test Procedure	Description
ASTM D2487	Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System)
ASTM D2216	Standard Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass
ASTM D4318	Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils
ASTM D4546	Standard Test Methods for One-Dimensional Swell or Settlement Potential of Cohesive Soils

6.0 RECOMMENDATIONS

6.1 Uncontrolled Fill, Demolition and Backfill

As discussed in Section 2.0, the site is within a former nursery facility. Miscellaneous structures, buildings, a residence and gravel surfaced drives were observed on the property. We expect these structures and drives will be removed prior to site development.

6.1.1 Uncontrolled Fill

Although fill material was not encountered at the boring locations, there may be fill in other areas within the study area considering the existing residences, structures and drives on site. Test pits can be performed prior to commencing earth work to evaluate the presence of any fill. UES would be pleased to assist with a test pit program if desired.

If fill material is encountered, the material should be removed and replaced as recommended in Section 6.3.6. The excavated materials can be replaced under engineering supervision as outlined in Section 6.3.6 and are suitable for reuse as engineered fill provided they are free of organics, boulders, rubble, and other debris. Excavation and grading contracts should contain provision for removal of unsuitable materials. Subgrade soils along the street should be properly prepared and tested as discussed in Sections 6.3.2, 6.3.6 and 6.4.1.

6.1.2 Demolition

Applicability. The information provided in this section applies to the removal of any existing foundations, utilities or pavement which may be present on this site.

General. Special care should be taken in the demolition and removal of existing utilities and pavement to minimize disturbance of the subgrade. Excessive disturbance of the subgrade resulting from demolition activities can have serious detrimental effects on planned paving elements.

Existing Utilities. Existing utilities and bedding to be abandoned should be completely removed. Existing utilities and bedding may be abandoned in place if they do not interfere with planned development. Utilities which are abandoned in place should be properly pressure-grouted to completely fill the utility.

Backfill. Excavations resulting from the excavation of existing foundations and utilities should be backfilled in accordance with Section 6.3.6.

Other Buried Structures. Other types of buried structures (wells, cisterns, etc.) could be located on the site. If encountered, UES should be contacted to address these types of structures on a case-by-case basis.

6.1.3 Pond and Drainage Backfill

Backfill. An existing pond was observed in the southern portion of the site. Based on the current available information, the pond will be within the proposed Strathmont Drive near existing Forest Road. Before placing backfill in the pond and drainage features/ditches, sediments and soft soil should be completely removed from the sides and bottom of the existing pond and drainage features/ditches to expose undisturbed competent native subgrade. The exposed native subgrade should be proof-rolled using a fully loaded tandem axle truck in accordance with Section 6.3.2. Following successful proof-rolling, the pond and drainage features/ditches can be backfilled according to recommendations in Section 6.3.6 and 6.3.8. A UES representative should be present to observe preparation of the pond and drainage features/ditches bottoms, including excavation, proof rolling, and backfilling.

6.2 Potential Movement of Expansive Soil

Estimated Potential Movement. Our findings indicate the proposed street constructed at final grades as indicated on the referenced plans per Section 1.0, could experience post-construction movements of up to about 3 to 4½ inches due to shrinking and swelling of expansive clayey soils (active clays). Movement due to shrinking and swelling of active clays will be referred to as potential vertical rise (PVR).

Methods of Estimation. These PVR values were estimated in general accordance with methods outlined by Texas Department of Transportation (TxDOT) Test Method Tex-124-E, from results of absorption swell tests, and engineering judgment and experience. The PVR was calculated assuming the moisture content of the in-situ soil within the normal zone of seasonal moisture content change varies between a “dry” condition and a “wet” condition as defined by Tex-124-E. Movements exceeding our estimates could occur if positive drainage of surface water is not maintained or if soils are subject to an outside water source, such as leakage from a utility line or subsurface moisture migration from off-site locations.

Assumptions. PVR was estimated based on the assumption that any fill used to raise the grade consists of onsite or similar soil with a plasticity index (PI) of 48 or less. The use of fill material with a PI greater than 48 could result in potential movements exceeding our estimates.

Additional Considerations. Heave is generally associated with a source of water, therefore, it can occur differentially. Edge lift, excessive cracking, corner breaks, and poor ride quality are just a few of the many examples of pavement issues that can occur when in-situ PVR values are high. *We should be contacted to provide PVR mitigation strategies to help reduce potential movements if desired.*

6.3 Earthwork

Variations in subsurface conditions could be encountered during construction. To permit correlation between test boring data and actual subsurface conditions encountered during construction, it is recommended a registered Professional Engineering firm be retained to observe construction procedures and materials.

Some construction problems, particularly degree or magnitude, cannot be reasonably anticipated until the course of construction. The recommendations offered in the following paragraphs are intended not to limit or preclude other conceivable solutions, but rather to provide our observations based on our experience and understanding of the project characteristics and subsurface conditions encountered in the borings.

6.3.1 Excavation Safety Considerations

Excavation Safety. The contractor is responsible for designing any excavation slopes, temporary sheeting or shoring. Design of these structures should include any imposed surface surcharges. Construction site safety is the sole responsibility of the contractor, who shall also be solely responsible for the means, methods and sequencing of construction operations. The contractor should also be aware that slope height, slope inclination or excavation depths (including utility trench excavations) should in no case exceed those specified in local, state and/or federal safety regulations, such as OSHA Health and Safety Standard for Excavations, 29 CFR Part 1926, or successor regulations. Stockpiles should be placed well away from the edge of the excavation and their heights should be controlled so they do not surcharge the sides of the excavation. Surface drainage should be carefully controlled to prevent flow of water over the slopes and/or into the excavations. Construction slopes should be closely observed for signs of mass movement, including tension cracks near the crest or bulging at the toe. If potential stability problems are observed, a geotechnical engineer should be contacted immediately. Shoring, bracing or underpinning required for the project (if any) should be designed by a professional engineer registered in the State of Texas.

6.3.2 Site Preparation and Proofroll

Site Clearing. In the area of improvements, all concrete, trees, stumps, brush, debris, septic tanks, abandoned structures, roots, vegetation, rubbish and any other undesirable matter should be removed and properly disposed.

Proofroll. Paving subgrades should be proofrolled in accordance TX-DOT Specification Item 216 with a fully loaded tandem axle dump truck or similar pneumatic-tire equipment weighing at least 20 tons to locate areas of loose subgrade. In areas to be cut, the proofroll should be performed after the final grade is established. In areas to be filled, the proofroll should be performed prior to fill placement. Areas of loose or soft subgrade encountered in the proofroll should be removed and replaced with engineered fill, moisture conditioned (dried or wetted, as needed) and compacted in place. Prior to placement of any fill, the exposed soil subgrade should then be scarified to a minimum depth of 6 inches and recompacted as outlined in Section 6.3.6.

6.3.3 Construction Considerations

Excavation of Rock (Shaly Limestone). Due to the existence of shallow rock / bedrock encountered at this site, it is recommended that the construction contractor address the need for rock excavation. The necessity for rock excavation and/or over excavation will depend final grade elevations for the proposed paving and pond areas. Therefore, we suggest that the ultimate site grading plans undergo a thorough review by UES before commencing construction. It is important to note that in assessing grading factors, the distribution, depth, and extent of weathered rock, as well as rock lenses or seams, may significantly fluctuate within short distances across the geological area where this site is situated.

Maintenance of Subgrade during Construction. While the exposed subgrade is expected to remain relatively stable initially, unstable conditions may arise during general construction activities, particularly if the soil is exposed to wet weather conditions and repetitive construction traffic. The use of lighter construction equipment can help minimize disturbance to the subgrade. In the event of unstable conditions, stabilization measures will be necessary. After grading is completed, it's crucial to maintain the moisture content of the subgrade before proceeding with construction. Minimizing construction traffic over the finished subgrade is advisable. If the subgrade becomes frozen, desiccated, saturated, or disturbed, the affected material should either be removed or treated by scarification, moisture conditioning, and recompaction before construction begins. UES should be retained to observe earthwork and to perform necessary tests and observations during subgrade preparation.

Fill on Existing Slopes. If fill is to be placed on existing slopes (natural or constructed) steeper than six horizontal to one vertical (6:1), the fill materials should be benched into the existing slopes in such a manner as to provide a minimum bench-key width of five (5) ft. This should provide a good contact between the existing soils and fill materials, reduce potential sliding planes, and allow relatively horizontal lift placements.

6.3.4 Grading, Drainage and Other Considerations

Efforts should be made to minimize the excessive wetting or drying of the underlying soil, as it can lead to swelling and shrinkage of these soil layers. Standard construction practices of providing good surface water drainage should be used. A positive slope of the ground away from the roads should be provided. Ditches or swales should be provided to carry the run-off water both during and after construction.

Post-construction movement of pavement and flatwork is common. Normal maintenance should include inspection of all joints in paving and sidewalks, etc. as well as re-sealing where necessary to minimize seepage of water into the underlying supporting soils.

Root systems from trees and shrubs can draw a substantial amount of water from the clay soils at this site, causing the clays to dry and shrink in excess of our estimates. This could cause settlement beneath grade-supported paving. Trees and large bushes should be located a distance equal to at least one-half their anticipated mature height away from grade slabs. Landscape areas should be watered moderately, without allowing the clay soils to become too dry or too wet.

6.3.5 Groundwater Control

As discussed in Section 4.3, groundwater was not encountered while advancing the borings and the open boreholes appeared relatively dry immediately upon completion of drilling the borings. However, from our experience, shallower groundwater seepage could be encountered in excavations for foundations, utilities and other general excavations at this site. *Seasonal groundwater seepage could occur where shaly limestone is present or near the final site grades and where it is exposed in slopes and cuts.* The risk of seepage increases with depth of excavation and during or after periods of precipitation. Standard sump pits and pumping may be adequate to control seepage on a local basis.

If groundwater is encountered during excavation, dewatering to bring the groundwater below the bottom of excavations may be required. Dewatering could consist of standard sump pits and pumping procedures, which may be adequate to control seepage on a local basis during excavation. Supplemental dewatering will be required in areas where standard sump pits and pumping is not effective. Supplemental dewatering could include submersible pumps in slotted casings, well points, or eductors. For supplemental dewatering, the contractor should submit a groundwater control plan, prepared by a licensed engineer experienced in that type of work.

6.3.6 Fill Compaction

Fill Compaction Testing Guidelines. Field compaction and classification tests should be performed by UES. Compaction tests should be performed in each lift of the compacted material. If the materials fail to meet the density or moisture content specified, the course should be reworked as necessary to obtain the specified compaction. The testing frequency recommended herein can be altered (increased or decreased) at the discretion of the geotechnical engineer of record.

Fill Restrictions. Fill material should be placed in loose lifts not exceeding 8 inches. Fill soils should not contain material greater than 4 inches in any direction, debris, vegetation, waste material, environmentally contaminated material, or any other unsuitable material.

Flexible Base. Flexible base material (*if*) used as leveling course for the proposed street (ref. Section 6.4) should consist of material meeting the requirements of TxDOT Standard Specifications Item 247, Type A or D, Grade 1-2. Flexible base should be compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D698) and within the range of -2 to +2 percentage points of the material's optimum moisture content.

Processed Shaly Limestone. Processed shaly limestone used as fill and/or leveling course for the proposed street should be compacted to at least 95 percent of standard Proctor maximum dry density at a moisture content within -2 to +2 percentage points of the material's optimum moisture content. Individual rock pieces larger than 4 inches in dimension should not be used as fill. However, if shaly limestone is utilized as fill material within 2 ft below the bottom of slab foundations, the maximum allowable size of individual rock pieces should be reduced to 2 inches. Processed shaly limestone should incorporate sufficient fines to prevent the presence of voids around larger diameter rock pieces. A gradation of at least 40 percent passing a standard No. 4 sieve is recommended.

General Fill. Clay soils used for general fill with a plasticity index less than 25 should be compacted to a dry density of at least 95 percent of standard Proctor maximum dry density (ASTM D698). The compacted moisture content of the clays during placement should be within the range of -1 to +3 percentage points of the material's optimum moisture. Clay soils used as fill with a plasticity index equal to or greater than 25 should be compacted to a dry density of at least 95 percent of standard Proctor maximum dry density (ASTM D 698). The compacted moisture content of the clays during placement should be within the range of +2 to +4 percentage points of the material's optimum moisture.

Fills placed deeper than 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D698) and within -2 to +2 percentage points of the material's optimum moisture content.

6.3.7 Utilities

Bedding. Pipe bedding and pipe-zone backfill for underground utilities should meet the requirements of the pipe manufacturer. If no manufacturer requirement exists, then pipe bedding should be placed in accordance with applicable municipal or TxDOT requirements. Unless specified otherwise, the pipe-zone generally consists of all materials surrounding the pipe in the trench from six (6) inches below the pipe to 12 inches above the pipe. Since granular bedding backfill is used for most utility lines, the backfilled trench should not become a conduit and allow access for surface or subsurface water to travel toward the pavement. Local municipality or jurisdiction take precedence over pipe bedding recommendations herein.

Backfill. The trench backfill for utilities should be properly placed and compacted as outlined in Section 6.3.6 and in accordance with requirements of local City standards.

Trench Settlement. Even if fill is properly compacted, fills in excess of about 10 ft are still subject to settlements over time of up to about 1 to 2 percent of the total fill thickness. This should be considered when designing pavements and other structures over utility lines and other areas with deep fill. If this potential for settlement is not acceptable, it may be necessary to backfill areas below 10 ft using flexible base material, processed shaly limestone or low-strength flowable fill. We should be contacted for further evaluation and recommendations. Where utility lines are deeper than 10 ft, the fill/backfill below 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D 698) and within -2 to $+2$ percentage points of the material's optimum moisture content. The portion of the fill/backfill shallower than 10 ft should be compacted as previously outlined. Density tests should be performed on each lift (maximum 12-inch thick) and should be performed as the trench is backfilled. Local municipality or jurisdiction take precedence over trench backfill recommendations herein.

Trench Excavation. If utility trenches or other excavations extend to a depth of 5 ft or more below construction grade, the contractor or others shall be required to develop an excavation safety plan to protect personnel entering the excavation or excavation vicinity. The collection of specific geotechnical data and the development of such a plan, which could include designs for sloping and benching or various types of temporary shoring, is beyond the scope of this study. Any such designs and safety plans shall be developed in accordance with current OSHA guidelines and other applicable industry standards.

6.3.8 Deep Fill Considerations

Deep Fill Compaction. Fills placed deeper than 10 ft should be compacted to at least 100 percent of standard Proctor maximum dry density (ASTM D 698) and within -2 to $+2$ percentage points of the material's optimum moisture content. The portion of the fill/backfill shallower than 10 ft should be compacted as outlined. Density tests should be performed on each lift (maximum 12-inch thick) and should be performed as the trench is backfilled.

Deep Fill Settlement. Even if fill is properly placed and compacted as recommended herein, fills more than about 10 ft deep can still settle about 1 to 2 percent of its thickness due to its own weight, independent of external loads. This settlement generally begins as soon as lift placement begins. However, settlement can still occur for a period of time after completion of fill placement. The time required for settlement to occur is a function of soil type, pore water, and drainage path conditions and can vary widely. As a result, some fill-related settlement should be expected before and after final lifts are placed. Movement of grade supported structures (foundations, flatwork, etc.) related to settling fill can be reduced by allowing as much time as possible between the time the fill placement is completed and construction of the grade supported structure. If this risk of post construction settlement of deep fills is not acceptable, survey monitoring of constructed fills can be performed to evaluate the rate and magnitude of settlement prior to construction of structures on the fill. UES can provide this service if desired.

6.4 Pavement – Strathmont Drive

General. Recommendations for rigid pavement and preparation of the pavement subgrade are provided in the following sections. A traffic study indicating the number and type of vehicles on which to base the pavement design was not provided. Therefore, our recommendations are based upon our experience with similar projects assuming normal vehicular loading. *Any unusual traffic loading conditions should be brought to our attention prior to finalizing the pavement design so that we may assess and modify our recommendations as necessary.*

Civil Consideration. According to AASHTO design methodology, the pavement design thickness considers pavement performance, traffic, subgrade soils, pavement materials, environment, drainage and reliability. The applicability of our assumptions should be reviewed and approved by the project Civil Engineer before the pavement section is finalized. The recommended pavement sections assume good drainage quality prevails over the life of the pavement and that the pavement subgrade is exposed to moisture levels approaching saturation less than 25 percent of the time. Good drainage is defined by AASHTO as "the ability to remove water from the pavement within one (1) day". Therefore, it is critical that the project Civil Engineer provide appropriate pavement drainage design to assure validity of the assumed drainage conditions.

Detention Facility. According to plans provided by Ion Design Group for Strathmont Park (Project No. 2812.00 dated 03.31.2026; Sheet Numbers C4.02 and C4.03), the drainage ditch along the western entrance of Strathmont Drive at Forest Grove with act as a temporary detention pond with an associated weir. Based on these plans, the flow line of the proposed weir is about Elevation 584.66 ft and the 100 year water surface elevation (WSEL) is about 585.92 ft. Final grades of the proposed street at the detention pond area is about Elevation 587 ft to 588 ft. Good drainage away from the pavement should be maintained throughout the life of the pavement. *Good drainage is discussed in the "Civil Consideration" paragraph above.*

Note: *Design recommendations (global stability) for the weir are considered beyond the scope of this study. If required, our office should be contacted.*

6.4.1 Pavement Subgrade

Subgrade Preparation. As discussed in Section 4.3, clay (CH/CL) soils and/or shaly limestone are expected to be encountered or exposed at the pavement subgrade. The pavement subgrade should be placed in loose lifts not exceeding 8 inches and should be uniformly compacted to a minimum of 95 percent maximum dry density (per ASTM D-698) and within ± 2 percent of the optimum moisture content. It is recommended lime treatment extend at least 1 ft beyond the edge of the pavement to reduce effects of seasonal shrinking and swelling upon the extreme edges of pavement. The soil-lime mixture should be compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698) and within the range of 0 to +4 percentage points of the mixture's optimum moisture content.

We recommend the clayey subgrade be stabilized using the following:

Rigid Pavements			
Planned Construction	Reagent	Application Depth, inches	Application Rate (pounds per square yard)
Residential Street	Lime	6	36
Notes:			
<ol style="list-style-type: none"> 1. Assuming an in-place unit weight of 100 pcf for the subgrade soils and 8 percent hydrated lime (by dry soil weight). Results of a lime series test performed on clay soil obtained from Boring 2 is included as Figure 2. 2. The actual amount of lime required should be confirmed prior to construction by performing additional laboratory tests on samples obtained following final grading along the streets/roads. 3. Lime stabilization should be performed in accordance with TxDOT Standard Specifications, Item 260, "Lime Stabilized Subgrade", or local equivalent. 			

Shaly Limestone Subgrade: In pavement areas where native, undisturbed shaly limestone is exposed after final subgrade elevation is achieved, shaly limestone cuttings or flexible base can be used as a leveling course (as needed) to provide a smooth surface for placement of the pavement. Material used as a leveling course should have a plasticity index of at least 4 and no greater than 15 and should be compacted to at least 95 percent of standard Proctor maximum dry density and within -2 to +2 percentage points of the material's optimum moisture content. Flexible base should meet the requirements of TxDOT Item 247, Type A or D, Grade 1-2 . Flexible base is discussed in Section 6.3.6. **It is not necessary to lime modify pavement subgrade that consists of shaly limestone.**

Good perimeter surface drainage with a minimum slope of 2 percent away from the pavement is recommended. The use of sand as a leveling course below pavement supported on expansive clays should be avoided. Normal maintenance of pavement should be expected over the life of the pavement.

Drainage Consideration. The recommended pavement sections assume good drainage quality prevails over the life of the pavement and that the pavement subgrade is exposed to moisture levels approaching saturation less than 25 percent of the time. Good drainage is defined by AASHTO as "the ability to remove water from the pavement within one (1) day". Therefore, it is critical that the project Civil Engineer provide appropriate pavement drainage design to assure validity of the assumed drainage conditions. Good perimeter surface drainage with a minimum slope of 2 percent away from the pavement is recommended. The use of sand as a leveling course below pavement supported on expansive clays must be avoided.

Cautionary Note Regarding Stabilized Subgrades. Stabilized subgrades are not suitable for supporting heavy construction traffic. Stabilized subgrades that have been subjected to heavy construction traffic should be re-inspected and re-stabilized as necessary prior to the construction of overlying pavement.

6.4.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.4.1, we understand a 6-inch, portland cement concrete (PCC) pavement section is planned for the residential street.

Based on our analysis using the 1993 AASHTO pavement design procedures (WinPAS computer program distributed by American Concrete Pavement Association) and following subgrade improvement as recommended, the expected number of 18-kip Equivalent Single Axle Loads (ESALs) for the 6-inch pavement section is provided in the following table.

Recommended PCC Pavement Section			
Planned Construction	PCC Thickness, Inches	Subgrade Thickness, Inches	18-kip Equivalent Single Axle Loads (ESALs) ¹
Residential Street	6	Lime Modified, 6	700,000
Notes:			
1. PCC should have a minimum compressive strength of 3,600 psi at 28 days.			
2. Concrete should be designed with 4.5 ± 1.5 percent entrained air.			
3. Joints in PCC paving should be in accordance with City design standards.			
4. Normal periodic maintenance such as crack sealing and sealcoat will be required for all pavements to achieve the design life of the pavement system.			
5. Reinforcing steel should consist of No. 3 bars placed at 18 inches on-center in two directions.			

Note: UES should be contacted for additional pavement recommendations should the anticipated 18-kip ESALs for the proposed street exceed those provided. In addition, pavement subjected to heavy construction traffic will be impacted more than the anticipated normal traffic volume.

6.5 Pond

Based on current available information a pond is planned in the southern portion of the site (vicinity of Boring 2). Within the 10-ft explored, subsurface materials encountered in this test boring generally consists of very high and moderate plasticity clay (CH/CL) soils extending to a depth of about 4 ft underlain by shaly limestone. Groundwater was not encountered in the boring at the time of the field exploration.

6.5.1 Pond Excavation

Clay soils and shaly limestone will be encountered during the pond excavation. No unusual problems are anticipated while excavating the clayey type soils where groundwater is not encountered, or where it is controlled. However, shaly limestone may be difficult to excavate.

Rock excavation methods (including, but not limited to rock teeth, rippers, jack hammers, or sawcutting) may be required to remove these hard materials. From our experience, groundwater seepage could occur during pond excavations and the risk of encountering seepage increases with depth of excavation and during or after periods of precipitation.

All excavations should be braced, shielded, or cut at stable slopes in accordance with Occupational Safety and Health Administration (OSHA) requirements.

6.5.2 Pond Clay Liner

Based upon our previous experience, the dark brown high-plasticity clays are anticipated to be relatively impermeable and should retain water with minor seepage loss. However, the low to medium plasticity brown to tannish brown clay and shaly limestone, including natural joints and fractures within the shaly limestone, are anticipated to be moderately to highly permeable and could be subject to significant seepage loss.

Hence, it is recommended that a clay liner be placed over all exposed shaly limestone and moderate to low plasticity clay soils and tied into the upper dark brown clays and deeper gray shaly limestone (*if encountered*) strata to reduce seepage losses.

Close observations during excavation should be performed by UES to determine areas where low to medium plasticity clay/sandy clay soils and tan shaly limestone are present that would require the use of a clay liner. Once final grades along the pond sides and bottom are established in the field, UES should sample the exposed subgrade soils along the pond bottom and sides to determine if the exposed subgrade materials would require the use of a clay liner.

Clay Liner: If a clay liner is utilized, the pond should be over-excavated to allow placement of a 2-ft thick clay liner on the bottom and side walls of the pond. Clay liner material should have a liquid limit of at least 50 and a plasticity index of at least 30. A gradation of at least 70 percent passing a standard No. 200 sieve is recommended. Liner materials should be processed such that the largest particle or clod is less than 3 inches prior to compaction. The clay liner should be installed by placing 8-inch-thick loose lifts and compacting each lift to a minimum 93 percent of standard Proctor maximum dry density (ASTM D 698) with a moisture content within the range of +2 to +5 percentage points of the material's optimum moisture.

The liquid limit and plasticity index of material used as a liner should be routinely verified during placement using laboratory tests. Visual observation and classification should not be solely relied upon. In order to confirm the material to be used as a liner must satisfy the Atterberg-limit criteria.

Following placement of the reprocessed clay material, the clay soils should not be allowed to dry excessively. The clay soil should be maintained in a moist condition (even during periods when the pond is drained for maintenance) to prevent development of shrinkage cracks. Past problems have occurred when shrinkage cracks were allowed to form and the cracks became filled with sand and silt. Similarly, the bentonite liner should be compacted as clay liner and not allowed to dry as recommended.

Observations during construction by qualified geotechnical personnel should be performed to identify any groundwater seepage or variations in soil conditions. Soils used for the liners should be tested and verified as suitable material. Slope stability is beyond the scope of this study.

7.0 LIMITATIONS/GENERAL COMMENTS

As with any geotechnical engineering report, this report presents technical information and provides detailed technical recommendations for civil and structural engineering design and construction purposes. UES, by necessity, has assumed the user of this document possesses the technical acumen to understand and properly utilize the information and recommendations provided herein. UES strives to be clear in its presentation and, like the user, does not want potentially detrimental misinterpretation or misunderstanding of this report. Therefore, we encourage any user of this report with questions regarding its content to contact UES for clarification. Clarification will be provided verbally and/or issued by UES in the form of a report addendum, as appropriate.

Professional services provided in this geotechnical exploration were performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. The scope of services provided herein does not include an environmental assessment of the site or investigation for the presence or absence of hazardous materials in the soil, surface water or groundwater. UES, upon written request, can be retained to provide these services.

UES is not responsible for conclusions, opinions or recommendations made by others based on this data. Information contained in this report is intended for the exclusive use of the Client (and their designated design representatives), and is related solely to design of the specific structures outlined in Section 1.0. No party other than the Client (and their designated design representatives) shall use or rely upon this report in any manner whatsoever unless such party shall have obtained UES's written acceptance of such intended use. Any such third party using this report after obtaining UES's written acceptance shall be bound by the limitations and limitations of liability contained herein, including UES's liability being limited to the fee paid to it for this report.

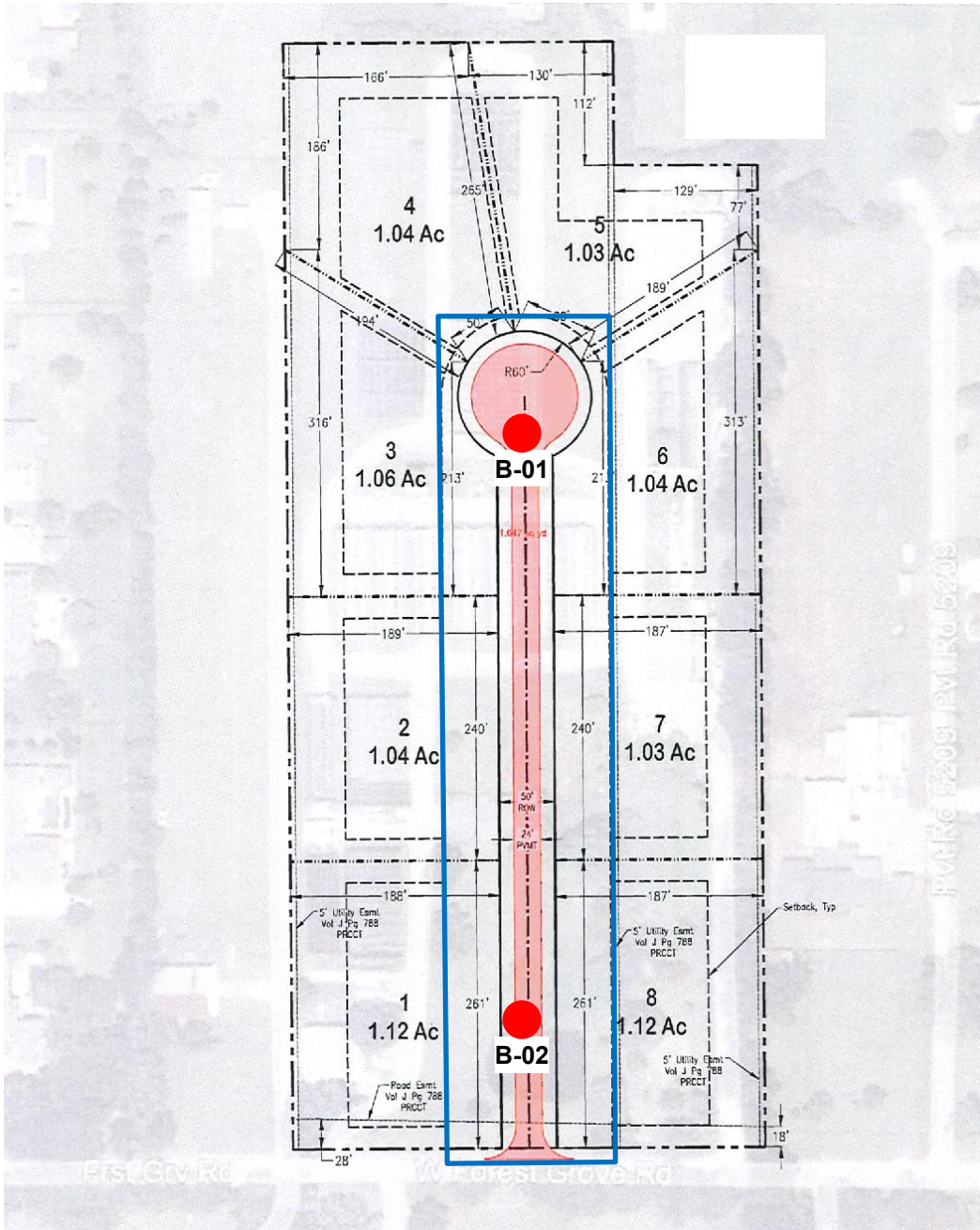
Recommendations presented in this report should not be used for design of any other structures except those specifically described in this report. In all areas of this report in which UES may provide additional services if requested to do so in writing, it is presumed that such requests have not been made if not evidenced by a written document accepted by UES. Further, subsurface conditions can change with passage of time. Recommendations contained herein are not considered applicable for an extended period of time after the completion date of this report. It is recommended our office be contacted for a review of the contents of this report for construction commencing more than one (1) year after completion of this report. Non-compliance with any of these requirements by the Client or anyone else shall release UES from any liability resulting from the use of, or reliance upon, this report.

Recommendations provided in this report are based on our understanding of information provided by the Client about characteristics of the project. If the Client notes any deviation from the facts about project characteristics, UES should be contacted immediately since this may materially alter the recommendations. Further, UES is not responsible for damages resulting from workmanship of designers or contractors. It is recommended the Owner retain qualified personnel, such as a Geotechnical Engineering firm, to verify construction is performed in accordance with plans and specifications.

Appendix A

Boring Location Plan – Figure 1





 Study Area

 Approximate Boring Locations

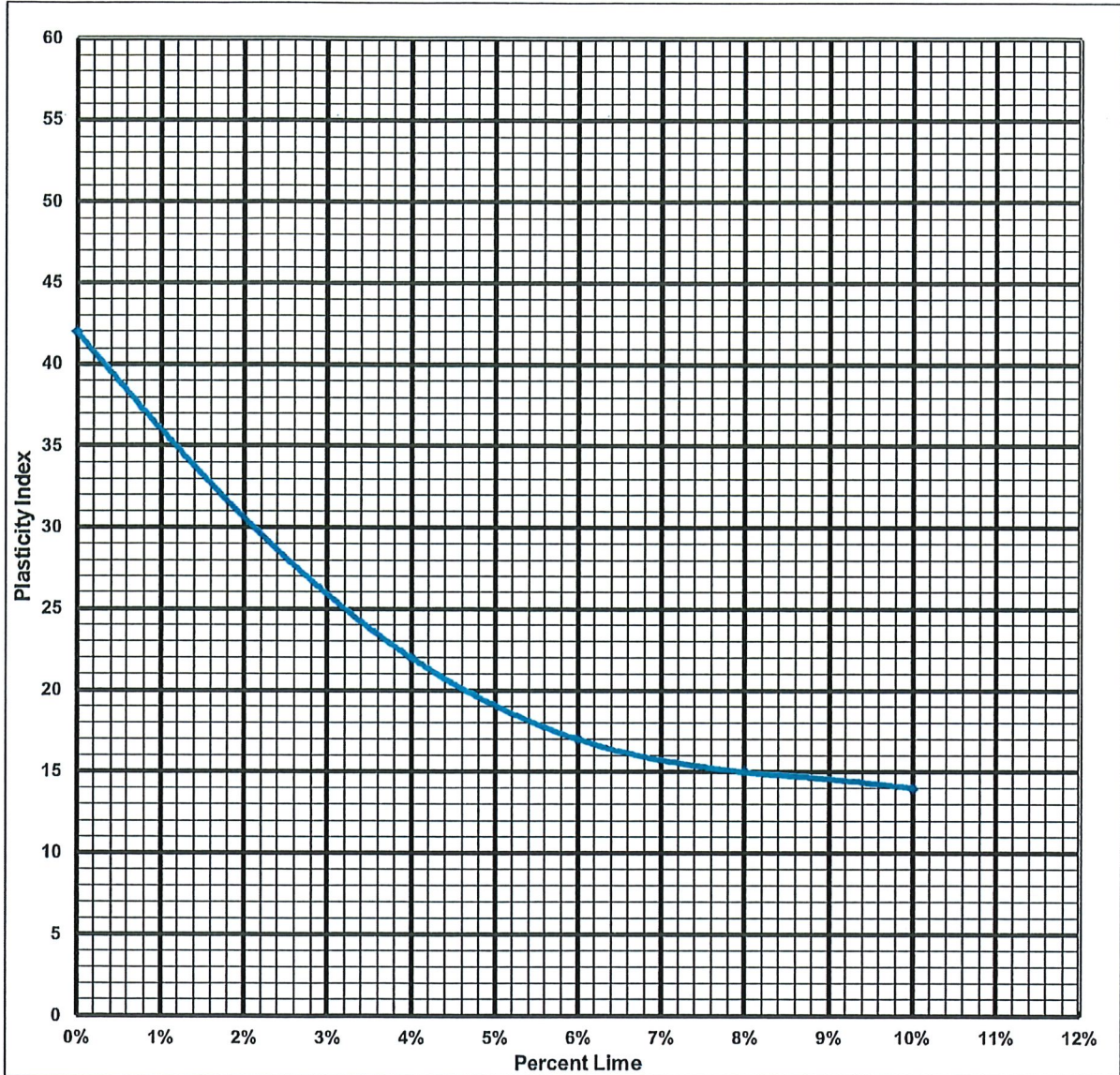


Geotechnical Engineering Report
Residential Street and Pond
Strathmont Park
1100 W. Forest Grove Road
Lucas, Texas
UES Project No. G260759



Boring Location
Plan
Figure 1

Lime Series Test Result – Figure 2



Sample	Material Description	Depth, ft
Boring 2	Dark Brown CLAY	0-2

Appendix B

Boring Logs and Key to Soil Symbols and Classification





Soil Boring Number: B-1

PROJECT Residential Street and Pond - Strathmont Park
PROJECT NUMBER G260759
DATE STARTED 03/17/2026
HAMMER WEIGHT 140 **HAMMER DROP** 30
ELEVATION N/A **DEPTH** -
COMMENTS -

GENERAL LOCATION Allen, Texas
LATITUDE - **LONGITUDE** -
DATE COMPLETED 03/17/2026
METHOD Auger
 DURING DRILLING None **AFTER DRILLING** Dry

Depth (ft)	Graphic Log	Material Description	Sample Graphic	Samples			Lab									
				REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)
0 - 2		Dark Brown CLAY				3.5	1.4		99	27	74	27	47			
2 - 10		Tan SHALY LIMESTONE			100/3"											
10 - 10		TEST BORING TERMINATED AT 10 FT DUE TO AUGER (EQUIPMENT) REFUSAL			100/2.75"											

PROJECT Residential Street and Pond - Strathmont Park

GENERAL LOCATION Allen, Texas

PROJECT NUMBER G260759

LATITUDE - _____ **LONGITUDE** - _____

DATE STARTED 03/17/2026

DATE COMPLETED 03/17/2026

HAMMER WEIGHT 140 **HAMMER DROP** 30

METHOD Auger

ELEVATION N/A

DEPTH - _____







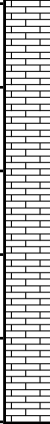




DURING DRILLING None





















AFTER DRILLING Dry

COMMENTS - _____






Depth (ft)	Graphic Log	Material Description	Sample Graphic	Samples			Lab										
				REC (%) / RQD (%)	N-Value / Refusal / TCP	Pocket Pen (TSF)	Compressive Strength (TSF)	Confining Pressure (PSI)	Dry Density (PCF)	Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Swell	% Fines	Sulfate (PPM)	
0 - 2		Dark Brown CLAY				3.0					33						
2 - 4		Brown to Tannish Brown CLAY -calcareous deposits below 3'				3.75	2.2			103	23	39	18	21			
4 - 5		Tan SHALY LIMESTONE			100/3"												
5 - 10		Tan SHALY LIMESTONE			100/3"												
10 - 10		TEST BORING TERMINATED AT 10 FT DUE TO AUGER (EQUIPMENT) REFUSAL															

KEY TO SOIL SYMBOLS AND CLASSIFICATIONS

SOIL & ROCK SYMBOLS

	(CH), High Plasticity CLAY
	(CL), Low Plasticity CLAY
	(SC), CLAYEY SAND
	(SP), Poorly Graded SAND
	(SW), Well Graded SAND
	(SM), SILTY SAND
	(ML), SILT
	(MH), Elastic SILT
	LIMESTONE
	SHALE / MARL
	SANDSTONE
	(GP), Poorly Graded GRAVEL
	(GW), Well Graded GRAVEL
	(GC), CLAYEY GRAVEL
	(GM), SILTY GRAVEL
	(OL), ORGANIC SILT
	(OH), ORGANIC CLAY
	FILL

SAMPLING SYMBOLS

	SHELBY TUBE (3" OD except where noted otherwise)
	SPLIT SPOON (2" OD except where noted otherwise)
	AUGER SAMPLE
	TEXAS CONE PENETRATION
	ROCK CORE (2" ID except where noted otherwise)

RELATIVE DENSITY OF COHESIONLESS SOILS (blows/ft)

VERY LOOSE	0 TO 4
LOOSE	5 TO 10
MEDIUM	11 TO 30
DENSE	31 TO 50
VERY DENSE	OVER 50

SHEAR STRENGTH OF COHESIVE SOILS (tsf)

VERY SOFT	LESS THAN 0.25
SOFT	0.25 TO 0.50
FIRM	0.50 TO 1.00
STIFF	1.00 TO 2.00
VERY STIFF	2.00 TO 4.00
HARD	OVER 4.00

RELATIVE DEGREE OF PLASTICITY (PI)

LOW	4 TO 15
MEDIUM	16 TO 25
HIGH	26 TO 35
VERY HIGH	OVER 35

RELATIVE PROPORTIONS (%)

TRACE	1 TO 10
LITTLE	11 TO 20
SOME	21 TO 35
AND	36 TO 50

PARTICLE SIZE IDENTIFICATION (DIAMETER)

BOULDERS	8.0" OR LARGER
COBBLES	3.0" TO 8.0"
COARSE GRAVEL	0.75" TO 3.0"
FINE GRAVEL	5.0 mm TO 3.0"
COURSE SAND	2.0 mm TO 5.0 mm
MEDIUM SAND	0.4 mm TO 5.0 mm
FINE SAND	0.07 mm TO 0.4 mm
SILT	0.002 mm TO 0.07 mm
CLAY	LESS THAN 0.002 mm



**City of Lucas
Planning and Zoning Commission
Agenda Request
June 11, 2026**

Requester: John Awezec, Planning & Zoning Commissioner

Agenda Item Request:

Discuss updating the Code of Ordinance, Chapter 10 Subdivisions, Division 4 Standards and Requirements § 10.03.123 (a) (6) Streets and drainage.

Background Information:

Section 10.03.123(a)(6) of the City Code currently states:

A secondary point of access, meeting the fire code, will be required for any subdivision, or any part of a subdivision, to prevent more than 10 lots from having only one point of access or emergency access. The secondary point of access shall not be routed through existing subdivisions.

Section 10.03.123 was last amended on November 4, 2021.

This code section works in conjunction with provisions of the International Fire Code, including:

[A] 102.9 Matters not provided for
Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupancy determined by the fire code official.

[A] 104.7.4 Code alternatives and modifications
Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.3; modifications decision of the fire code official for either shall be in writing and shall be retained in the official Records.

Together, these provisions provide the framework for subdivision access requirements and allow the Fire Code Official to evaluate public safety considerations, as well as alternative materials, designs, methods of construction, equipment, or modifications, with decisions documented in writing and maintained in the official records.

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

N/A

Recommendation:

Staff recommends leaving the code section in place, without change. This code section is provided to protect older neighborhoods that are dead ends that exceed the maximum length of a dead end without a second point of access, and cannot meet the exceptions covered under section:

§ 10.03.123 Streets and drainage.

(5) Where streets within the proposed subdivision are dictated by lot design to be cul-de-sacs, such cul-de-sac streets shall be provided with a permanent cul-de-sac having a minimum right-of-way radius of sixty feet (60') and shall not exceed six hundred feet (600') in length except in circumstances dictated by topography and existing development. Future streets that may offer a second point of access shall not be considered when measuring the length of cul-de-sac until the street is actually constructed. In situations where cul-de-sacs exceed the prescribed length by more than five percent (5%), a combination of the following based on the number of lots and dwelling units will be considered as a mitigating measure:

- (A) A secondary emergency entrance/exit;
- (B) Widening of the street and enlarging the cul-de-sac turnaround;
- (C) Addition of fire hydrants; and
- (D) Looped water system.

Wendy Lane is a separate issue with the main entrance coming over a bridge separating the entrances will not help if the culverts ever get clogged, or the bridge washes out completely. The only way in and out would be blocked. The development off of Blondy Jhune was supposed to have a main entrance through Wendy, the changes made less congestion does not increase it on Wendy. Tara was designed to be a second entrance, and we avoided Tara all together. Wendy is different than any other old sub-division. The property owners have the right to used Wendy by plat.

Motion:

No motion is required.