



PUBLIC NOTICE
Planning & Zoning Commission
Regular Meeting
March 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, March 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

Regular Agenda

- 1) Discuss and Consider the approval of the minutes from the February 14, 2013, Planning & Zoning Commission meeting.
- 2) 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.
- 3) Discuss and Consider the approval an amended preliminary plat for the Brockdale Park subdivision located north and east of Seis Lagos adjacent to Brockdale Park.

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.

- 4) Public Hearing/Discuss and Consider an application request by Murphy Oil for a Special 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. **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on April 4, 2013]**
- 5) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust, for a Special 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. **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on April 4, 2013]**

- 6) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust for a Special 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. **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on April 4, 2013]**

Regular Agenda

- 7) 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, March 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: March 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: March 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 February 14, 2013, Planning & Zoning Commission meeting.

RECOMMENDED ACTION:

Approve.

SUMMARY:

See attached.

MOTION:

I make a Motion to approve the minutes from the February 14, 2013, Planning & Zoning Commission meeting as presented.

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



Planning & Zoning Commission
Regular Meeting
February 14, 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 Chairman Karen Hurtt.

Present:

Chairman Karen Hurtt

Commissioner Sean McCaffity

Commissioner Brian Blythe

Alt Commissioner Joe Williams

Mayor Rebecca Mark

City Manager Jeff Jenkins

Vice-Chairman Peggy Rusterholtz

Commissioner David Keer

Alt Commissioner Andre Guillemaud

City Secretary Kathy Wingo

Development Services Director Joe Hilbourn

City Attorney Joe Gorfida

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.

Public Hearings

- 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.

The Public Hearing was opened at 7:01 p.m.

Development Services Director Joe Hilbourn gave an overview of the application.

On behalf of Kwik Lube Industries, Scott Pendley, has submitted an application for a Special Use Permit (SUP) for a minor automotive use facility on the Sterling property located just north of the Wal-Mart.

Minor automotive is permitted in the Commercial Business (CB) district with a SUP. The proposed building would be approximately 3,652 square feet in size. The lot size is 35,991 square feet and a minimum lot size requirement in the CB district is 30,000 square feet.

Impervious coverage is 40%, a maximum allowed is 75% of the total lot area; 18,124 square feet would be paved; 14,215 square feet would be landscaped area (the required area for landscaping is 8,998 square feet).

Staff is recommending approval with the following provisions:

- Hours of operation, Monday thru Friday 7:00 A.M. to 8:00 P.M., Saturday 8:00 A.M. to 8:00 P.M., Sunday 10:00 A.M. to 6:00 P.M.
- Incorporate Austin stone into the exterior elevations on the North, South, and West side of the building, a minimum of 50%.
- Monument sign similar in design and nature to the Wal-Mart if applicable.
- Carry though landscape and sidewalk similar to the existing Wal-Mart.

Scott Pendley, the applicant, came forward to answer any questions that the commissioners might have of the project. Mr. Pendley stated that they would be happy to comply with all the recommendations that the City Staff is asking.

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

The Public Hearing was closed at 7:09 p.m.

The hours of operation are special condition that can be controlled by the Special Use Permit (SUP). The SUP will run with the property.

MOTION: Commissioner Sean McCaffity made a Motion to recommend approval of the 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 with the stipulations of the hours of operation to be, Monday thru Friday 7:00 A.M. to 8:00 P.M., Saturday 8:00 A.M. to 8:00 P.M., Sunday 10:00 A.M. to 6:00 P.M.; Austin stone to be added into the exterior elevations on the North, South, and West side of the building, a minimum of 50%; monument sign to be similar in design and nature to the Wal-Mart; landscaping and sidewalk will be similar to the existing Wal-Mart; there will be no outside storage of tires or vehicles. Vice-Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

Regular Agenda

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

City Secretary Kathy Wingo stated that just above the Motion in Item # 2 there are two lines of text that has been removed.

Commissioner David Keer corrected the Motion to appoint Commissioner Peggy Rusterholtz as Vice-Chairman, stated that he abstained from the vote.

The first Motion for Item # 2 has Alternate Commissioner Andre Guillemaud's first name spelled incorrectly.

Vice-Chairman Peggy Rusterholtz wished to make a correction in the second paragraph under Item # 3, third line, change the word "an" to "as".

MOTION: Commissioner Brian Blythe made a Motion to approve the minutes from the January 10, 2013, Planning & Zoning Commission meeting with the noted changes. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 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.

Rudy Rivas, on behalf of M. Christopher Custom Homes has submitted a final plat for the Belmont Park Subdivision, formerly known as Rockland Farm Phase 3. The subdivision consists of 43.707 acres, with 3.578 acres dedicated right-of-way (ROW), leaving a net of 40.126 acres. The average lot size is 2.11 acres; 19 total lots. The subdivision does conform to the city's requirement for frontage and size, all the public improvements are 100% completed, and it conforms to the approved preliminary plat. Staff recommends approval.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to approve 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. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 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.

Rudy Rivas, on behalf of M. Christopher Custom Homes, has submitted an application for site plan approval for the Strain property located at the corner of East and West Lucas Road.

The property, consisting of four (4) lots, is currently zoned Commercial Business (CB) and has a variance for setbacks, approved by the Board of Adjustments. The proposed building is 18,309 square feet; the depiction included with the application references a drive-thru and a refueling station.

Development Services Director Joe Hilbourn reviewed the basic requirements for a site plan approval.

There are some major concerns with the application as presented; no Special Use Permit (SUP) in place for a refueling station, no SUP for a drive-thru, the proposed building crosses existing property lines, and overall does not meet the majority of the district requirements.

Staff recommends that the Planning & Zoning Commission provide the developer feedback on the proposed refueling station and drive-thru and deny as presented.

The City Attorney Joe Gorfida stated that the applicant could withdraw the site plan and work with City Staff to work on the site plan.

Brian Reid, representative of M. Christopher Custom Homes, came forward to address the commission and answer any questions. The applicant is looking for guidance on the best use of this property and asking for input from the City.

The Commission is concerned with the development of this property because of the traffic in this area. Chairman Karen Hurtt went on to say that the applicant should work with the Staff to find an acceptable use for this property and make sure that it conforms to the city's requirements.

Mr. Reid stated that the applicant wishes to withdraw the application at this time.

5) Adjournment.

MOTION: Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:36 p.m. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

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

Karen Hurtt, Chairman

ATTEST:

Kathy Wingo, TRMC, MMC, City Secretary



City of Lucas Planning and Zoning Agenda Request

P & Z Meeting: March 14, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: February 22, 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:

Comments are pending.

SUMMARY:

Rudy Rivas with M. Christopher Custom Homes has submitted an application for a preliminary plat approval on behalf of Helen Strain Etal for a sub-division to be known as Lucas Corners. The property is located at Abs A0538 Jas Lovelady Survey, Tract 27, .89 Acres and more commonly known as 120 W. Lucas Road, at the intersection of East and West Lucas road. This plat would combine 4 existing lots into 1 lot.

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: _____



City of Lucas Planning and Zoning Agenda Request

P & Z Meeting: March 14, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: February 28, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval an amended preliminary plat for the Brockdale Park subdivision located north and east of Seis Lagos adjacent to Brockdale Park.

RECOMMENDED ACTION:

Comments are forthcoming.

SUMMARY:

Kyle Kruppa with Hillwood Communities has submitted an application for an amended preliminary plat for Brockdale Park subdivision, the plat still contains the same number of lots, 206. The roads have been rerouted to allow for the saving of the existing tree line.

Code Section:

Sec. 10.03.042 Amendments to optional land study or preliminary plat

(a) At any time following the approval of a preliminary plat, and before the lapse of such approval, the owner may request an amendment. No amendment may be approved pursuant to this section which amends or changes any condition, regulation, or development required by a planned development ordinance or specific use permit which governs the development of such subdivision. The rerouting of streets, addition or deletion of alleys, or addition or deletion of more than ten percent (10%) of the approved number of lots shall be considered a major amendment. The adjustment of street and alley alignments, lengths, and paving details; the addition or deletion of lots within ten percent (10%) of the approved number and the adjustment of lot lines shall be considered minor amendments.

(b) The planning and zoning manager may approve or disapprove a minor amendment. Disapproval may be appealed to the commission. Major amendments may be approved by the commission at a public meeting in accordance with the same requirements for the approval of a preliminary plat.

(Ordinance 2010-11-00668, sec. 1, adopted 11/4/10)

(c) Approval. The commission shall approve, conditionally approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of preliminary plat approval reasonably related to the proposed amendment.

(d) Retaining previous approval. If the applicant is unwilling to accept the proposed amendment under the terms and conditions required by the commission, the applicant may withdraw the proposed major amendment or appeal the action of the commission to the city council in accordance with section 10.03.006.

MOTION:

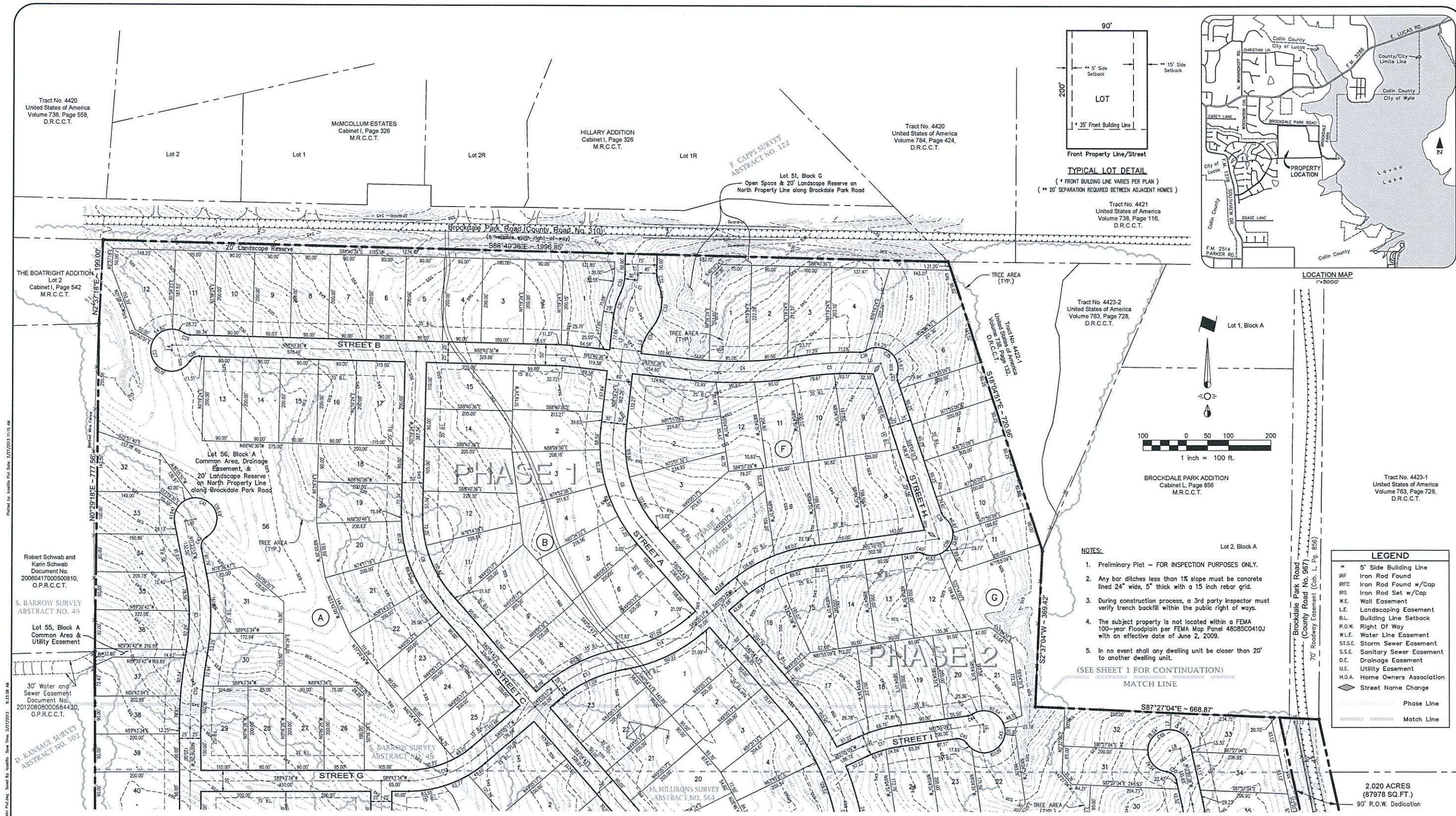
I make a Motion to recommend **approval/denial** of the amended preliminary plat for the Brockdale Park subdivision located north and east of Seis Lagos adjacent to Brockdale Park.

APPROVED BY: _____

Initial/Date

Department Director: **JVH / 02/28/13**

City manager: _____

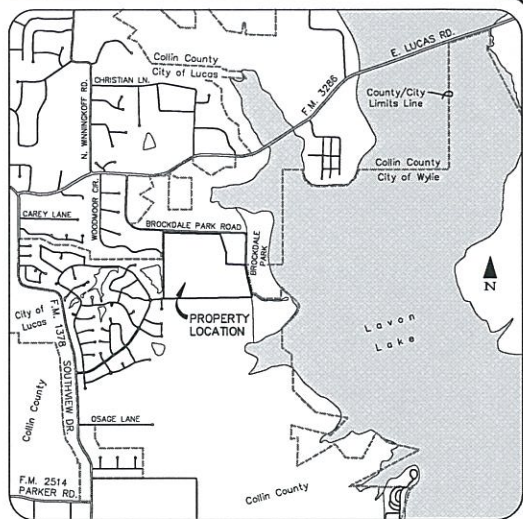
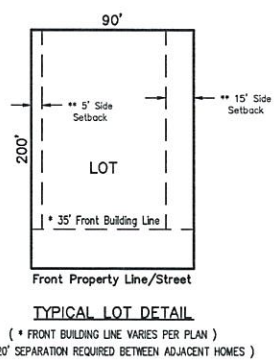


Tract No. 4420
United States of America
Volume 738, Page 558,
D.R.C.C.T.

McCOLLUM ESTATES
Cabinet I, Page 326
M.R.C.C.T.

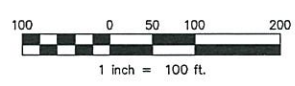
HILLARY ADDITION
Cabinet I, Page 326
M.R.C.C.T.

Tract No. 4420
United States of America
Volume 784, Page 424,
D.R.C.C.T.



Tract No. 4421
United States of America
Volume 738, Page 116,
D.R.C.C.T.

Tract No. 4423-2
United States of America
Volume 763, Page 728,
D.R.C.C.T.

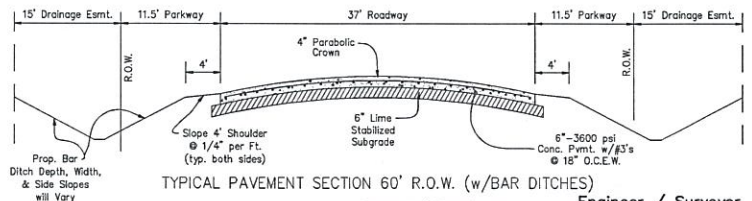
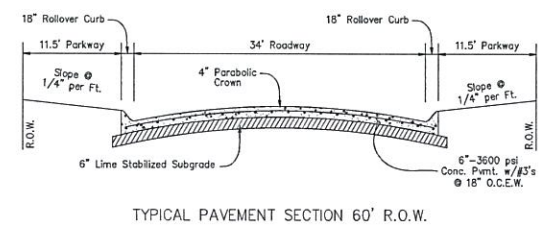
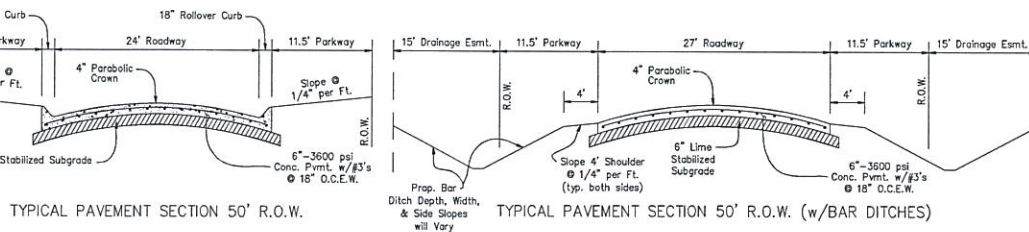


- NOTES:**
1. Preliminary Plat - FOR INSPECTION PURPOSES ONLY.
 2. Any bar ditches less than 1% slope must be concrete lined 24" wide, 5" thick with a 15 inch rebar grid.
 3. During construction process, a 3rd party inspector must verify trench backfill within the public right of ways.
 4. The subject property is not located within a FEMA 100-year Floodplain per FEMA Map Panel 48085C0410J with an effective date of June 2, 2009.
 5. In no event shall any dwelling unit be closer than 20' to another dwelling unit.

LEGEND

*	5' Side Building Line
IRF	Iron Rod Found
IRFC	Iron Rod Found w/Cap
IRS	Iron Rod Set w/Cap
WE	Wall Easement
LE	Landscaping Easement
BL	Building Line Setback
R.O.W.	Right Of Way
W.L.E.	Water Line Easement
ST.S.E.	Storm Sewer Easement
S.S.E.	Sanitary Sewer Easement
D.E.	Drainage Easement
U.E.	Utility Easement
H.O.A.	Home Owners Association
◆	Street Name Change
---	Phase Line
---	Match Line

(SEE SHEET 1 FOR CONTINUATION)
MATCH LINE



PRELIMINARY PLAT OF BROCKDALE ESTATES
LOTS 206, BLOCKS B
±136 ACRES OUT OF THE
S. BARROW SURVEY ~ ABSTRACT NO. 49
M. MILLIRONS SURVEY ~ ABSTRACT NO. 564
COLLIN COUNTY, TEXAS
Scale 1"=100' February 26, 2013

Owner / Developer
Brockdale Community, LLC
3090 Olive Street, Suite 300
Dallas, Texas 75219
Contact: Kyle Kruppa

Engineer / Surveyor
Spiers Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett

S. BARROW SURVEY
ABSTRACT NO. 49

Lot 55, Block A
Common Area &
Utility Easement

30' Water and
Sewer Easement
Document No.
2012060800684430,
O.P.R.C.C.T.

D. BANSKY SURVEY
ABSTRACT NO. 502

Seis Lagos Community
Services Association, Inc.
Volume 5866, Page 416
D.R.C.C.T.

Lot 57, Block A
Common Area &
Drainage Easement

No. 35'21"W
132.71'

SEIS LAGOS, PHASE III
Cabinet M, Page 403
M.R.C.C.T.

S89°26'43"W
26.70'

S88°20'21"W
33.31'

Remainder of
Seis Lagos Utility District
C.C.F.# 93-0062398, D.R.C.C.T.

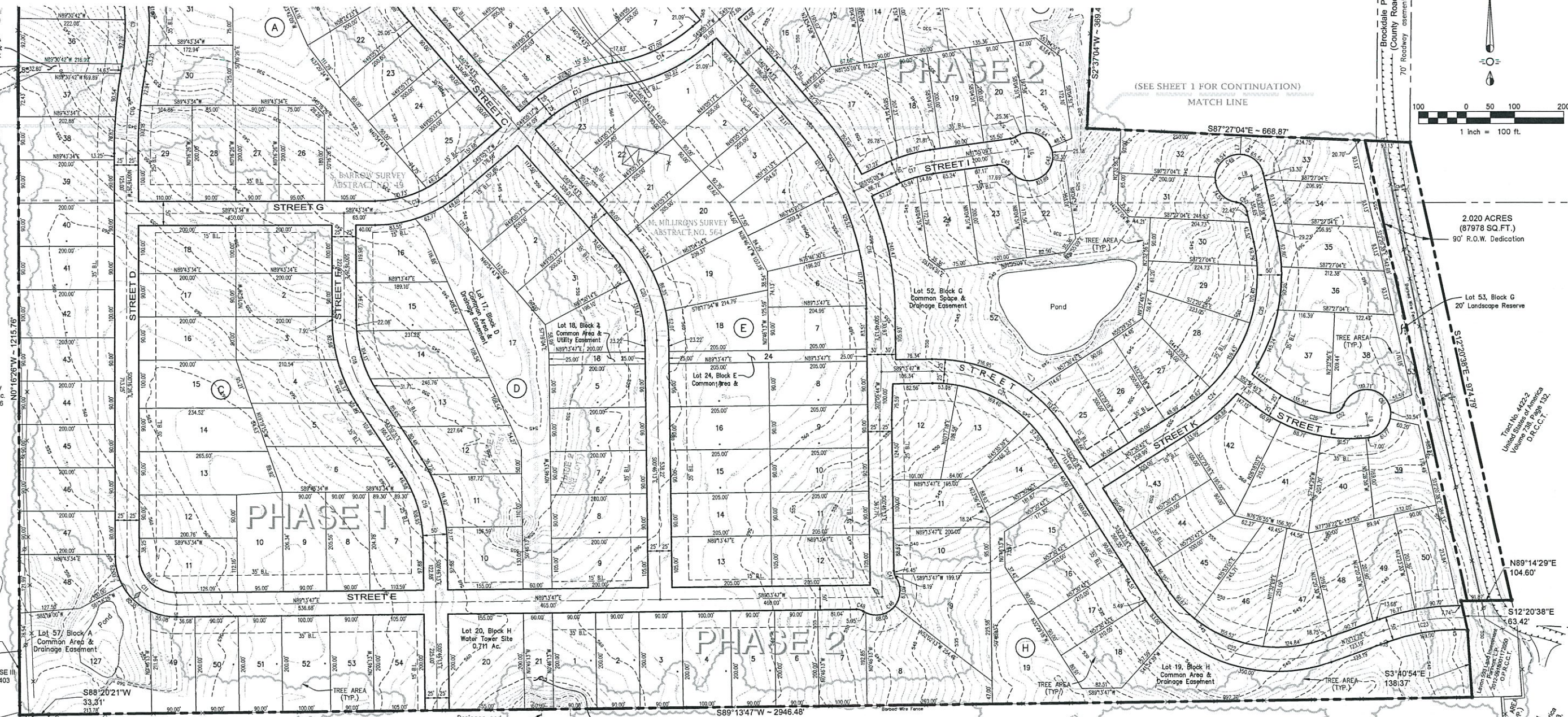
15' Water Line Easement
Document No. 20120918001172060, O.P.R.C.C.T.

Lot 20, Block H
Water Tower Site
0.711 Ac.

Drainage and
Grading Easement
Document No.
20120918001172070,
O.P.R.C.C.T.

Lot 21, Block H
Common Space &
Drainage Easement

Lavon 593 Land
Investment Partners, L.P.
Document No.
20070307000314040,
O.P.R.C.C.T.



Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	56.42'	130.00'	28.66'	55.98'	N13°45'26"E	24°52'03"
C2	52.01'	150.00'	26.27'	51.75'	N16°15'26"E	19°52'03"
C3	34.91'	400.00'	17.46'	34.90'	N86°10'36"W	5°00'00"
C4	267.71'	1000.00'	134.66'	266.91'	N88°39'15"E	15°20'19"
C5	144.35'	800.00'	72.37'	144.16'	S86°09'15"W	10°20'19"
C6	267.93'	325.00'	142.11'	260.41'	S17°17'39"E	47°14'08"
C7	200.55'	350.00'	103.11'	197.82'	S65°30'13"W	32°49'52"
C8	221.14'	300.00'	115.87'	216.17'	S19°47'39"E	42°14'07"
C9	185.76'	500.00'	93.96'	184.69'	N00°44'38"W	21°17'10"
C10	177.55'	1000.00'	89.01'	177.32'	S04°48'45"W	10°10'23"
C11	157.95'	100.00'	100.87'	142.03'	S45°31'20"E	90°29'47"
C12	177.32'	250.00'	92.57'	173.62'	N69°24'25"E	40°38'17"
C13	190.71'	350.00'	97.79'	188.36'	S64°41'52"W	31°13'09"

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C14	190.71'	350.00'	97.79'	188.36'	N64°41'52"E	31°13'09"
C15	167.53'	600.00'	84.31'	166.98'	N32°54'47"W	15°59'52"
C16	252.83'	600.00'	128.32'	250.97'	N12°50'32"W	24°08'38"
C17	88.14'	300.00'	44.39'	87.82'	S73°30'09"W	16°50'01"
C18	172.27'	300.00'	88.58'	169.91'	S16°43'28"E	32°54'05"
C19	169.67'	300.00'	87.17'	167.42'	N16°58'22"W	32°24'18"
C20	210.18'	300.00'	109.61'	205.91'	N20°50'28"W	40°08'30"
C21	305.16'	300.00'	167.26'	292.18'	N61°37'46"W	58°16'55"
C22	404.76'	300.00'	239.93'	374.75'	S71°08'25"E	77°18'14"
C23	172.10'	450.00'	87.11'	171.05'	S81°09'50"W	21°54'45"
C24	124.97'	350.00'	63.16'	124.31'	N47°16'58"E	20°27'28"
C25	301.75'	350.00'	160.97'	292.49'	N12°21'18"E	49°23'51"
C26	229.18'	300.00'	120.51'	223.65'	S74°49'54"E	43°46'15"

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C27	238.72'	50.00'	46.99'	68.48'	S11°53'52"E	27°33'26"
C28	26.18'	25.00'	14.43'	25.00'	S61°19'24"W	60°00'00"
C29	14.64'	25.00'	7.54'	14.43'	S71°53'52"E	33°33'26"
C30	43.40'	100.00'	22.05'	43.06'	N13°45'26"E	24°52'
C31	62.42'	180.00'	31.52'	62.10'	S16°15'26"W	19°52'03"
C32	21.50'	50.00'	10.92'	21.34'	S10°59'49"E	24°38'27"
C33	111.88'	100.00'	62.61'	106.14'	N08°44'02"E	64°06'08"
C34	33.97'	100.00'	17.15'	33.80'	S31°03'15"W	19°27'41"
C35	120.18'	50.00'	129.28'	93.27'	N53°22'43"W	137°42'38"
C36	14.63'	25.00'	7.53'	14.43'	N74°32'04"E	33°32'12"
C37	14.64'	25.00'	7.54'	14.43'	S01°18'07"E	33°33'26"
C38	145.84'	50.00'	442.78'	99.37'	N31°55'09"E	167°06'53"
C39	14.64'	25.00'	7.54'	14.43'	S34°51'34"E	33°33'26"

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C40	14.64'	25.00'	7.54'	14.43'	N81°18'07"W	33°33'26"
C41	218.63'	50.00'	70.71'	81.65'	N66°07'21"W	250°31'44"
C42	30.77'	25.00'	17.68'	28.87'	S23°52'39"W	70°31'44"
C43	235.76'	50.00'	49.86'	70.61'	N11°09'31"E	270°09'46"
C44	11.28'	25.00'	5.74'	11.18'	N68°59'54"E	25°50'31"
C45	28.07'	25.00'	15.72'	26.61'	N65°55'13"W	64°19'15"
C46	137.11'	50.00'	247.02'	98.01'	N44°13'47"E	157°06'53"
C47	14.64'	25.00'	7.54'	14.43'	S17°32'56"E	33°33'26"
C48	14.64'	25.00'	7.54'	14.43'	N73°59'30"W	33°33'26"
C49	218.63'	50.00'	70.71'	81.65'	S42°23'31"W	250°31'44"
C50	30.77'	25.00'	17.68'	28.87'	N47°36'29"W	70°31'44"
C51	212.03'	50.00'	81.65'	85.28'	N38°11'57"W	242°57'52"
C52	34.24'	25.00'	20.41'	31.62'	N59°33'01"E	78°27'47"

Line #	Length	Direction
L1	50.00'	N01°19'24"E
L2	102.66'	N06°19'24"E
L4	12.50'	N01°19'24"E
L5	50.00'	S88°40'36"E
L6	17.50'	N08°04'51"W
L8	25.00'	N77°39'22"E
L9	25.00'	S06°43'01"E

Line #	Length	Direction
L3	14.47'	N21°19'24"E
L7	40.00'	N02°32'56"E

Owner / Developer
Brockdale Community, LLC
3090 Olive Street, Suite 300
Dallas, Texas 75219
Contact: Kyle Kruppa

Engineer / Surveyor
Spiars Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett

PRELIMINARY PLAT
OF
BROCKDALE ESTATES
LOTS 206, BLOCKS 8
±136 ACRES OUT OF THE
S. BARROW SURVEY ~ ABSTRACT NO. 49
M. MILLURONS SURVEY ~ ABSTRACT NO. 564
COLLIN COUNTY, TEXAS
Scale 1"=100' February 26, 2013

Drawing: C:\2011_2013\2013-02 Brockdale Estates Phase 1\2-02 Final Plat.dwg, Saved By: kushnir, Date: 2/27/2013, 8:33:08 AM
Printed By: kushnir, Print Date: 2/27/2013, 11:13 AM

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	A	21400.98	0.49
2	A	18000.58	0.41
3	A	20000.00	0.46
4	A	18000.00	0.41
5	A	18000.00	0.41
6	A	18000.00	0.41
7	A	18000.00	0.41
8	A	18000.00	0.41
9	A	18000.00	0.41
10	A	18000.00	0.41
11	A	18943.03	0.43
12	A	24871.46	0.57
13	A	18000.00	0.41
14	A	18000.00	0.41
15	A	18000.00	0.41
16	A	18000.00	0.41
17	A	23000.00	0.53
18	A	18000.00	0.41
19	A	18643.18	0.43
20	A	20933.30	0.48
21	A	22935.16	0.53
22	A	18847.72	0.43
23	A	18000.00	0.41
24	A	18000.00	0.41
25	A	19915.72	0.46
26	A	18800.00	0.43
27	A	18000.00	0.41
28	A	18000.00	0.41
29	A	21828.79	0.50
30	A	22658.23	0.52
31	A	22791.53	0.52

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
32	A	22006.25	0.51
33	A	18189.43	0.42
34	A	18028.77	0.41
35	A	19559.13	0.45
36	A	20335.16	0.47
37	A	18514.46	0.43
38	A	18073.57	0.41
39	A	18000.00	0.41
40	A	18000.00	0.41
41	A	18000.00	0.41
42	A	20000.00	0.46
43	A	18000.00	0.41
44	A	18000.00	0.41
45	A	18000.00	0.41
46	A	18000.00	0.41
47	A	18000.00	0.41
48	A	21961.26	0.50
49	A	18208.00	0.42
50	A	18000.00	0.41
51	A	18000.00	0.41
52	A	20000.00	0.46
53	A	18000.00	0.41
54	A	21000.00	0.48

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	B	22714.76	0.52
2	B	20097.55	0.46
3	B	22071.07	0.51
4	B	23955.06	0.55
5	B	22016.36	0.51
6	B	20500.00	0.47
7	B	18781.65	0.43
8	B	23474.86	0.54
9	B	18962.50	0.44
10	B	18450.00	0.42
11	B	22000.69	0.51
12	B	22542.58	0.52
13	B	22329.13	0.51
14	B	18450.00	0.42
15	B	22550.00	0.52

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	C	20000.00	0.46
2	C	18000.00	0.41
3	C	18286.38	0.42
4	C	19051.28	0.44
5	C	20857.61	0.48
6	C	24601.98	0.56
7	C	21855.17	0.50
8	C	18465.29	0.42
9	C	18535.47	0.43
10	C	19403.84	0.45
11	C	21515.38	0.49
12	C	18033.40	0.41
13	C	25060.15	0.58
14	C	22505.41	0.52
15	C	21726.21	0.50
16	C	18000.00	0.41
17	C	18000.00	0.41
18	C	20000.00	0.46

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	D	23568.80	0.54
2	D	22500.00	0.52
3	D	22383.56	0.51
4	D	21473.95	0.49
5	D	18000.00	0.41
6	D	18000.00	0.41
7	D	18000.00	0.41
8	D	18000.00	0.41
9	D	21000.00	0.48
10	D	20167.01	0.46
11	D	18550.37	0.43
12	D	21199.42	0.49
13	D	23808.12	0.55
14	D	24241.55	0.56
15	D	21056.74	0.48
16	D	19893.02	0.46

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	E	23340.44	0.54
2	E	18450.00	0.42
3	E	18850.05	0.43
4	E	20736.70	0.48
5	E	21736.38	0.50
6	E	19270.01	0.44
7	E	18449.92	0.42
8	E	18450.00	0.42
9	E	18450.00	0.42
10	E	18450.00	0.42
11	E	18450.00	0.42
12	E	21525.00	0.49
13	E	21525.00	0.49
14	E	18450.00	0.42
15	E	18450.00	0.42
16	E	18450.00	0.42
17	E	18450.00	0.42
18	E	21811.09	0.50
19	E	24807.32	0.57
20	E	24195.31	0.56
21	E	18450.00	0.42
22	E	18450.00	0.42
23	E	19711.02	0.45

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	F	22032.04	0.51
2	F	23159.11	0.53
3	F	21828.77	0.50
4	F	23105.66	0.53
5	F	24812.75	0.57
6	F	22130.69	0.51
7	F	21835.00	0.50
8	F	24316.34	0.56
9	F	20607.23	0.47
10	F	20005.72	0.46
11	F	18179.76	0.42
12	F	18802.18	0.43

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	G	21417.48	0.49
2	G	20072.89	0.46
3	G	20946.60	0.48
4	G	22193.41	0.51
5	G	29176.94	0.67
6	G	21325.37	0.49
7	G	18049.98	0.41
8	G	18049.98	0.41
9	G	18049.98	0.41
10	G	18072.16	0.41
11	G	18076.62	0.41
12	G	21807.33	0.50
13	G	18000.00	0.41
14	G	18000.00	0.41
15	G	18821.68	0.43
16	G	21873.20	0.50
17	G	28726.50	0.66
18	G	18163.71	0.42
19	G	18000.00	0.41
20	G	18042.23	0.41
21	G	18597.32	0.43
22	G	18063.05	0.41
23	G	19681.05	0.45
24	G	19661.98	0.45
25	G	19720.77	0.45
26	G	18000.00	0.41
27	G	19098.09	0.44
28	G	22905.89	0.53
29	G	20444.22	0.47
30	G	19437.98	0.45

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
31	G	20901.75	0.48
32	G	20536.50	0.47
33	G	20233.88	0.46
34	G	18625.56	0.43
35	G	18738.24	0.43
36	G	20141.24	0.46
37	G	26014.29	0.60
38	G	25489.84	0.59
39	G	21618.52	0.50
40	G	20635.58	0.47
41	G	25102.84	0.58
42	G	24564.38	0.56
43	G	21000.00	0.48
44	G	18000.00	0.41
45	G	21182.76	0.49
46	G	25661.11	0.59
47	G	22010.69	0.51
48	G	19240.90	0.44
49	G	18344.56	0.42
50	G	18593.75	0.43

Lot Area Table			
Parcel #	Block #	Square Feet	Acreage
1	H	18000.00	0.41
2	H	18000.00	0.41
3	H	18000.00	0.41
4	H	20000.00	0.46
5	H	18000.00	0.41
6	H	18000.00	0.41
7	H	19952.07	0.46
8	H	36923.87	0.85
9	H	28504.66	0.65
10	H	18998.25	0.44
11	H	18569.27	0.43
12	H	23873.72	0.55
13	H	20900.16	0.48
14	H	18299.95	0.42
15	H	19789.76	0.45
16	H	18900.00	0.43
17	H	18900.08	0.43
18	H	22216.08	0.51

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the S. Barrow Survey, Abstract No. 49 and the M. Millrons Survey, Abstract No. 564, in Collin County, Texas and being all of the called 135.586 acre tract of land described by deed to Brockdale Community, LLC, as recorded under Document No. 20121228001643720, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a Corps of Engineers concrete monument found for the northwest corner of said 136.060 tract, same being in the southerly monumented line of Brockdale Park Road (County Road No. 310), and also being the northeast corner of Lot 2 of THE BOATRIGHT ADDITION, as recorded in Cabinet I, Page 542, of the Map Records of Collin County, Texas (M.R.C.C.T.);

THENCE South 88°40'36" East, along the southerly monumented line of said Brockdale Park Road, a distance of 1996.85' to a Corps of Engineers concrete monument found for the northeast corner of a called 1.80 acre tract of land described by deed to the United States of America, as recorded in volume 763, Page 132, D.R.C.C.T.;

THENCE South 18°04'51" East, along the westerly line of said 1.80 acre tract, a distance of 720.96' to a point for corner in a small branch, said corner being in the westerly line of Lot 2, Block A of BROCKDALE PARK ADDITION, as recorded in Cabinet I, Page 856, M.R.C.C.T.;

THENCE South 02°37'04" West, along the westerly line of said Lot 2, Block A, a distance of 369.42' to a fence corner post found for the southwest corner of said Lot 2, Block A and also being an ell corner of said 136.060 acre tract;

THENCE South 87°27'04" East, along the southerly line of said Lot 2, Block A, passing a 1/2" iron rod found for reference at a distance of 608.04' and continuing in oil, a total distance of 668.87' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for corner in the east line of Brockdale Park Road (County Road No. 987);

THENCE South 12°20'38" East, along the east line of said Brockdale Park Road, a distance of 974.79' to a capped iron rod set for corner in said Brockdale Park Road, said corner being the northeast corner of a called 0.474 acre tract of land described by deed to Lavan 593 Land Investment Partners, L.P., as recorded under Document No. 20120918001172050, (O.P.R.C.C.T.);

THENCE over and across said 136.060 acre tract, the following courses and distances:

South 89°14'29" West, a distance of 104.60' to a capped iron rod set for corner;

South 12°20'38" East, a distance of 63.42' to a capped iron rod set for corner;

South 03°40'54" East, a distance of 138.37' to a capped iron rod set in the northerly line of a called 592.744 acre tract of land described by deed to Lavan 593 Land Investment Partners, L.P., as recorded under Document No. 20070307000314040, O.P.R.C.C.T.;

THENCE South 89°13'47" West, along the northerly line of said 592.744 acre tract, same being the southerly line of said 136.060 acre tract, a distance of 2948.48' to a called 3/4" iron rod found for the northwest corner of said Lavan 593 tract;

THENCE South 88°20'21" West, continuing along the southerly line of said 136.060 acre tract, a distance of 33.31' to a capped iron rod set for the most easterly northeast corner of SEIS LAGOS, PHASE III, as recorded in Cabinet II, Page 403, M.R.C.C.T.;

THENCE South 89°26'43" West, continuing along the southerly line of said 136.060 acre tract, a distance of 26.70' to a 3/4" iron rod found for the southwest corner of said 136.060 acre tract;

THENCE North 00°35'21" West, along the westerly line of said 136.060 acre tract, same being the easterly line of said SEIS LAGOS, PHASE III, a distance of 132.71' to a 1/2" iron rod found for the northeast corner of said SEIS LAGOS, PHASE III, same being the southeast corner of a tract of land described by deed to Seis Lagos Community Services Association, Inc., as recorded in Volume 5896, Page 416, D.R.C.C.T.;

THENCE North 00°16'26" West, along the easterly line of said Seis Lagos Community Services Association, Inc. tract, same being the westerly line of said 136.060 acre tract, a distance of 1215.76' to a 1/2" iron rod found for the northeast corner of said Seis Lagos Community Services Association, Inc. tract and also being the southeast corner of a tract of land described by deed to Robert Schwab and Kerin Schwab, as recorded under Document No. 20060417000500810, O.P.R.C.C.T.;

THENCE North 00°29'18" East, along the easterly line of said Schwab tract, same being the westerly line of said 136.060 acre tract, a distance of 777.56' to a Corps of Engineers concrete monument found for the northeast corner of said Schwab tract, same being the southeast corner of the aforementioned Lot 2 of THE BOATRIGHT ADDITION;

THENCE North 02°37'18" East, continuing along the westerly line of said 136.060 acre tract, same being the easterly line of said Lot 2, a distance of 199.00' to the POINT OF BEGINNING and containing 135.586 acres of land, more or less.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Brockdale Community, LLC is the Owner of the above described project and does hereby adopt this plat designating the herein described property as BROCKDALE ESTATES, an addition to the City of Lucas, 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.

Authorized Representative
Brockdale Community, LLC

Executed this the ____ day of _____, 2013.

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 _____, Owner(s), known to me to be the person(s) 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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, _____ 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, Texas.

Registered Professional Surveyor

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for
the State of Texas

*The Preliminary Plat for BROCKDALE ESTATES as approved by the City Council for the City of Lucas on _____

_____, 2013 is authorized for use with Engineering Plans for the construction of public improvements as approved by the City Engineer. A Final Plat shall be approved by the Planning and Zoning Commission upon completion of all public improvements or the provision of an Improvement Agreement under the terms of the Subdivision and Development Ordinance and submission of a Final Plat in compliance with the Subdivision and Development Ordinance of the City of Lucas.

CITY APPROVAL CERTIFICATE

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

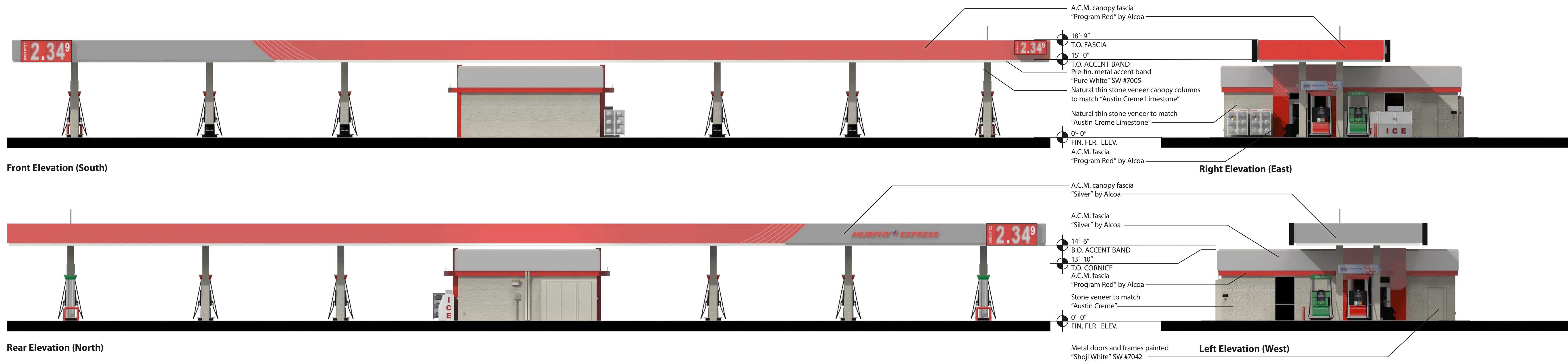
Chairman, Planning and Zoning Commission

I make a Motion to recommend **approval/denial** of the application request by Murphy Oil for a Special 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.

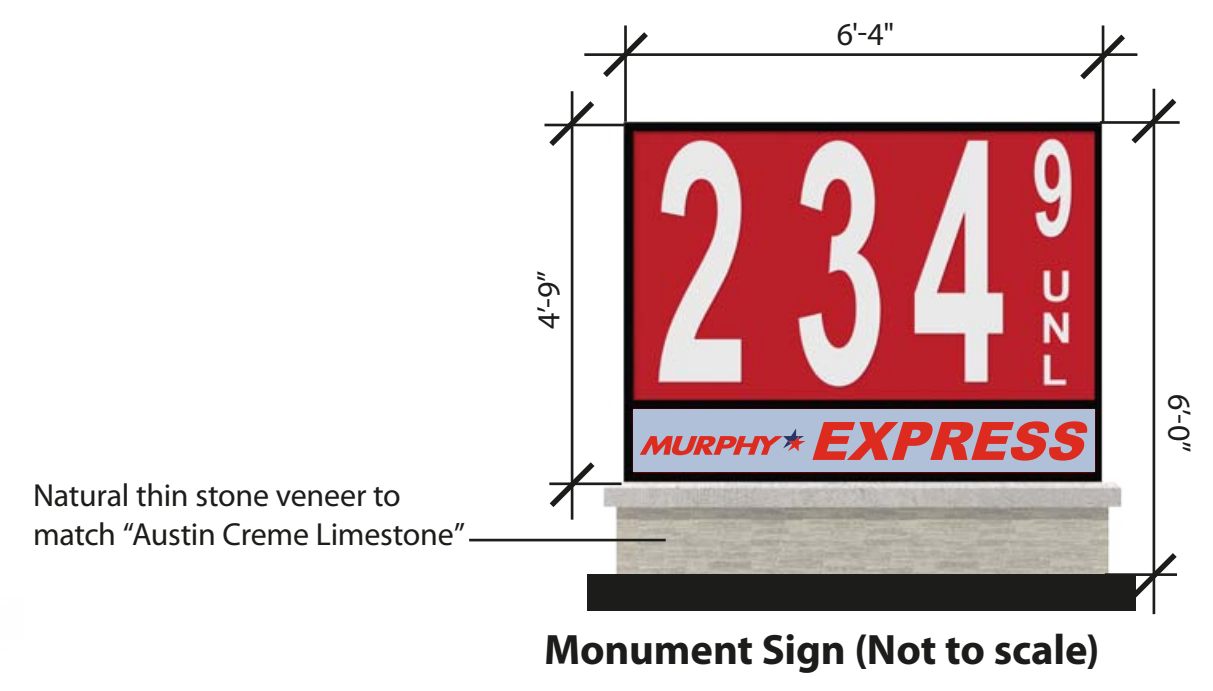
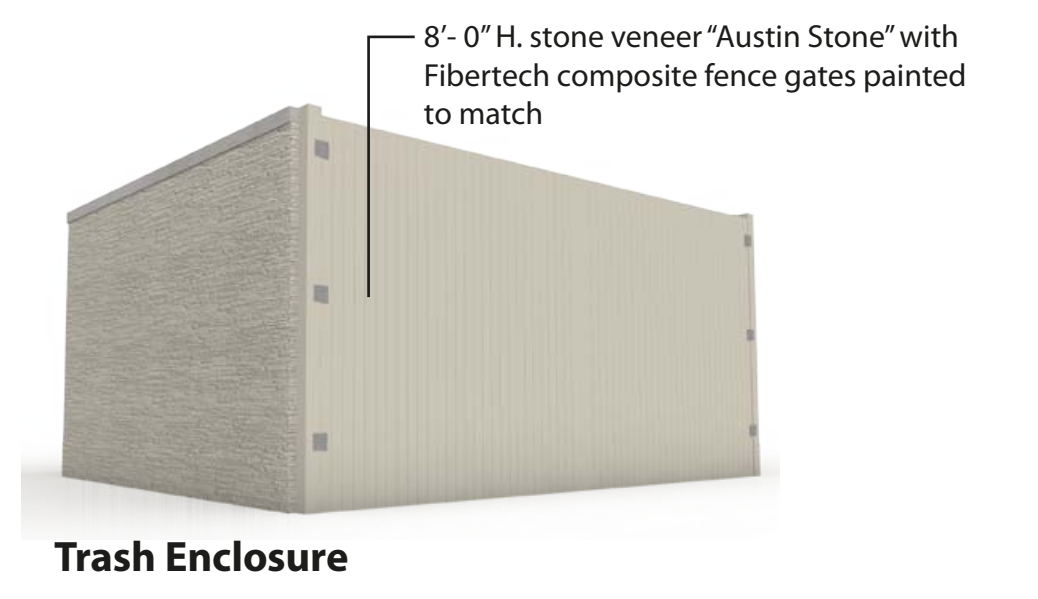
APPROVED BY: _____

Initial/Date

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



NOTE: Austin Creme Limestone to match stone installed at Lucas City Hall. Possible manufacturers include: Contractor Stone Supply, Plano, TX or Metro Brick and Stone Company, Dallas, TX.



Sign	Qty.	Height	Width	Area	Total S.F.
Murphy Express logo sign	1		Graphic Area	25.00	25.00
Large Canopy Price Sign	2	51.25"	118.00"	42.00	84.00
Small Canopy Price Sign	1	24.84"	74.00"	17.54	17.54
Welcome	2	14.25"	89.13"	8.82	17.64
Island Spanner	2	25.19"	97.19"	17.00	34.00
Monument Sign	1	57.00"	76.00"	30.08	30.08
Total Signage					208.26

NORTH BETHANY LAKE ESTATES #2
O.P.R.C.C.T.
ZONED A (RESIDENTIAL SINGLE FAMILY)

NORTH BETHANY LAKE ESTATES #1
O.P.R.C.C.T.
ZONED A (RESIDENTIAL SINGLE FAMILY)

Asphalt Pavement

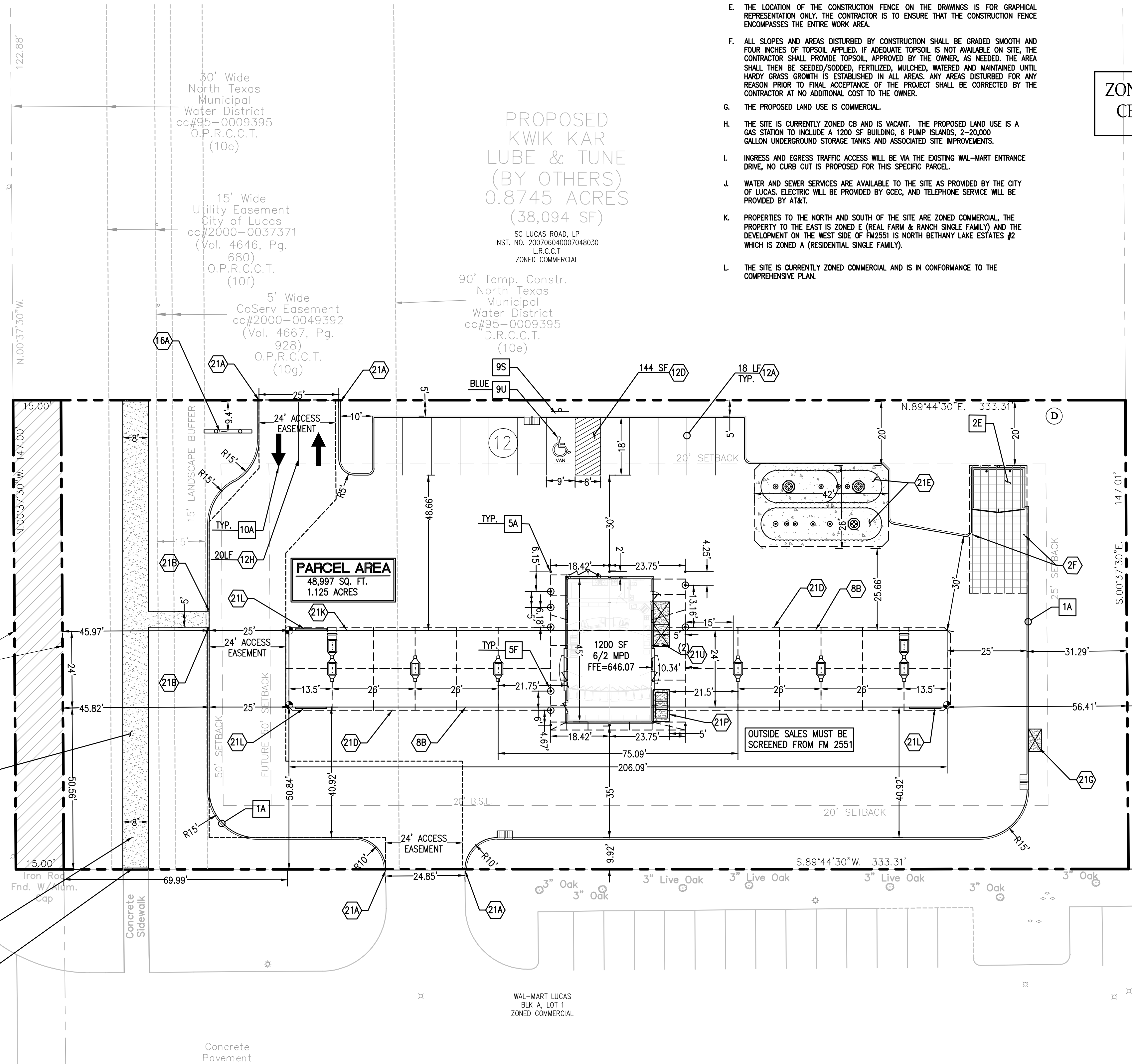
FM 2551
(A Variable Width Right-of-Way)

FUTURE 15' R.O.W. DEDICATION

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

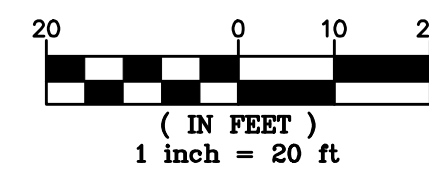
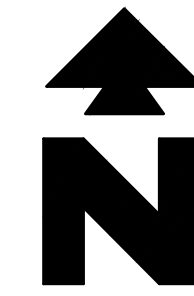
CC TO CONSTRUCT 8' SIDEWALK
LIMITS OF THE PROPOSED SIDEWALK CONNECTION, CC SHALL MATCH EXISTING SIDEWALK ELEVATIONS.

Asphalt Pavement

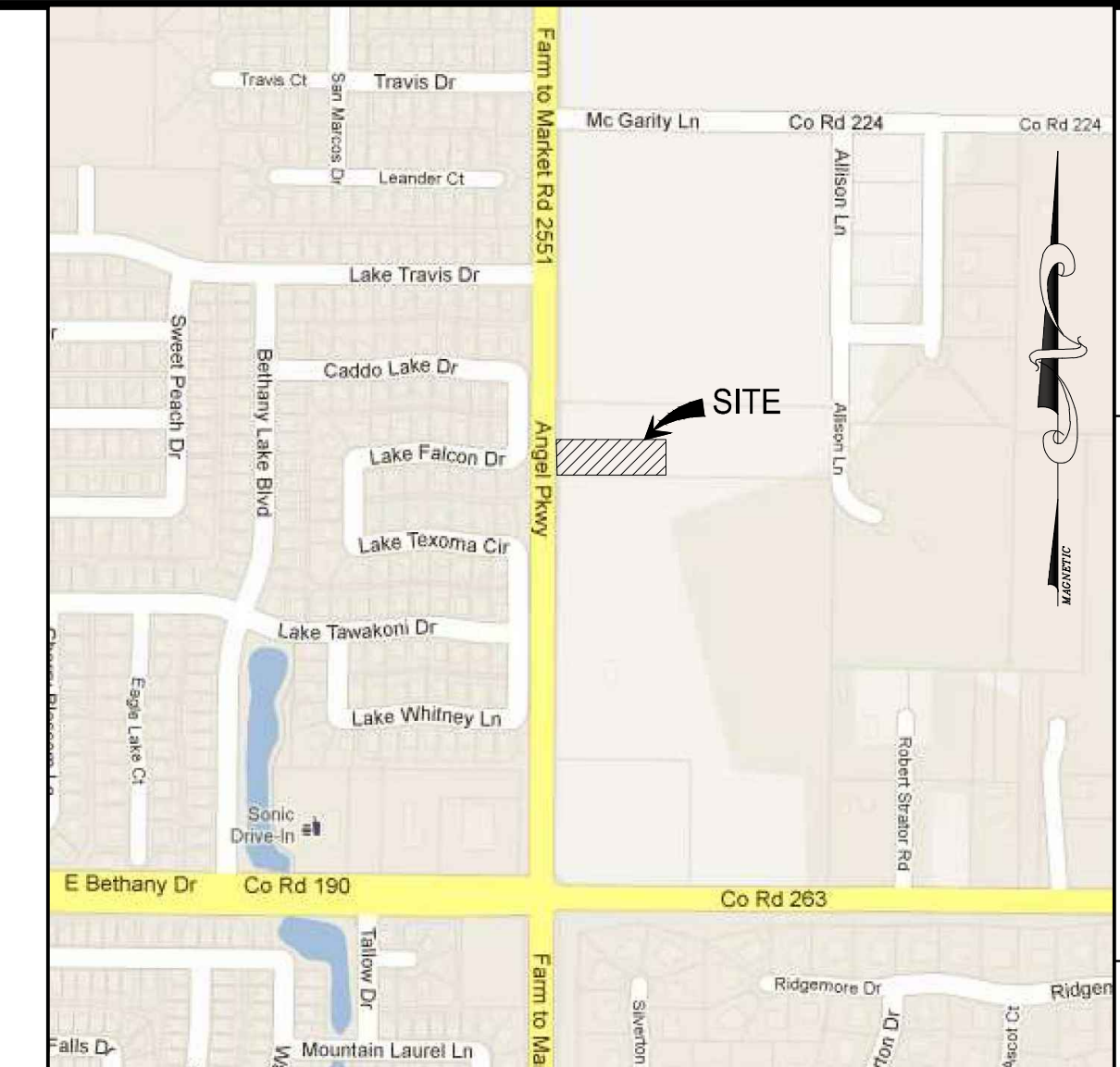


GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADI SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. 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.
- D. 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.
- E. 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.
- F. 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/SODDED, 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.
- G. THE PROPOSED LAND USE IS COMMERCIAL.
- H. THE SITE IS CURRENTLY ZONED CB AND IS VACANT. THE PROPOSED LAND USE IS A GAS STATION TO INCLUDE A 1200 SF BUILDING, 6 PUMP ISLANDS, 2-20,000 GALLON UNDERGROUND STORAGE TANKS AND ASSOCIATED SITE IMPROVEMENTS.
- I. INGRESS AND EGRESS TRAFFIC ACCESS WILL BE VIA THE EXISTING WAL-MART ENTRANCE DRIVE, NO CURB CUT IS PROPOSED FOR THIS SPECIFIC PARCEL.
- J. WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE AS PROVIDED BY THE CITY OF LUCAS. ELECTRIC WILL BE PROVIDED BY GCEC, AND TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- K. PROPERTIES TO THE NORTH AND SOUTH OF THE SITE ARE ZONED COMMERCIAL, THE PROPERTY TO THE EAST IS ZONED E (REAL FARM & RANCH SINGLE FAMILY) AND THE DEVELOPMENT ON THE WEST SIDE OF FM2551 IS NORTH BETHANY LAKE ESTATES #2 WHICH IS ZONED A (RESIDENTIAL SINGLE FAMILY).
- L. THE SITE IS CURRENTLY ZONED COMMERCIAL AND IS IN CONFORMANCE TO THE COMPREHENSIVE PLAN.



ZONING:
CB (COMMERCIAL BUSINESS)



LOCATION MAP
N.T.S.

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
- DROCT Dead Records Collin County, Texas

PROPOSED

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

SITE NOTES

- 2F 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.
- 8B OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12B 4" WIDE PAINTED BLUE STRIPES AT HANDICAPPED SPACES. 2.0' O.C. @ 45' (SEE SIZE INDICATED AT SYMBOL)
- 12H 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 16A MURPHY OIL PYLON SIGN, PER SIGN PLANS. SEE UTILITY PLANS FOR INSTALLATION OF CONDUITS.
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21B TAPER CURB FROM 4" TO 0" OVER 2'
- 21D EDGE OF CONCRETE SLAB, PER TANK/PUMPING PLANS.
- 21E UNDERGROUND STORAGE TANKS (2 20,000 GAL.).
- 21G AIR VACUUM UNIT
- 21K MURPHY EXPRESS ID SIGN, PER SIGNAGE PLANS AND ELEVATIONS.
- 21L PRICE SIGN, (PER APPROVED ELEVATION)
- 21P 5' x 10' PROPANE PAD.
- 21U 5' x 7' ICE UNIT(S).

SITE DETAILS - SEE DETAIL SHEETS

- 1A INTEGRAL CONCRETE CURB
- 2E DUMPSTER ENCLOSURE
- 3D CONCRETE SIDEWALK
- 5A GUARD POST (SINGLE)
- 5F POLYURETHANE BOLLARD
- 9S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- 9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- 10A TRAFFIC FLOW ARROW (TYP.)

PARKING INFORMATION:
MURPHY

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:			
		RATIO /1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE
MURPHY EXPRESS	1200	5	5	1	6

STALL DIMENSIONS:		PROVIDED:			
90' x 18'		RATIO /1000 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE
90' x 18'		10	11	1	12

REVISIONS

DATE	DESCRIPTION	APPROVED
02/15/13	REZONING SUBMITTAL	

DIVISION OF ENGINEERING
ZONING CONCEPT PLAN - EXHIBIT B
MURPHY EXPRESS LOCATED AT THE NEQ WEST LUCAS BLVD & FM 2551
LUCAS, TEXAS

SURVEY BEDFORD GROUP, INC. DATE 02/15/13 BOOK _____
DRAWN BY RTG DATE 02/15/13 SCALE 1:20
DESIGN BY YO/RTG DATE 02/15/13 CHECKED _____

ENGINEER: GREENBERGFARROW, INC. 1430 W. PEACHTREE ST. ATLANTA, GA 30309
SURVEYOR: BEDFORD GROUP, INC. 301 N. ALAMO ROAD ROCKWELL, TX 75087
OWNER: MURPHY OIL USA, INC. 422 NORTH WASHINGTON ST. EL DORADO, AR 71730
PHONE: (404) 601-4000 PHONE: (972) 722-0225 CONTACT: BASSAM ZIADA JANUARY 16, 2013 PHONE: (870) 875-7838

TOTAL SITE ACREAGE = 1.175 ACRES
BASED ON THE WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, CITY OF LUCAS, COLLINS COUNTY TEXAS.

THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN ALONG WITH DEVELOPMENT REGULATIONS FOR PLANNED DEVELOPMENT REQUESTS, ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN AND, AS DETERMINED BY THE DIRECTOR OF PLANNING, WILL REQUIRE AN AMENDMENT TO THE CONCEPT PLAN AND, AS DETERMINED BY THE DEVELOPMENT REGULATIONS.

SHEET NO.

ZCP

ZONING CONCEPT PLAN - EXHIBIT B
MURPHY EXPRESS
NEQ WEST LUCAS BLVD AND FM 2551
LUCAS TEXAS

GreenbergFarrow

1430 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
PHONE: (404) 601-4000
FAX: (404) 601-3070
DWG NAME: 2013008 MASTER.DWG
JOB NO.: 2013008

MURPHY OIL USA, INC.

MURPHY OIL USA
422 NORTH WASHINGTON
EL DORADO, AR 71730

NORTH BETHANY LAKE ESTATES #2
 CHARTERED SURVEY
 M.R.C.C.T.
 ZONED A (RESIDENTIAL SINGLE FAMILY).

NORTH BETHANY LAKE ESTATES #1
 CHARTERED SURVEY
 M.R.C.C.T.
 ZONED A (RESIDENTIAL SINGLE FAMILY).

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

35.77'
 EP-EP

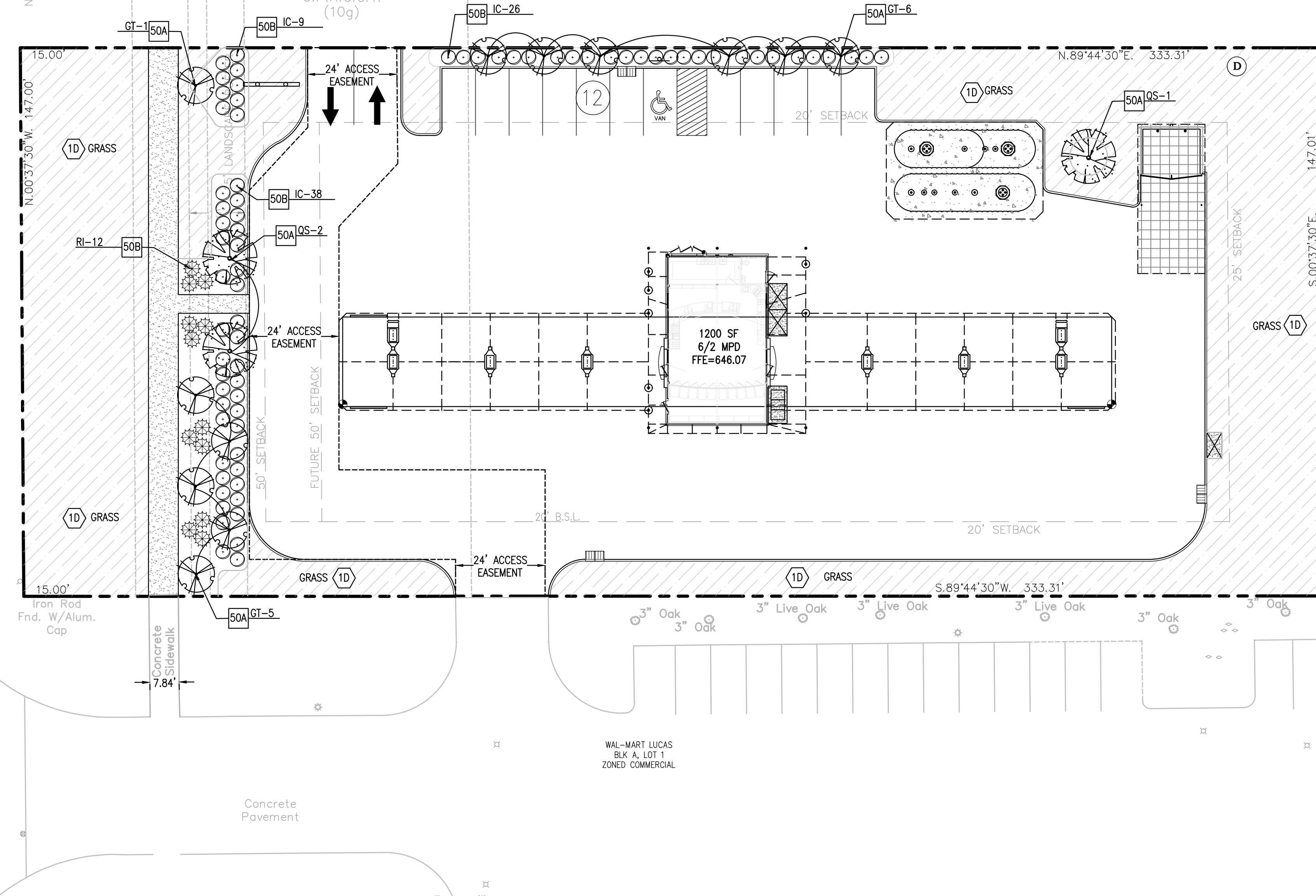
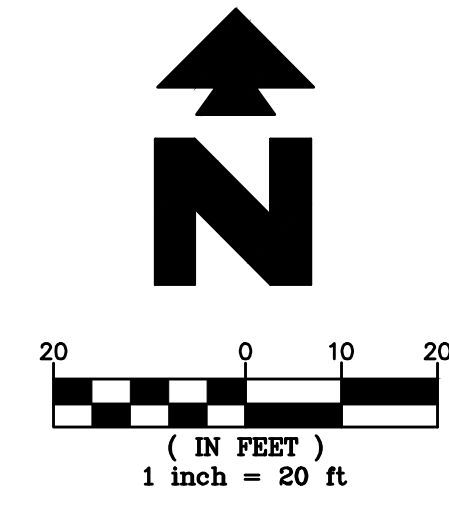
O.P.R.C.C.T.
 (10e)

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)

KWIK KAR
 LUBE & TUNE
 (BY OTHERS)
 0.8745 ACRES
 (38,094 SF)
 SC LUCAS ROAD, LP
 INST. NO. 200706040007048030
 L.R.C.C.T.
 ZONED COMMERCIAL

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



SC LUCAS ROAD, LP
 INST. NO. 200706040007048030
 L.R.C.C.T.
 ZONED COMMERCIAL

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 Deed Records Collin County, Texas

PROPOSED

- BOUNDARY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

GENERAL LANDSCAPE NOTES

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)
- D. 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 SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- E. CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- F. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- G. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREA HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

LANDSCAPE NOTES

- 1D SODDED AREA (COMMON BERMUDA)

LANDSCAPE DETAILS

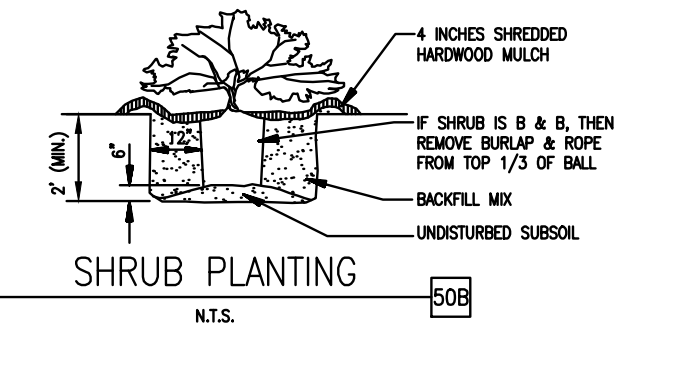
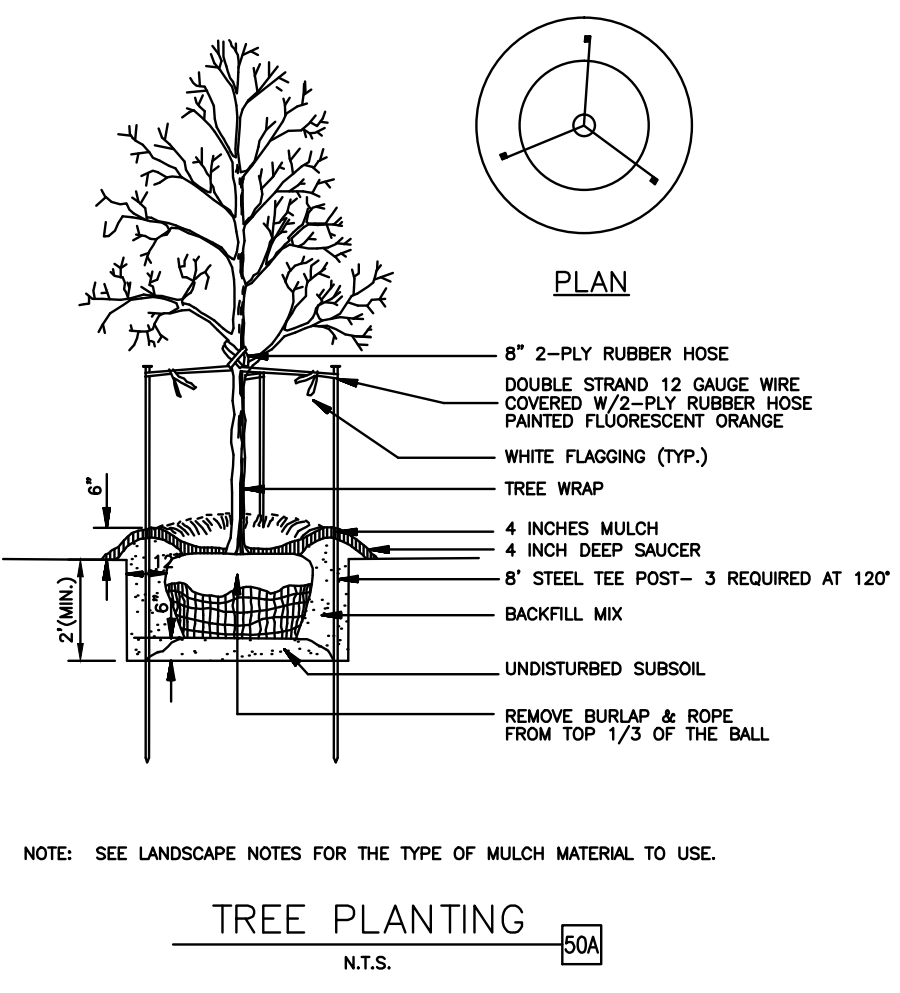
- 50A TREE PLANTING (TYP.)
- 50B SHRUB PLANTING (TYP.)

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREETSCAPE LANDSCAPING		
1 TREE & 8 SHRUBS / 20 LF = 147 LF/20	8 TREES & 59 SHRUBS	8 TREES & 59 SHRUBS
INTERIOR LANDSCAPING		
15% OF THE OVERALL AREA = 30,793 SF X 15%	4,619 SF	11,703 SF

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
QS	3	SHUMARD OAK <i>Quercus shumardii</i>	2" CAL.	8-10' HEIGHT, FULL HEAD
GT	12	THORNLESS HONEYLOCUST <i>Gleditsia trianthus var. inermis</i>	2" CAL.	8-10' HEIGHT, FULL HEAD
RI	12	INDIAN HAWTHORN <i>Rhaphitolepis indica</i>	5 GAL.	36" HEIGHT, 5' O.C.
IC	73	DWARF BURFORD HOLLY <i>Ilex cornuta 'Burfordiana'</i>	3 GAL.	24" HEIGHT, 4" O.C.



SHEET NO.
C-10

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

GreenbergFarrow
 1430 W. PEACHTREE ST., NW SUITE 200
 ATLANTA, GA 30309
 P: (404) 524-8800
 F: (404) 401-9770
 DWG NAME: 20130008 MASTER.DWG
 JOB NO.: 20130008

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



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, **March 14, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, April 4, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request by Murphy Oil for a Special Use Permit (SUP) for the operation of a Refueling Station. The property to be considered is zoned Commercial and 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.

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: March 14, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: February 22, 2013

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust, for a Special 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.

RECOMMENDED ACTION:

If approved staff would have recommendations

1. Traffic impact analysis
2. 75% Austin stone on the front, and side elevations
3. Consider hours of operation
4. Consider hours of delivery
5. Limit number of pumps.

SUMMARY:

Rudy Rivas, of M. Christopher Custom Homes, has submitted an SUP request on behalf of Marion Strain Faust for a refueling station to be located at 120 West Lucas Road, more commonly known as the intersection of East and West Lucas Road.

MOTION:

I make a Motion to recommend **approval/denial** of the application request by M. Christopher Homes on behalf of Marion Strain Faust, for a Special 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.

APPROVED BY: _____ Initial/Date

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

CITY OF LUCAS, TEXAS
SPECIFIC USE PERMIT APPLICATION

Application is hereby made to the Planning and Zoning Commission and the City Council for a specific use permit which amends the Comprehensive Zoning Regulations as applicable to property in the City of Lucas, Texas, as hereinafter set forth, and in support of such request, the following facts are shown:

NAME OF OWNER: HELEN STRAIN, by MARIAN STRAIN FOUST

MAILING ADDRESS: 120 W LUCAS RD. LUCAS TX 75002

NAME OF APPLICANT: MARIAN STRAIN FOUST

MAILING ADDRESS: 120 W LUCAS RD. LUCAS TX 75002

APPLICANT'S INTEREST: OWNER PHONE: 972 835 1902
(OWNER, AGENT, LEASE, OPTION, ETC.)

PROPERTY DESCRIPTION: tracts 7, 26, 27 & 55 2.199 acres JAMES LOWELADY SURVEY
(legal description and/or map must be attached)

ABS 538 & JAMES ANDERSON SURVEY ABS NO. 17

SUBDIVISION: _____ BLOCK: _____ LOT: _____

ADDRESS: 120 W LUCAS Rd

REASON FOR REQUEST GAS STATION - PUMPS, TANKS

PROPOSED USE OF PROPERTY GAS STATION / COMMERCIAL BUILDING

ARE THERE DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY BEING USED IN THE MANNER HEREIN PROPOSED: No

I, MARIAN STRAIN FOUST, do hereby certify that I am authorized to act for HELEN STRAIN, owner(s) of the above named property in making this zoning application.

\$150 FEE PAID _____ DATE _____ ACCEPTED BY: _____

ORDINANCE NO. _____ FILE DATE: _____

Marian Strain Foust DATE: 2/19/13
Signature of Applicant

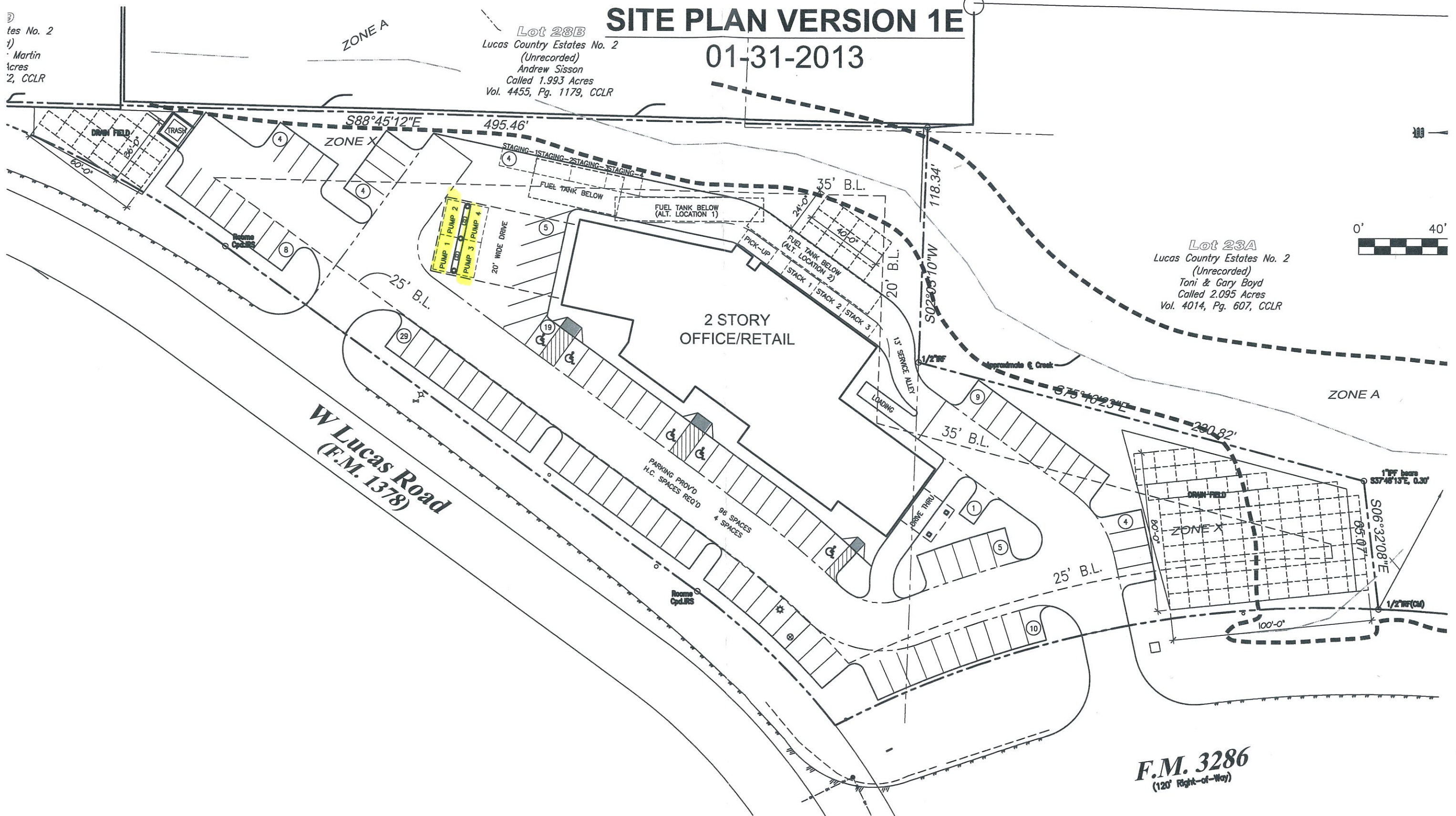
Lot 28B
1.993 Acres
CCLLR

SITE PLAN VERSION 1E

01-31-2013

Lot 28B
Lucas Country Estates No. 2
(Unrecorded)
Andrew Sisson
Called 1.993 Acres
Vol. 4455, Pg. 1179, CCLR

Lot 23A
Lucas Country Estates No. 2
(Unrecorded)
Toni & Gary Boyd
Called 2.095 Acres
Vol. 4014, Pg. 607, CCLR



W Lucas Road
(F.M. 1378)

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



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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

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

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____

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MAILING ADDRESS: 120 W LUCAS RD. LUCAS TX 75002

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MAILING ADDRESS: 120 W LUCAS RD. LUCAS TX 75002

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(OWNER, AGENT, LEASE, OPTION, ETC.)

PROPERTY DESCRIPTION: TRACTS 7, 26, 27 & 55 2.199 ACRES JAMES LOVELADY SURVEY
(legal description and/or map must be attached)

ABS 538 & JAMES ANDERSON SURVEY ABS NO. 17

SUBDIVISION: _____ BLOCK: _____ LOT: _____

ADDRESS: 120 W LUCAS Rd

REASON FOR REQUEST DRIVE-THROUGH FOR RESTAURANT

PROPOSED USE OF PROPERTY RESTAURANT

ARE THERE DEED RESTRICTIONS WHICH WOULD PREVENT THIS PROPERTY BEING USED IN THE MANNER HEREIN PROPOSED: No

I, MARIAN STRAIN FOUST, do hereby certify that I am authorized to act for HELEN STRAIN, owner(s) of the above named property in making this zoning application.

\$150 FEE PAID _____ DATE _____ ACCEPTED BY: _____
ORDINANCE NO. _____ FILE DATE: _____

Marian Strain Foust DATE: 7/19/13
Signature of Applicant

Lucas Country Estates No. 2
Martin
Acres
2, CCLR

ZONE A

Lot 28B
Lucas Country Estates No. 2
(Unrecorded)
Andrew Sisson
Called 1.993 Acres
Vol. 4455, Pg. 1179, CCLR

SITE PLAN VERSION 1E

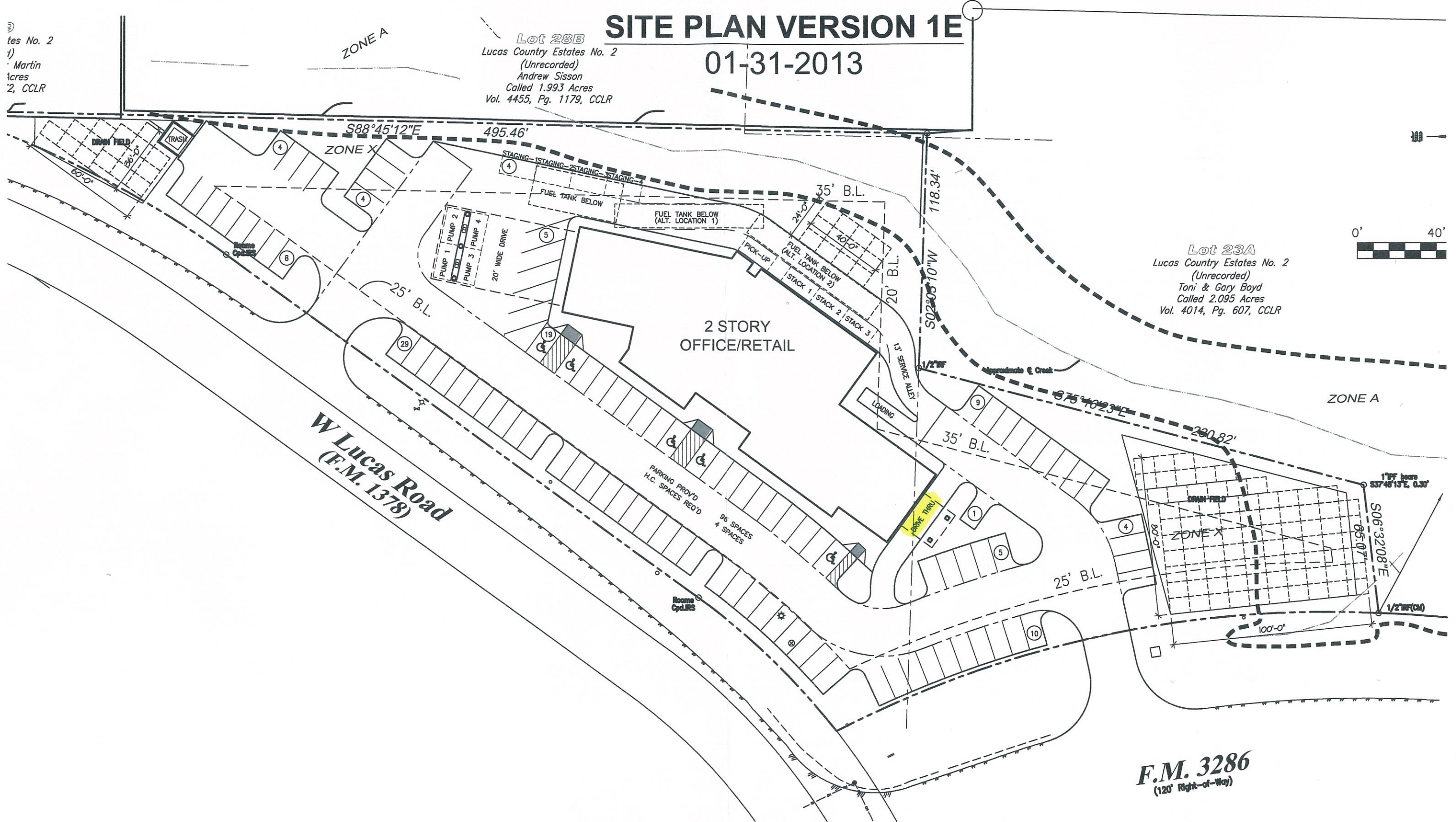
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Lot 23A
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Vol. 4014, Pg. 607, CCLR

ZONE A

W Lucas Road
(F.M. 1378)

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





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Kathy Wingo, TRMC, MMC
City Secretary



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

P & Z Meeting: March 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: _____ / _____