



PUBLIC NOTICE
Planning & Zoning Commission
Regular Meeting
February 14, 2013, 7:00 PM
City Hall – 665 Country Club Road

NOTICE is hereby given that the Regular Meeting of the Planning & Zoning Commission of the City of Lucas will be held on Thursday, February 14, 2013, at 7:00 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

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.

- 1) Public Hearing/Discuss and Consider an application request by Kwik Industries for a Special Use Permit (SUP) for the operation of a Kwik Lube Minor Automotive Repair Center. The property to be considered is located along Angel Parkway, Lucas, Collin County, Texas, and described as follows ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

Regular Agenda

- 2) Discuss and Consider the approval of the minutes from the January 10, 2013, Planning & Zoning Commission meeting.
- 3) Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.
- 4) Discuss and Consider the approval of a site plan for a proposed commercial development located at the corner of E. Lucas Road and W. Lucas Road, the property is currently zoned commercial.
- 5) Adjournment.

As authorized by Section 551.071 (2) of the Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting.

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, February 8, 2013, as required in accordance with the 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 P&Z COMMISSION

Regular Meeting Date: February 14, 2013

AGENDA ITEM:

Call to Order

Roll Call

	Present	Absent
Chairman Karen Hurtt	<input type="checkbox"/>	<input type="checkbox"/>
Vice-Chairman Peggy Rusterholtz	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Sean McCaffity	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Brian Blythe	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner David Keer	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Andre Guillemaud	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Commissioner Joe Williams	<input type="checkbox"/>	<input type="checkbox"/>

Determination of Quorum

Reminder to silence cell phones

Other Staff/Council Attendees – For Informational Purposes Only

Mayor Rebecca Mark	<input type="checkbox"/>	<input type="checkbox"/>
City Manager Jeff Jenkins	<input type="checkbox"/>	<input type="checkbox"/>
City Secretary Kathy Wingo	<input type="checkbox"/>	<input type="checkbox"/>
Development Services Director Joe Hilbourn	<input type="checkbox"/>	<input type="checkbox"/>
Fire Chief Jim Kitchens	<input type="checkbox"/>	<input type="checkbox"/>
City Attorney Joe Gorfida	<input type="checkbox"/>	<input type="checkbox"/>



City of Lucas P&Z Agenda Request

P & Z Meeting: February 14, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: January 24, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider an application request by Kwik Industries for a Special Use Permit (SUP) for the operation of a Kwik Lube Minor Automotive Repair Center. The property to be considered is located along Angel Parkway, Lucas, Collin County, Texas, and described as follows ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

See attached.

Applicant Scott Pendley on behalf of Kwik Industries is requesting the approval of an SUP to allow for a Kwik Lube Minor Automotive Repair Center in compliance with the city's zoning use chart. The property is known as Abs A0821 William Snider Survey, Tract 32, 6.47 acres, next to Walmart.

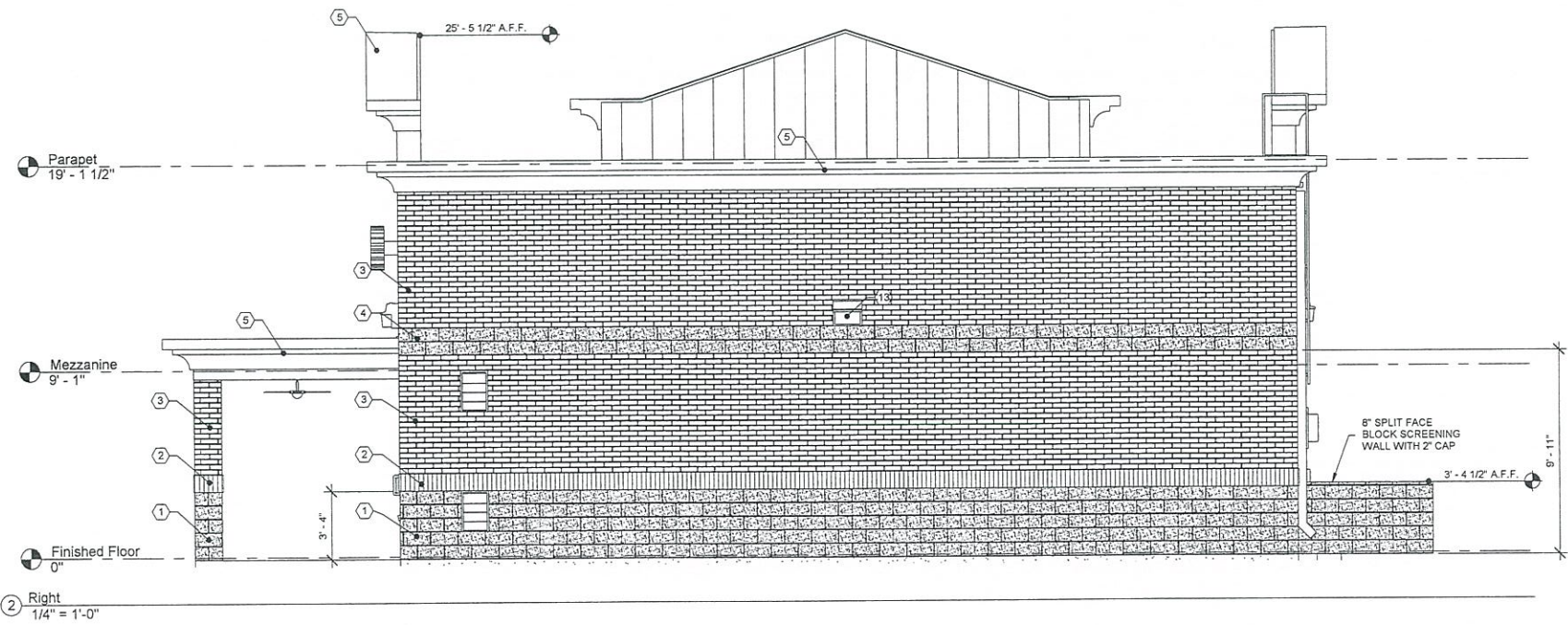
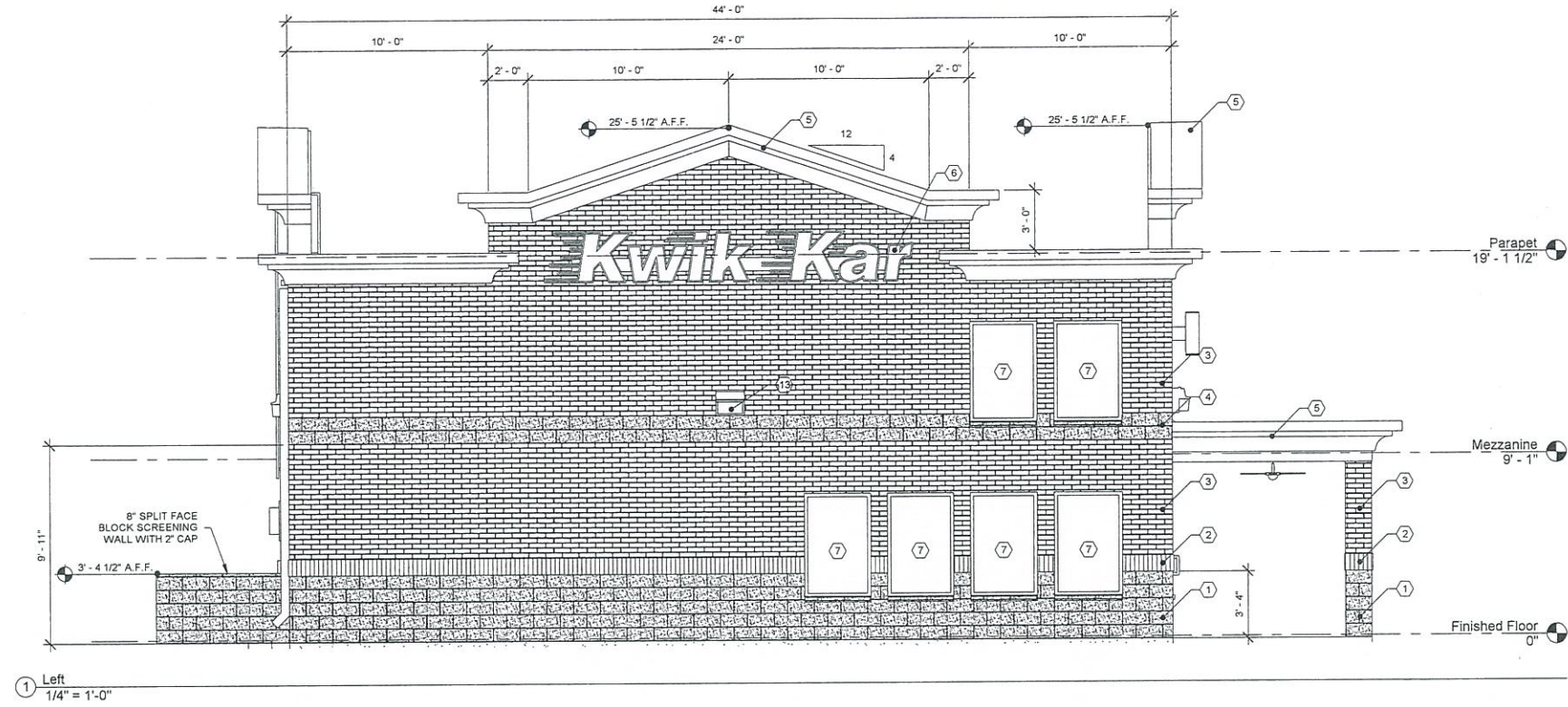
MOTION:

I make a Motion to recommend approval of an application request by Kwik Industries for a Special Use Permit (SUP) for the operation of a Kwik Lube Minor Automotive Repair Center. The property to be considered is located along Angel Parkway, Lucas, Collin County, Texas, and described as follows ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

APPROVED BY: _____

Initial/Date

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



REFERENCE NOTES	
TAG	DESCRIPTION
1	BASE - FEATHERLITE SPLIT FACE BLOCK - TEXAS SHELL - WHITE MORTAR (OR APPROVED EQUAL)
2	FIELD - ACME KING BRICK - BURGUNDY - ROSE MORTAR (OR APPROVED EQUAL)
3	SOLDIER - ACME KIND BRICK - BURGUNDY - ROSE MORTAR (OR APPROVED EQUAL)
4	ACCENT - FEATHERLITE SPLIT FACE BLOCK - TEXAS SHELL - WHITE MORTAR (OR APPROVED EQUAL)
5	E.I.F.S. CORNICE - DRYVIT 386A PURE CREAM
6	BACKLIT SIGN WITH BLACK RETURNS
7	ALUMINUM STORE FRONT - TINTED GLASS
8	ALUMINUM OVERHEAD DOOR - CLEAR GLASS
9	DOWNSPOUT - KOKO BROWN
10	OVERFLOW SCUPPER - KOKO BROWN
11	METAL DOOR PAINTED TO MATCH EXTERIOR
12	INTERIOR DOWNSPOUT
13	150W METAL HALIDE WALL PACK EXTERIOR LIGHTING

Kwik Industries, Inc.
 FROM DESIGN AND CONSTRUCTION
 THROUGH SERVICE AND SUPPLIES
 4725 MALL ROAD • DALLAS, TX 75244
 (972) 458-9761 • (800) 442-5388 • FAX (972) 458-0948

ISSUED BY	REVISION SCHEDULE
	ID DATE DESCRIPTION

TEXAS PROFESSIONAL
 ENGINEERING INSPECTIONS

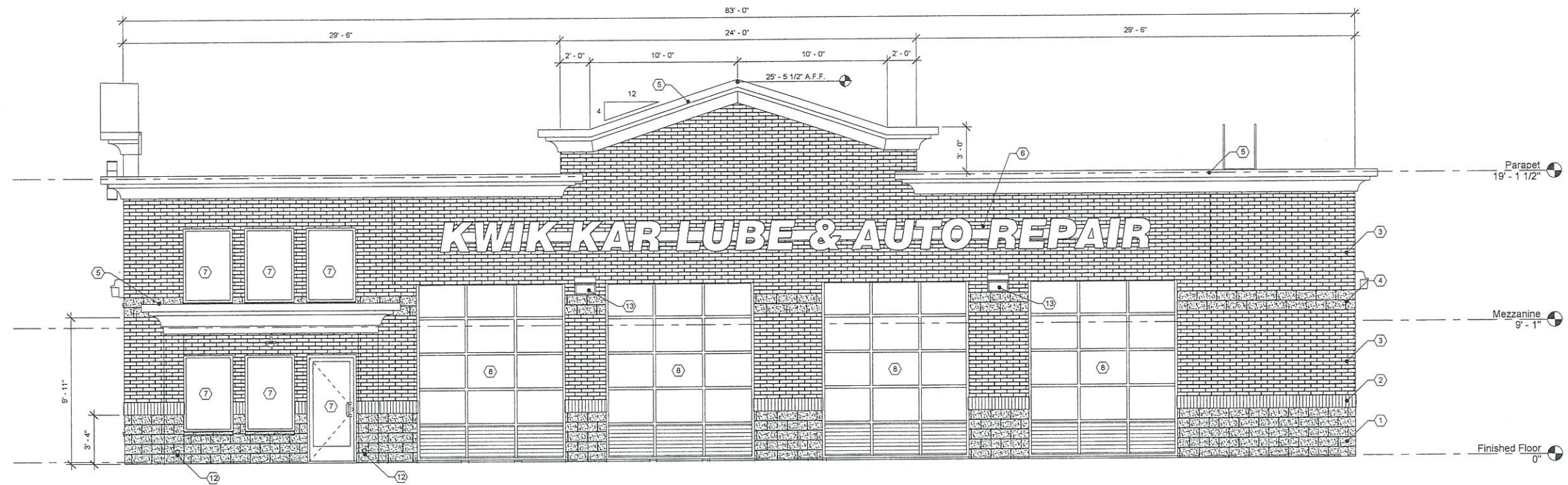
 F-3878

KWIK KAR LUBE & AUTO REPAIR
 F.M. 2551 @ W. LUCAS BLVD.
 LUCAS, TEXAS
 CONTACT: DAN ZATTO

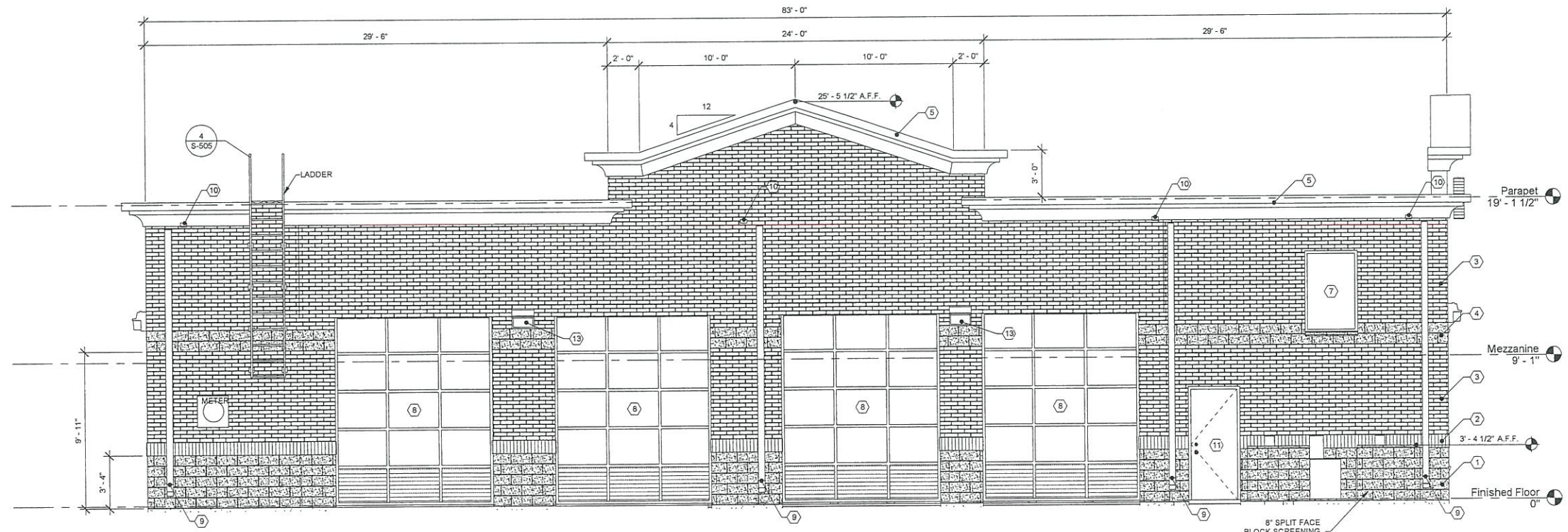
DESIGNED: DZ
 CHECKED: DZ
 APPROVED: DZ
 DATE: 18JAN13

TITLE
 Left & Right
 Elevations

SHEET
A-202
 PROJECT
 NUMBER
 01-12013



1 Front
1/4" = 1'-0"



2 Rear
1/4" = 1'-0"

REFERENCE NOTES	
TAG	DESCRIPTION
1	BASE - FEATHERLITE SPLIT FACE BLOCK - TEXAS SHELL - WHITE MORTAR (OR APPROVED EQUAL)
2	FIELD - ACME KING BRICK - BURGUNDY - ROSE MORTAR (OR APPROVED EQUAL)
3	SOLDIER - ACME KING BRICK - BURGUNDY - ROSE MORTAR (OR APPROVED EQUAL)
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10	OVERFLOW SCUPPER - KOKO BROWN
11	METAL DOOR PAINTED TO MATCH EXTERIOR
12	INTERIOR DOWNSPOUT
13	150W METAL HALIDE WALL PACK EXTERIOR LIGHTING

Kwik INDUSTRIES, INC.
 FROM DESIGN AND CONSTRUCTION
 THROUGH SERVICE AND SUPPLIES
 4725 NALL ROAD • DALLAS, TX 75244
 (972) 458-9761 • (800) 442-5368 • FAX (972) 458-0948

REVISION SCHEDULE	
ID	DATE

TEXAS PROFESSIONAL ENGINEERING INSPECTIONS



F-3878

KWIK KAR LUBE & AUTO REPAIR
 F.M. 2551 @ W. LUCAS BLVD.
 LUCAS, TEXAS

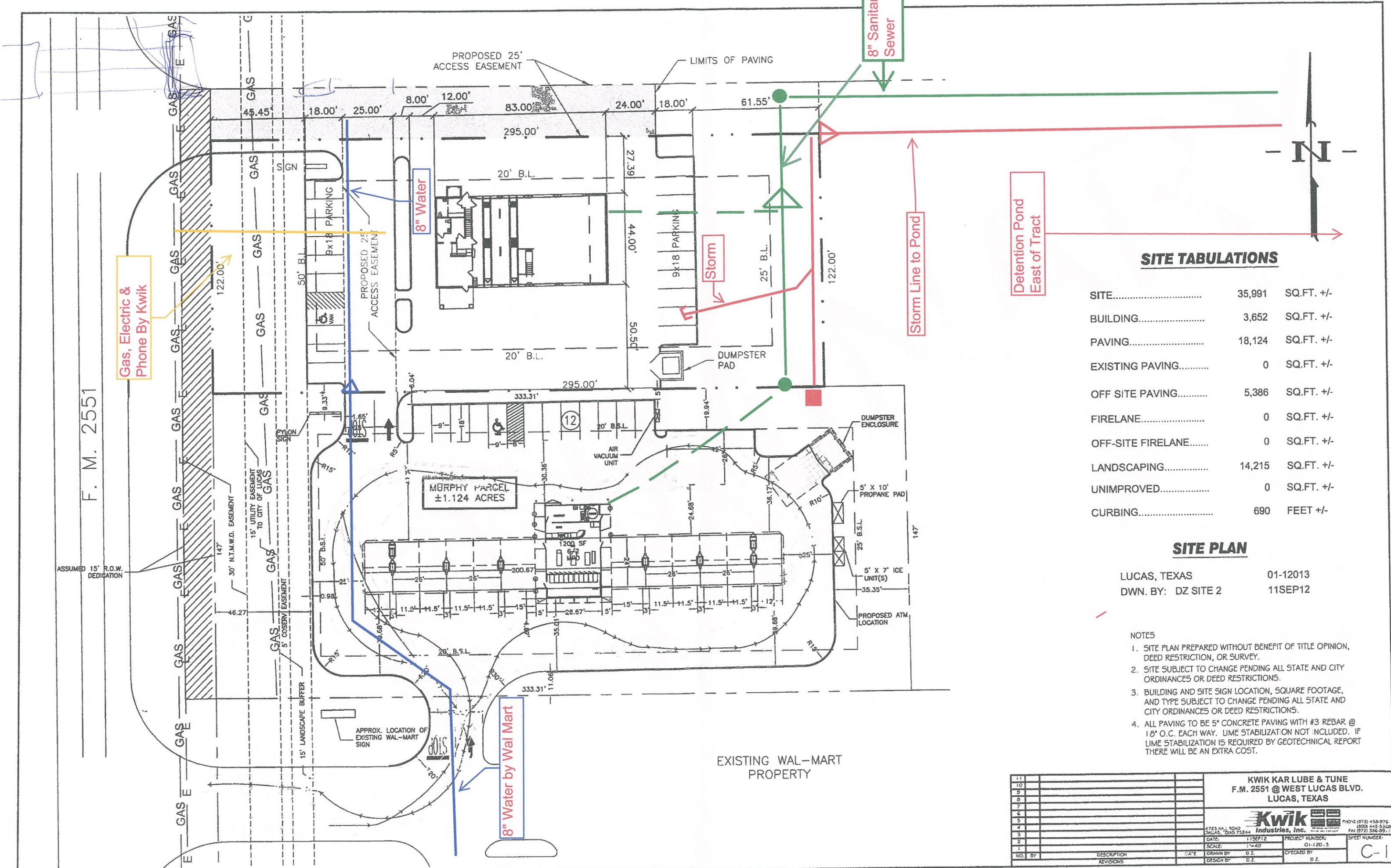
CONTACT: DAN ZATTO

DESIGNED: DZ
 CHECKED: DZ
 APPROVED: DZ
 DATE: 18JAN13

TITLE
 Front & Rear Elevations

SHEET
A-201

PROJECT NUMBER
 01-12013



SITE TABULATIONS

SITE.....	35,991	SQ.FT. +/-
BUILDING.....	3,652	SQ.FT. +/-
PAVING.....	18,124	SQ.FT. +/-
EXISTING PAVING.....	0	SQ.FT. +/-
OFF SITE PAVING.....	5,386	SQ.FT. +/-
FIRELANE.....	0	SQ.FT. +/-
OFF-SITE FIRELANE.....	0	SQ.FT. +/-
LANDSCAPING.....	14,215	SQ.FT. +/-
UNIMPROVED.....	0	SQ.FT. +/-
CURBING.....	690	FEET +/-

SITE PLAN

LUCAS, TEXAS 01-12013
 DWN. BY: DZ SITE 2 11SEP12

NOTES

1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
4. ALL PAVING TO BE 5" CONCRETE PAVING WITH #3 REBAR @ 18" O.C. EACH WAY. LIME STABILIZATION NOT INCLUDED. IF LIME STABILIZATION IS REQUIRED BY GEOTECHNICAL REPORT THERE WILL BE AN EXTRA COST.

KWIK KAR LUBE & TUNE F.M. 2551 @ WEST LUCAS BLVD. LUCAS, TEXAS		
DATE: 11SEP12 SCALE: 1"=40' DRAWN BY: D.Z. DESIGN BY: D.Z.	PROJECT NUMBER: 01-120.3 CHECKED BY: D.Z.	SHEET NUMBER: C-1





NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, **February 14, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, March 7, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request by Kwik Industries for an Special Use Permit (SUP) for the operation of a Kwik Lube Minor Automotive Repair Center. 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.

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 P&Z Agenda Request

P & Z Meeting: February 14, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the minutes from the January 10, 2013, Planning & Zoning Commission meeting.

RECOMMENDED ACTION:

Approve.

SUMMARY:

See attached.

MOTION:

I make a Motion to approve the minutes from the January 10, 2013, Planning & Zoning Commission meeting as presented.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



Planning & Zoning Commission
Regular Meeting
January 10, 2013, 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

The meeting was called to order at 7:00 p.m. by Commissioner Karen Hurtt

Present:

Commissioner Karen Hurtt

Commissioner David Keer

Commissioner Brian Blythe

Alt Commissioner Joe Williams

Mayor Rebecca Mark

City Manager Jeff Jenkins

Commissioner Sean McCaffity (absent)

Commissioner Peggy Rusterholtz

Alt Commissioner Andre Guillemaud

City Secretary Kathy Wingo

Development Services Director Joe Hilbourn

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Commissioner Brian Blythe led everyone in saying the Pledge of Allegiance.

Alternate Commissioner Andre Guillemaud will become a voting member for this meeting due to the absence of Commissioner Sean McCaffity.

Commissioner Karen Hurtt announced that Item # 6 has been removed from tonight's agenda.

Regular Agenda

- 1) Discuss and Consider the appointment of a Chairman for a period of one year, term ending October 31, 2013.

MOTION: Commissioner Brian Blythe nominated Commissioner Karen Hurtt to serve as the Chairman for a period of one year, term ending October 31, 2013. Commissioner David Keer seconded the nomination. Motion carried. Vote: 5-0.

- 2) Discuss and Consider the appointment of a Vice-Chairman for a period of one year, term ending October 31, 2013.

Sean mcaffity by david keer peggy Rusterholtz 1 3 rusterholtz

Brian nominated peggy Rusterholtz karen seconded 3 2 abstains keer rusterholtz

MOTION: Commissioner David Keer nominated Commissioner Sean McCaffity to serve as Vice-Chairman for a period of one year, term ending October 31, 2013. Commissioner Peggy Rusterholtz seconded the nomination. Motion failed. Vote: 1-3, Commissioner Brian Blythe, Chairman Karen

Hurtt, and Alternate Commissioner Andrea Guillemaud voting NAY. Commissioner Peggy Rusterholtz abstained from the vote.

MOTION: Commissioner Brian Blythe nominated Commissioner Peggy Rusterholtz to serve as Vice-Chairman for a period of one year, term ending October 31, 2013. Chairman Karen Hurtt seconded the nomination. Motion carried. Vote: 3-2, Commissioner David Keer voting NAY, Commissioner Peggy Rusterholtz abstained.

Public Hearings

- 3) Public Hearing/Discuss and Consider a request for zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633 acres.

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

Development Services Director Joe Hilbourn came forward to present the facts to the commission. This parcel was originally zoned in 2009 with a legal description, created by Staff, showing an incorrect acreage to be 162.6016 acres for R-1 and 309.7694 acres for Commercial Business. The description has been corrected and it is recommended by Staff to approve the rezoning of the parcel with 238.714 acres for R-1 and 188.633 acres for Commercial Business.

Commissioner Brian Blythe asked for a more exact location of the parcel.

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

Dale DeTarville, 6904 Taylor Lane, came forward to ask what type of homes will be built on the residential. There will be one house per acre.

The Public Hearing was closed at 7:11 p.m.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to recommend approval zoning of a tract of land situated in the James Anderson Survey, Abstract No. 17, the John McKinney Survey, Abstract No. 596, and the I & G N RY CO Survey, Abstract No. 1060, Collin County, Texas and being part of a called 427.600± acre tract of land described in a deed to HHEC SpinCo LLC as recorded in Clerk's File No. 20080902001058900, of the Land Records of Collin County, Texas, more commonly known as the Hunt Property located along Parker Road and Southview. Zoning is recommended as follows: Residential one acre (R-1) 238.714 acres and Commercial Business (CB) 188.633

acres. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the November 8, 2012 Planning & Zoning Commission meeting.

There was a correction to the minutes found on Page 2, last line, remove the word "not".

MOTION: Commissioner Brian Blythe made a Motion to approve the minutes from the November 8, 2012 Planning & Zoning Commission meeting with the noted correction to remove the word "not" from the last line on page 2 of 3. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 5) Discuss and Consider the approval of the final plat for Estates of Forest Grove, an annexed parcel of land being 49.5 Acres, ABS A0506 JOHN W KERBY SURVEY, TRACT 36 for applicant Allen Scharon on behalf of Lucas Real Estate, LLC. This parcel is West of Stonegate on Forest Grove Road.

Development Services Director Joe Hilbourn came forward to state that Todd Winters with Engineering Concepts, on behalf of Liberty Bank, has requested approval of a final plat for a 49 acre ± tract of land located on Forest Grove Road.

There are a total of ten (10) lots varying in size from 4 to 6 acres. The average lot size is 4.8 acres, a two (2) acre minimum lot size is required. The final plat meets all City requirements and the final walk through has been completed by Staff with no outstanding items.

This is an administrative approval and Staff recommends that the commission approve the final plat for Estates of Forest Grove.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to approve the final plat for Estates of Forest Grove, an annexed parcel of land being 49.5 Acres, ABS A0506 JOHN W KERBY SURVEY, TRACT 36 for applicant Allen Scharon on behalf of Lucas Real Estate. Chairman Karen Hurtt seconded the Motion. Motion carried. Vote: 5-0.

- 6) Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.

Item # 6 is hereby removed from the agenda due to the fact that all of the public improvements are not complete; franchise utilities, street lights, water line laterals and street signs.

- 7) Adjournment.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to adjourn the meeting at 7:18 p.m. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on February 14, 2013.

Karen Hurtt, Chairman

ATTEST:

Kathy Wingo, TRMC, MMC, City Secretary



City of Lucas P&Z Agenda Request

P & Z Meeting: February 14, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: January 24, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

See attached.

Rudy Rivas, on behalf of M. Christopher Investments, has requested the approval of a final plat for a property known as ABS A0538 JAS LOVELADY SURVEY, TRACT 48, a 43.634 acre tract of land. The preliminary plat covers 43.634 acres; they are proposing 19 lots with an average lot size of just over 2 acres. The attached plat substantially conforms to the approved preliminary plat.

MOTION:

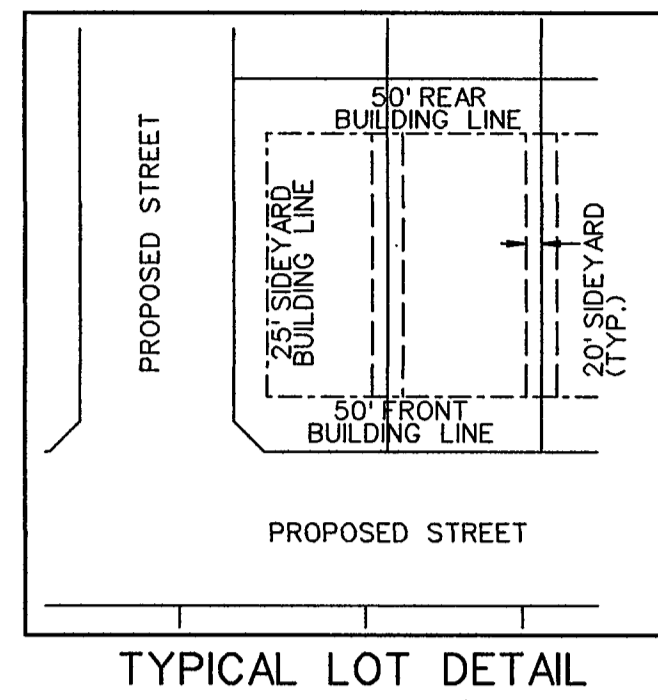
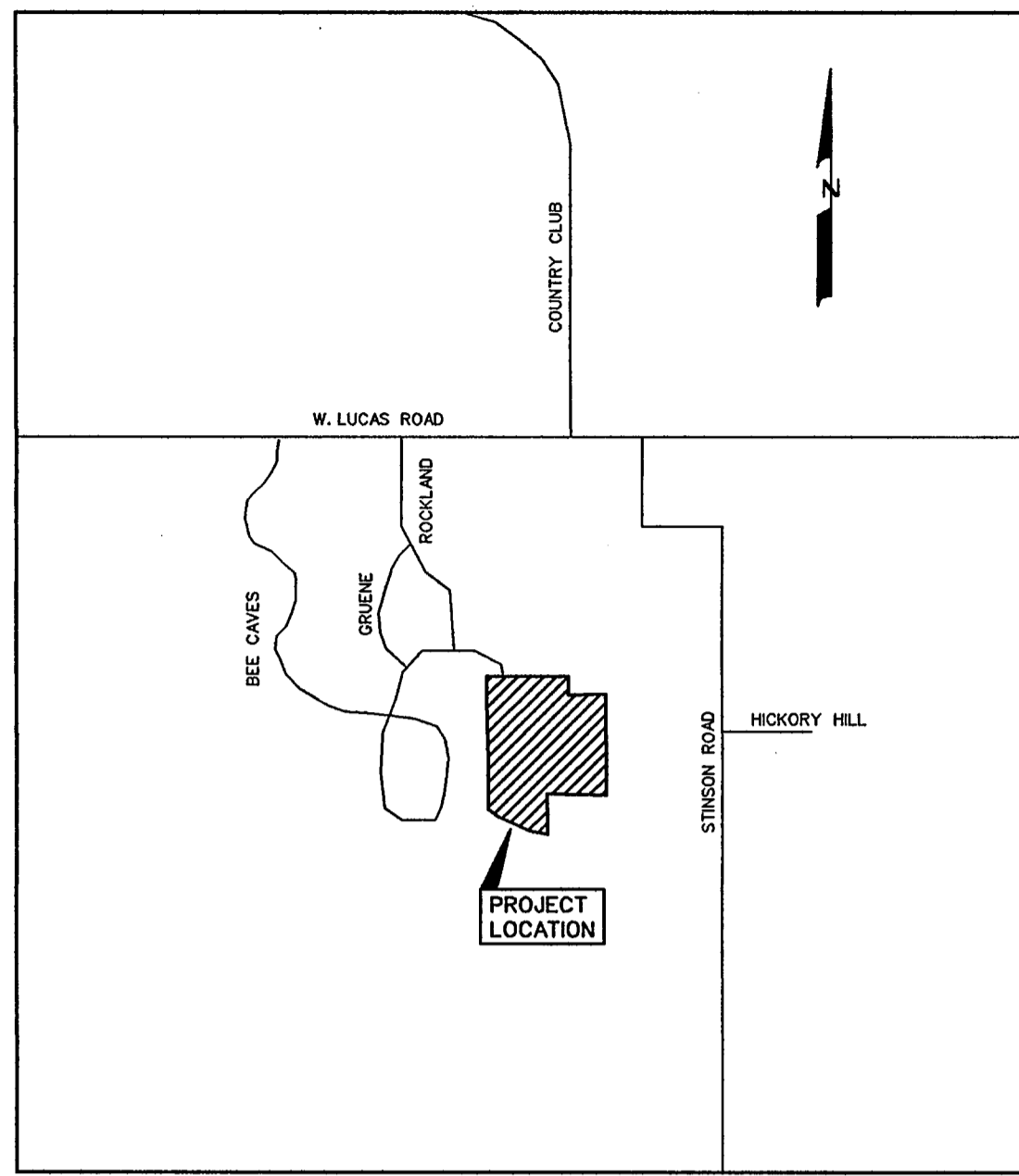
I make a Motion to recommend approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12°12'54"	600.00'	127.92'	64.20'	127.67'	S24°50'51"E
2.	21°23'25"	400.00'	149.33'	75.55'	148.47'	S41°39'01"E
3.	23°14'23"	400.00'	162.24'	82.25'	161.13'	S63°57'55"E
4.	53°22'14"	60.00'	321.10'	---	53.89'	N07°29'25"W
5.	44°31'46"	200.00'	155.44'	81.88'	151.55'	S15°23'23"W
6.	07°40'48"	400.00'	53.62'	26.85'	53.58'	S03°02'06"E
7.	49°14'55"	60.00'	325.45'	---	50.00'	N00°47'14"E
8.	303°33'26"	60.00'	317.88'	---	56.75'	S60°58'25"E

LINE TABLE

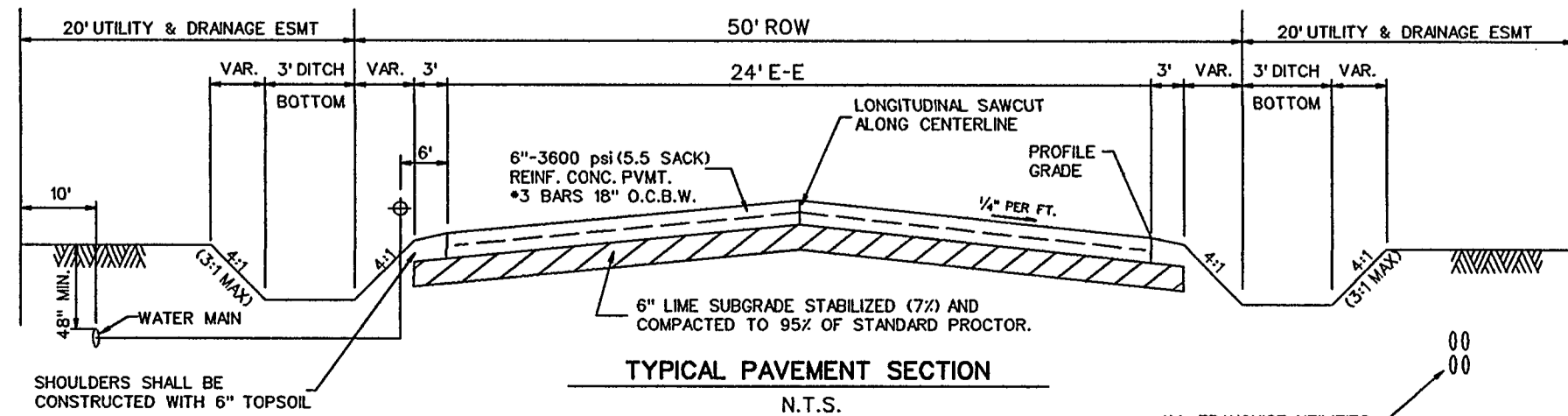
LINE NO.	BEARING	DISTANCE
1.	S 37°39'16" W	33.28'
2.	N 14°24'53" E	20.00'
3.	N 89°11'42" W	25.00'

Health Department Certification:
I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian/Designated Representative
Collin County Development Services

NOTES

- Bearing are referenced to a 43.704 acre tract, as recorded in Clerks File No. 20081010001209780, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
- B.L. - Building Line
U.E. - Utility Easement
D.E. - Drainage Easement
W.E. - Water Easement
OSSF - On-Site Sewage Facilities
MIN.F.F. - Minimum finished floor
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
- A portion of lots 13 and 14 is located within the 100-year flood plain:
-Any OSSF that is located within the 100-year flood plain is subject to special planning requirements.
-All electrical/mechanical appurtenances located within the 100-year flood plain must be elevated at least 1' above base flood elevation.
- Tree removal and/or grading for OSSF may be required on individual lots.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- Wrought iron fences are permitted in drainage easements.



NOTE: CONTRACTOR TO PROVIDE LIQUID ASPHALT SEALER FOR CONCRETE JOINTS

ESTATES AT AUSTIN TRAIL
PHASE I
VOL. N, PG. 709

APPROX. LIMITS OF 100 YR. FLOOD PLAIN
FEMA MAP NO. 48085C0405J
DATED JUNE 2, 2009

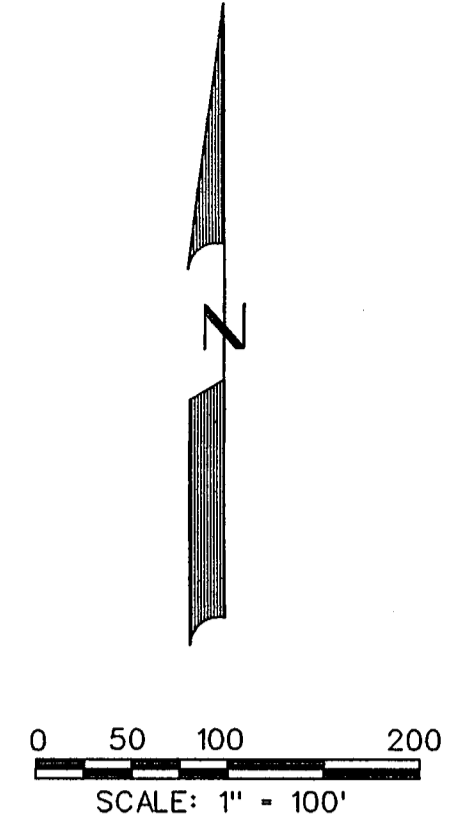
D.R. HORTON - TEXAS, LTD.
CLERKS FILE NO. 20110830000915300

ROCKLAND FARMS
VOL. 2006, PG. 576

ELECTRIC LINE EASEMENT
AND RIGHT-OF-WAY
INSTRUMENT NUMBER
20080929001160860
O.P.R.C.C.T.

SANTOS SANCHEZ
CLERKS FILE NO. 20061004001429710

LUCAS REAL ESTATE, LLC.
CLERKS FILE NO. 2011014001101190



DRIVEWAY CULVERT CHART

Block	Lot	Pipe Size (in)	No. of Barrels
A	1	36	2
A	2	18	1
A	3	21	1
A	4	18	1
A	5	18	1
A	6 (Bastrop)	18	1
A	6 (Preakness)	36	2
A	7 (Belmont)	18	1
A	7 (Preakness)	30	3
A	8	24	2
A	9	18	1
A	10	18	1
A	11	30	2
A	12 (Belmont)	18	1
A	12 (Preakness)	30	3
A	13	18	1
A	14	24	3
A	15	24	3
A	16	24	2
A	17	21	2
A	18	21	2
A	19	21	1

TRAILS END ADDITION
VOL. P, PG. 53

LOT AREA SUMMARY TABLE

BLOCK A		BLOCK A	
LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	87314	11	88751
2	88292	12	94432
3	88172	13	126039
4	87390	14	116856
5	87328	15	87849
6	87334	16	87665
7	89280	17	87127
8	87559	18	88802
9	89627	19	87120
10	88057		

LOT AREAS ROUNDED TO THE NEAREST SQUARE FOOT

SITE DATA SUMMARY TABLE

GROSS ACRES:	43.704
R.O.W. DEDICATION:	3.578
NET ACRES:	40.126
TOTAL LOTS:	19
NET DENSITY:	0.47

FINAL PLAT
OF
BELMONT PARK
LOTS 1-19, BLOCK A
OUT OF THE
JAMES LOVELADY SURVEY, ABSTRACT NO. 538
IN THE
CITY OF LUCAS
COLLIN COUNTY, TEXAS
ZONING DISTRICT - R-2
OWNER/APPLICANT
M. CHRISTOPHER INVESTMENTS, LLC 2011
2730 COUNTRY CLUB
LUCAS, TEXAS 75002
972-974-2777
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2012

SCALE: 1"=100'

SHEET 1 OF 2

LEGAL DESCRIPTION
BEING A TRACT OF LAND SITUATED IN THE JAMES LOVELADY SURVEY, ABSTRACT NUMBER 538, COLLIN COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 59.030 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STINSON CROSSING, LTD. RECORDED AS INSTRUMENT NUMBER 20061017001488020 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO LUCAS REAL ESTATE, LLC, RECORDED AS INSTRUMENT NUMBER 2011014001101190 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF LOT 2 OF TRAILS END ADDITION, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME M, PAGE 107, PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAME BEING THE MOST EASTERN SOUTHEAST CORNER OF SAID STINSON CROSSING TRACT;

THENCE NORTH 89°12'46" WEST, ALONG THE NORTH LINE OF SAID LUCAS REAL ESTATE TRACT AND THE MOST EASTERN SOUTH LINE OF SAID STINSON CROSSING TRACT, A DISTANCE OF 662.04 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LUCAS REAL ESTATE TRACT, SAME BEING AN INTERIOR CORNER OF SAID STINSON CROSSING TRACT, SAID POINT ALSO BEING THE NORTH END OF A BOUNDARY LINE AGREEMENT RECORDED AS INSTRUMENT NUMBER 2006102000151010 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°34'34" EAST, ALONG SAID BOUNDARY LINE AGREEMENT, A DISTANCE OF 451.73 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO D.R. HORTON - TEXAS, LTD. RECORDED AS INSTRUMENT NUMBER 2010830000915300 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE MOST NORTHERN LINES OF SAID D.R. HORTON TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) NORTH 80°37'18" WEST, A DISTANCE OF 194.67 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5587" FOUND FOR CORNER;
2) NORTH 65°28'30" WEST, A DISTANCE OF 391.46 FEET TO A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HINE THOMPSON" SET FOR CORNER;
3) NORTH 54°48'35" WEST, A DISTANCE OF 147.31 FEET TO 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5587" FOUND FOR CORNER IN THE WEST LINE OF SAID STINSON CROSSING TRACT;

THENCE NORTH 00°12'09" WEST, ALONG THE COMMON LINE OF SAID STINSON CROSSING TRACT AND SAID D.R. HORTON TRACT, PASSING AT A DISTANCE OF 6.41 FEET THE MOST NORTHERN CORNER OF SAID D.R. HORTON TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK D OF ESTATES AT AUSTIN TRAIL, PHASE I, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME M, PAGE 709, PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING ALONG A COMMON LINE OF SAID STINSON CROSSING TRACT AND SAID ESTATES AT AUSTIN TRAIL, PHASE I, FOR A TOTAL DISTANCE OF 197.69 FEET TO A "60D" NAIL FOUND FOR CORNER AT AN ANGLE POINT;

THENCE IN A NORTHERLY DIRECTION CONTINUING ALONG THE COMMON LINES OF SAID STINSON CROSSING TRACT AND SAID ESTATES AT AUSTIN TRAIL, PHASE I, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1) NORTH 00°00'20" WEST, A DISTANCE OF 207.18 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
2) NORTH 00°28'35" WEST, A DISTANCE OF 489.72 FEET TO A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "RPLS 4701" FOUND FOR CORNER;
3) NORTH 00°38'21" WEST, A DISTANCE OF 391.46 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;
4) NORTH 00°28'45" WEST, A DISTANCE OF 207.45 FEET TO A METAL FENCE POST IN CONCRETE FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID STINSON CROSSING TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO ROCKLAND FARMS, LTD. RECORDED AS INSTRUMENT NUMBER 20070531000733320 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°47'15" EAST, ALONG THE NORTH LINE OF SAID STINSON CROSSING TRACT AND THE SOUTH LINE OF SAID ROCKLAND FARMS TRACT, A DISTANCE OF 910.67 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN NORTHEAST CORNER OF SAID STINSON CROSSING TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO SANTOS SANCHEZ RECORDED AS INSTRUMENT NUMBER 20061004001429710 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD (DISTURBED) FOUND FOR REFERENCE BEARS SOUTH 74°00'00" WEST, A DISTANCE OF 0.40 FEET;

THENCE SOUTH 00°08'26" EAST, ALONG THE MOST NORTHERN EAST LINE OF SAID STINSON CROSSING TRACT AND THE WEST LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 206.28 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID SANCHEZ TRACT, SAME BEING AN INTERIOR CORNER OF SAID STINSON CROSSING TRACT;

THENCE NORTH 89°50'39" EAST, ALONG THE MOST EASTERN NORTH LINE OF SAID STINSON CROSSING TRACT AND THE SOUTH LINE OF SAID SANCHEZ TRACT, A DISTANCE OF 422.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON EAST CORNER THEREOF AND BEING IN THE WEST LINE OF LOT 1R OF TRAILS END ADDITION, AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME P, PAGE 53, PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°09'29" EAST, ALONG THE EAST LINE OF SAID STINSON CROSSING TRACT AND THE WEST LINE OF SAID TRAILS END ADDITION (VOLUME P, PAGE 53) AND SAID TRAILS END ADDITION (VOLUME M, PAGE 107) RESPECTIVELY, A DISTANCE OF 1128.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.702 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of Lucas, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, M. CHRISTOPHER INVESTMENTS, LLC 2011 is the owner of the above-described project and does hereby adopt this plat designating the herein described property as BELMONT PARK, LOTS 1-19, BLOCK A, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to the public use forever the right-of-way, streets, easements, and alleys platted hereon.

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

EXECUTED this the _____ day of _____, 2013.

Rudy Rivas
CEO

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared RUDY RIVAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS

"Recommended For Approval

Chairman
Planning and Zoning Commission
City of Lucas, Texas

Date

"Approved For Construction:

Mayor
City of Lucas, Texas

Date

Public Works Director
City of Lucas, Texas

Date

Director of Community Development
City of Lucas, Texas

Date

"The undersigned, the City Secretary of the City of Lucas, Texas hereby certifies that the foregoing Final Plat of BELMONT PARK, LOTS 1-19, BLOCK A, an addition to the City of Lucas was submitted to the City Council, by formal action, on the _____ day of _____, 2013; and that Council, by formal action, then and there accepted the dedication of right-of-ways, streets, easements, alleys, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof for construction by signing his/her name as hereinabove subscribed.

Witness my hand this _____ day of _____ A.D., 2013.

City Secretary
City of Lucas, Texas

FINAL PLAT
OF
BELMONT PARK
OUT OF THE
JAMES LOVELADY SURVEY, ABSTRACT NO. 538
IN THE
CITY OF LUCAS
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
M. CHRISTOPHER INVESTMENTS, LLC 2011
2730 COUNTRY CLUB
LUCAS, TEXAS 75002
972-974-2777
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2012 SCALE: 1"=100'

SHEET 2 OF 2



City of Lucas P&Z Agenda Request

P & Z Meeting: February 14, 2013

Requestor: Joe Hilbourn

Prepared by: Joe Hilbourn

Account Code #: _____

Date Prepared: January 24, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of a site plan for a proposed commercial development located at the corner of E. Lucas Road and W. Lucas Road, the property is currently zoned commercial.

RECOMMENDED ACTION:

A staff report will be at your chair before the meeting. Staff was not able to review before placing on the agenda because plans were submitted 3 minutes prior to the deadline.

SUMMARY:

See attached.

The site plan was submitted by Rudy Rivas with M. Christopher Homes. The project is located at the corner of East and West Lucas Road. The parcel is otherwise known as 1720 Lucas RD. West located in the James Lovelady Survey ABS 538 being tract 7, 26, 27, and 55.

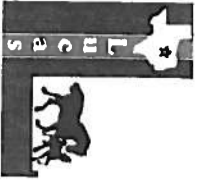
MOTION:

I make a Motion to

APPROVED BY: _____

Initial/Date

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



DEVELOPMENT APPLICATION
City of Lucas, Texas

Office Use Only:
Date Received _____
Received by _____

NAME OF SUBDIVISION AND/OR PROJECT: Lucas Corners

ITEMS SUBMITTED: _____ Application Fees

Site Plan	\$300 + \$10 per acre (i.e. \$500 for a 20 acre site plan)	<u>320</u>
Tree Survey/Conservation Plan		<u>N/A</u>
Tree Removal & Site Clearing Permit	\$250	
Architectural Plan	\$250 & \$50 for any reviews or presentation of amended plans	
Landscape Plan	\$200 + \$50 for any reviews or presentations of amended plans	
Park Site Dedication	\$ 1,000 per lot or land dedication per Lucas City Ordinance Sec. 10.01.122	
TOTAL FEES SUBMITTED		<u>320</u>

Collin County Appraisal District Short Account Number/s: _____

Physical Location of Property: 1720 W Lucas Rd

Brief Legal Description of Property (must also attach accurate metes and bound description):
(Address and General Location - approximate distance to nearest existing street corner)

Tracts 7.76, 7.77 & 55 2.199 acres James Lovelady Survey HBS 538 & 2.199 Existing # of lots/tracts: 4 Existing Zoning: CFS

OWNER'S NAME: Helen Strain, Owner, by Marian Straufert Contact Phone: 972 835 1902

Applicant/Contact Person: Marian Strain Faust Title: _____

Company Name: _____

Street/Mailing Address: 120 W Lucas Rd

City: Lucas State: TX Zip code: 75002

Phone: (972) 935 1902 Fax: () _____ Email Address: _____

ENGINEER/REPRESENTATIVE'S NAME: COLEMAN ENGINEERS

Contact Person: WARREN COLEMAN Title: _____

Street/Mailing Address: 200 W BELMONT #6

City: _____ State: _____ Zip code: _____

Phone: (972) 396 1200 Fax: () _____ Email Address: _____



NAME OF SUBDIVISION and/or PROJECT: Lucas Conyers cont.

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

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

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

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

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

Applicant agrees to pay any and all monies due to the City including but not limited to Park Pro Rata fee, Tree Removal Permit fee, 3% of Construction cost (developer to provide contracts for verification) and including but not limited to other fees that may be required prior to final plat approval.

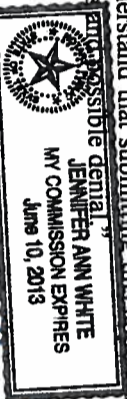
STATE OF TEXAS ()

COUNTY OF COLLIN ()

Marian Foust

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

Owner _____
Agent (*circle one*) _____



SUBSCRIBED AND SWORN TO before me, this the 30th day of January, 2013

Action Taken

Official Use Only: _____ Date: _____
Planning & Zoning: _____ Date: _____

City Council: _____ Date: _____

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

S No. 2
Martin
yes
CCLR

ZONE A

Lot 233B
Lucas County Estates No. 2
(Unrecorded)
Andrew Sisson
Called 1,993 Acres
Vol. 4455, Pg. 1179, CCLR

SITE PLAN VERSION 1B

01-29-2013

Lot 233A
Lucas County Estates No. 2
(Unrecorded)
Tom & Gary Boyd
Called 2,095 Acres
Vol. 4014, Pg. 607, CCLR

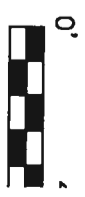
W Lucas Road
(R.M. 1378)

2 STORY
OFFICE/RETAIL

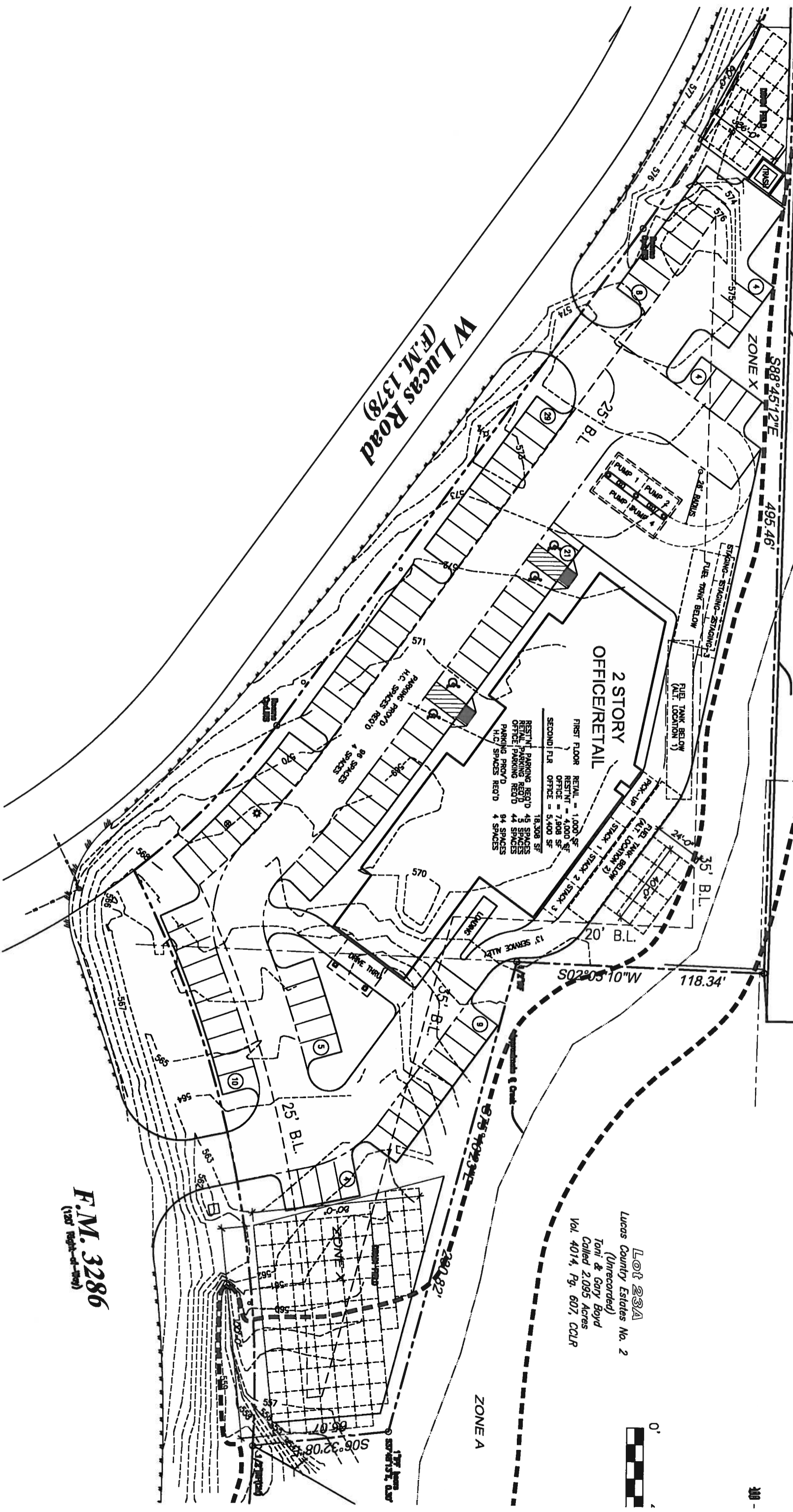
FIRST FLOOR
RETAIL = 1,000 SF
RESTAURANT = 4,000 SF
OFFICE = 7,800 SF
SECOND FLOOR
OFFICE = 5,400 SF

RESTAURANT PARKING RECD 45 SPACES
OFFICE PARKING RECD 44 SPACES
PARKING PROVID 94 SPACES
H.C. SPACES RECD 4 SPACES

PARKING PROVID 96 SPACES
H.C. SPACES RECD 4 SPACES



F.M. 3286
(120' Right-of-Way)





**City of Lucas
P&Z Agenda Request**

P & Z Meeting: February 14, 2013

Requestor: _____

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

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: _____ / _____