



PUBLIC NOTICE
City Council Meeting
April 4, 2013, at 7:00 PM
City Hall - 665 Country Club Road

Notice is hereby given that a Regular Meeting of the City Council of the City of Lucas will be held on Thursday, April 4, 2013, at 7 PM at the Lucas City Hall, 665 Country Club Road, Lucas, Texas, at which time the following agenda will be discussed.

Agenda

Call to Order

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

Citizens' Input

At this time citizens who have pre-registered by filling out a "Request to Speak" sheet and have submitted the sheet to the City Secretary before the call to order will be allowed to speak on any matter other than personnel matters or matters under litigation, for a length of time not to exceed three minutes. No Council action or discussion may take place on a matter until such matter has been placed on a future agenda and posted in accordance with law.

- 1) Citizens' Input.

Community Interest

- 2) Items of Community Interest.

Public Hearings

The Public Hearing agenda is provided for the purpose of allowing citizens to ask specific questions regarding only the subject posted for the Public Hearing. Generally the Public Hearing is required by State Law and a record of those attending the Public Hearing is maintained as part of the official record of the proceedings.

- 3) Public Hearing/Discuss and Consider the approval of **Ordinance # 2013-04-00753** regarding an application request by Murphy Oil for a Specific Use Permit (SUP) for the operation of a refueling station. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 Acres, more commonly known as the Sterling property adjacent to Angel

Parkway just north of the existing Walmart. **[This is the 2nd Public Hearing, the 1st Public Hearing was held by the Planning & Zoning Commission on March 14, 2013] [Hilbourn]**

- 4) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust, for a Specific Use Permit (SUP) for the operation of a refueling station on the property being more fully described as being a part of James Lovelady Survey abstract number 538, and James Anderson Survey, abstract number 17, and being 2.199 acres of land; more commonly known as 120 West Lucas Road, Texas, 75002. **[This item was removed from consideration on the March 14, 2013 Planning & Zoning Commission meeting agenda at the request of the applicant]**

- 5) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust for a Specific Use Permit (SUP) for the operation of a drive-thru restaurant. The property to be considered is located in Collin County, Texas, and described as follows being a part of James Lovelady Survey abstract number 538, and James Anderson Survey, abstract number 17, and being 2.199 acres of land; more commonly known as 120 West Lucas Road, Texas 75002. **[This item was removed from consideration on the March 14, 2013 Planning & Zoning Commission meeting agenda at the request of the applicant]**

- 6) Public Hearing/Discuss and Consider the unilateral annexation of the property located in Collin County, Texas and further described as All that certain lot, tract or parcel of land, situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract No. 901 and being off the South end of a 60 acre tract conveyed by J.F. Ray and wife to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County Deed Records: Beginning at a stake in middle of dirt road, in the West line of said 60 acre tract, 22.695 chains South of the Northwest corner of said Turner Survey; Thence South 22.11 chains a stake in middle of road; Thence North 88°5' East 13.57 chains following established fence line to a stake at fence corner; Thence North 22.11 chains following established fence along the East edge of lane and with old fence and hedge row to a stake under fence; Thence South 88°5' West 13.57 chains to the place of beginning containing 30 acres of land. TRACT 2: All that lot, tract, or parcel of land, described as follows; Situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract Number 901, and being off the North end of a tract supposed to contain 60 acres of land that was conveyed by J.F. Ray et ux, to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County deed Records. Beginning at the Northwest corner of said 60 acres, which is the northwest corner of said L.P. Turner Survey; Thence South 22.695 chains to a stake in center of dirt road at the Northwest corner of 30 acres conveyed by Watson McCreary et ux, to J.S. Morrison; Thence North 88°5' East 13.57 chains with the north line of said 30 acres to a stake under fence; Thence North 0°8' East 22.5 chains following established old fence and hedge to a

stake at fence corner; Thence West 13.62 chains to the place of beginning, containing 30.55 acres of land. **[Umphy, the is the 2nd Public Hearing, the 1st Public Hearing was held at the City Council meeting on March 21, 2013] [Hilbourn]**

- 7) Public Hearing/Discuss and Consider the unilateral annexation of the property located in Collin County, Texas and further described as being a net 39.7775 acres of land out of the Martin Hearn Survey, Abstract No. 426, and being a remainder tract of 49.5 acres (first tract) conveyed by W.H. McGuire and wife to T.E. Hogge, by deed dated June 8, 1917, and recorded in Volume 211, Pages 5-6, Collin County Deed Records, and being the same property as deeded to Carol McCahill, Tom McCahill, Kenny Lewis, Lisa Griffin, Ben Griffin, Susan Gillis, and Bruce Gillis and recorded in Volume 4372, Page 1442 Of The Deed Records of Collin County, Texas (DRCCT), and a 7.12 acre tract out of the L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349 (second tract) and being more particularly described as follows: The POINT OF BEGINNING is the northeast corner of said First Tract, being the northeast corner said Hearn Survey; THENCE South 0°15' West, with the east line of said First Tract, a distance of 224.77 feet to a point, being the northwest corner of said Second Tract; THENCE South 83°21'12" East, with the north line of said Second Tract, a distance of 312.06 feet to a point; THENCE South 35°00'12" East, with the east line of said Second Tract, a distance of 604.44 feet to a point; THENCE South 25°06'02" East, continue with said line, a distance of 105.4 feet to a point being the southeast corner of said Second Tract; THENCE North 89°41'12" West, a distance of 709.54 feet to a point on the east line of said First Tract and being the northwest corner of Kirkland Estates West, an addition to the City of Lucas as recorded in Volume 10, Page 52 DRCCT; THENCE South 01°13'31" West, with the east line of said First Tract, being a west line of Kirkland Estates West, a distance of 132.54 feet to a point being a southeast corner of the parcel herein described, and being an interior ell corner of said Kirkland Estates West; THENCE South 88°45'00" West, with the south line of said First Tract, being the north line of Kirkland Estates West, a distance of 1337.50 feet to a point being the northwest corner of said Kirkland Estates West, and being on the east line of a 3.00 acre Save and Except tract out of said First Tract; THENCE North 02°18'13" West, a distance of 274.57 feet to the northeast corner of said 3.00 acre tract; THENCE South 82°01'00" West, a distance of 502.74 feet to a point being the northwest corner of said 3.00 acre tract, and being on the east line of a 10.7825 acre Save and Except tract out of said First Tract, and being near the center of Lewis Lane; THENCE North 07°11'35" West, with the east line of said 10.7825 acre tract and the centerline of Lewis Land, a distance of 650.14 feet to a point on the south line of a 2.60 acre Save and Except tract out of said First Tract; THENCE North 89°10'07" East, with the south line of said 2.6 acre tract, a distance of 1126.41 feet to a point; THENCE North 00°25'25" West, with the east line of said 2.6 acre tract, a distance of 100.00 feet to a point on the north line of said First Tract; THENCE North 89°59'32" East, with the north line of said First Tract, a distance of 542.79 feet to the POINT OF BEGINNING, and containing 39.7775 acres of land. **[Lewis, the is**

the 2nd Public Hearing, the 1st Public Hearing was held at the City Council meeting on March 21, 2013] [Hilbourn]

Regular Agenda

- 8) Discuss and Consider the approval of the minutes from the March 21, 2013, City Council meeting. **[Wingo]**
- 9) Discuss and Consider the approval of **Resolution # R-2013-04-00398** of the City Council of the City of Lucas, Texas, deeming the Lovejoy 5K Walk/Run as a public event serving a public purpose by supporting the school district's extracurricular activities; approving the terms and conditions of an agreement by and between the State of Texas, acting by and through the Texas Department of Transportation, and the City of Lucas for the temporary closure of state right-of-way, which is attached hereto and incorporated herein; authorizing the Mayor to execute said agreement; and providing an effective date.
- 10) Discuss and Consider the approval of a preliminary plat for the property known as Lucas Corner, located at the intersection of East and West Lucas Road. **[Hilbourn]**
- 11) Discuss and Consider an upgrade to the visual/audio systems in the Council Chambers and authorize a budget amendment not to exceed \$15,000.
- 12) Discuss and Consider the approval of **Resolution # R-2013-04-00397** of the City Council of the City of Lucas, Texas, establishing guidelines for the preparation of the agenda for City Council meetings. **[Wingo]**
- 13) Adjournment.

As authorized by Section 551.071 (2) of the Texas Government Code, the City Council 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.

Approval

Approved by: Mayor Rebecca Mark, March 29, 2013.

Certification

I hereby certify that the above notice of meeting was posted on the bulletin board at Lucas City Hall by 5:00 p.m. on or before Friday, March 29, 2013, as required in accordance with Government Code §551.041.

Kathy Wingo, TRMC, MMC, City Secretary

This building is wheelchair accessible. Any requests for sign interpretive services or other special requests for assistance of the hearing impaired must be made 48 hours in advance of the meeting. To make such arrangements, please call 972-727-8999 or email secretary@lucastexas.us.

LUCAS CITY COUNCIL

Meeting Date April 4, 2013

AGENDA ITEM:

- Call to Order

- Roll Call

Present

Absent

Mayor Rebecca Mark

Seat 1 CM Wayne Millsap

Seat 2 CM Jim Olk

Seat 3 CM Steve Duke

Seat 4 CM Philip Lawrence

Seat 5 CM Debbie Fisher

Seat 6 MPT Kathleen Peele

- Determination of Quorum
 - Reminder to silence cell phones
 - Pledge of Allegiance
-

Informational Purposes

City Manager Jeff Jenkins

City Secretary Kathy Wingo

Public Works Director Stacy Caudell

Finance Manager Liz Exum

Fire Chief Jim Kitchens

Development Services Director Joe Hilbourn

City Attorney Joe Gorfida, Jr.

Administrative Assistant Jennifer Faircloth

Memo from the City Manager regarding upcoming Council meeting April 4, 2013, at 7:00 p.m., in the City Hall Council Chambers.

Item #3

This is a request by Murphy Oil for a specific use permit just north of the Walmart. At the P&Z meeting their SUP was approved by a vote of 4-1. The main recommendations accepted includes: right deceleration lane, add monument sign similar to Walmart, open twenty-four hours a day, Austin stone 75% of the building, and outside storage must be inside an enclosure of same material as the building. P&Z did ask whether they would fill propane tanks, but Murphy representatives said all they would do is an exchange program, where someone could exchange a tank for another. P&Z added the requirement they would not be allowed to fill tanks if they ever wanted to do this.

Item #4&5

Both items were removed by the applicant. Because they were advertised for public hearing, we had to list them on the agenda with the notice they have been removed.

Item #6&7

At the last meeting, someone spoke about wanting to not be annexed because they would subsequently not be able to do 1-acre lots and now be required to do 1.5-acre lots. I think this why we are doing this annexation as the property then would fit our plans.

Item #10

The preliminary plat combines three lots into one, and it meets are requirements. This item passed at the P&Z meeting by a unanimous vote.

Item #11

Over the past couple of years, we have experienced some audio and visual display issues at meetings. The audio has been poor at times with the low-quality speakers and receiver components. Furthermore, Council members Millsap and Olk have difficulty seeing the projector screen at the meeting. The quality of the picture from the projector is poor quality. To remedy this situation staff is recommending to: purchase new projectors, buy new speakers and audio components. In our budget, we have allocated \$6,000 for elections, which could be used for the project. Kathy was provided two estimates from Baxter IT, one for wired and the other wireless with costs \$10,133 and \$14,033. I believe based on current revenue estimates we can easily handle this adjustment.

I would approve this item.

Item #12

Kathy, Joe Gorfida, Mayor Mark and I met about setting up guidelines for agenda preparation. After the discussions, we addressed some areas not covered by the charter or other ordinances. Look these over and we can discuss them.



**City of Lucas
Council Agenda Request**

Council Meeting: April 4, 2013

Requestor: _____

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: _____

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Citizen's Input.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

No action necessary.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____



City of Lucas City Council Agenda Request

Council Meeting: April 4, 2013

Requestor: _____

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: _____

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Items of Community Interest.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

No action necessary.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



City of Lucas City Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: March 25, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider an application request by Murphy Oil for a Specific Use Permit (SUP) for the operation of a Refueling Station. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 Acres, more commonly known as the Sterling property adjacent to Angel Parkway just north of the existing Walmart.

RECOMMENDED ACTION:

This item was placed before the Planning & Zoning Commission on March 14th. The commission recommends approval with the staff recommends except to allow 24 hours of operation and no refilling of propane tanks on site.

Staff recommends approval with the following conditions:

1. Right deceleration lane into the northern most entrance to the site;
2. A monument sign, if applicable, similar in design to the existing Walmart; frame in the shape of an L, made of Austin stone with horses and depiction of Texas with a star showing where Lucas is within the state;
3. Sidewalk designed in the same manner as the existing sidewalk to the south of the property;
4. Replace the proposed Honey Locus thorn less with trees similar to the trees planted on the existing site to the south;
5. Hours of operation to be 5 a.m. to 11 p.m.
6. Place outside storage inside an enclosure made with the same materials as the building, similar to a dumpster enclosure with sidewalls and a decorative gate; and
7. A minimum of 75% of all elevations to be Austin stone.

SUMMARY:

Yezenia Ortiz has submitted an application on behalf of Bassam Ziada a project manager for Murphy oil for a SUP for a refueling station in the Commercial business district adjacent to Angel Parkway and just to the North of the Existing Wal-Mart. The property is more formally known as ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

A refueling station does require a SUP. The proposed parcel of land is 58,183 square feet and the minimum required in a CB district is 30,000 square feet. The district does not permit any outside sales or storage, the proposed plan shows outside storage in the form of an ice box and a propane case. The minimum parking spaces required would be six (6), twelve (12) are shown. The maximum impervious coverage allowed for is 75%, shown on the plan is less than 60%.

MOTION:

I make a Motion to recommend approval/denial of the application request by Murphy Oil for a Specific Use Permit (SUP) for the operation of a Refueling Station. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 Acres, more commonly known as the Sterling property adjacent to Angel Parkway just north of the existing Walmart.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____

<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Disannexation
<input type="checkbox"/>	Code of Ordinances
<input checked="" type="checkbox"/>	Other

ORDINANCE #2013-04-00753
[Specific Use Permit for Refueling Station
Adjacent to Angel Parkway]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR THE OPERATION OF A REFUELING STATION FOR LAND ZONED COMMERCIAL BUSINESS (“CB”) FOR A TRACT OF LAND IN THE CITY OF LUCAS, TEXAS, COMMONLY KNOWN AS THE STERLING PROPERTY AND LOCATED ADJACENT TO ANGEL PARKWAY ON THE PROPERTY KNOWN AS ABS A0821 WILLIAM SNYDER SURVEY, TRACT 32, CONSISTING OF 6.47 ACRES AND FURTHER DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B”; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED HERETO AS EXHIBIT “C”; PROVIDING FOR THE APPROVAL OF THE ELEVATIONS ATTACHED HERETO AS EXHIBIT “D”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to grant a change in zoning to grant a Special Use Permit to allow the operation of a refueling station on land zoned as CB, more commonly known as the Sterling property and located adjacent to Angel Parkway on the property known as ABS A0821 William Snyder Survey, Tract 32, consisting of 6.47 acres, and being more particularly described in Exhibit “A” and depicted in Exhibit “B” attached hereto and made a part hereof for all purposes.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lucas as heretofore amended, and the regulations imposed within the Commercial Business District, subject to the following conditions:

1. The Property shall be used for the operation of a refueling station only;

2. A right deceleration lane shall be constructed providing access to the northern entrance to the Property;
3. The Property sidewalk shall have the same design as the existing site sidewalk located south of the Property;
4. The existing Honey Locust Thornless that are currently planted on the property shall be replaced with similar trees from the approved list in the City's Tree Conservation and Landscape Ordinance that are currently planted on the existing site located south of the Property;
5. All signage shall be monument signs, similar in design and shape as the Wal-Mart signage (shaped in an "L");
6. No refueling of propane tanks shall occur on the Property;
7. Outside storage shall be placed in an enclosure (similar to a dumpster) incorporating the same construction materials used for the building with side walls and a decorative gate;
8. The exterior elevations of the building shall incorporate a minimum of 75% Austin stone; and
9. The property shall be developed in accordance with the building elevations attached hereto as Exhibit "D" and made a part hereof for all purposes.

SECTION 3. That all ordinances of the City of Lucas in conflict with the provisions of this Ordinance shall be, and same are hereby, repealed, provided, however, that all other provisions of said Ordinances are not in conflict herewith shall remain in full force and effect.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the City of Lucas Code of Ordinances, as amended hereby, be adjudged or held to be voided or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinances or the City of Lucas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of the Ordinance is governed by prior law and the provisions of the City of Lucas Code of Ordinances in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Lucas, and it is accordingly so ordained

DULY PASSED AND APPROVED BY THE CITY COUNSEL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 4TH DAY OF APRIL, 2013.

APPROVED:

Rebecca Mark, Mayor

APPROVED AS TO FORM:

ATTEST:

Joe Gorfida, Jr., City Attorney
(JJG/03-19-13/59904)

Kathy Wingo, TRMC, MMC, City Secretary

Exhibit A

Legal Description

FIELD NOTE DESCRIPTION

BEING a 1.125 acre tract of land in the William Snider Survey, Abstract Number 821 in the City of Lucas, Collin County, Texas and being a portion of a 6.476 acre tract of land recorded in Inst. No. 20070604000748030 of the Official Public Records of Collin, County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with aluminum cap found for the southwest corner of said 6.476 acre tract of land and being the northwest corner of Lot 1, Block A of Walmart Lucas Addition recorded in Cabinet 2012, Page 457 of the Plat Records of Collin County Texas and being located in the east line of F.M. 2551 (variable width);

THENCE with the east line of said F.M. 2551, NORTH 00°37'30" WEST a distance of 147.00 feet to a 5/8 inch iron rod set for corner;

THENCE departing the east line of said F.M. 2551, NORTH 89°44'30" EAST a distance of 333.31 feet to a 5/8 inch iron rod set for corner;

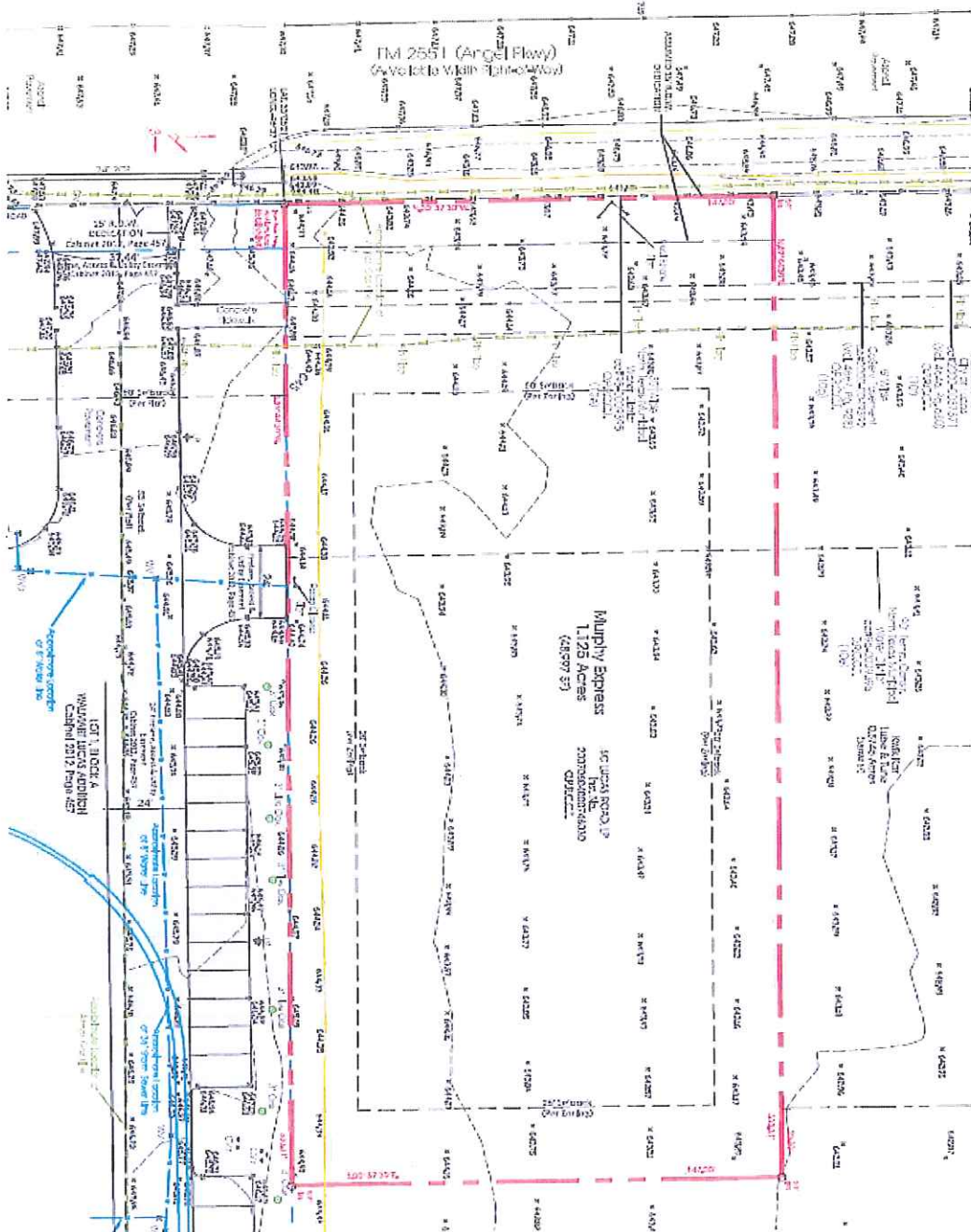
THENCE SOUTH 00°37'30" EAST a distance of 147.00 feet to a 5/8 inch iron rod set in the south line of said 6.467 acre tract of land and the north line of said Lot1;

THENCE along the south line of said 6.467 acre tract of land, SOUTH 89°44'30" WEST a distance of 333.31 feet to the POINT OF BEGINNING;

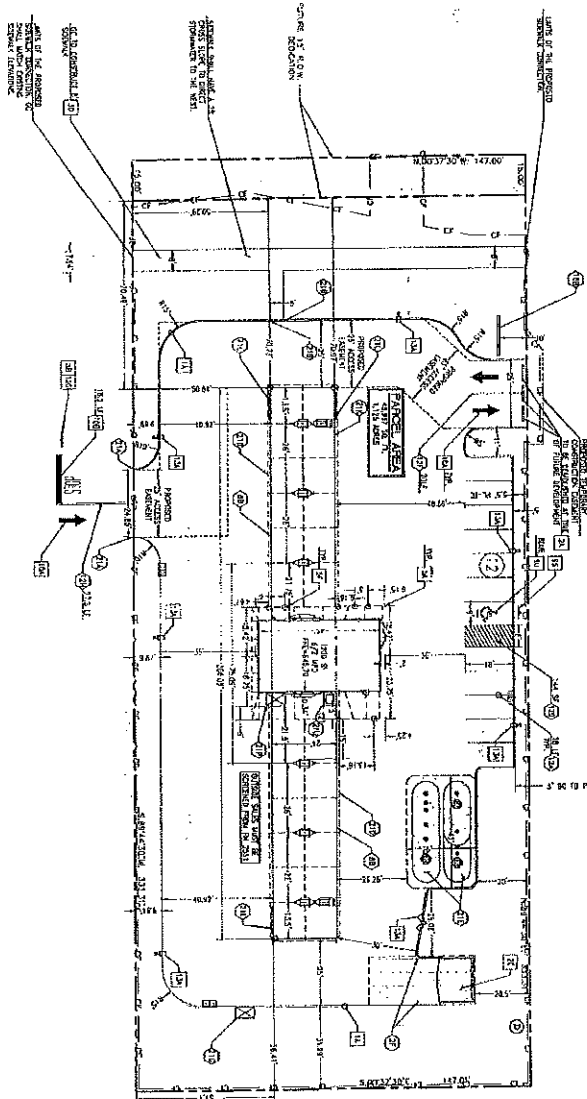
CONTAINING 1.125 acres or 48,997 square feet of land more or less all according to that survey prepared by A.J. Bedford Group, Inc..

Exhibit B

Depiction



PROPOSED
 KWIK KART
 LUBE & TUNE
 (BY OTHERS)
 0.8745 ACRES
 (38,094 SF)



PARKING INFORMATION:
 MURPHY

NO.	TYPE	AREA (SQ. FT.)	AREA (SQ. YDS.)	NO.	TYPE	AREA (SQ. FT.)	AREA (SQ. YDS.)
1	STANDARD	1,000	72.7	11	STANDARD	1,000	72.7
2	STANDARD	1,000	72.7	12	STANDARD	1,000	72.7
3	STANDARD	1,000	72.7	13	STANDARD	1,000	72.7
4	STANDARD	1,000	72.7	14	STANDARD	1,000	72.7
5	STANDARD	1,000	72.7	15	STANDARD	1,000	72.7
6	STANDARD	1,000	72.7	16	STANDARD	1,000	72.7
7	STANDARD	1,000	72.7	17	STANDARD	1,000	72.7
8	STANDARD	1,000	72.7	18	STANDARD	1,000	72.7
9	STANDARD	1,000	72.7	19	STANDARD	1,000	72.7
10	STANDARD	1,000	72.7	20	STANDARD	1,000	72.7

GENERAL NOTES:

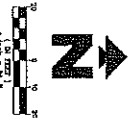
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20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND:

- 1. PROPOSED
- 2. EXISTING
- 3. ADJACENT PROPERTY
- 4. ADJACENT PROPERTY
- 5. ADJACENT PROPERTY
- 6. ADJACENT PROPERTY
- 7. ADJACENT PROPERTY
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- 17. ADJACENT PROPERTY
- 18. ADJACENT PROPERTY
- 19. ADJACENT PROPERTY
- 20. ADJACENT PROPERTY



ZONING:
 CB (COMMERCIAL BUSINESS)



MURPHY OIL USA, INC.
 422 NORTH WASHINGTON
 EL DORADO, AR 71730

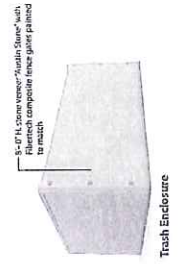
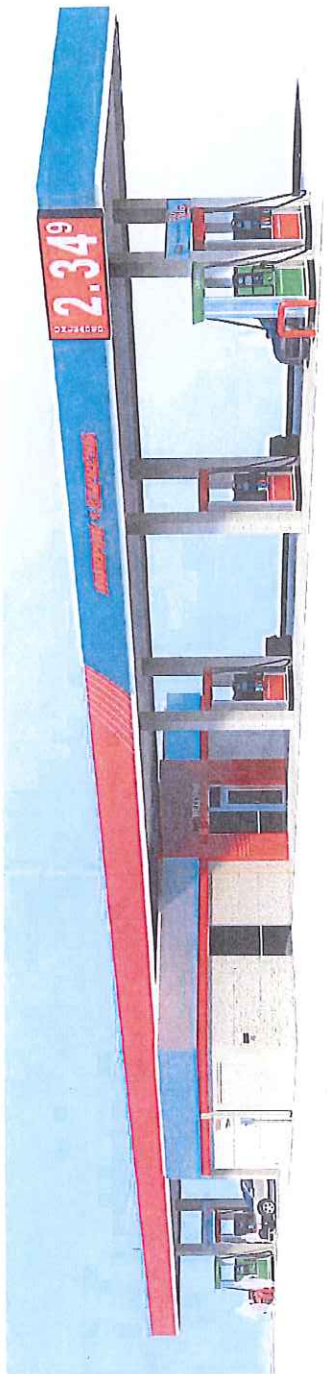
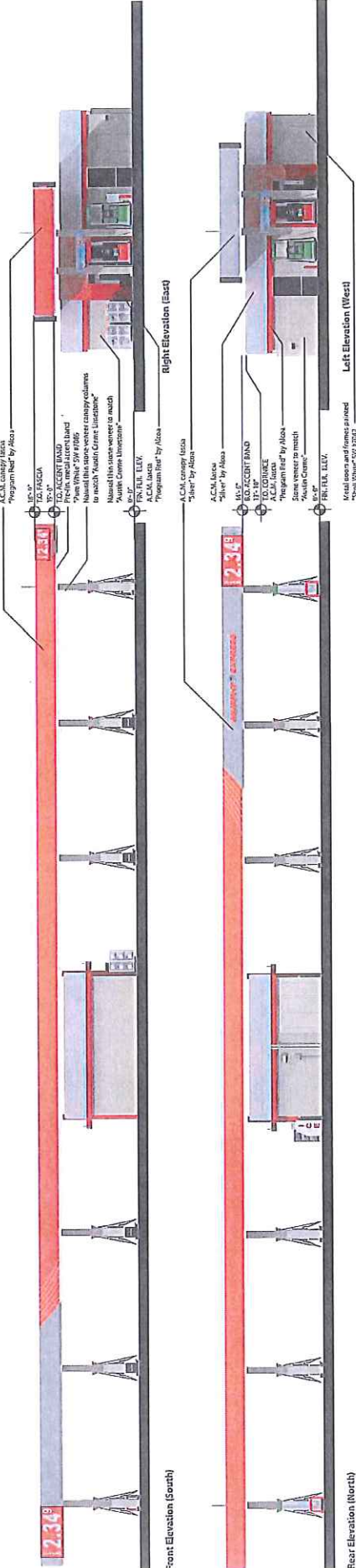
GreenbergFarrow
 ARCHITECTS, INC.
 1000 WEST LUCAS BLVD.
 SUITE 200
 LUCAS, TEXAS 75858

REV.	DATE	BY	CHK.	APP.	DESCRIPTION
01-11-12		REA	YED	RIC	RIC
		PRY	PM	DEC	DRW

SITE PLAN
 MURPHY EXPRESS
 NEQ WEST LUCAS BLVD AND FM 2551
 LUCAS TEXAS

SHEET NO.
 C-1

EXHIBIT C



Monument Sign (Not to scale)

Qty.	Height	Width	Area	Total SF
1	6'-4"	6'-0"	38.00	38.00
2	21'-2"	11'-0"	233.00	471.00
2	21'-2"	6'-0"	127.20	950.40
2	14'-6"	9'-11"	131.82	263.64
2	26'-0"	9'-9"	246.00	492.00
1	27'-0"	20'-0"	540.00	1080.00

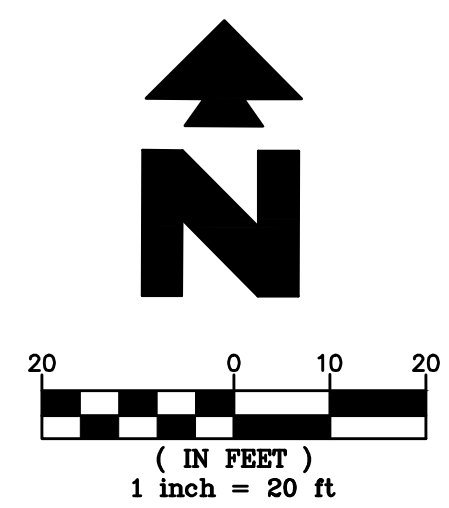
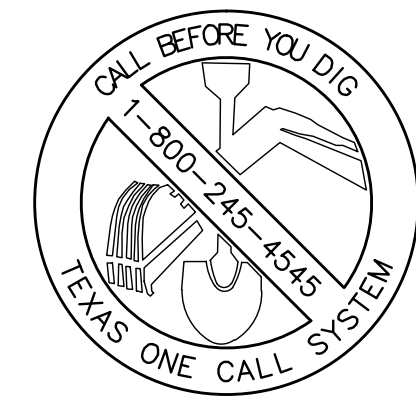
NOTE: Austin Concrete Liquefactive to match canopies installed at Lucas City, Hill Country, and Palestine. Contact: Austin Concrete Liquefactive or Lucas Block and Stone Company, Dallas, TX.

MURPHY EXPRESS

Lucas, TX
March 12, 2013

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building, site plans, elevations, materials, furniture, fixtures, equipment, lighting, signage, and other details shown herein are for informational purposes only and do not constitute a contract. Final design, construction, and installation are the responsibility of the client. B|R|R

EXHIBIT D



ZONING:
 CB (COMMERCIAL BUSINESS)

EXISTING

IRF	○	Iron Rod Found
IRS	○	Iron Rod Set
PP	○	Power Pole
GW	○	Guy Wire
FH	○	Fire Hydrant
WV	○	Water Valve
FHS	○	Fire Hydrant Sprinklers
SSMH	○	Sanitary Sewer Manhole
LP	○	Light Pole
CV	○	Control Valve
GV	○	Gas Valve
RCP	○	Reinforced Concrete Pipe
DRCT	○	Dead Records Collin County, Texas

PROPOSED

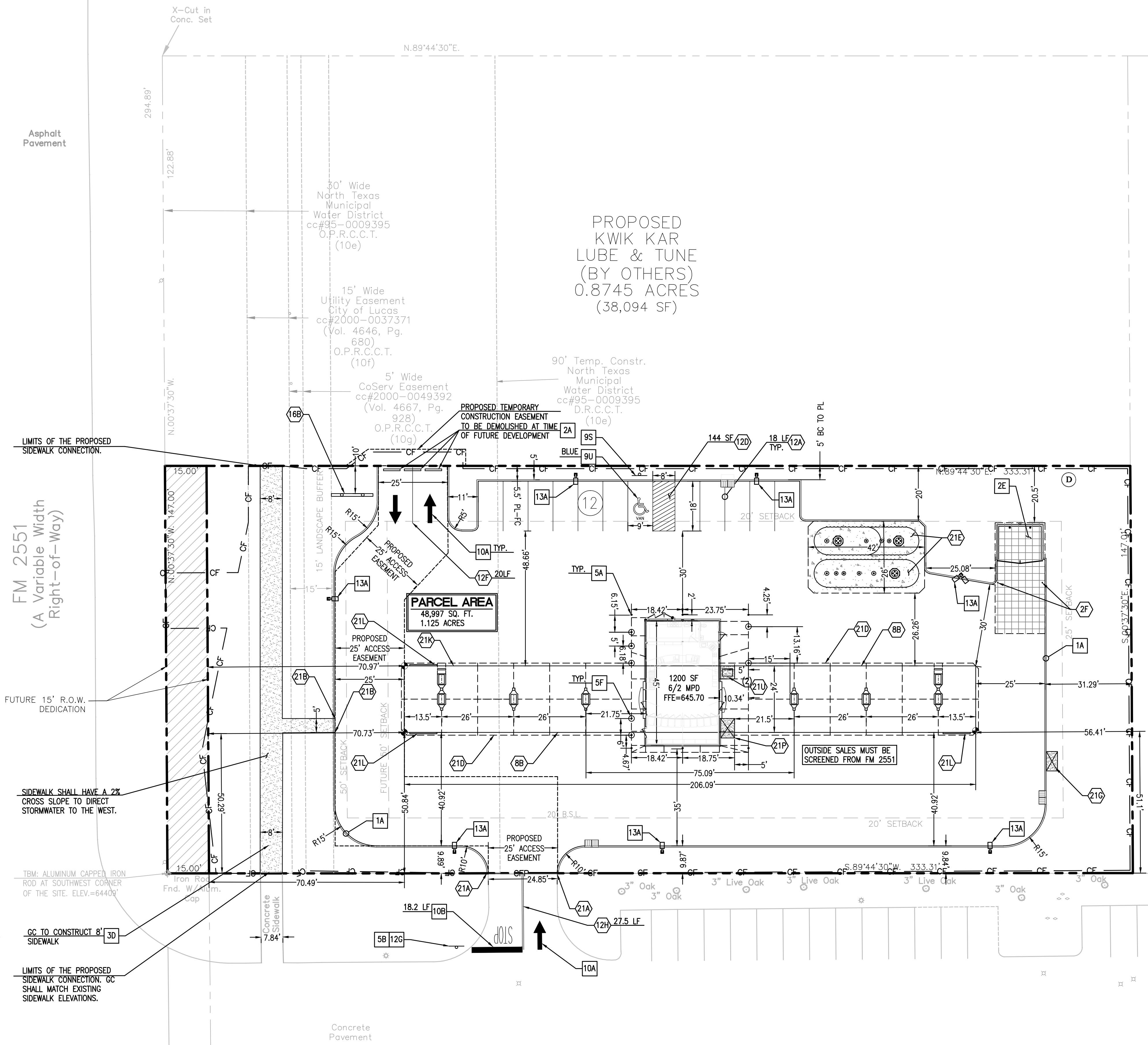
---	BOUNDARY LINE
---	CONCRETE INTEGRAL CURB
---	CONSTRUCTION FENCE (SEE DETAIL SHEETS)
---	CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)
---	BUILDING/CANOPY CONTROL POINT
---	FUTURE RIGHT OF WAY DEDICATION

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADI SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
 - ALL CURB ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1A.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
 - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
 - CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
 - THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SOURED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- SITE NOTES**
- DRILL (2) 3/4" X 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
 - OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
 - 4" TRAFFIC YELLOW BLUE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 4" WIDE PAINTED BLUE STRIPES AT HANDICAPPED SPACES. 2.0' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
 - 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - MURPHY OIL MONUMENT SIGN. PER APPROVED ELEVATION. SEE UTILITY PLANS FOR INSTALLATION OF CONDUITS.
 - TAPER CURB TO MATCH EXISTING CURB
 - TAPER CURB FROM 6" TO 0" OVER 2'
 - EDGE OF CONCRETE SLAB, PER TANK/PILING PLANS.
 - UNDERGROUND STORAGE TANKS (2 20,000 GAL.).
 - AIR VACUUM UNIT.
 - MURPHY EXPRESS ID SIGN. PER SIGNAGE PLANS AND ELEVATIONS.
 - PRICE SIGN. (PER APPROVED ELEVATION)
 - 5' X 10' PROPANE PAD.
 - 5' X 7' ICE UNIT
- SITE DETAILS - SEE DETAIL SHEETS**
- INTEGRAL CONCRETE CURB.
 - PRECAST CONCRETE WHEEL STOP (TYP.)
 - DUMPSTER ENCLOSURE
 - CONCRETE SIDEWALK
 - GUARD POST (SINGLE)
 - TRAFFIC SIGN IN BOLLARD
 - POLYURETHANE BOLLARD.
 - ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
 - ACCESSIBLE PARKING SYMBOL (SEE DETAIL SHEETS AT SYMBOL)
 - TRAFFIC FLOW ARROW (TYP.)
 - STOP BAR (TYP.)
 - "STOP" SIGN

PARKING INFORMATION: MURPHY

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED SPACES				TOTAL
		RATIO /1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	
MURPHY EXPRESS	1200	5	5	1	6	
STALL DIMENSIONS: 9'0" X 18'		PROVIDED SPACES				TOTAL
		RATIO /1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	
		10	11	1	12	



Asphalt Pavement

FM 2551
 (A Variable Width Right-of-Way)

FUTURE 15' R.O.W. DEDICATION

SIDEWALK SHALL HAVE A 2% CROSS SLOPE TO DIRECT STORMWATER TO THE WEST.

TBM: ALUMINUM CAPPED IRON ROD AT SOUTHWEST CORNER OF THE SITE. ELEV.=644.09'

CC TO CONSTRUCT 8' SIDEWALK

LIMITS OF THE PROPOSED SIDEWALK CONNECTION. CC SHALL MATCH EXISTING SIDEWALK ELEVATIONS.

Asphalt Pavement

30' Wide North Texas Municipal Water District cc#95-0009395 O.P.R.C.C.T. (10e)

15' Wide Utility Easement City of Lucas cc#2000-0037371 (Vol. 4646, Pg. 680) O.P.R.C.C.T. (10f)

5' Wide CoServ Easement cc#2000-0049392 (Vol. 4667, Pg. 928) O.P.R.C.C.T. (10g)

90' Temp. Constr. North Texas Municipal Water District cc#95-0009395 D.R.C.C.T. (10e)

PARCEL AREA
 48,997 SQ. FT.
 1.125 ACRES

1200 SF
 6/2 MPD
 FFE=645.70

OUTSIDE SALES MUST BE SCREENED FROM FM 2551



City of Lucas Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Joe Hilbourn

Prepared by: _____

Account Code #: N/A

Date Prepared: March 13, 2013

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

- 4) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust, for a Specific Use Permit (SUP) for the operation of a refueling station on the property being more fully described as being a part of James Lovelady Survey abstract number 538, and James Anderson Survey, abstract number 17, and being 2.199 acres of land; more commonly known as 120 West Lucas Road, Texas, 75002. **[This item was removed from consideration on the March 14, 2013 Planning & Zoning Commission meeting agenda at the request of the applicant]**

- 5) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust for a Specific Use Permit (SUP) for the operation of a drive-thru restaurant. The property to be considered is located in Collin County, Texas, and described as follows being a part of James Lovelady Survey abstract number 538, and James Anderson Survey, abstract number 17, and being 2.199 acres of land; more commonly known as 120 West Lucas Road, Texas 75002. **[This item was removed from consideration on the March 14, 2013 Planning & Zoning Commission meeting agenda at the request of the applicant]**

RECOMMENDED ACTION:

SUMMARY:

MOTION:

No action required.

APPROVED BY: _____ Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



City of Lucas Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: _____

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider the unilateral annexation of the property located in Collin County, Texas and further described as All that certain lot, tract or parcel of land, situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract No. 901 and being off the South end of a 60 acre tract conveyed by J.F. Ray and wife to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County Deed Records: Beginning at a stake in middle of dirt road, in the West line of said 60 acre tract, 22.695 chains South of the Northwest corner of said Turner Survey; Thence South 22.11 chains a stake in middle of road; Thence North 88°5' East 13.57 chains following established fence line to a stake at fence corner; Thence North 22.11 chains following established fence along the East edge of lane and with old fence and hedge row to a stake under fence; Thence South 88°5' West 13.57 chains to the place of beginning containing 30 acres of land. TRACT 2: All that lot, tract, or parcel of land, described as follows; Situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract Number 901, and being off the North end of a tract supposed to contain 60 acres of land that was conveyed by J.F. Ray et ux, to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County deed Records. Beginning at the Northwest corner of said 60 acres, which is the northwest corner of said L.P. Turner Survey; Thence South 22.695 chains to a stake in center of dirt road at the Northwest corner of 30 acres conveyed by Watson McCreary et ux, to J.S. Morrison; Thence North 88°5' East 13.57 chains with the north line of said 30 acres to a stake under fence; Thence North 0°8' East 22.5 chains following established old fence and hedge to a stake at fence corner; Thence West 13.62 chains to the place of beginning, containing 30.55 acres of land.

RECOMMENDED ACTION:

SUMMARY:

See attached.

This is the 2nd Public Hearing, the 1st Public Hearing was held at the City Council Meeting on March 21, 2013.

MOTION:

2nd Public Hearing only, no action at this time. The annexation ordinance will be placed on the consent agenda May 2, 2013 for Council action.

APPROVED BY: _____ Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____



NOTICE OF PUBLIC HEARINGS TO CONSIDER ANNEXATION OF LAND

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold two (2) Public Hearings regarding the unilateral annexation of the property hereinafter described. The 1st Public Hearing will be begin at 7:00 PM on the March 21, 2013, and a 2nd Public Hearing will be held on April 4, 2013 at 7:00 PM. Both Public Hearings will be held at the City of Lucas located at Lucas City Hall, 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

All that certain lot, tract or parcel of land, situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract No. 901 and being off the South end of a 60 acre tract conveyed by J.F. Ray and wife to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County Deed Records:

Beginning at a stake in middle of dirt road, in the West line of said 60 acre tract, 22.695 chains South of the Northwest corner of said Turner Survey;

Thence South 22.11 chains a stake in middle of road;

Thence North 88°5' East 13.57 chains following established fence line to a stake at fence corner;

Thence North 22.11 chains following established fence along the East edge of lane and with old fence and hedge row to a stake under fence;

Thence South 88°5' West 13.57 chains to the place of beginning containing 30 acres of land.

TRACT 2:

All that lot, tract, or parcel of land, described as follows;

Situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract Number 901, and being off the North end of a tract supposed to contain 60 acres of land that was conveyed by J.F. Ray et ux, to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County deed Records.

Beginning at the Northwest corner of said 60 acres, which is the northwest corner of said L.P. Turner Survey;

Thence South 22.695 chains to a stake in center of dirt road at the Northwest corner of 30 acres conveyed by Watson McCreary et ux, to J.S. Morrison;

Thence North 88°5' East 13.57 chains with the north line of said 30 acres to a stake under fence;

Thence North 0°8' East 22.5 chains following established old fence and hedge to a stake at fence corner;

Thence West 13.62 chains to the place of beginning, containing 30.55 acres of land.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email kwingo@lucastexas.us, or Fax 972-727-0091 and they will be presented at the Hearing.

Kathy Wingo, TRMC, MMC
City Secretary



City of Lucas Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: _____

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider the unilateral annexation of the property located in Collin County, Texas and further described as being a net 39.7775 acres of land out of the Martin Hearn Survey, Abstract No. 426, and being a remainder tract of 49.5 acres (first tract) conveyed by W.H. McGuire and wife to T.E. Hogge, by deed dated June 8, 1917, and recorded in Volume 211, Pages 5-6, Collin County Deed Records, and being the same property as deeded to Carol McCahill, Tom McCahill, Kenny Lewis, Lisa Griffin, Ben Griffin, Susan Gillis, and Bruce Gillis and recorded in Volume 4372, Page 1442 Of The Deed Records of Collin County, Texas (DRCCT), and a 7.12 acre tract out of the L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349 (second tract) and being more particularly described as follows: The POINT OF BEGINNING is the northeast corner of said First Tract, being the northeast corner said Hearn Survey; THENCE South 0°15' West, with the east line of said First Tract, a distance of 224.77 feet to a point, being the northwest corner of said Second Tract; THENCE South 83°21'12" East, with the north line of said Second Tract, a distance of 312.06 feet to a point; THENCE South 35°00'12" East, with the east line of said Second Tract, a distance of 604.44 feet to a point; THENCE South 25°06'02" East, continue with said line, a distance of 105.4 feet to a point being the southeast corner of said Second Tract; THENCE North 89°41'12" West, a distance of 709.54 feet to a point on the east line of said First Tract and being the northwest corner of Kirkland Estates West, an addition to the City of Lucas as recorded in Volume 10, Page 52 DRCCT; THENCE South 01°13'31" West, with the east line of said First Tract, being a west line of Kirkland Estates West, a distance of 132.54 feet to a point being a southeast corner of the parcel herein described, and being an interior ell corner of said Kirkland Estates West;

THENCE South 88°45'00" West, with the south line of said First Tract, being the north line of Kirkland Estates West, a distance of 1337.50 feet to a point being the northwest corner of said Kirkland Estates West, and being on the east line of a 3.00 acre Save and Except tract out of said First Tract; THENCE North 02°18'13" West, a distance of 274.57 feet to the northeast corner of said 3.00 acre tract; THENCE South 82°01'00" West, a distance of 502.74 feet to a point being the northwest corner of said 3.00 acre tract, and being on the east line of a 10.7825 acre Save and Except tract out of said First Tract, and being near the center of Lewis Lane; THENCE North 07°11'35" West, with the east line of said 10.7825 acre tract and the centerline of Lewis Lane, a distance of 650.14 feet to a point on the south line of a 2.60 acre Save and Except tract out of said First Tract; THENCE North 89°10'07" East, with the south line of said 2.6 acre tract, a distance of 1126.41 feet to a point; THENCE North 00°25'25" West, with the east line of said 2.6 acre tract, a distance of 100.00 feet to a point on the north line of said First Tract; THENCE North 89°59'32" East, with the north line of said First Tract, a distance of 542.79 feet to the POINT OF BEGINNING, and containing 39.7775 acres of land.

RECOMMENDED ACTION:

SUMMARY:

See attached.

This is the 2nd Public Hearing, the 1st Public Hearing was held at the City Council Meeting on March 21, 2013.

MOTION:

2nd Public Hearing only, no action at this time. The annexation ordinance will be placed on the consent agenda May 2, 2013 for Council action.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____



NOTICE OF PUBLIC HEARINGS TO CONSIDER ANNEXATION OF LAND

NOTICE IS HEREBY GIVEN, that the City Council of the City of Lucas, Texas (the "City"), will hold two (2) Public Hearings regarding the unilateral annexation of the property hereinafter described. The 1st Public Hearing will be begin at 7:00 PM on the March 21, 2013, and a 2nd Public Hearing will be held on April 4, 2013 at 7:00 PM. Both Public Hearings will be held at the City of Lucas located at Lucas City Hall, 665 Country Club Road, Lucas, Texas. The property to be considered for annexation is located in Collin County, Texas, and described as follows:

BEING A NET 39.7775 ACRES OF LAND OUT OF THE MARTIN HEARN SURVEY, ABSTRACT NO. 426, AND BEING A REMAINDER TRACT OF 49.5 ACRES (FIRST TRACT) CONVEYED BY W.H. McGUIRE AND WIFE TO T.E. HOGGE, BY DEED DATED JUNE 8, 1917, AND RECORDED IN VOLUME 211, PAGES 5-6, COLLIN COUNTY DEED RECORDS, AND BEING THE SAME PROPERTY AS DEEDED TO CAROL McCAHILL, TOM McCAHILL, KENNY LEWIS, LISA GRIFFIN, BEN GRIFFIN, SUSAN GILLIS, AND BRUCE GILLIS AND RECORDED IN VOLUME 4372, PAGE 1442 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT), AND A 7.12 ACRE TRACT OUT OF THE L.P. TURNER SURVEY, ABSTRACT NO. 901 AND THE JOHN GRAY SURVEY, ABSTRACT NO. 349 (SECOND TRACT) AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The POINT OF BEGINNING is the northeast corner of said First Tract, being the northeast corner said Hearn Survey ;

THENCE South 0°15' West, with the east line of said First Tract, a distance of 224.77 feet to a point, being the northwest corner of said Second Tract;

THENCE South 83°21'12" East, with the north line of said Second Tract, a distance of 312.06 feet to a point;

THENCE South 35°00'12" East, with the east line of said Second Tract, a distance of 604.44 feet to a point;

THENCE South 25°06'02" East, continue with said line, a distance of 105.4 feet to a point being the southeast corner of said Second Tract;

THENCE North 89°41'12" West, a distance of 709.54 feet to a point on the east line of said First Tract and being the northwest corner of Kirkland Estates West, an addition to the City of Lucas as recorded in Volume 10, Page 52 DRCCT;

THENCE South 01°13'31" West, with the east line of said First Tract, being a west line of Kirkland Estates West, a distance of 132.54 feet to a point being a southeast corner of the parcel herein described, and being an interior ell corner of said Kirkland Estates West;

THENCE South 88°45'00" West, with the south line of said First Tract, being the north line of Kirkland Estates West, a distance of 1337.50 feet to a point being the northwest corner of said Kirkland Estates West, and being on the east line of a 3.00 acre Save and Except tract out of said First Tract

THENCE North 02°18'13" West, a distance of 274.57 feet to the northeast corner of said 3.00 acre tract;

THENCE South 82°01'00" West, a distance of 502.74 feet to a point being the northwest corner of said 3.00 acre tract, and being on the east line of a 10.7825 acre Save and Except tract out of said First Tract, and being near the center of Lewis Lane;

THENCE North 07°11'35" West, with the east line of said 10.7825 acre tract and the centerline of Lewis Land, a distance of 650.14 feet to a point on the south line of a 2.60 acre Save and Except tract out of said First Tract;

THENCE North 89°10'07" East, with the south line of said 2.6 acre tract, a distance of 1126.41 feet to a point;

THENCE North 00°25'25" West, with the east line of said 2.6 acre tract, a distance of 100.00 feet to a point on the north line of said First Tract;

THENCE North 89°59'32" East, with the north line of said First Tract, a distance of 542.79 feet to the POINT OF BEGINNING, and containing 39.7775 acres of land;

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email kwingo@lucastexas.us, or Fax 972-727-0091 and they will be presented at the Hearing.

Kathy Wingo, TRMC, MMC
City Secretary



**City of Lucas
Council Agenda Request**

Council Meeting: April 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: March 25, 2013

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the minutes from the March 21, 2013, City Council meeting.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

See attached.

MOTION:

I make a Motion to approve the minutes from the March 21, 2013, City Council meeting as presented.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



City Council Meeting
March 21, 2013, at 7:00 PM
City Hall - 665 Country Club Road
Minutes

Call to Order

Mayor Rebecca Mark called the meeting to order at 7:00 p.m.

Present:

Mayor Rebecca Mark
Councilmember Wayne Millsap
Councilmember Steve Duke
Councilmember Debbie Fisher
Admin Assistant Jennifer Faircloth
City Attorney Whit Wyatt

Mayor Pro Tem Kathleen Peele
Councilmember Jim Olk
Councilmember Philip Lawrence (absent)
City Manager Jeff Jenkins
Development Services Director Joe Hilbourn
Fire Chief Jim Kitchens

It was determined that a Quorum was present.
Everyone was reminded to turn off or silence cell phones.
Councilmember Steve Duke led everyone in saying the Pledge of Allegiance.

Citizens' Input

1) Citizens' Input.

There was no one present wished to speak during Citizen's Input.

Community Interest

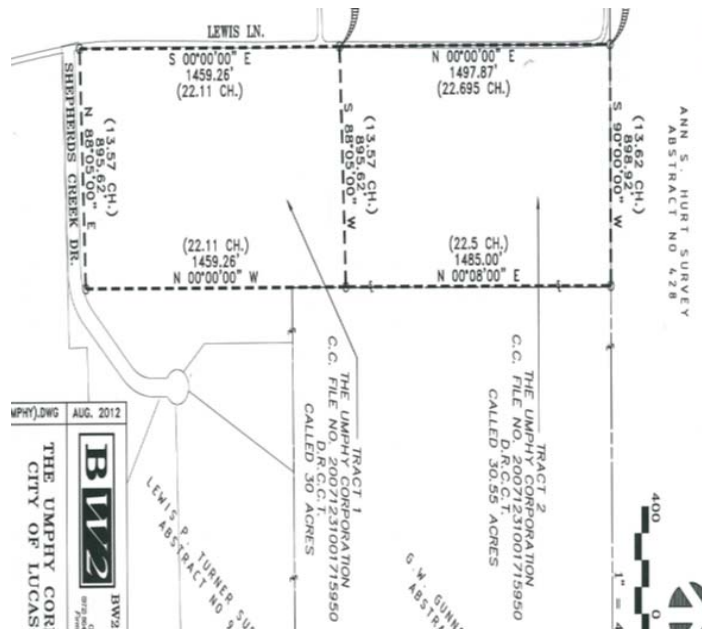
2) Items of Community Interest.

Councilmember Debbie Fisher will attend the Sewer Oversight Committee meeting at Wilson Creek. The pipeline from Texhoma to Wylie is supposed to be in place by 2013. A legislative action was required for this to be in place and this has happened and President Obama has signed the legislation.

Mayor Rebecca Mark stated that she had the privilege of taking part in Mayor's for Meals on Wheels recently. During the month of March there is a campaign to bring awareness to Meals on Wheels. This organization serves some of our Lucas residents as well as some in Allen. If you have not considered volunteering this organization is worth looking into.

Public Hearings

- 3) Public Hearing/Discuss and Consider the unilateral annexation of the property located in Collin County, Texas and further described as All that certain lot, tract or parcel of land, situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract No. 901 and being off the south end of a 60 acre tract conveyed by J.F. Ray and wife to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County Deed Records: Beginning at a stake in middle of dirt road, in the West line of said 60 acre tract, 22.695 chains South of the Northwest corner of said Turner Survey; Thence South 22.11 chains a stake in middle of road; Thence North 88°5' East 13.57 chains following established fence line to a stake at fence corner; Thence North 22.11 chains following established fence along the East edge of lane and with old fence and hedge row to a stake under fence; Thence South 88°5' West 13.57 chains to the place of beginning containing 30 acres of land.
- TRACT 2:** All that lot, tract, or parcel of land, described as follows; Situated in Collin County, Texas, a part of the L.P. Turner Survey, Abstract Number 901, and being off the North end of a tract supposed to contain 60 acres of land that was conveyed by J.F. Ray et ux, to Watson McCreary dated August 12th, 1941, and recorded in Volume 330, Page 423, Collin County deed Records. Beginning at the Northwest corner of said 60 acres, which is the northwest corner of said L.P. Turner Survey; Thence South 22.695 chains to a stake in center of dirt road at the Northwest corner of 30 acres conveyed by Watson McCreary et ux, to J.S. Morrison; Thence North 88°5' East 13.57 chains with the north line of said 30 acres to a stake under fence; Thence North 0°8' East 22.5 chains following established old fence and hedge to a stake at fence corner; Thence West 13.62 chains to the place of beginning, containing 30.55 acres of land. **[Umphy, 1st Public Hearing, 2nd Public Hearing will be on April 4, 2013] [Hilbourn]**



Development Services Director Joe Hilbourn stated this parcel is commonly known as Umphy tracts on Lewis Lane. They were offered an annexation agreement and did not respond.

The Public Hearing was opened at 7:05 p.m.

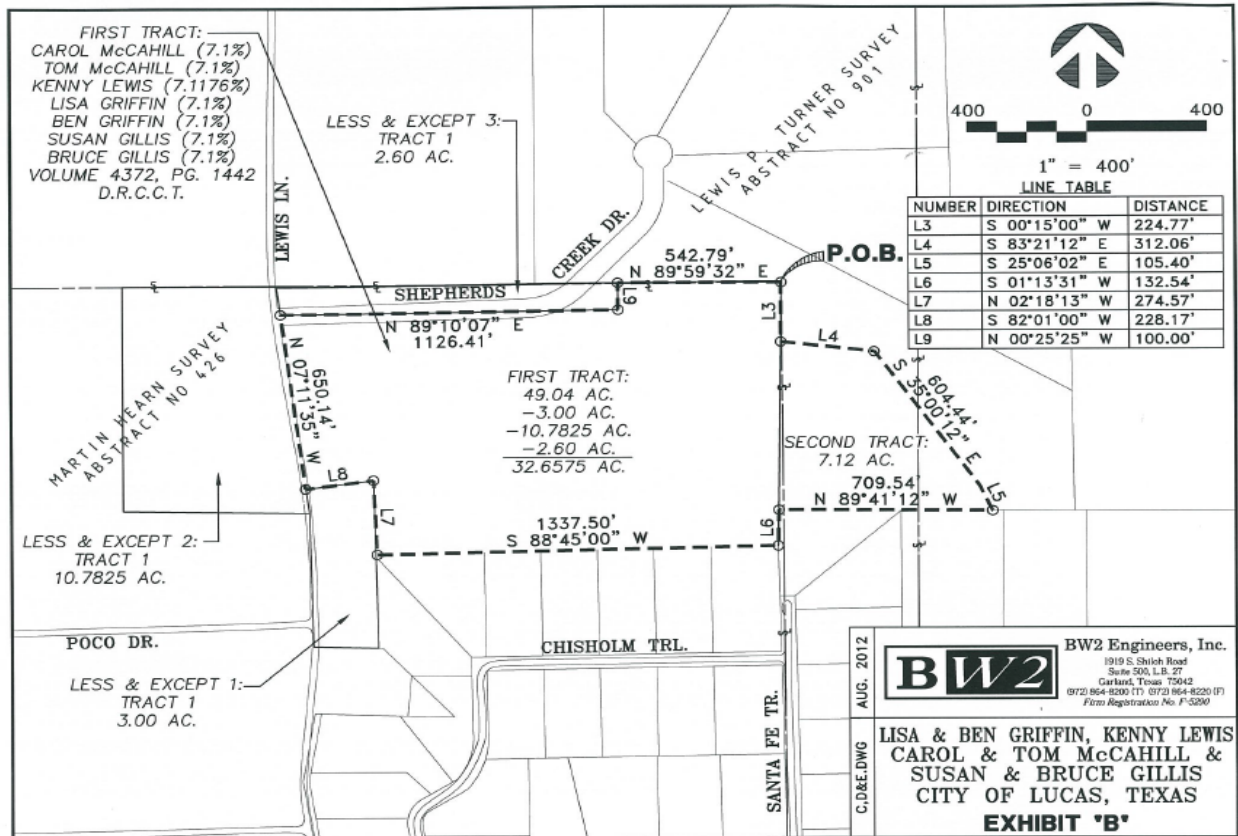
There was no one present who wished to speak FOR or AGAINST this item.

The Public Hearing was closed at 7: 05 p.m.

No action necessary, this is the 1st Public Hearing, the 2nd Public Hearing will be heard on April 4, 2013, 7 PM, at the City Council Regular Meeting.

- 4) Public Hearing/Discuss and Consider the unilateral annexation of the property located in Collin County, Texas and further described as being a net 39.7775 acres of land out of the Martin Hearn Survey, Abstract No. 426, and being a remainder tract of 49.5 acres (first tract) conveyed by W.H. McGuire and wife to T.E. Hogge, by deed dated June 8, 1917, and recorded in Volume 211, Pages 5-6, Collin County Deed Records, and being the same property as deeded to Carol McCahill, Tom McCahill, Kenny Lewis, Lisa Griffin, Ben Griffin, Susan Gillis, and Bruce Gillis and recorded in Volume 4372, Page 1442 Of The Deed Records of Collin County, Texas (DRCCT), and a 7.12 acre tract out of the L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349 (second tract) and being more particularly described as follows: The POINT OF BEGINNING is the northeast corner of said First Tract, being the northeast corner said Hearn Survey; THENCE South 0°15' West, with the east line of said First Tract, a distance of 224.77 feet to a point, being the northwest corner of said Second Tract; THENCE South 83°21'12" East, with the north line of said Second Tract, a distance of 312.06 feet to a point; THENCE South 35°00'12" East, with the east line of said Second Tract, a distance of 604.44 feet to a point; THENCE South 25°06'02" East, continue with said line, a distance of 105.4 feet to a point being the southeast corner of said Second Tract; THENCE North 89°41'12" West, a distance of 709.54 feet to a point on the east line of said First Tract and being the northwest corner of Kirkland Estates West, an addition to the City of Lucas as recorded in Volume 10, Page 52 DRCCT; THENCE South 01°13'31" West, with the east line of said First Tract, being a west line of Kirkland Estates West, a distance of 132.54 feet to a point being a southeast corner of the parcel herein described, and being an interior ell corner of said Kirkland Estates West; THENCE South 88°45'00" West, with the south line of said First Tract, being the north line of Kirkland Estates West, a distance of 1337.50 feet to a point being the northwest corner of said Kirkland Estates West, and being on the east line of a 3.00 acre Save and Except tract out of said First Tract; THENCE North 02°18'13" West, a distance of 274.57 feet to the northeast corner of said 3.00 acre tract; THENCE South 82°01'00" West, a distance of 502.74 feet to a point being the northwest corner of said 3.00 acre tract, and being on the east line of a 10.7825 acre Save and Except tract out of said First Tract, and being near the center of Lewis Lane; THENCE North 07°11'35" West, with the east line of said 10.7825 acre tract

and the centerline of Lewis Land, a distance of 650.14 feet to a point on the south line of a 2.60 acre Save and Except tract out of said First Tract; THENCE North 89°10'07" East, with the south line of said 2.6 acre tract, a distance of 1126.41 feet to a point; THENCE North 00°25'25" West, with the east line of said 2.6 acre tract, a distance of 100.00 feet to a point on the north line of said First Tract; THENCE North 89°59'32" East, with the north line of said First Tract, a distance of 542.79 feet to the POINT OF BEGINNING, and containing 39.7775 acres of land. [Lewis, 1st Public Hearing, 2nd Public Hearing will be on April 4, 2013] [Hilbourn]



Development Services Director Joe Hilbourn stated that this property is commonly known as the Lewis properties and does have several owners. The property owners were also offered a development agreement and the property owners turned down the offer.

The Public Hearing was opened at 7:06 p.m.

Ben Griffin, 2360 CR 722, McKinney wished to speak AGAINST this annexation agreement. We want to keep this at one acre so that more houses can be built on the land if we choose to sell. The owners feel that annexing into the city and moving to R-1.5 would reduce the quality of the land. At this time we wish to stay in the county.

The Public Hearing was closed at 7:08 p.m.

No action necessary, this is the 1st Public Hearing, the 2nd Public Hearing will be heard on April 4, 2013, 7 PM, at the City Council Regular Meeting.

Regular Agenda

- 5) Discuss and Consider supporting HB1619 relating to the powers and duties of Collin County Water Control and Improvement District No. 3 and authorize the Mayor to write a letter of support. **[Mark]**

City Manager Jeff Jenkins gave the Council an overview of a request that has been made of the City to send a letter of support or non opposition for HB 1619, which would give road powers to Collin County WCID #3. The WCID can then build and maintain roadways within the Hanover development. This action would help the County, and would allow the district to assist with funding improvements along Parker Road. City of Wyle, St. Paul, Wylie ISD, and Collin County have sent in letters of support. Commissioner Cheryl Williams and a representative from the Huffines Properties, new developer for Hanover, were present at the meeting.

Mayor Rebecca Mark stated that County Commissioner Williams, who represent some of our area, came to us asking for our support on this bill. There are examples of letters of support that she wrote to both Ken Paxton and Jodie Laubenberg in your packet. Ms. Williams reiterated that the County is in full support of this in order to help fund further improvements.

Jim Jenkins, with Huffiness Communities, and Misty Ventura in moving forward with this community there are significant improvements needed on Parker Road. At some point in the future Parker Road will be widened beyond the Town of St. Paul.

Misty Ventura, Attorney for Huffines, 9406 Biscayne, Dallas, TX, came forward to address the Council and to explain the specific purpose of the legislation which includes the ability to finance roads through bond financing, and the ability to pay for maintenance after the roads are finished.

MOTION: Councilmember Debbie Fisher made a Motion to authorize the Mayor to write a letter of non-opposition on HB1619 relating to the powers and duties of Collin County Water Control and Improvement District No. 3. Councilmember Jim Olk seconded the Motion. Motion carried. Vote: 6-0.

- 6) Discuss and Consider an update given by Mark Sanderson of Collin County Sheriff's Office on the current law enforcement for the City of Lucas and future needs. **[Jenkins]**


Major Mark Sanderson, of the Collin County Sheriff's Office, came forward to give the Mayor and Council an update on the current law enforcement for the City of Lucas. Major Sanderson also spoke to some of the future needs of the City.

2012 Reportable Crime Data

Agg. Assaults	Burglaries	Stolen Vehicle	Theft from Building	Theft from Vehicle
2012:				
2	13	5	3	8
2010:				
3	15	2	4	12



Meeting with Walmart

- ▶ Major Sanderson, Sergeant Morrison, and CM Jenkins met with Walmart back in January 2013
 - ▶ Mike Broussard, with Walmart, indicated shoplifting calls would be low due to our location and data from other stores
 - ▶ The current result of the opening of Walmart has been a very minor impact on Lucas crime statistics
 - ▶ Plan to meet again with Walmart security in July or August to follow up on any changes to law enforcement and security
- 

Incidents at Walmart first 30 days

During the first month this is what occurred:

- ▶ 02/24/13– Call of someone sleeping in a vehicle (employee waiting to go to work)
- ▶ 03/05/13– Stolen Vehicle: Customer forgot where they parked their car
- ▶ 03/11/13–First responder medical call for someone in pharmacy having breathing problems
- ▶ 03/13/13–Tractor trailer parked in the parking lot for extended period of time. Contacted and moved vehicle.
- ▶ Public intoxication call– two shoppers were picked up for public intoxication

Based upon the our discussion with Walmart, they estimated 4–7 calls a month.



Current Recommendation on Contract Amendment

- ▶ Current cost \$82,250 per year, contract amendment #1 and interlocal agreement ends October 2013, the new contract price may contain minor changes in vehicle maintenance(\$5,000) and personnel cost(\$77,250)
- ▶ Sheriff Department Recommendations:
- ▶ Keep the contract at current staffing levels
- ▶ Budget for additional hours like we did this year at 200 additional hours
- ▶ New vehicle purchase should be included during the first contract year for an estimated \$40,000
- ▶ Recommend donating the current patrol unit to the local COP program
- ▶ Continue to monitor call data and evaluate to see if any changes need to be made
- ▶ About to start working on the new amendment to the contract, October 1, 2013 would be the start date for new amendment



- 7) Discuss and Consider the approval of a lease agreement between the City of Lucas and Family Promise of Collin County concerning 325 W. Lucas Road for a period of two (2) years beginning April 1, 2013. **[Jenkins]**

Family Promise, which leases the old public works building on 325 West Lucas Road, has requested to extend the term of their lease for two years starting April 1, 2013 - April 1, 2015. The current lease is on a month-to-month basis.

Family Promise uses the facility for a day center for homeless families with times of operation being 7:30 a.m. - 5:30 p.m. The day center provides case management services, shower and laundry service for the day center clients and monthly board

meetings. Family Promise pays a basic rent fee of \$10 a month, and the utilities for the site.

Family Promise has done an excellent job helping homeless families. The clients are provided training and support in order to help the families get back on their feet. The families stay at one of thirteen churches, in surrounding communities, which provide them with meals and a place to sleep.

Gary Rodenbaugh, 32 Graham Lane, came forward to address the Council as to the individuals Family Promise has helped in the last year. The facility has helped 47 individuals, 15 families, and 24 children under the age of 18. The average stay for a family is usually around 78 days. Most families that have been assisted have been displaced due to evictions. We are a part of a national organization but an independent network here in Collin County.

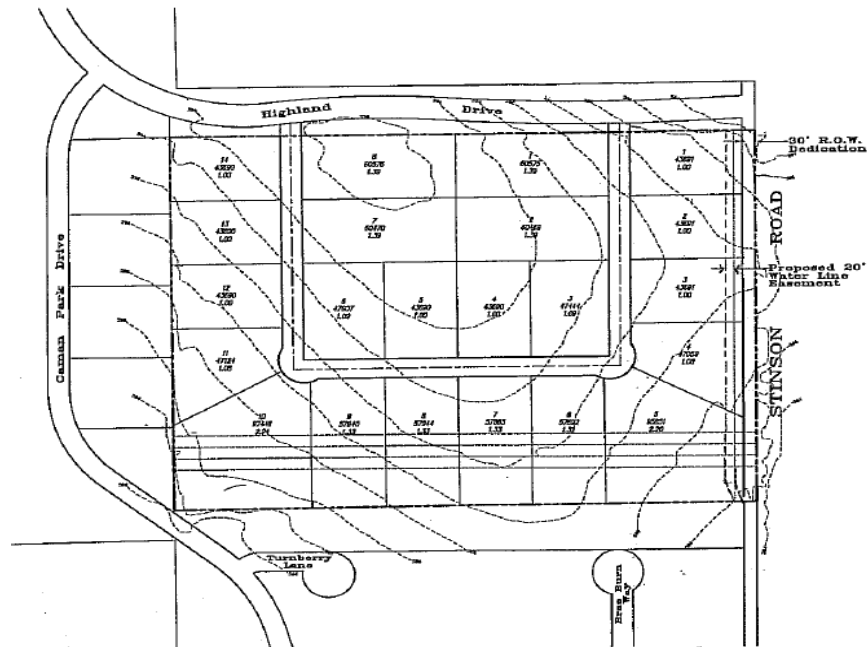
MOTION: Councilmember Jim Olk made a Motion to approve the lease agreement between the City of Lucas and Family Promise of Collin County concerning 325 W. Lucas Road for a period of two (2) years beginning April 1, 2013 and authorize the Mayor to execute the agreement. Councilmember Wayne Millsap seconded the Motion. Motion Carried. Vote: 6-0.

- 8) Discuss and Consider the approval of a Development Agreement between the City of Lucas and McCreary Donihoo Partners, LTD concerning annexation. **[Hilbourn]**

Stephan Sallman, on behalf of The Warner Group, has brought forward a development agreement in lieu of the city's proposal to annexation. The property is currently in the city's ETJ except a 200 foot strip on the eastern portion of the property, it is approximately 30 acres. If the property was located within the city, its future zoning would be R-1.5 per the city's approved Comprehensive Zoning Plan. Currently the zoning to the south and west is R-1 and to the north, R-1.5.

Proposed Development:

See next page.



The terms of the agreement are to include: 1. R-1 zoning; 2. Not be annexed until final plat; 3. City to get easements/ROW for future Stinson Road widening and water main project; and 4. Developer to design subdivision in accordance with the City's Subdivision Regulations, Zoning Requirements, and Building Requirements, excluding those listed as special conditions.

The special conditions for the residential properties include the following:

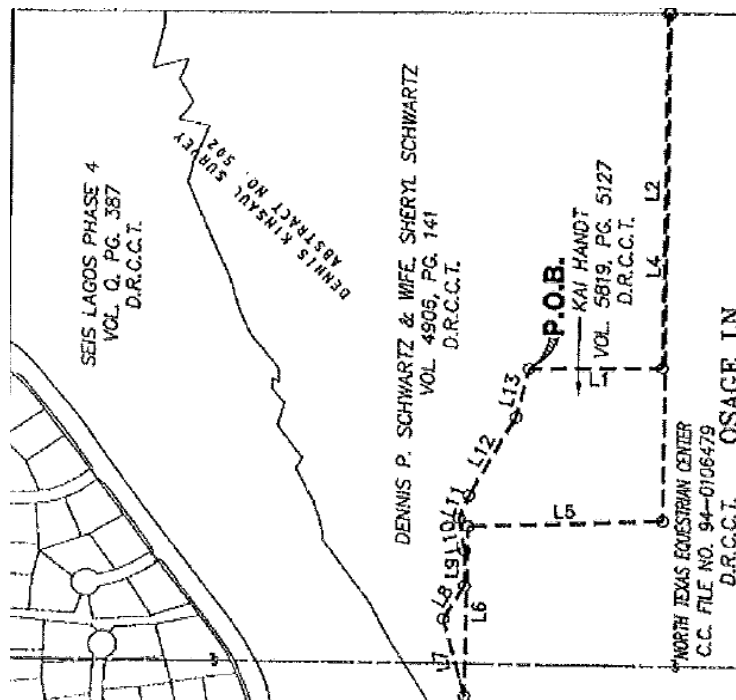
- Uses – single family residential and accessory uses;
- Building Regulations – lot sizes, minimum lot size one acre, minimum average width is 150 feet; setbacks, front setback is 50', side setback is 20', rear setback is 30' and corner setback is 25'.
- Outbuildings – not to exceed 50% of the first floor air conditioned space of the primary residence. Must comply with "building materials" requirement(s) for main structure. Must be located behind the primary residence on the lot.
- Fencing – per City of Lucas Code of Ordinance.
- Unless addressed hereinabove, development must comply with the City's R-1 Single Family Zoning District in effect on the effective date of this agreement.

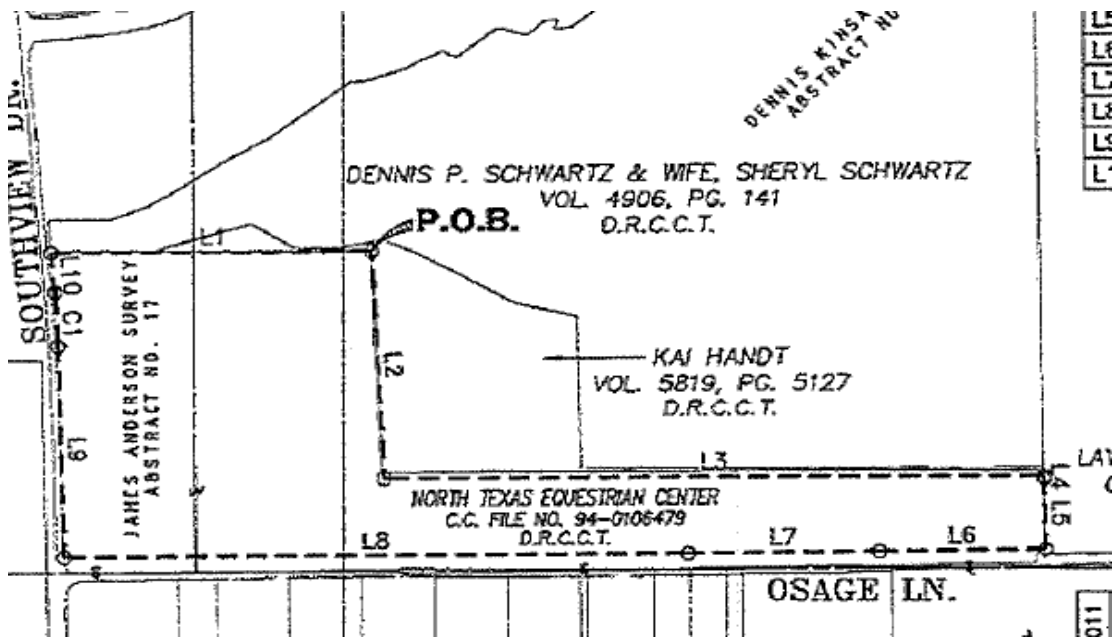
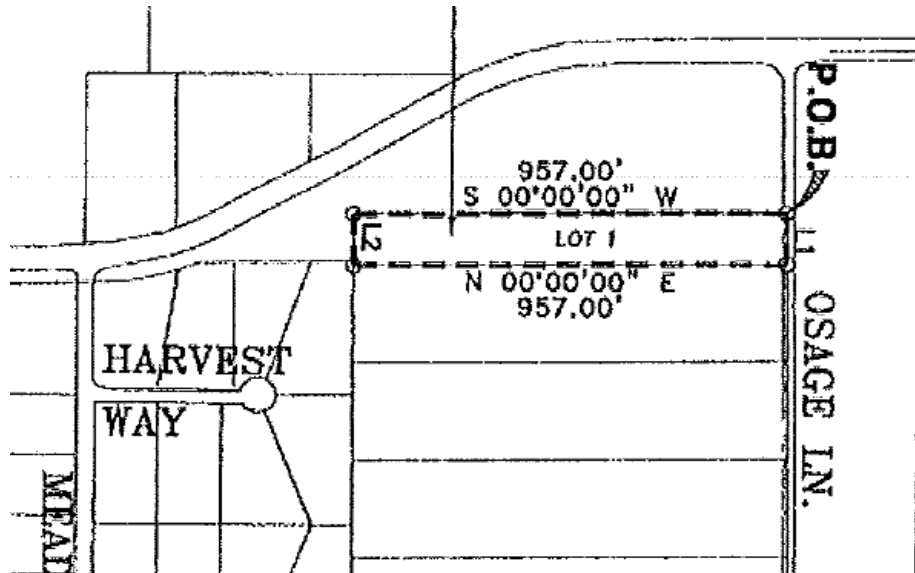
Staff recommends adding if the development has not commenced within five (5) years of the effective date, that the property will be voluntarily annexed and zoned according to the adopted Comprehensive Plan.

MOTION: Councilmember Jim Olk made a Motion to approve the Development Agreement between the City of Lucas and McCreary Donihoo Partners, LTD concerning annexation with the stipulation that if the final plat has not been approved within 5 years of the effective date of agreement the property would voluntarily annex into the City and be zoned according to adopted Comprehensive Plan at that time. Councilmember Debbie Fisher seconded the Motion. Motion carried. Vote: 6-0.

- 9) Discuss and Consider the approval of a Development Agreement between the City of Lucas and North Texas Equestrian Center, Inc. concerning annexation. **[Hilbourn]**

The City has presented a development agreement to the owner of the North Texas Equestrian Center in lieu of annexation. The property(s) is located in the city's ETJ and currently holds an AG exemption. The property(s) contain three (3) parcels and has approximately 47.0116 acres. The terms of the agreement state that the City will not annex for fifteen (15) years. The property owner agrees upon any future development to voluntarily annex into the City and follow the City's Subdivision and Zoning Regulations.





Change of ownership changes the exemption on this parcel. The City would be required to offer a new development agreement if this parcel should ever be sold.

MOTION: Councilmember Debbie Fisher made a motion to approve a Development Agreement between the City of Lucas and North Texas Equestrian Center, Inc. concerning annexation. Mayor Pro Tem Kathleen Peele seconded the Motion. Motion carried. Vote: 6-0.

10) Discuss and Consider the approval of the minutes from the February 7, 2013, City Council Regular meeting. **[Wingo]**

MOTION: Councilmember Jim Olk made a Motion to approve the minutes from the February 7, 2013, City Council Regular meeting. Councilmember Wayne Millsap seconded the Motion. Motion carried. Vote: 6-0.

11) Discuss and Consider the approval of **Resolution # R-2013-03-00396** of the City Council of the City of Lucas, Texas, canceling the May 11, 2013, General Election for City Officers and declaring each unopposed candidate elected to office; ordering the posting of this resolution at each polling place on election day; providing that this resolution shall be cumulative of all resolutions; providing a repealing clause; providing a severability clause; and providing an effective date. **[Wingo]**

MOTION: Councilmember Jim Olk made a Motion to approve **Resolution # R-2013-03-00396** of the City Council of the City of Lucas, Texas, canceling the May 11, 2013, General Election for City Officers and declaring that Councilmember Seat 4, Debbie Fisher; and Councilmember Seat 5, Kathleen Peele elected to office for a three (3) year term; ordering the posting of this resolution at each polling place on election day; providing that this resolution shall be cumulative of all resolutions; providing a repealing clause; providing a severability clause; and providing an effective date. Councilmember Steve Duke seconded the Motion. Motion carried. Vote: 6-0.

12) Discuss and Consider the approval of **Resolution # R-2013-03-00397** of the City Council of the City of Lucas, Texas, establishing guidelines for the preparation of the agenda for City Council meetings. **[Wingo]**

This item was moved to the April 4, 2013 City Council Regular agenda.

13) Adjournment.

MOTION: Councilmember Wayne Millsap made a Motion to adjourn the meeting at 8:25 p.m. Councilmember Jim Olk seconded the Motion. Motion carried. Vote: 6-0.

These minutes were approved by a majority vote of the City Council on April 4, 2013.

Rebecca Mark, Mayor

ATTEST:

Kathy Wingo, TRMC, MMC, City Secretary



**City of Lucas
City Council
Agenda Request**

Council Meeting: April 4, 2013

Requestor: _____

Prepared by: _____

Account Code #: N/A

Date Prepared: _____

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of **Resolution # R-2013-04-00398** of the City Council of the City of Lucas, Texas, deeming the Lovejoy 5K Walk/Run as a public event serving a public purpose by supporting the school district's extracurricular activities; approving the terms and conditions of an agreement by and between the State of Texas, acting by and through the Texas Department of Transportation, and the City of Lucas for the temporary closure of state right-of-way, which is attached hereto and incorporated herein; authorizing the Mayor to execute said agreement; and providing an effective date.

RECOMMENDED ACTION:

SUMMARY:

See attached.

MOTION: I make a Motion to approve **Resolution # R-2013-04-00398** of the City Council of the City of Lucas, Texas, deeming the Lovejoy 5K Walk/Run as a public event serving a public purpose by supporting the school district's extracurricular activities; approving the terms and conditions of an agreement by and between the State of Texas, acting by and through the Texas Department of Transportation, and the City of Lucas for the temporary closure of state right-of-way.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____

RESOLUTION # R-2013-04-00398
[Lovejoy 5K Walk/Run, Temporary Street Closures]

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, DEEMING THE LOVEJOY 5K WALK/RUN AS A PUBLIC EVENT SERVING A PUBLIC PURPOSE BY SUPPORTING THE SCHOOL DISTRICT'S EXTRACURRICULAR ACTIVITIES; APPROVING THE TERMS AND CONDITIONS OF AN AGREEMENT BY AND BETWEEN THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, AND THE CITY OF LUCAS FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN; AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State owns and operates a system of highways for public use and benefit; and

WHEREAS, the City of Lucas has requested the temporary closure of Estates Parkway between Lovejoy High School and Rock Ridge north to the city limits for the purposes of conducting the Lovejoy 5K Run/Walk (the "Event") on Saturday, May 18, 2013, 8 AM to 9 AM, which will be located within the City's incorporated area; and

WHEREAS, the Event is a public event providing support for the extracurricular activities of the school district; and

WHEREAS, the City Council hereby deems the Event as serving a public purpose by contributing to the support of the extracurricular activities of the school district and has determined that it would be in the best interest of the City and the safety of Event participants to enter into the Agreement with the State attached as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. That the City Council hereby deems the Lovejoy 5K Run/Walk a public event contributing to the support of the extracurricular activities of the school district and community which serves a public purpose; and, based upon compliance with following conditions being performed, authorizes the Mayor to execute the Agreement attached hereto and incorporated herein as if set forth as Exhibit "A", to wit:

- (a) Organizer must send a letter approved by the City Manager to all residents along the route set forth in Exhibit "1" ten (10) days prior to the event.

- (b) Organizer must provide the City of Lucas a Liability Waiver for any and all claims.
- (c) Organizer must provide the City of Lucas at no cost a copy of Certificate of Event Insurance naming the City as a coinsured.
- (d) Organizer must provide signage announcing the limited road closure at Estates Parkway and Rock Ridge Road at least ten (10) days prior to the event.
- (e) Traffic cones shall be placed every three hundred (300') feet or less on the total route of the event.
- (f) Organizer must provide a minimum of four (4) licensed peace officers for traffic control along the route of the race and lane closure.
- (g) There will not be any closure of all lanes of traffic for the affected City streets at any time.
- (h) The City shall have a designated representative at the start of the event and may participate with the Organizers to address any safety concerns or cancellation due to weather or traffic conditions.
- (i) Organizer shall provide and pay for all of the services required under Article 3 of the Agreement with Texas Department of Transportation, State of Texas, Exhibit "A".

SECTION 2. That the City Council hereby approves the terms and conditions of the Agreement for the Temporary closure of State Right-of-Way between the State of Texas, by and through the Texas Department of Public Safety, and the City of Lucas, which is attached hereto and incorporated herein as Exhibit "A", and authorizes the Mayor to execute the same on behalf of the City.

SECTION 3. That this resolution shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Lucas, Texas, on the 4th day of April, 2013.

APPROVED:

Rebecca Mark, Mayor

ATTEST:

Kathy Wingo, TRMC, MMC, City Secretary

7th Annual Lovejoy Country Run

Join us May 18th, at 8am for the start of the 7th Annual Lovejoy Country Run. . Race day registration will begin at 7am. The 5K race and the 1K Fun Run will begin at the back of Lovejoy High School, 2350 Estates Parkway in Lucas The 5K is a flat and fast course. Awards will go to the overall male and female winners and male and female master winners in the 5K as well as age group awards up to 70+. The 5K will be chip timed by Race Chip Timing. All 1K participants will receive ribbons. Take the McDermott exit east. McDermott becomes Main and then turns into Estates Pkwy in Lucas. No turns until you see Lovejoy High School!

The Lovejoy Country Run was established 7 years ago to support all athletic booster clubs at Lovejoy. It is a fun and healthy community event for all ages! The event will also be offering many other activities such as a pancake breakfast (free for runners with entry), or non-race participants may buy tickets at the door (5 and younger eat free). There will also be vendors, a health fair and face painting!

Online registration is available at www.LukesLocker.com but you can also register in store at Luke's Locker in Allen prior to the race at packet pick up. Early registration is \$25 for adults and \$15 for students. An additional \$5 will be added to the prices on race day so register early! All pre-registered runners will be guaranteed a custom race shirt. Please visit our website at www.theLovejoyCountryRun.org for additional information, course map and sponsorship opportunities.

Application for Use of State of Texas Right of Way for Temporary Signs for Special Events

Please print or type information

Date: 05/18/13 3-7-13

To the Texas Department of Transportation (TxDOT)
c/o Area Engineer Barry Heard, Texas

This form must be received at least 7 days prior to proposed use on the right of way.

Applicant Lovejoy Leopards, Inc (LLI)/Tonya Cooper proposes to place a sign within the right of way of Highway FM2170 Location Lucas in Collin County, Texas.

Check here for placement of multiple signs and submit the information requested on the Supplemental Sheet.

The temporary structure/vehicle will be placed 8-10 feet from the roadway and will have the following characteristics:

Mounting Height 30'-48" Thickness 1/4"

Sign Dimensions (Height, Width, Length) 18"X24"

Sign Material Corrugated Plastic

Sign Support Dimensions 24"X10"

Sign Support Material Wire Stake

Proposed Text LOVEJOY COUNTRY RUN, ON THIS ROAD, SATURDAY MAY 18th

Background Color White Legend Color Red

The right of way will be used FROM DATE 05/18/13 TO DATE 05/18/13

(maximum of 60 days) and the nature of the event is to raise money for the athletic booster clubs of Lovejoy

Leopards, Inc (LLI) a 501(c)(3) organization

The sponsor of the event, if applicable, is Lovejoy Leopards, Inc (LLI)

I will avoid or minimize impacts, and will, at my own expense, restore or repair damage resulting from this event.

I will be responsible for any damages or accidents that may occur during the term of this permit and save TxDOT and the State of Texas harmless.

I will abide by all applicable federal, state and local environmental laws, regulations, ordinances, and any conditions or restrictions required by TxDOT to protect natural and cultural resources of the right of way.

If this event causes hazardous traffic conditions to develop, I will cease the activity until corrective measures have been implemented.

It is expressly understood that TxDOT reserves the right to enforce the terms and conditions that it may deem necessary for the protection of the transportation facility and safety of the traveling public.

By signing below, I agree to the conditions/provisions included in this application. I am authorized to sign on the behalf of the organization holding the event.

Tonya Cooper/Lovejoy Country Run
Applicant

2350 Estates Parkway
Mailing Address

By Event Coordinator

Lucas TX 75002

Title

City State Zip

Signature Tonya Cooper

(972)879-5692
Area Code Telephone Number

Approval

Name of Applicant	<u>LOVEJOY LEOPARDS</u>		
Control Number	<u>VARY</u>	Section	<u>VARY</u>
Highway Number	<u>VARY</u>	County	<u>Collin</u>
Start Date of Agreement	<u>5/18/13</u>	Termination Date of Agreement	<u>5/18/13</u>

Signs must be constructed of heavy cardboard, plastic, fabric mesh or plywood, no thicker than ¼ inch.

An approved sign must not:

- exceed 16 square feet in placed on the roadside to inform the traveling public;
- exceed four square feet if used to guide participants in a bicycle or pedestrian event;
- extend more than three feet beyond the pavement edge if the sign is a banner; or
- imitate or resemble any official traffic sign, signal, or device.

An approved sign may not be placed:

- in a location where it may prevent the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic;
- on any highway appurtenances, including, but not limited to bridges, traffic control devices, official signs, sign supports, and light standards, poles, and delineators;
- on a tree or other natural feature;
- less than 18 ½ feet (clear) above the pavement if the sign is a banner placed over the pavement; or
- closer to the pavement edge than official highway signs, except for those signs used to guide participants in a bicycle or and pedestrian event.

TxDOT reserves the right to remove a sign if it becomes a hazard due to inclement weather, inadequate maintenance, accidental damage, or other hazardous cause. A sign approved for temporary use may not be erected more than 24 hours prior to the event. However, if the sign is a banner it may be installed no more than 30 days prior to the event.

It is understood that a sign must be removed within 24 hours of the completion of the event; except banners shall be removed within seven days of the completion of the event. A special event sign not removed within the allotted time is subject to removal by TxDOT and the applicant is liable for removal and disposal costs.

It is expressly understood that TxDOT does not purport, hereby, to grant any right, claim, title, or easement in or upon this highway. In the event the party fails to comply with any or all of the requirements as set forth herein, the approval may be revoked and TxDOT may take appropriate action.

Barry Heard
 Name of TxDOT Representative
 Collin County Area Engineer
 Title
 X Barry Heard
 Signature, TxDOT Representative
 X 3-7-13
 Date of Final Approval

TxDOT
 Address
 2205 S. State Highway 5
 McKinney TX 75069
 City, State Zip
 872 542 2345
 Area Code Telephone Number

Supplemental Sheet

Location: Rock Ridge Road/Exchange Road

This temporary sign will be placed 6-10 feet from the edge of the roadway and will have the following characteristics:

Mounting Height 30"-48" Thickness 1/4"

Sign Dimensions (Height, Width, Length) 18"X24"

Sign Material Corrugated Plastic

Sign Support Dimensions 24"X10"

Sign Support Material Wire Stake

Proposed Text LOVEJOY COUNTRY RUN, ON THIS ROAD, SATURDAY MAY 18th

Background Color White

Legend Color Red

Location: Estates Parkway

This temporary sign will be placed 6-10 feet from the edge of the roadway and will have the following characteristics:

Mounting Height 30"-48" Thickness 1/4"

Sign Dimensions (Height, Width, Length) 18"X24"

Sign Material Corrugated Plastic

Sign Support Dimensions 24"X10"

Sign Support Material Wire Stake

Proposed Text LOVEJOY COUNTRY RUN, ON THIS ROAD, SATURDAY MAY 18th

Background Color White

Legend Color Red

Location: _____

This temporary sign will be placed _____ feet from the edge of the roadway and will have the following characteristics:

Mounting Height _____ Thickness _____

Sign Dimensions (Height, Width, Length) _____

Sign Material _____

Sign Support Dimensions _____

Sign Support Material _____

Proposed Text _____

Background Color _____

Legend Color _____

Location: _____

This temporary sign will be placed _____ feet from the edge of the roadway and will have the following characteristics:

Mounting Height _____ Thickness _____

Sign Dimensions (Height, Width, Length) _____

Sign Material _____

Sign Support Dimensions _____

Sign Support Material _____

Proposed Text _____

Background Color _____

Legend Color _____

Location: _____

This temporary sign will be placed _____ feet from the edge of the roadway and will have the following characteristics:

Mounting Height _____ Thickness _____

Sign Dimensions (Height, Width, Length) _____

Sign Material _____

Sign Support Dimensions _____

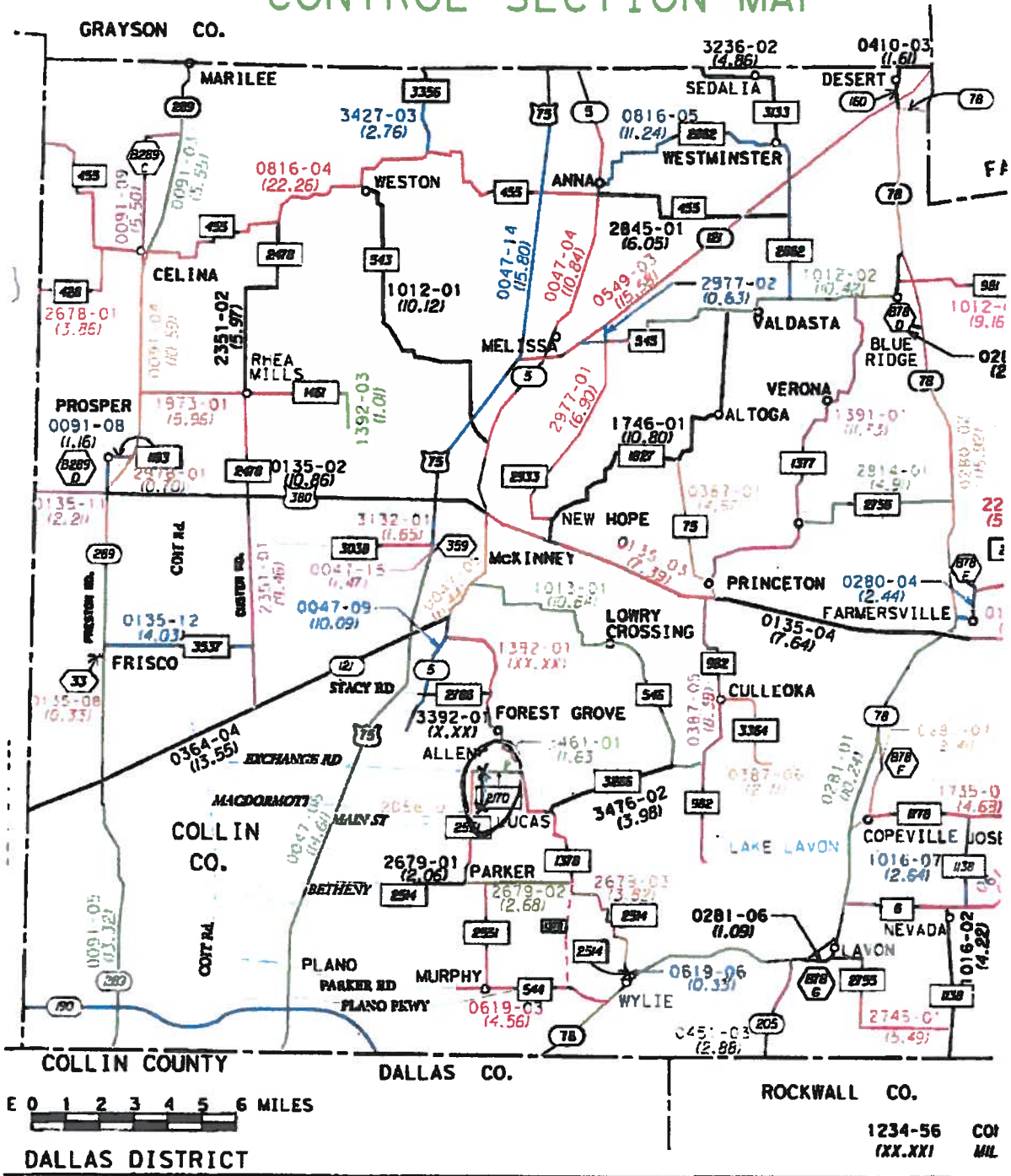
Sign Support Material _____

Proposed Text _____

Background Color _____

Legend Color _____

CONTROL SECTION MAP





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/7/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hempkins Insurance 304 E. McDermott Allen TX 75002		CONTACT NAME: Bradley W Hempkins PHONE (A/C No. Ext): (972) 396-9797 E-MAIL ADDRESS: brad@hempkins.com		FAX (A/C No.): (972) 396-9535
INSURED Lovejoy Leopards, Inc. 2350 Estates Parkway Lucas TX 75002		INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 23850

COVERAGES CERTIFICATE NUMBER: CL133703480 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			6882799	5/18/2013	5/19/2013	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>					MED EXP (Any one person)	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 3,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG	\$ 3,000,000
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	\$
	ALL OWNED AUTOS						BODILY INJURY (Per person)	\$
	HIRED AUTOS						BODILY INJURY (Per accident)	\$
	SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	\$
	NON-OWNED AUTOS							\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L DISEASE - EA EMPLOYEE	\$
							E.L DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Lovejoy Leopards Inc Fun Run

CERTIFICATE HOLDER TxDot Angela Greene PO BOX 133067 DALLAS, TX 75313	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/7/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hempkins Insurance 304 E. McDermott Allen TX 75002		CONTACT NAME: Bradley W Hempkins PHONE (A/C, No, Ext): (972) 396-9797 FAX (A/C, No): (972) 396-9535 E-MAIL ADDRESS: brad@hempkins.com															
INSURED Lovejoy Leopards, Inc. 2350 Estates Parkway Lucas TX 75002		<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Philadelphia</td> <td>23850</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Philadelphia	23850	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #																
INSURER A: Philadelphia	23850																
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COVERAGES CERTIFICATE NUMBER: CL133703480 REVISION NUMBER:

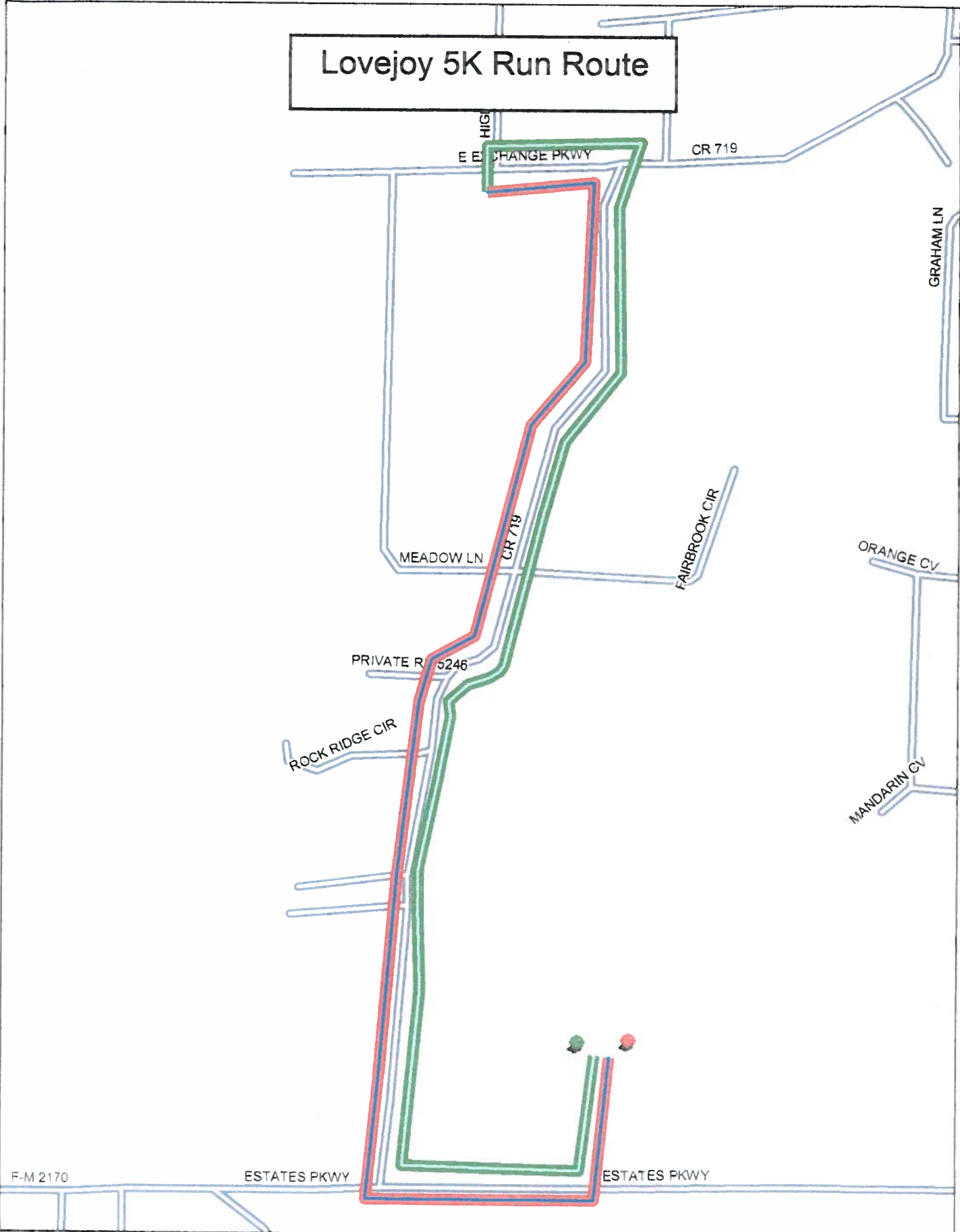
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INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBRINSTR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		6882799	5/18/2013	5/19/2013	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/POP AGG \$ 3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Lovejoy Leopards Inc Fun Run

CERTIFICATE HOLDER City of Lucas 151 Country Club Dr Lucas, TX 75002	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

Lovejoy 5K Run Route



F-M 2170

ESTATES PKWY

ESTATES PKWY

February 22, 2013

To Whom it May Concern:

My name is Mathew J. Kasenic and I am a full time commissioned peace officer in the State of Texas. I will be assisting the Lovejoy Leopards with traffic control/direction at the annual Lovejoy Country Run 5K Race on May 18th, 2013. My self and three other officers will provide traffic direction for participants in the 5K run/walk on or about FM-2170(Estates PKWY) and CR-719. I have provided traffic control at this event for the previous 4 years and feel that this event can be safely managed with no danger to the participants as well as the motoring public. Please contact me with any questions or concerns.



Mathew J. Kasenic
214-546-3114



City of Lucas City Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: March 25, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of a preliminary plat for the property known as Lucas Corner, located at the intersection of East and West Lucas Road.

RECOMMENDED ACTION:

This item appeared before the Planning & Zoning Commission at the March 14th meeting, it is recommended for approval by the commission.

SUMMARY:

Rudy Rivas, M. Christopher Homes, on behalf of Marion Strain Faust, has submitted an application for a preliminary plat for the property located at the intersection of East and West Lucas Roads, more commonly known as Lucas Corner.

There are three (3) lots of record which would combine into one (1) lot of record, approximately 2.199 acres +/- . The property is currently zoned Commercial Business (CB) and contains several dilapidated structures. The property does contain some flood plain. This property currently has a single family home and in the past was used for a gas station, store, post office, and a church. This property went before the Board of Adjustments and was granted variances for front, rear, and side yard setbacks.

There has been a flood plain study and its findings are reflected on the preliminary plat. It is the opinion of the study that no additional environmental investigation of the subject property is warranted at this time. However, the study does recommend the removal of the old underground storage tanks that apparently remain on the site and the removal of the discarded automobile tires that are located on the property.

A tree survey was completed finding 44 out of the 55 existing trees are in the right-of-way or designated to be removed with the site development. This does not include all trees, just the trees from the city's protected species list. Prior to the removal of any protected trees, the developer would be required to submit an application for a tree removal permit. In the event it is necessary to remove a protected tree, the applicant would be required to replace the tree with an approved replacement.

MOTION:

I make a Motion to recommend **approval/denial** of the preliminary plat for the property known as Lucas Corner, located at the intersection of East and West Lucas Road.

APPROVED BY: _____ Initial/Date

Department Director: **JVH / 02/22/13**
City manager: _____

L-010 2013

L-010 2013

Lucas County Estates No. 2
(Unrecorded) Helen
Hatched 2,179 Acres
161, 2387, Pg. 272, CCLP

Lucas County Estates No. 2
(Unrecorded) Andrew Sisson
Hatched 383.93 Acres
161, 4455, Pg. 172, CCLP

L-010 2013

Lucas County Estates No. 2
(Unrecorded) James Anderson
Hatched 1,611 Acres
161, 4455, Pg. 172, CCLP

L-010 2013

Lucas County Estates No. 2
(Unrecorded) Tom & Gary Boyd
Hatched 2,095 Acres
161, 4014, Pg. 607, CCLP

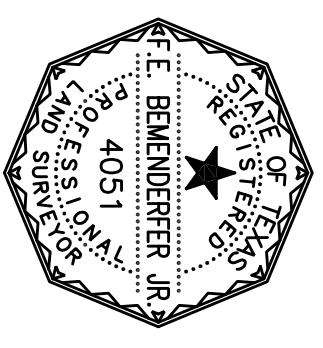
L-010 2013

Lucas County Estates No. 2
(Unrecorded) Helen
Hatched 2,445 Acres
Doc. # 20101011000045240, CCLP

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
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.
R.P.L.S. No. 4051



ACKNOWLEDGEMENT

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 the _____ day of _____, 2013.

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Planning and Community Development of the City of Lucas, Texas, in accordance with the Lucas Development Code, Review & Approval Procedures.

Director of Planning and Community Development _____ Date _____

Planning & Zoning Chairperson _____ Date _____

ATTEST: _____ Date _____

Signature _____ Date _____

Print Name & Title _____

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

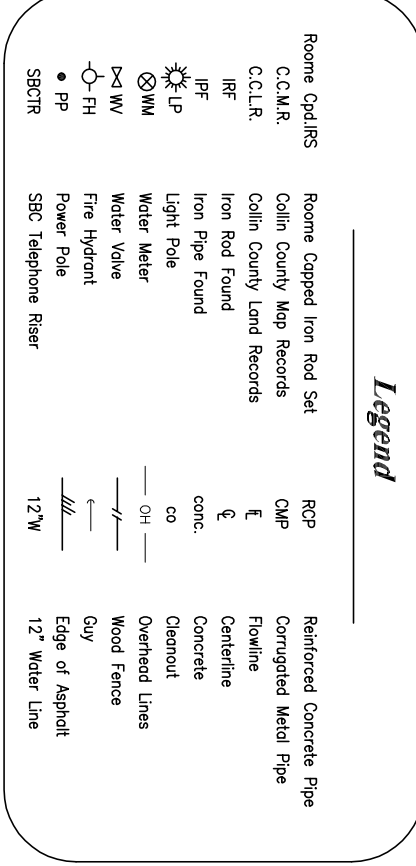
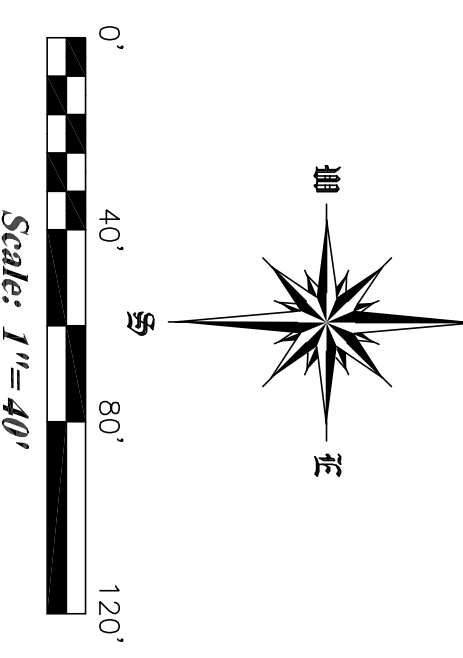
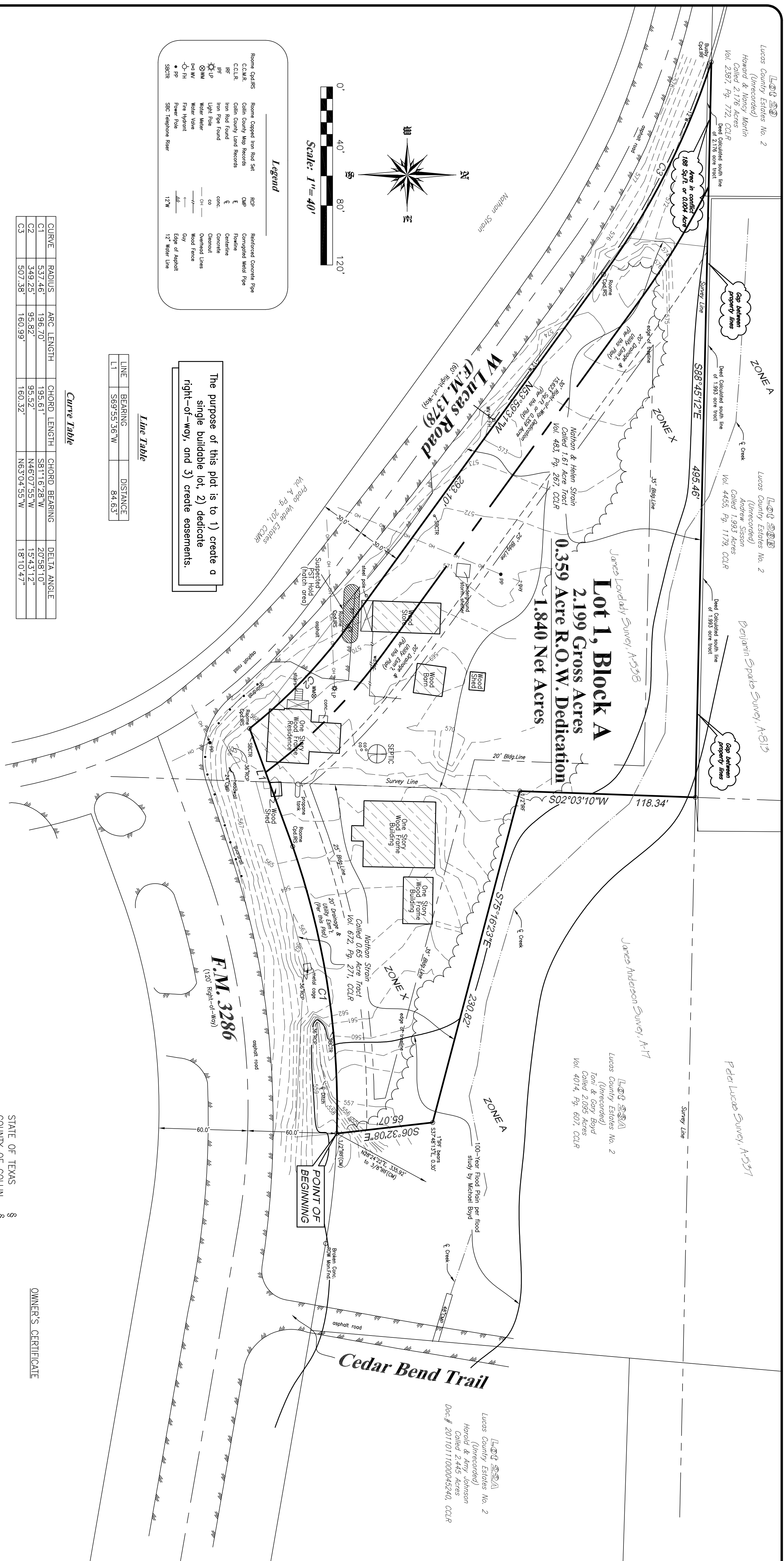
Director of Public Works _____ Date _____

FOR REVIEW PURPOSES ONLY!

**Preliminary Plat of
Lot 1, Block A
Lucas Corners
being part of a called 1.61 acre tract, part of a called
0.65 acre tract, and part of a called 1.00 acre tract
James Lovelady Survey, Abstract No. 538
James Anderson Survey, Abstract No. 17
City of Lucas, Collin County, Texas
March 14, 2013**

Owner:
Helen Strain
120 W Lucas Road
Lucas, TX 75002

Roome Land Surveying, Inc.
2009 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4972 | Fax (972) 423-7523
www.roomeandsurveying.com



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	537.46	196.70	195.61	S81°16'28"W	20°58'10"
C2	349.25	93.62	93.52	N46°07'55"W	15°43'12"
C3	507.38	160.99	160.92	N63°04'55"W	18°10'47"

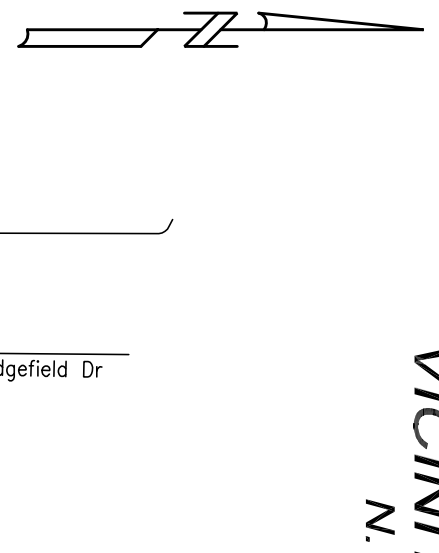
Line Table

LINE	BEARING	DISTANCE
L1	S69°55'36"W	84.63

The purpose of this plat is to 1) create a right-of-way, and 3) create easements.

- 1) Source bearing is based on GPS north as observed on 9/26/2012.
- 2) C.M. is a controlling monument.
- 3) Plat of the adjacent property has within a Special Flood Hazard Area mandated by 100-year flood per Map Number 20098-1-A dated F.M. 3286 prepared by the City of Lucas, Texas and incorporated herein by reference, dated August 22, 1989.
- 4) Subject property is affected by any and all notes, details, easements, and other matters that are shown on or as part of a title commitment/survey request.
- 5) This survey performed without the benefit of a title commitment.
- 6) Right-of-Way for W Lucas Road (F.M. 3286) created per Right-of-Way strip map obtained from the Texas Department of Transportation Highway Department dated August 22, 1989.
- 7) Right-of-Way for FM 3286 created per Right-of-Way strip map obtained from the Texas Department of Transportation Highway Department dated October 11, 1974.
- 8) Building Setback, Easements granted by Lucas Board of Adjustments on January 7, 2013. These consist of 25' front setback, 35' rear setback, and 20' side yard setback.
- 9) Trees shown per field study conducted by Michael Boyd.

VICINITY MAP
N.T.S.



OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Helen Strain**, is the owner of a tract of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the James Lovelady Survey, Abstract No. 538 and part of the James Anderson Survey, Abstract No. 17, being the remainder of a called 1.61 acre tract as recorded in Volume 483, Page 267 of the Collin County Land Records, the remainder of a called 0.65 acre tract as recorded in Volume 672, Page 271 of the Collin County Land Records, and being part of a called 1.00 acre tract as recorded in Volume _____, Page _____ of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING of a ½-inch iron rod found in the curving north right-of-way line of F.M. 3286 (120" Right-of-Way) marking the southeast corner of said premises, the most southerly southwest corner of a called 2.095 acre tract as recorded in Volume 4014, Page 607 of the Collin County Land Records, being in the east line of said 0.65 acre tract, and being the beginning of a curve to the left;

HENCE with the north right-of-way line of F.M. 3286 and the south line of said premises as follows: southwesterly along said curve through a central angle of 20°58'10" for an arc distance of 196.70 feet and having a radius of 537.46 feet (Chord = South 81°16'28" West, 195.61 feet) to a Roome capped iron rod set marking the end of said curve; South 69°55'36" West, 84.63 feet to a Roome capped iron rod set, of the intersection of the north right-of-way line of F.M. 3286 with the northeast right-of-way line of W Lucas Road (F.M. 3286) (60" Right-of-Way) marking the most southerly corner of said premises and being the beginning of a curve to the left;

HENCE with the northeast right-of-way line of W Lucas Road and the southwest line of said premises as follows: northwesterly along said curve through a central angle of 15°43'12" for an arc distance of 93.62 feet and having a radius of 349.25 feet (Chord = North 46°07'55" West, 93.52 feet) to a Roome capped iron rod set of the end of said curve; North 53°59'31" West, 293.10 feet to a Roome capped iron rod set marking the beginning of a curve to the left, northwesterly along said curve through a central angle of 18°10'47" for an arc distance of 160.99 feet and having a radius of 507.38 feet (Chord = North 63°04'55" West, 160.32 feet) to a Busy capped iron rod found marking the northwest corner of said premises and being in the north line of said 1.00 acre tract.

HENCE with the north line of said 1.00 acre tract, the north line of said 1.61 acre tract, and the north line of said premises, South 88°45'12" East, 493.46 feet to a point for corner marking the northeast corner of said 1.61 acre tract, the most northerly northeast corner of said premises, and being in the west line of the aforementioned 2.095 acre tract;

HENCE with the east line of said 1.61 acre tract, an east line of said premises, and the north line of said 2.095 acre tract, South 02°03'10" West, 118.34 feet to a ½-inch iron rod found marking an interior ell-corner of said premises, a southwest corner of said 2.095 acre tract, and the northwest corner of said 0.65 acre tract;

HENCE with the north line of said 0.65 acre tract, a north line of said premises, and a south line of said 2.095 acre tract, South 75°16'23" East, 230.62 feet to a point marking the northeast corner of said 0.65 acre tract, the most easterly northeast corner of said premises, and an interior ell-corner of said 2.095 acre tract, from which a 1-inch iron pipe found bears South 37°48'13" East, 0.30 feet;

HENCE with the east line of said 0.65 acre tract, the east line of said premises, and a west line of said 2.095 acre tract, South 06°32'08" East, 65.07 feet to the point of beginning and containing 2.199 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Helen Strain**, the Owner, adopt this plat as **Preliminary Plat of Lot 1, Block A of Lucas Corners**, on addition to the City of Lucas, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property, do hereby, dedicate to the public use forever the streets, alleys, and right-of-way easements shown hereon, 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.

Witness our hands at LUCAS, Texas, this _____ day of _____, 2013.

Helen Strain

ACKNOWLEDGEMENT

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 **Helen Strain**, 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 _____, 2013.

Notary Public in and for _____
the State of Texas



City of Lucas Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: March 25, 2013

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider an upgrade to the visual/audio systems in the Council Chambers and authorize a budget amendment not to exceed \$15,000.

RECOMMENDED ACTION:

SUMMARY:

See attached estimates.

The current microphones and speakers is not adequate to allow the recording of the meeting to be captured and the audience is unable to hear what is being said most of the time. When Council leans back in their chairs, away from the microphones, it is impossible for the audio to be captured on the recording.

Some of the audience and councilmembers are unable to see any presentations on the existing wall used to display such. It is recommended that a 2nd projector be installed so as to display presentations on both sides of the room. It is also recommended replacing the existing projector with a newer technological advanced one.

The audio has two (2) options, wired and wireless microphones. Each would allow the microphone to be clipped to the lapel or collar thereby allowing the councilmember to lean back in their chair and still have the ability of the recording to capture what is being said. The wired microphone would require the person to be seated whereas with the wireless one would allow for movement around the room. Please note that neither would allow for muting of the conversation.

This upgrade would also be beneficial should the city decide to capture video/audio of any meetings and provide on the city's website.

Since the City was able to cancel the general election, the \$6,000 that would have been used to pay for said election could be shifted over to offset some the cost for this project.

MOTION:

I make a Motion to approve an upgrade to the visual/audio systems in the Council Chambers and authorize a budget amendment not to exceed \$15,000.

APPROVED BY: _____ Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____

Baxter IT Consulting Services, Inc

Estimate

372 Town Place
Fairview, TX 75069Phone # (972) 886-4214 wbaxter@baxterit.com
Fax # (972) 886-4203

Date	Estimate #
3/20/2013	42

Name / Address

City of Lucas
Liz Exum
665 Country Club Road
Lucas, Texas 75002-8999

Description

Description	Qty	Cost	Total
Behringer RX1202FX Eurorack Pro Mixer	1	374.95	374.95
Professional Stereo Power Amplifier	1	375.99	375.99
Shure Pro Lavalier Wired Microphone System	9	125.99	1,133.91
Audio Secure Rack	1	949.95	949.95
APC Battery 1000 Rack Mounted Backup/Conditioner	1	649.99	649.99
Professional Enclosed Ceiling Mounted Speakers	6	125.00	750.00
NEC P420 Professional Projector 4200 Lumen	2	1,799.95	3,599.90
Projector Mounting Kit	1	199.95	199.95
Labor, Installation, Setup and Configuration	1	1,600.00	1,600.00
10 Audio Connector Extension Cables	10	34.95	349.50
Pro Audio Speaker Wire 75'	6	19.95	119.70
15" VGA Cable for Projector Dasiy Chain	1	29.95	29.95
		Total	\$10,133.79

Customer Signature _____

Baxter IT Consulting Services, Inc

Estimate

372 Town Place
Fairview, TX 75069Phone # (972) 886-4214 wbaxter@baxterit.com
Fax # (972) 886-4203

Date	Estimate #
3/20/2013	42

Name / Address

City of Lucas
Liz Exum
665 Country Club Road
Lucas, Texas 75002-8999

Description

Description	Qty	Cost	Total
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Professional Stereo Power Amplifier	1	375.99	375.99
Shure Pro Lavalier Wireless Microphone System	9	555.99	5,003.91
Audio Secure Rack	1	949.95	949.95
APC Battery 1000 Rack Mounted Backup/Conditioner	1	649.99	649.99
Professional Enclosed Ceiling Mounted Speakers	6	125.00	750.00
NEC P420 Professional Projector 4200 Lumen	2	1,799.95	3,599.90
Projector Mounting Kit	1	199.95	199.95
Labor, Installation, Setup and Configuration	1	1,600.00	1,600.00
10 Audio Connector Extension Cables	10	34.95	349.50
Pro Audio Speaker Wire 75'	6	19.95	119.70
15" VGA Cable for Projector Dasiy Chain	1	29.95	29.95
		Total	\$14,003.79

Customer Signature _____



City of Lucas Council Agenda Request

Council Meeting: April 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: March 13, 2013

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of **Resolution # R-2013-04-00397** of the City Council of the City of Lucas, Texas, establishing guidelines for the preparation of the agenda for City Council meetings.

RECOMMENDED ACTION:

SUMMARY:

See attached.

The following information came from minutes prior to the Home Rule Charter being adopted. Any reference to City Administrator would now be known as City Manager.

The following was taken from the May 17, 2007 minutes, when Council approved these guidelines:

City of Lucas Policies and Procedures for Placing Items on the Agenda

Items shall be placed on a future agenda by one of the following methods:

1. Request by Councilmember during an open meeting.
2. Request by Councilmember to Mayor with support of the agenda setting committee Councilmembers.
3. Request by the City Administrator.

4. Request by the Mayor.

All agendas shall be set by a committee with two Councilmembers appointed by the Mayor, the City Secretary, and the City Administrator. The Mayor shall have final approval of the agenda.

MOTION:

I make a Motion to approve **Resolution # R-2013-04-00397** of the City Council of the City of Lucas, Texas, establishing guidelines for the preparation of the agenda for City Council meetings.

APPROVED BY: _____ Initial/Date

Department Director: _____ / _____
City Manager: _____ / _____

RESOLUTION # R-2013-04-00397

[Agenda Procedures]

WHEREAS, the Home Rule Charter does not provide a procedure for the agenda preparation; and

WHEREAS, the City Council has determined that it is in the best interest of all concerned to establish guidelines for the preparation of the agenda for City Council meetings; and

WHEREAS, the City Council has determined that establishing a procedure for allowing routine business to be placed on a Consent Agenda would expedite the business matters of the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION I - DEFINITIONS

1. Regular Meeting- a meeting of the City Council to conduct its business as set forth in the Home Rule Charter will be held on the first and third Thursday of each month unless otherwise scheduled by City Council.
2. Special Meeting- a meeting of the City Council that is not a Regular Meeting. Per the Home Rule Charter Section 3.14 (2) a Special Meeting shall be called by the Mayor or a majority of the Councilmembers upon provision of public notice in accordance with State Law.
3. Work Session- a meeting of the City Council called for the purpose of exchanging information about the public business or policy. No action is taken by Council during Work Sessions.
4. Agenda Packet- supporting documentation for agenda items.
5. Routine Business- items of normal city business including: canvassing an election, authorizing a contract, zoning which has previously been discussed at a public hearing, approval of minutes, grant deeds, grant of easements, final reading and adoption of ordinances, auditor's reports as to cash count, standard subdivision agreements, calls for bids, reports of administrative actions and proposals, leases and agreements approved in principle, and rescheduling or cancelling regular meetings.

SECTION II – AGENDA PREPARATION

1. Regular Meeting agendas should be posted by the Friday before said meeting by 5:00 p.m. but in no case later than 72 hours before the scheduled time of the meeting as provided by State Law.
2. The deadline for requesting that an item be placed on the agenda by submitting a written request to the City Secretary by the Tuesday of the week before said meeting by 12:00 p.m. Items placed on the agenda must be of sufficient clarity to enable the general public to determine the nature of the issue for consideration and the type of Council action required, if any. The request and documentation will be reviewed by the City Manager and Mayor prior to being placed on the agenda. The City Manager and/or Mayor reserve the right to pull any item from the agenda if supporting documentation is deemed inadequate.
3. Items may be placed on the agenda by the following:
 - a. The Mayor or any Councilmember, as provided for in Section II, 2.
 - b. The City Manager, City Secretary, and City Attorney for items dealing with the operations or administration of their respective job functions.

SECTION III – CONSENT AGENDA

Routine business which is brought before Council will be consolidated under the heading “Consent Agenda”. All items appearing under Consent Agenda shall be approved, adopted, accepted, or enacted by one motion and one vote of Council. If the Consent Agenda contains minutes of meetings which one or more Councilmembers did not attend, an abstention will be recorded for those members. The agenda will contain the names of those absent from each meeting in parentheses after the meeting date to officially record the abstention. Items may be removed from the Consent Agenda by the Mayor, a Councilmember, or a member of the public for separate discussion and action.

SECTION IV – CITIZEN INPUT DURING MEETINGS

1. CONDUCT
 - a. Conversations between or among audience members should be conducted outside the meeting room. Attendees will refrain from loud private conversations while Council is in session. Attendees shall not address the Council except as provided herein.
 - b. Placards, banners or signs will not be permitted in the Council Chambers or in any other room in which the City Council is

meeting. Exhibits, displays and visual aids used in connection with presentations to the Council are permitted.

- c. Only City Councilmembers, city staff, and scheduled consultants may step to the dais. If information or documents need to be presented to the Council, it must be provided to the City Secretary who shall distribute such material.
- d. All remarks and questions shall be made to the Mayor or Council as a whole, and not to individual Councilmembers.

2. COMMENTS

- a. Any person who wishes to address the Council must first register with the City Secretary by submitting a completed "Request to Speak" form. This form may also be used by citizens to show their support or opposition to an agenda item without having to address the Council.

Regular Meetings: Citizen Input is allowed on posted agenda items when those items are addressed in the meeting. Other public comments are heard at the beginning of the meeting.

Special Meetings and Work Sessions: Citizen Input may be allowed on posted agenda items only. (See Sec. II. 7.) Council may set time limits on Citizen Input as necessary. Groups coming to address the Council are encouraged to select representatives in order to conserve speaking time and reduce repetitive or redundant comments.

- b. In accordance with the Texas Open Meetings Act, the Council cannot take action on or discuss any subject brought up during Citizen Input; however, the Mayor or Council may add the issue to a future Council agenda or refer it to the proper city department for action.
- c. Comments will be heard prior to deliberations by the Council. Persons wishing to speak on any agenda item must submit a Request to Speak form prior to the beginning of discussion on that item. Each person shall be recognized by the Mayor, and will be allowed to speak one time for each agenda item listed on their Request to Speak form.
- d. When their name is called to speak, each person shall come to the designated microphone, state their name and address, limit their

presentation to three (3) minutes and restrict the comments to the subject being discussed. The Mayor may allow a speaker to exceed the three minute time limit if the information presented is of value to the discussion and does not unduly prolong the meeting. A majority of Council may also allow a speaker to continue after the Mayor has announced the end of the speaker's time.

- e. If a speaker's comments will be longer than three (3) minutes, the Council encourages remarks to be prepared in writing and provided to each member through the City Secretary.
- f. During Public Hearings the applicant will be allowed a maximum of ten (10) minutes to make a presentation and five (5) minutes for rebuttal if necessary. The Mayor or a majority of Council has the right to adjust or extend times as necessary to ensure a fair and open hearing.
- g. The Mayor has the responsibility and duty to rule a speaker out of order if the comments made are of a personal nature, or are in any other manner disruptive to the orderly conduct of business of the Council. If the Mayor does not act promptly, a "Point of Order" motion from any Councilmember can request the Mayor to call the speaker out of order. If the Mayor still does not act, the Councilmember may call for a "Point of Privilege" and move for a vote of the Council to restrict the speaker. A majority vote of the Council will require the Mayor to immediately rule the speaker out of order.

SECTION V – ATTENDANCE

Any member of Council who misses a meeting will contact the Mayor, City Manager or City Secretary prior to the meeting with the reason for the absence.

SECTION VI – MISCELLANEOUS

1. Call to Order - The Mayor, or in the absence of the Mayor, the Mayor Pro-tem shall call the meeting to order. In the absence of the Mayor and Mayor Pro-tem, the City Secretary shall call the meeting to order and a temporary presiding officer shall be elected.
2. Conflict of Interest - A Councilmember prevented from voting due to a conflict of interest shall leave the meeting during the debate, shall not vote on the matter, and shall otherwise comply with current state law, and ordinances concerning conflicts of interest.

SECTION VII

This Resolution shall supercede any preceding Resolutions regarding City Council agenda preparation and conduct of meetings.

PASSED AND APPROVED this 4th day of April, 2013.

Rebecca Mark, Mayor

ATTEST:

Kathy Wingo, TRMC, MMC
City Secretary

APPROVED AS TO FORM:

Joe Gorfida, Jr., City Attorney



**City of Lucas
Council Agenda Request**

Council Meeting: April 4, 2013

Requestor: _____

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: _____

Budgeted Amount: \$ N/A

Exhibits: Yes No

AGENDA SUBJECT:

Adjournment.

RECOMMENDED ACTION:

SUMMARY:

MOTION:

I make a Motion to adjourn the meeting at _____ p.m.

APPROVED BY: _____ Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____