



PUBLIC NOTICE
Planning & Zoning Commission
Regular Meeting
April 11, 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, April 11, 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 M. Christopher Homes on behalf of Marion Strain Faust for a site plan. 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 May 2, 2013]**
- 2) Public Hearing/Discuss and Consider an application request by KWIK Industries for a site plan approval. The property to be considered is located in Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres. **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on May 2, 2013]**
- 3) Public Hearing/Discuss and Consider an amendment to City of Lucas' Code of Ordinance, Chapter 14, Zoning, Article 14.03, Districts, Division 6 Village Center District (VC) Section 14.03.292 Use Regulations by adding (5) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 7, Commercial Business District (CB) Section 14.03.352 Use Regulations by adding (12) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 9, Light Industrial District (LI) Section 14.04.471 Use Regulations by adding (3) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP). **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on May 2, 2013]**

Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the March 14, 2013, Planning & Zoning Commission meeting.
- 5) Discuss and Consider the approval of a preliminary plat for KWIK Industries to operate a minor automotive repair, property is known 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.
- 6) 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, April 5, 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: April 11, 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: April 11, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

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 site plan. 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.

RECOMMENDED ACTION:

Comments pending.

SUMMARY:

This is the 1st Public Hearing, the 2nd Public Hearing will be held by the City Council on May 2, 2013.

Rudy Rivas with M. Christopher Custom Homes has submitted an application for a site plan 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 site plan is for commercial use located within a previously zoned commercial district.

See attached.

MOTION:

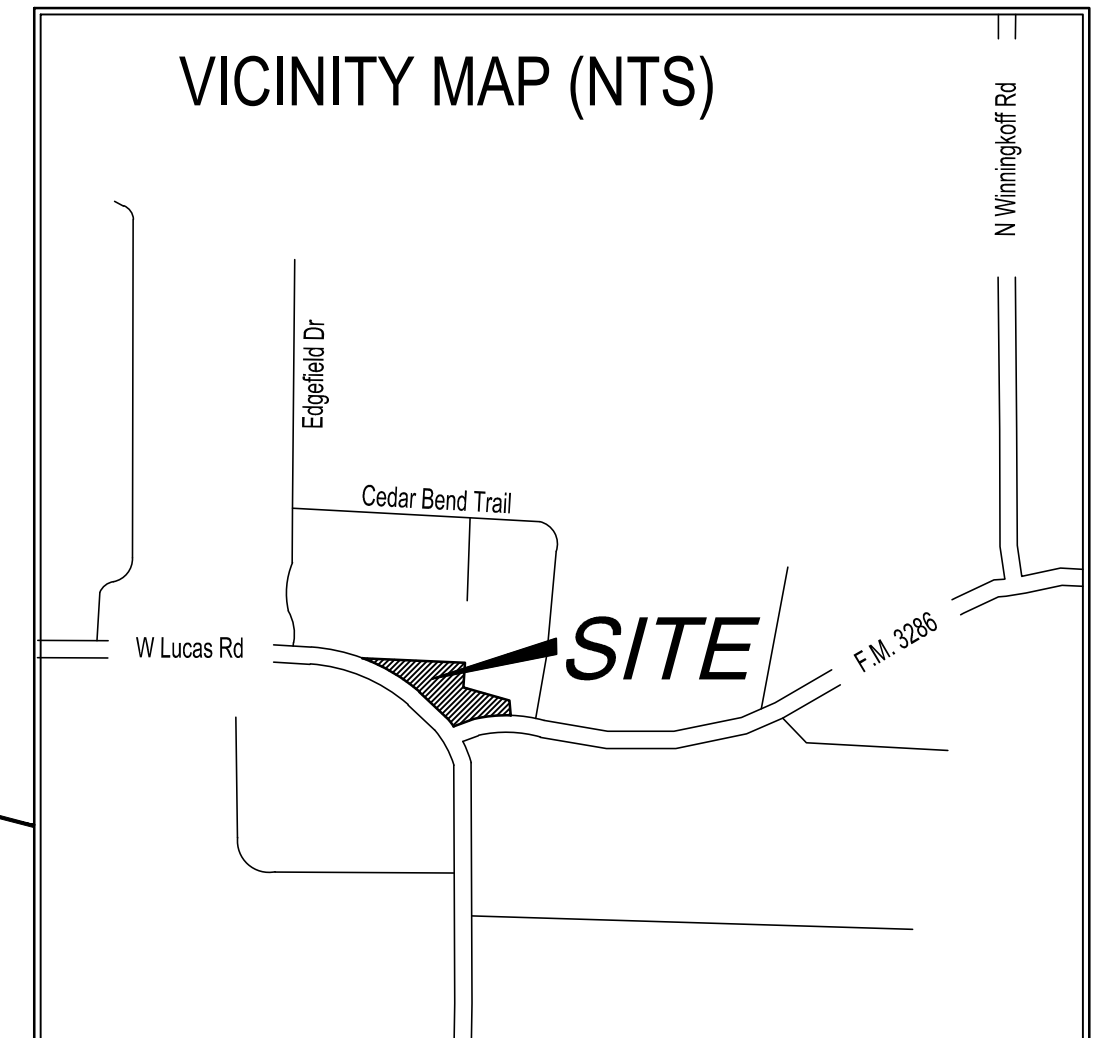
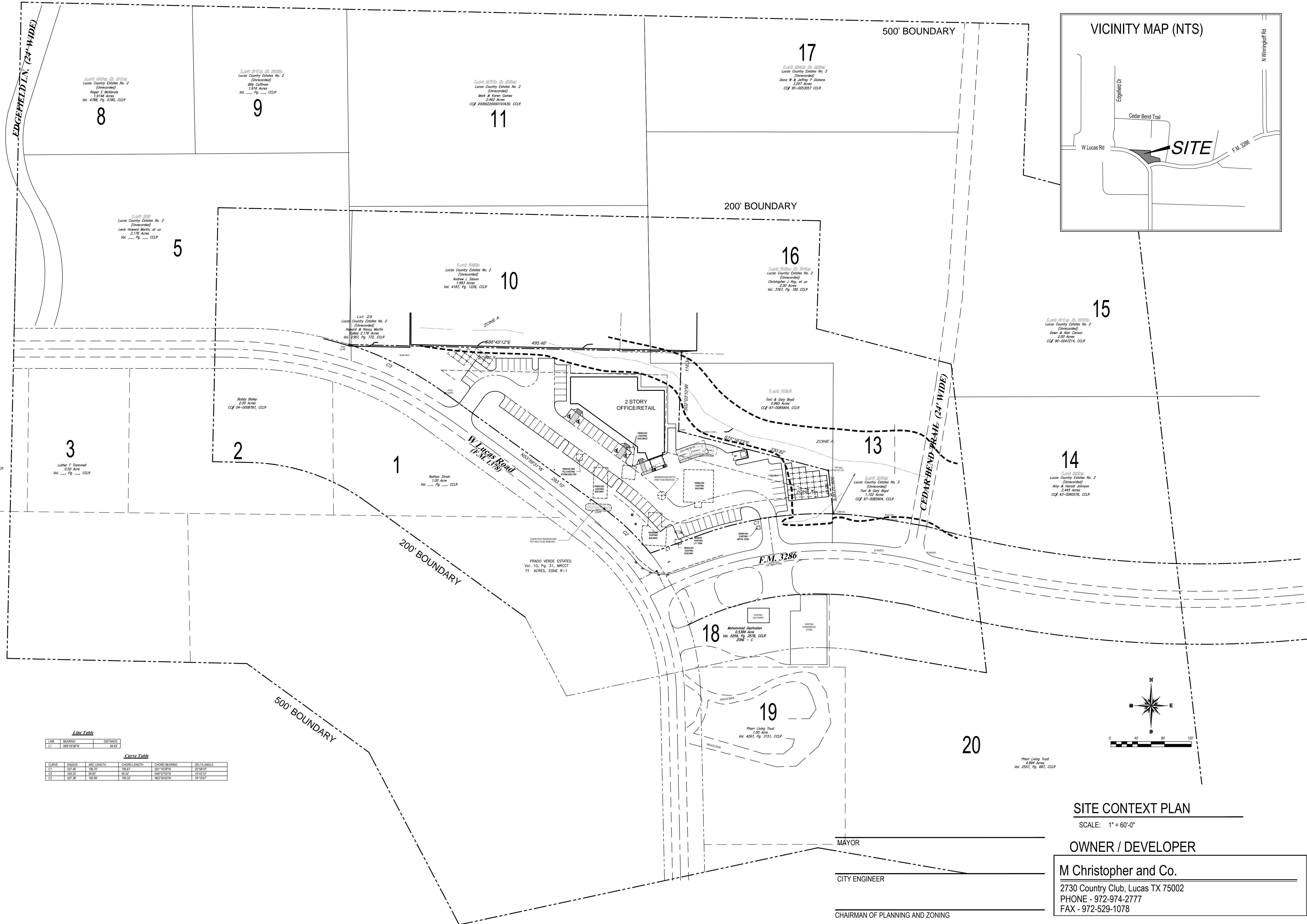
I make a Motion to.....

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



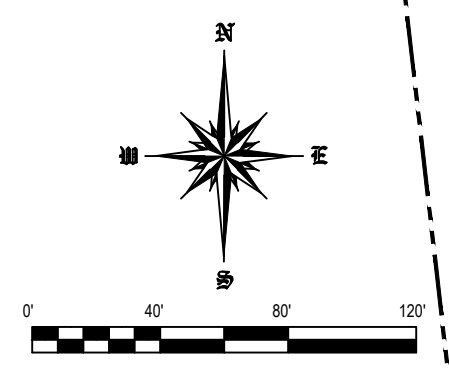
These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked by a professional engineer or architect before construction. It is the responsibility of the contractor to verify the accuracy of the information shown on these plans and to obtain all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Line Table

LINE	BEARING	DISTANCE
LT	S89°59'30"W	84.83'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	337.40'	156.79'	156.67'	S87°16'29"W	27°38'12"
C2	330.22'	95.92'	95.52'	N60°07'33"W	13°41'12"
C3	307.38'	160.89'	160.32'	N67°05'53"W	18°12'41"



SITE CONTEXT PLAN

SCALE: 1" = 60'-0"

OWNER / DEVELOPER

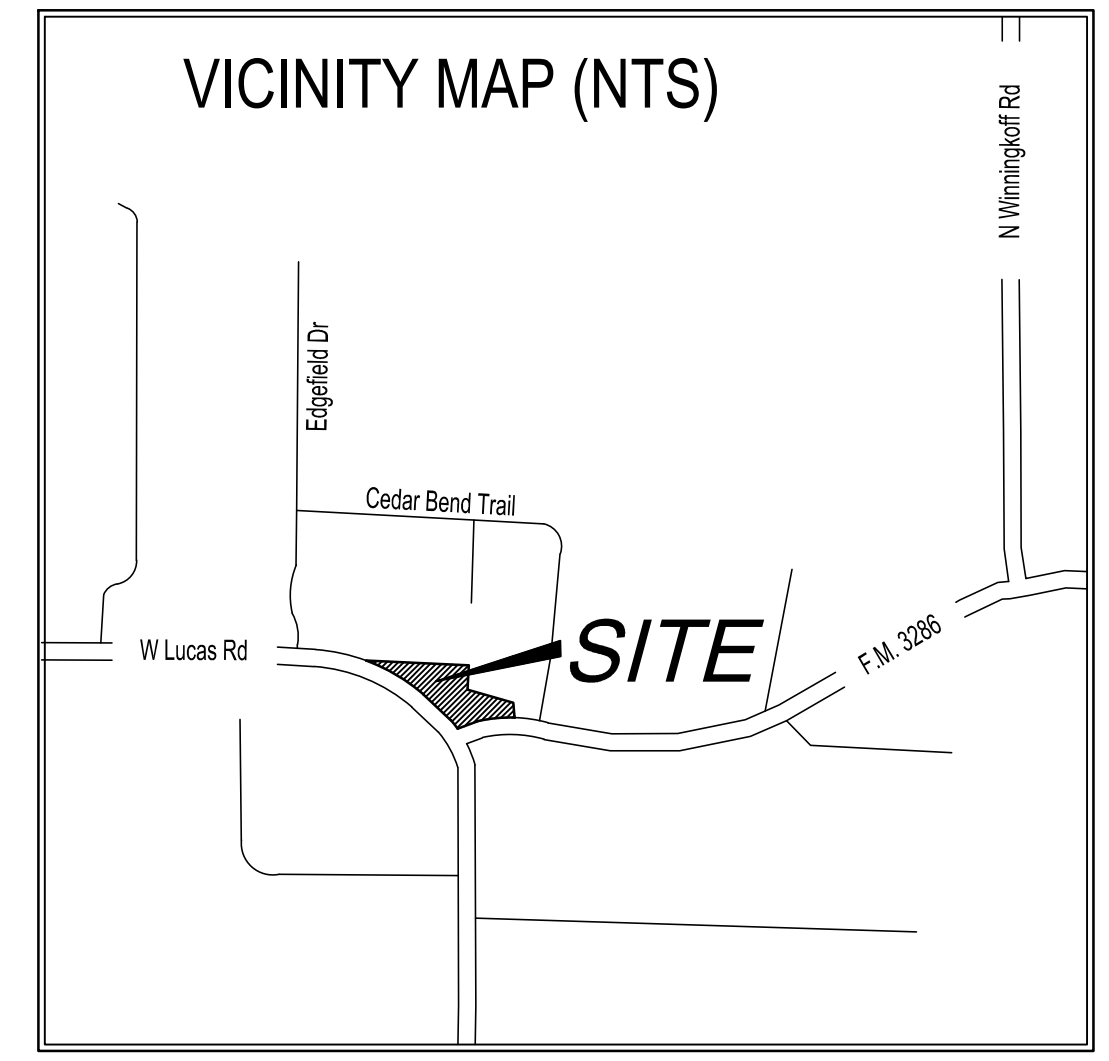
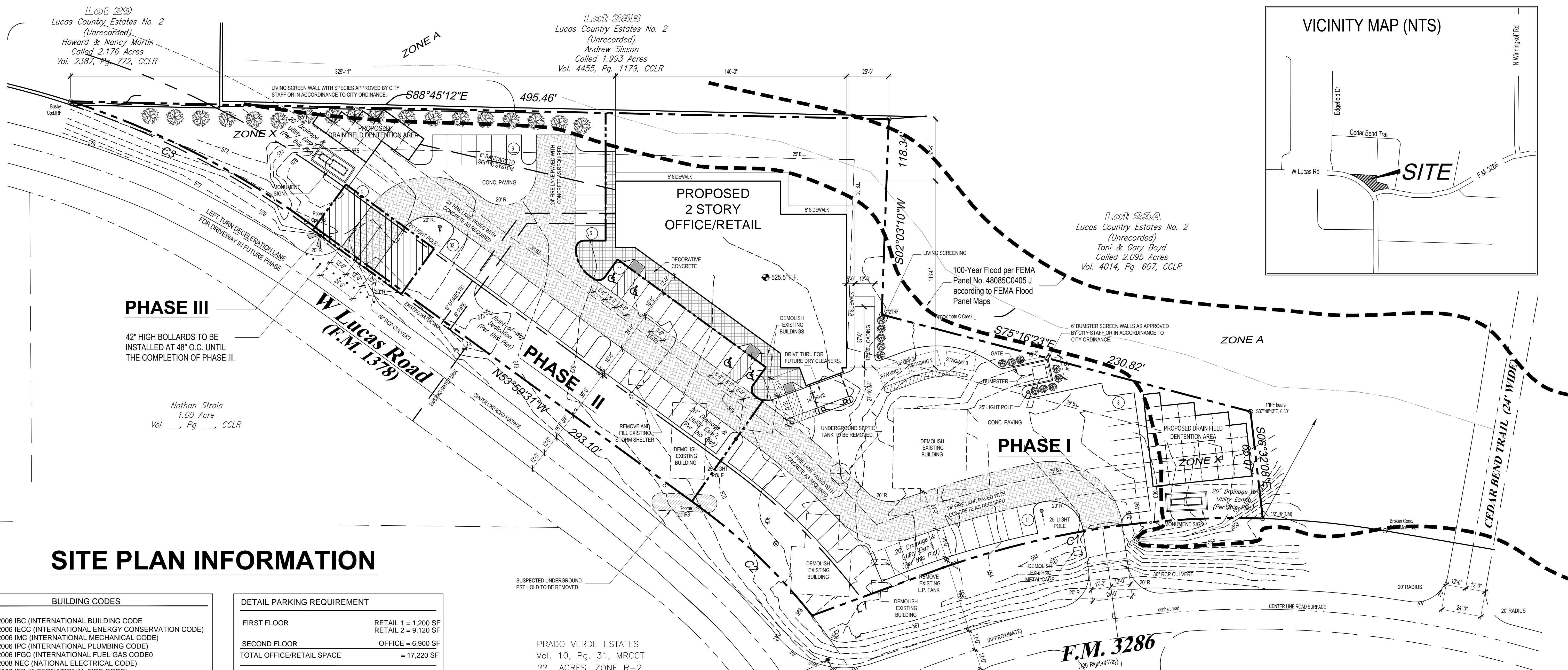
M Christopher and Co.
 2730 Country Club, Lucas TX 75002
 PHONE - 972-974-2777
 FAX - 972-529-1078

 MAYOR
 CITY ENGINEER
 CHAIRMAN OF PLANNING AND ZONING

LUCAS CORNER
 ADDRESS LINE 1
 ADDRESS LINE 2
 LUCAS, TX

REVISION ISSUED DATE
 FOR REVIEW 4-01-2013
 FOR SUBMITTAL 4-01-2013
 FOR RESUBMITTAL 4-02-2013

COPYRIGHT 2013
A1
 1 of 2
 4-02-2013

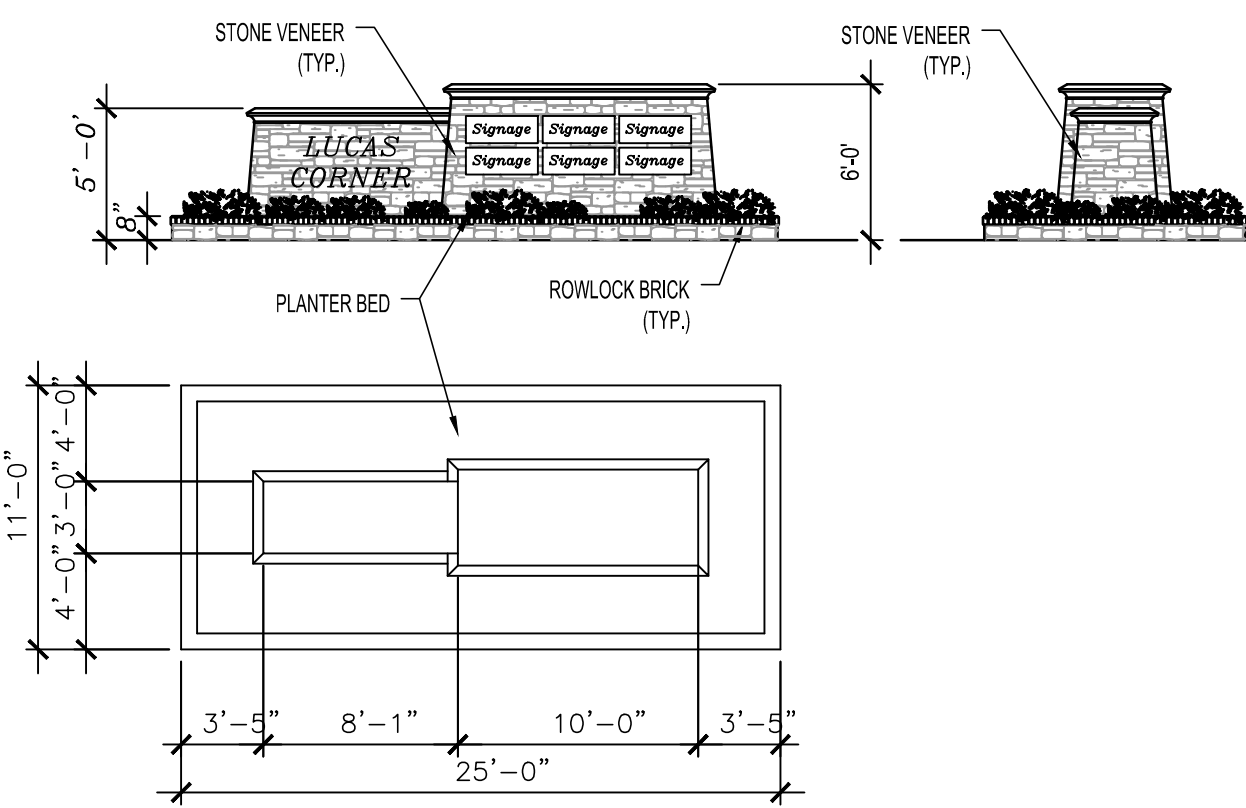


SITE PLAN INFORMATION

BUILDING CODES	
-2006 IBC (INTERNATIONAL BUILDING CODE)	
-2006 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)	
-2006 IMC (INTERNATIONAL MECHANICAL CODE)	
-2006 IPC (INTERNATIONAL PLUMBING CODE)	
-2006 IFGC (INTERNATIONAL FUEL GAS CODE)	
-2008 NEC (NATIONAL ELECTRICAL CODE)	
-2006 IFC (INTERNATIONAL FIRE CODE)	
PROPOSED BUILDING INFORMATION	
OCCUPANCY CLAS-B	
OCCUPANCY LOAD 125	
CONSTRUCTION TYPE VB SPRINKLERED	
RETAIL/OFFICE ZONE - CB	
MAX. OF 25' HIGH TO MID-POINT OF ROOF	
GROUND FLOOR BUILDING FOOTPRINT	10,320 S.F.
ANTICIPATED TOTAL AREA	17,220 S.F.
SITE LIGHTING SPECIFICATIONS	
MANUFACTURER	SPAULDING
MODEL NO.	MSV A10 P40 H3 F 5 DB
BULB:	PSHM 400W
VOLT	480V
REMARKS	POLE MOUNTED LIGHT, 25' IN HEIGHT ARM MOUNTED AT 180 TYPE III DISTRIBUTION
SITE PLAN INFORMATION	
GROSS SITE SQUARE FOOTAGE	95,778.44 S.F.
NET SITE SQUARE FOOTAGE OUTSIDE OF FLOOD PLAIN	83,353.88 S.F.
ZONING - CB	
PROPOSED USE	2.199 ACRES OFFICE / RETAIL
BUILDING FOOTPRINT	10,320 S.F.
TOTAL BUILDING FOOTAGE	17,220 S.F.
SIDEWALK PAVING	4,054 S.F.
PARKING LOT PAVING	42,557 S.F.
GREEN DRAINFIELD (part of green)	41,278 S.F. 3,679 S.F.
CURB	1,553 L.F.
PERCENTAGE OF IMPERVIOUS COVERAGE	60%

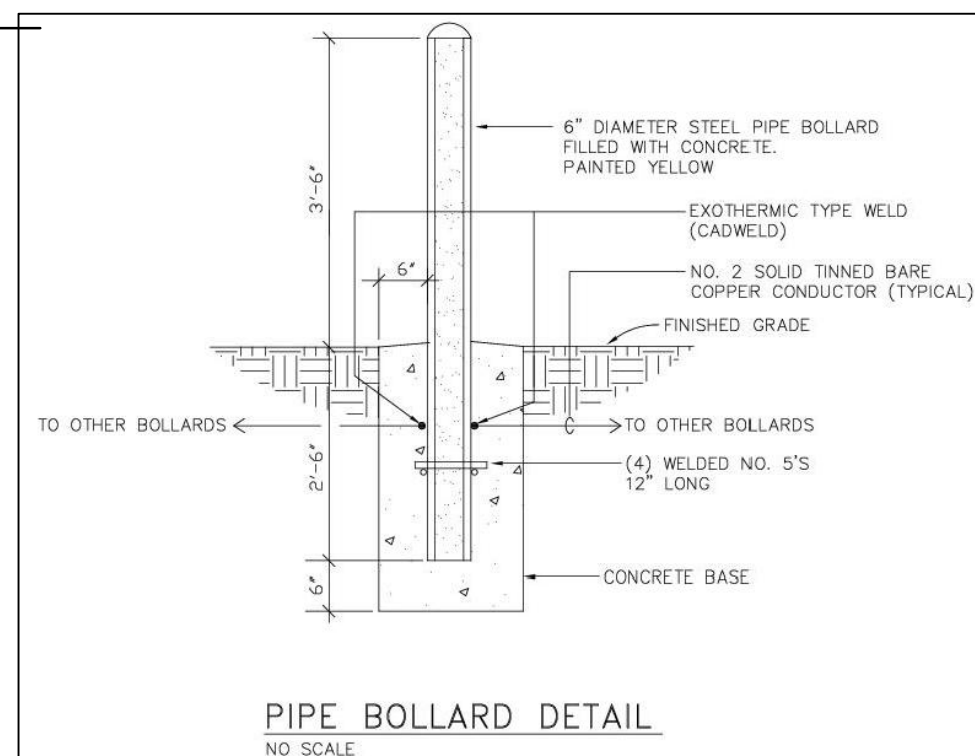
DETAIL PARKING REQUIREMENT	
FIRST FLOOR	RETAIL 1 = 1,200 SF RETAIL 2 = 9,120 SF
SECOND FLOOR	OFFICE = 6,900 SF
TOTAL OFFICE/RETAIL SPACE	= 17,220 SF
1st RETAIL PARKING REQ'D AT 60%	52 SPACES
2nd FLR. OFFICE PARKING REQ'D AT 40%	23 SPACES
TOTAL PARKING REQ'D	75 SPACES
H.C. SPACES REQ'D	4 SPACES
PARKING PROV'D	78 SPACES
H.C. SPACES PROV'D	4 SPACES

Line Table				
LINE	BEARING	DISTANCE		
L1	S89°33'30"W	84.67		
Curve Table				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	537.66	196.37	88.61	381°10'29"
C2	348.29	85.87	95.82	N45°10'55"W
C3	507.38	186.39	165.32	N45°10'55"W



MONUMENT SIGN

SCALE: 1/8" = 1'-0"



PIPE BOLLARD DETAIL

NO SCALE

PRADO VERDE ESTATES
Vol. 10, Pg. 31, MRCCT
?? ACRES, ZONE R-2

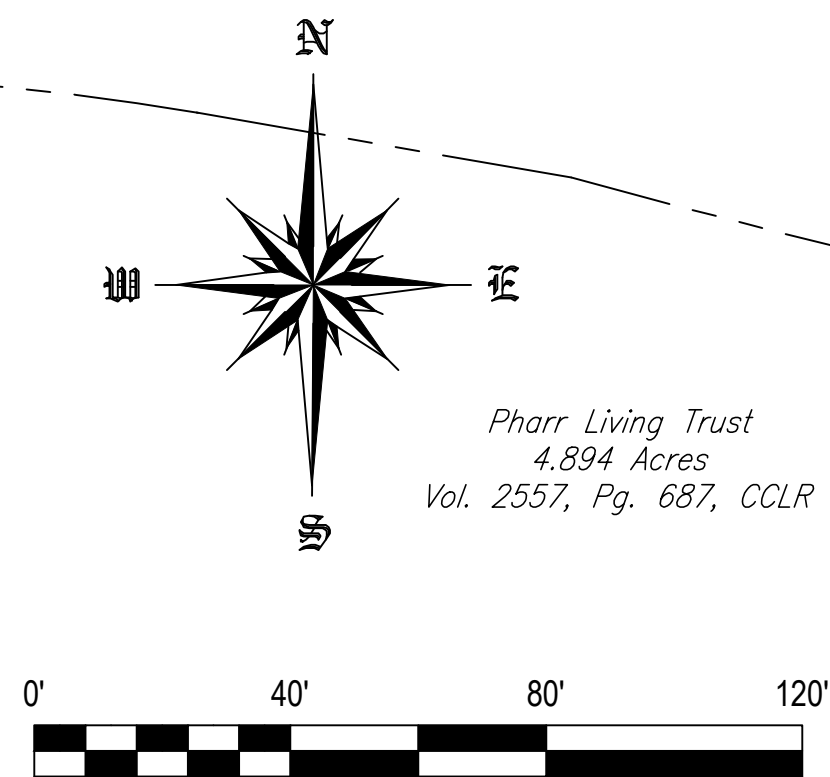
SITE PLAN

SCALE: 1"=30'-0"

OWNER / DEVELOPER

M Christopher and Co.
2730 Country Club, Lucas TX 75002
PHONE - 972-974-2777
FAX - 972-529-1078

MAYOR _____
CITY ENGINEER _____
CHAIRMAN OF PLANNING AND ZONING _____



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

Mohammad Dezfoolian
0.5399 Acre
Vol. 5259, Pg. 2576, CCLR
ZONE - C

Pharr Living Trust
4.894 Acres
Vol. 2557, Pg. 687, CCLR

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked for accuracy by a qualified professional engineer or architect before construction begins. It is to be brought to the attention of the contractor that any construction, work, or purchase not shown on these plans, or any construction, work, or purchase not shown on these plans, is to be brought to the attention of the contractor. Any construction, work, or purchase not shown on these plans, or any construction, work, or purchase not shown on these plans, is to be brought to the attention of the contractor. Any construction, work, or purchase not shown on these plans, or any construction, work, or purchase not shown on these plans, is to be brought to the attention of the contractor.

LUCAS CORNER
ADDRESS LINE 1
ADDRESS LINE 2
LUCAS, TX

REVISION ISSUED DATE	FOR REVIEW	FOR SUBMITTAL	FOR RESUBMITTAL
	03-25-2013	4-01-2013	4-02-2013

A2
2 OF 2
4-02-2013



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, April 11, 2013 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, May 2, 2013 at 7:00 p.m. in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request by M. Christopher Homes on behalf of Marion Strain Faust for a site plan. 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.

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: April 11, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider an application request by KWIK Industries for a site plan approval. The property to be considered is located in Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres.

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

This is the 1st Public Hearing, the 2nd Public Hearing will be held by the City Council on May 2, 2013.

Applicant Scott Pendley on behalf of Kwik Industries is requesting the approval of a site plan for a Kwik Lube Oil Express in compliance with the city's zoning use chart, approved SUP, and the city's code of ordinances. The property to be considered is located at ABS A0821 William Snider Survey, Tract 32, 6.47± acres.

See attached.

MOTION:

I make a Motion to recommend approval of the site plan for KWIK. The property is located in Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres.

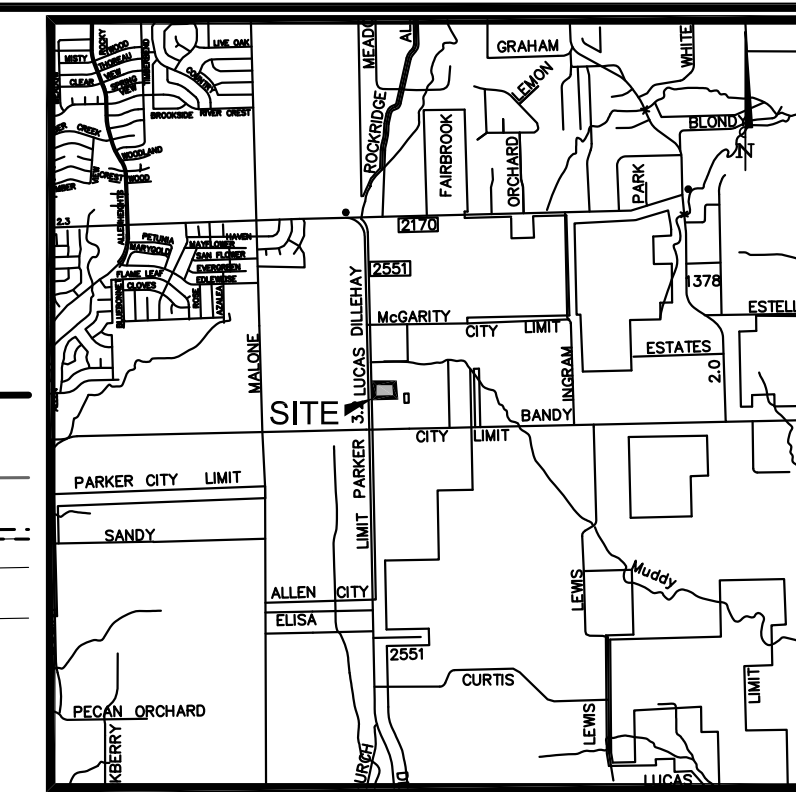
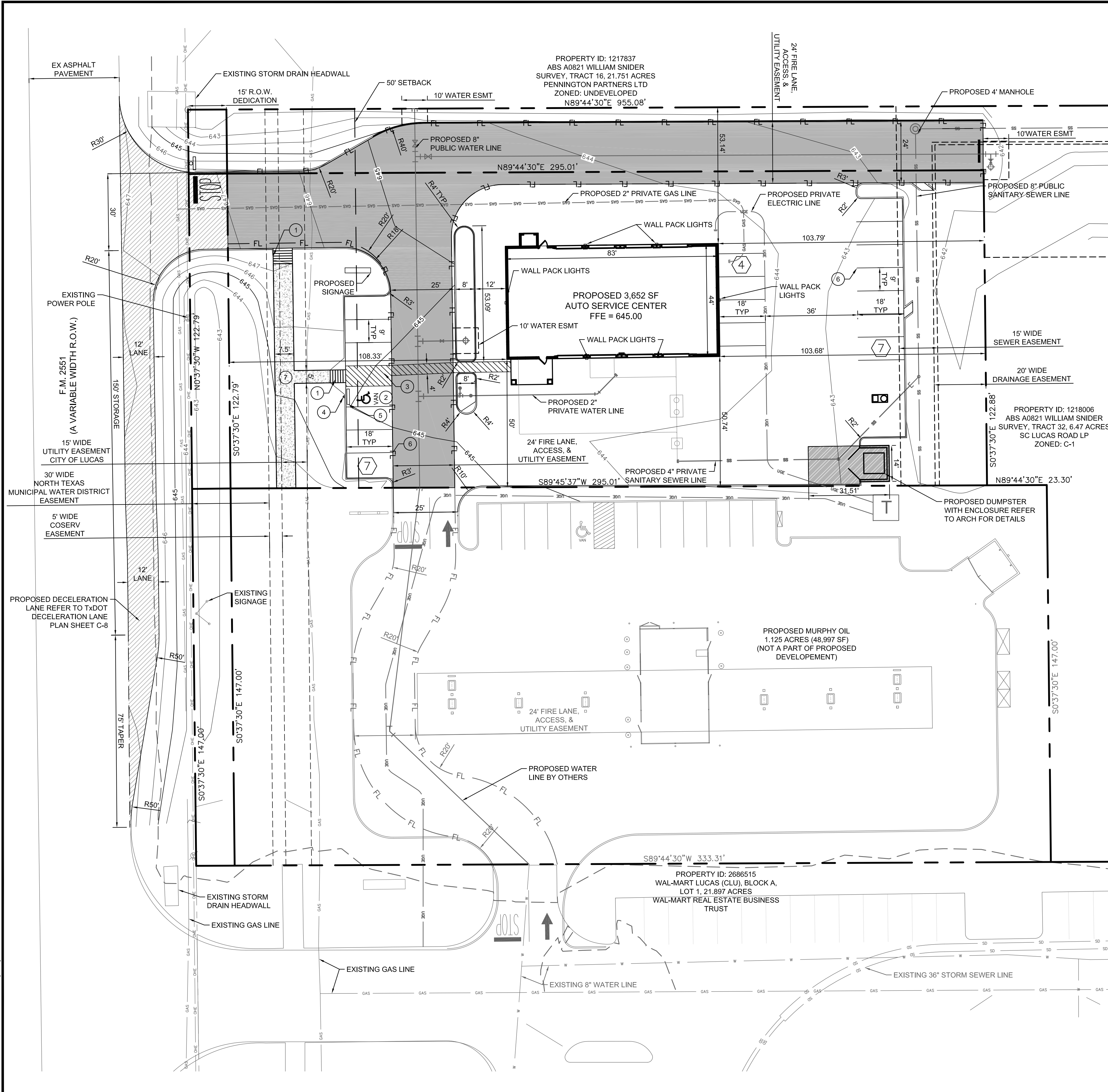
APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____

PLOTTED BY: CLAY
 3/29/2013 9:57 AM
 PLOT DATE: 3/29/2013
 LOCATION: Z:\PROJECTS\2012-071 KWIK LUCAS\CADD\SHEETS\C-2 CITY SITE PLAN.DWG
 LAST SAVED: 3/28/2013 8:12 PM



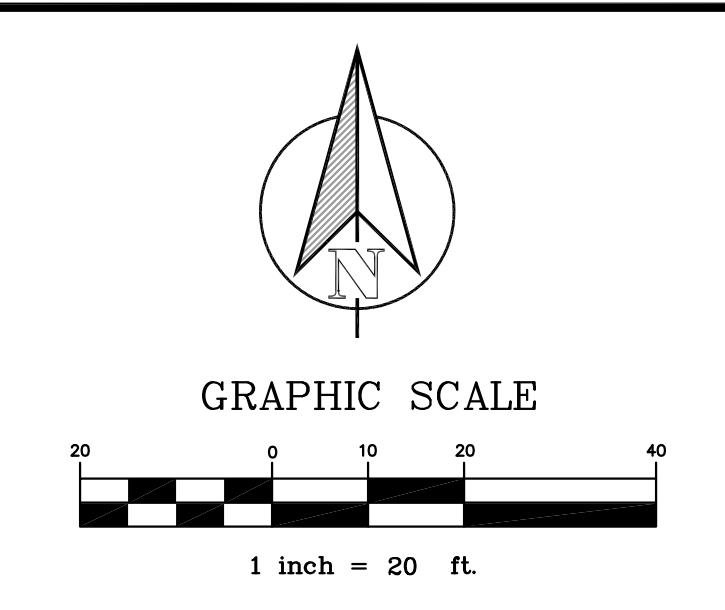
VICINITY MAP
N.T.S.

LEGEND

— FL —	PROPOSED FIRE LANE
[Symbol]	STANDARD CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY PAVEMENT
[Symbol]	DUMPSTER PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	ASPHALT PAVEMENT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
- - -	PROPERTY BOUNDARY

CONSTRUCTION SCHEDULE

①	HANDICAP RAMP
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGNAGE
⑤	CURB STOP
⑥	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑦	SIDEWALK



PROPERTY TABLE

EXISTING ZONING	C-1
PROPOSED ZONING	C-1
LOT AREA	0.87 AC
BUILDING SF	3,652
PERCENT IMPERVIOUS	70.8%

PARKING INFORMATION

REQUIRED PARKING SPACES (1 SPACE FOR EVERY 200 SF)	18 SPACES
REQUIRED ADA PARKING (1 SPACE FOR EVERY 25 SPACES)	1 SPACE
TOTAL PARKING PROVIDED	18 SPACES (1 ADA)

IMPERVIOUS CALCULATIONS

TOTAL SITE AREA	38,094 SF (0.87 AC)
PROPOSED CONCRETE PAVING AREA	32,530 SF

BUILDING SETBACK

SIDE	20'
REAR	25'
FRONT	50'
LANDSCAPE	10'

SITE LIGHTING

LIGHT TYPE	METAL HALIDE
FIXTURE TYPE	WALL PACK
MAX HEIGHT	12'-0"
WATTAGE	150 W
VOLTAGE	240 V
MODEL	TWP 150M 240 DF

BENCH MARK
 (1) SQUARE CUT FOUND ON THE WESTERLY CURB RETURN AT THE SOUTHWEST CORNER OF LAKE WHITNEY DRIVE AND LAKE TEXHOMA DRIVE. POSTED ELEVATION = 647.32
 (2) RAILROAD SPIKE FOUND ON THE WEST SIDE OF A TRAFFIC SIGNAL POLE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF W. LUCAS ROAD AND FM 2551. POSTED ELEVATION = 644.00
 ALUMINUM CAPPED IRON ROD AT THE SOUTHWEST CORNER OF THE SITE = 644.09



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 95813 Date 03/29/2013

**KWIK KAR
 LUBE & AUTOMOTIVE
 SERVICE CENTER
 LUCAS, TX**

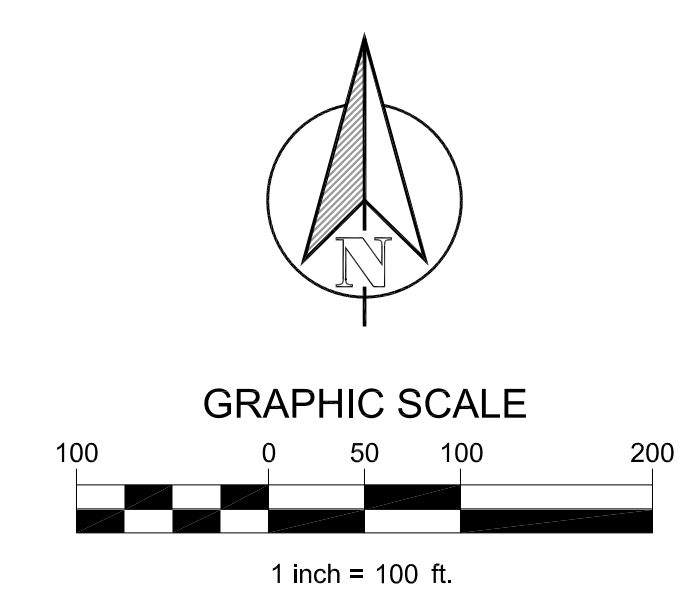
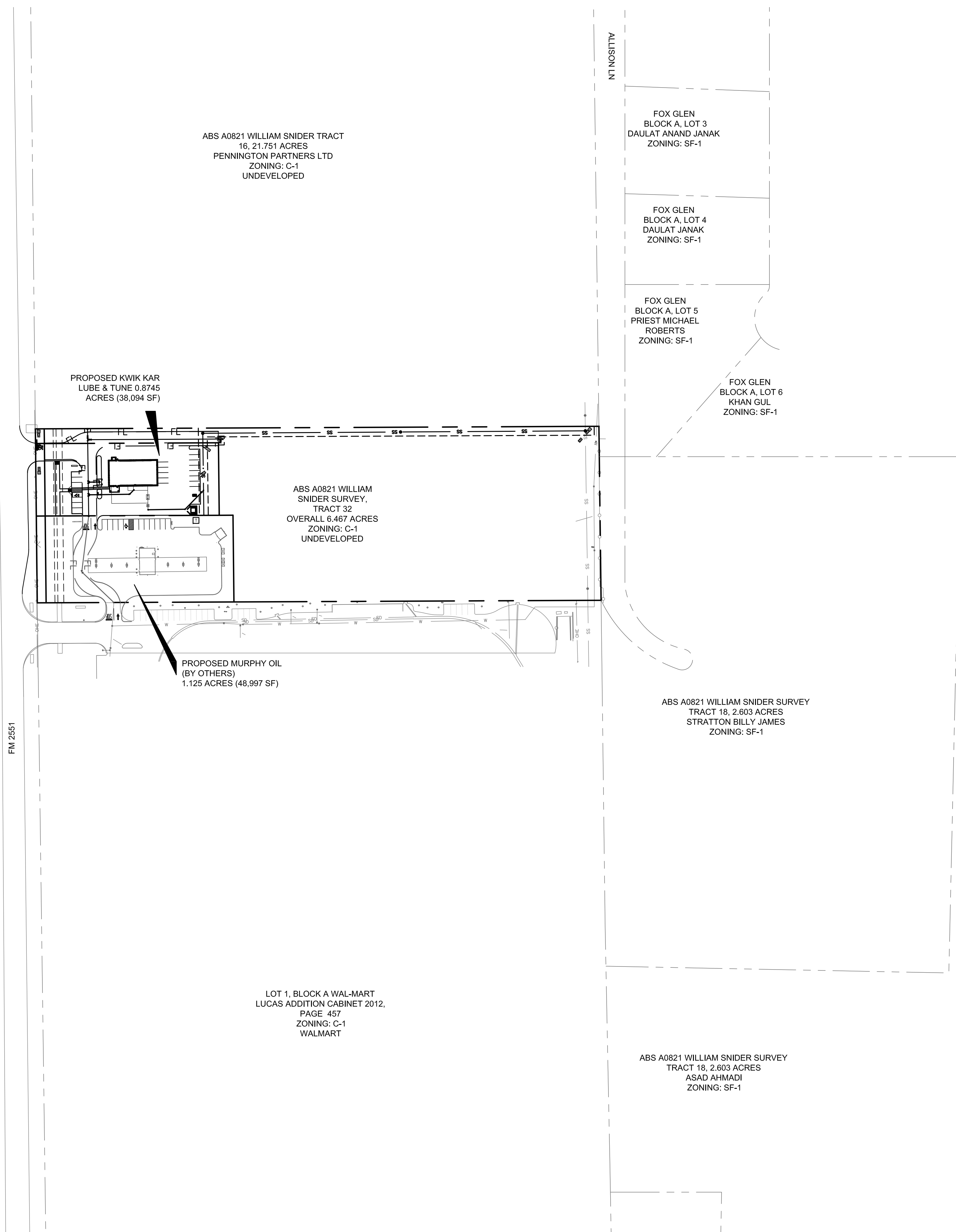
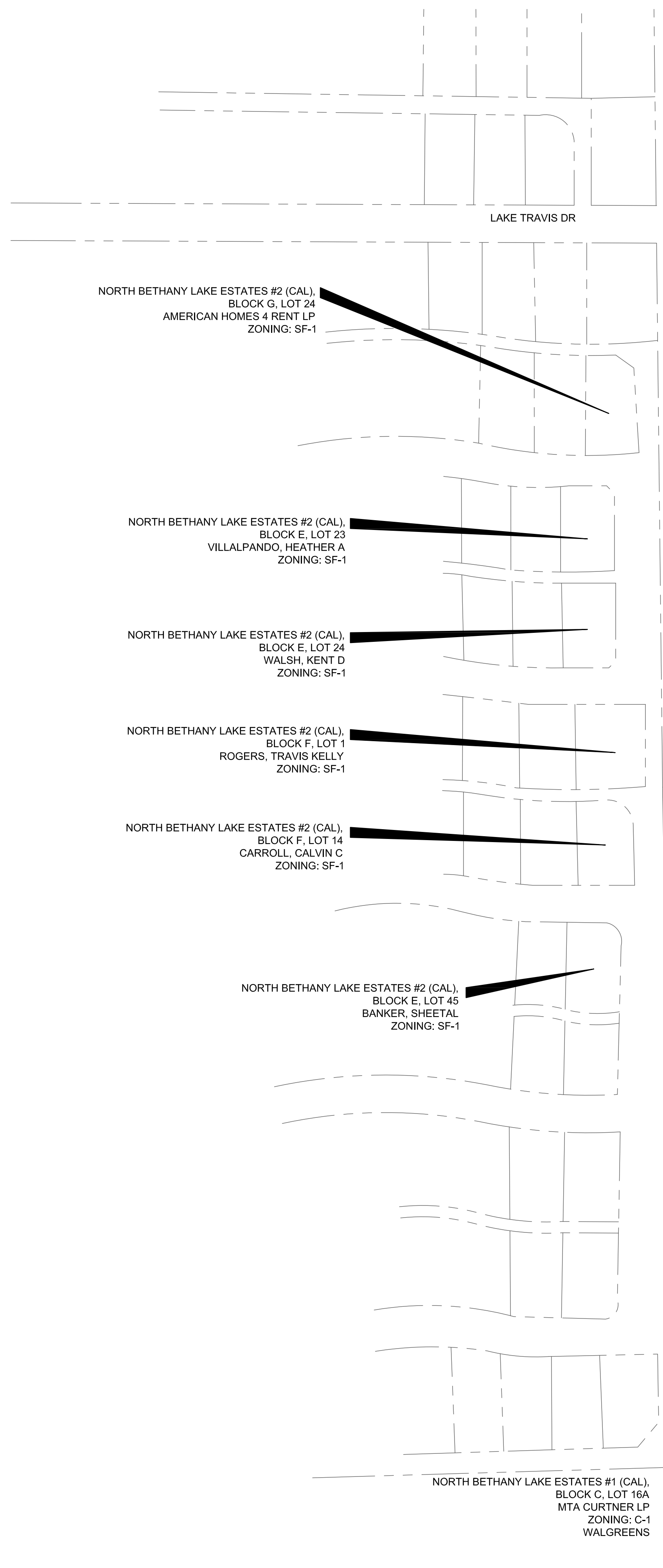
No.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN: CLC
 DRAWN: CLC
 CHECKED: MAM
 DATE: 3/24/2013

SHEET
C-2

PLOTTED BY: CLAY
 PLOT DATE: 3/29/2013 9:58 AM
 LOCATION: Z:\PROJECTS\2012-071 KWIK LUCAS\CADD\SHEETS\SP-2 CITY SITE PLAN.DWG
 LAST SAVED: 3/29/2013 9:54 AM



TEXAS REGISTRATION #14159
CLAY MOORE ENGINEERING
 1160 CHEST SPRINGER RD, SUITE #1
 DALLAS, TX 75244
 PHONE: 972.381.0077
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: **MATT MOORE**
 P.E. No. 95813, Date 03/29/2013

**KWIK KAR
 LUBE & AUTOMOTIVE
 SERVICE CENTER
 LUCAS, TX**

No.	DATE	REVISION	BY

OVERALL SITE SITE PLAN

DESIGN: CLC
 DRAWN: CLC
 CHECKED: MAM
 DATE: 3/24/2013

SHEET
C-3

File No. 2012-071



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, **April 11, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, May 2, 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 a site plan approval. 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: April 11, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Public Hearing/Discuss and Consider an amendment to City of Lucas' Code of Ordinance, Chapter 14, Zoning, Article 14.03, Districts, Division 6 Village Center District (VC) Section 14.03.292 Use Regulations by adding (5) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 7, Commercial Business District (CB) Section 14.03.352 Use Regulations by adding (12) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 9, Light Industrial District (LI) Section 14.04.471 Use Regulations by adding (3) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP).

RECOMMENDED ACTION:

Approve as presented.

SUMMARY:

This is the 1st Public Hearing, the 2nd Public Hearing will be held by the City Council on May 2, 2013.

Recommend amending the city's zoning district requirements regarding

Village center district add to Sec. 14.03.292 Use regulations

(5) All drive-thrus, drive-ins, drive-ups, require an SUP permit

Commercial Business district add to Sec. 14.03.352 Use regulations

(12) All drive-thrus, drive-ins, drive-ups, require an SUP permit

Industrial District add to Sec. 14.03.471 Use regulations

(3) All drive-thrus, drive-ins, drive-ups, require an SUP permit

See attached for recommended changes.

MOTION:

I make a Motion to recommend approval of an amendment to City of Lucas' Code of Ordinance, Chapter 14, Zoning, Article 14.03, Districts, Division 6 Village Center District (VC) Section 14.03.292 Use Regulations by adding (5) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 7, Commercial Business District (CB) Section 14.03.352 Use Regulations by adding (12) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 9, Light Industrial District (LI) Section 14.04.471 Use Regulations by adding (3) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP).

APPROVED BY: _____ Initial/Date

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

Village center district add to Sec. 14.03.292 Use regulations

(5) All drive thrus', drive ins, drive ups, require an SUP permit

Commercial Business district add to Sec. 14.03.352 Use regulations

(12) All drive thrus', drive ins, drive ups, require an SUP permit

Industrial District add to Sec. 14.03.471 Use regulations

(3) All drive thrus', drive ins, drive ups, require an SUP permit

Following on the next pages is how they would fit in the district requirements.

Add number 5 below

Division 6. VC Village Center District

Sec. 14.03.291 Purpose

The intent of this district is to provide a clustered village setting with a rural country style as a retail and neighborhood services area. (1995 Code, sec. 9-60)

Sec. 14.03.292 Use regulations

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in [section 14.03.801](#), schedule of uses, and [article 14.02 division 4](#), specific use permits.

- (1) Any retail store or personal service not listed in [section 14.03.801](#) but of similar nature and character shall be permitted subject to the following conditions:
 - (A) The business establishment supplies the everyday shopping needs of the area.
 - (B) The business is conducted wholly within an enclosed building.
 - (C) The required front, rear, or side yards are not used for display, sale, or storage of merchandise or for the storage of vehicles, equipment, containers, or waste materials.
 - (D) Such use not be objectionable because of odor, excessive lights, smoke, dust, noise, vibration, or similar nuisance.
 - (E) Drive-through business permitted by specific use permit.
- (2) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (3) A special exception shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (4) Major retail development by specific use permit.
- (5) All drive thrus', drive ins, drive ups, require an SUP permit

Add Number 12 Below

Division 7. CB Commercial Business District

Sec. 14.03.351 Purpose

This is a general commercial zoning district for areas that provide the greatest number and mix of retail and commercial uses. This zoning district is designed and intended to serve as the commercial support zone of the entire community. It should be located in such a manner as to have reasonable access to arterial roadways so that ingress and egress to the CB area may be managed in a safe and controlled manner. (Ordinance 2005-12-00544, sec. 1, adopted 12/5/05)

Sec. 14.03.352 Use regulations

In the commercial business district, land uses shall be those associated with retail, commercial, office, service, institutional or professional activities. Major retail development shall be permitted by specific use permit. No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in [section 14.03.801](#), schedule of uses, and [article 14.02 division 4](#), specific use permits. (Ordinance 2008-11-00634 adopted 11/20/08)

Sec. 14.03.353 Development regulations

In the commercial business district, the following development regulations shall be applicable to all buildings:

- (1) Building height. Buildings shall not exceed a height of more than thirty-five feet (35').
 - (A) The height shall be measured from the sidewalk or ground surface elevation along the side of the building fronting onto a public right-of-way to the top of the roof.
- (2) Setbacks. The following setbacks are required in the commercial business district:
 - (A) Front yard setbacks shall be a minimum of fifty feet (50') from the street right-of-way.
 - (B) Side yard setbacks shall be a minimum of twenty feet (20'). Where a CB zone abuts on the side of a property zoned as single-family residential, each portion of a building in excess of ten feet (10') in height shall be set back two (2) additional feet for each additional one (1) foot in height.
 - (C) Rear yards shall be a minimum of twenty-five feet (25') except where the lot abuts property zoned as single-family residential where there shall be a

minimum rear yard of not less than one hundred feet (100') and not separated by a street or public right-of-way.

(D) Rear yard setbacks abutting property zoned as single-family residential shall include at least fifty feet (50') of green space adjacent to the residential district. Green space includes landscaping and turf grass.

(3) Minimum lot area. The minimum area for lots in the commercial business district shall be thirty thousand (30,000) square feet, exclusive of all street rights-of-way and the designated 100-year floodplain as determined by a registered survey.

(4) Maximum lot coverage. The maximum lot coverage for buildings on individual lots is forty percent (40%) of the lot area, including accessory buildings.

(5) Floor area. Each store, shop or business shall have a minimum of five hundred (500) square feet of floor area. There is no maximum floor space.

(6) Business operations. The following special conditions apply to business operations within the CB district:

(A) All commercial uses within this district shall be sales and/or service type uses.

(B) All business shall be conducted entirely within a building. Restaurants offering outside dining or businesses with outside storage and/or display of any type shall be allowed only upon the approval of a specific use permit.

(C) No drive-in services of any type shall be located nearer than one hundred feet (100') of an abutting single-family zoned district. Where drive-in services are allowed, a solid fence of wood or masonry with a height of six feet (6') shall be required to buffer the drive-in service from the abutting single-family residential district.

(7) Off-street parking and loading. Required off-street parking may be located within the required setback, except for 50' green space. Such off-street parking spaces shall be on a hard-surfaced drive or parking area. Specific off-street parking and loading requirements are contained in [article 14.04, division 2](#), of this chapter.

(8) Buffering and screening. The following standards for buffering and screening shall apply for all buildings in the commercial business district:

(A) Parking lot layout, landscaping, buffering and screening shall minimize direct views of parked vehicles from streets.

(B) Off-street loading areas shall be located at the rear of all buildings and shall be adequately screened from view of any adjacent single-family residential use.

(C) Outdoor storage of trash receptacles shall be at the side or rear of the site and shall be totally circled or screened by fence, planting or other suitable visual barrier and be secured from public access.

(D) Transformers, HVAC equipment (if located at ground level), lift stations, utility meters and other machinery, as well as garbage collection points, shall be located at the rear property line, drive, or alley. If such uses are visible from an adjacent right-of-way or property, they shall be totally screened by a fence or suitable plant or other visual barrier of an appropriate height or as proposed or approved in the development site plan. Trash receptacles shall have a door which shall remain closed at all times.

(9) Impervious coverage. The maximum impervious coverage shall not exceed seventy-five percent (75%) of the total lot area, exclusive of green space.

(Ordinance 2005-12-00544, sec. 1, adopted 12/5/05)

(10) Accessory buildings and structures customarily associated with any of the above establishments to which they refer shall be constructed to meet all of the requirements of the main building.

(11) A special exception shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.

(12) All drive thrus, drive ins, drive ups, require an SUP permit

Add number 3 below

Division 9. LI Light Industrial District

Sec. 14.03.471 Use regulations

No land shall be used and no building shall be erected, altered, converted or used for a use other than those specified in [section 14.03.801](#), schedule of uses, and [article 14.02 division 4](#), specific use permits.

- (1) No mobile homes or HUD-code manufactured homes as defined herein shall be permitted.
- (2) A special exception shall be required when the total square footage of the main building and/or any accessory buildings exceeds 50,000 square feet.
- (3) All drive thrus, drive ins, drive ups, require an SUP permit



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, **April 11, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, May 2, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider:

An amendment to City of Lucas' Code of Ordinance, Chapter 14, Zoning, Article 14.03, Districts, Division 6 Village Center District (VC) Section 14.03.292 Use Regulations by adding (5) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 7, Commercial Business District (CB) Section 14.03.352 Use Regulations by adding (12) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP); Division 9, Light Industrial District (LI) Section 14.04.471 Use Regulations by adding (3) All drive thrus, drive-ins, drive-ups require a Specific Use Permit (SUP).

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: April 11, 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 March 14, 2013, Planning & Zoning Commission meeting.

RECOMMENDED ACTION:

Approve.

SUMMARY:

See attached.

MOTION:

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

APPROVED BY: _____

Initial/Date

Department Director: _____ / _____

City Manager: _____ / _____



Planning & Zoning Commission
Regular Meeting
March 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	Vice-Chairman Peggy Rusterholtz
Commissioner Sean McCaffity (absent)	Commissioner David Keer
Commissioner Brian Blythe	Alt Commissioner Andre Guillemaud
Alt Commissioner Joe Williams (absent)	Administrative Assistant Jennifer Faircloth
Mayor Rebecca Mark	Development Services Director Joe Hilbourn
City Manager Jeff Jenkins	City Attorney Whit Wyatt

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Commissioner David Keer led everyone in saying the Pledge of Allegiance.

With the absence of Commissioner Sean McCaffity and Alternate Commissioner Joe Williams, Alternate Commissioner Andre Guillemaud will be a voting member for tonight's meeting.

Regular Agenda

- 1) Discuss and Consider the approval of the minutes from the February 14, 2013, Planning & Zoning Commission meeting.

MOTION: Chairman Karen Hurtt made a Motion to approve the minutes from the February 14, 2013, Planning & Zoning Commission meeting. Vice-Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

- 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.

Community Services Director Joe Hilbourn came forward to address the commission.

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

There are three (3) lots of record which would combine into one (1) lot of record, approximately 2.199 acres +/- . The property is currently zoned Commercial Business (CB) and contains several dilapidated structures. The property does

contain some flood plain. This property currently has a single family home and in the past was used for a gas station, store, post office, and a church. This property went before the Board of Adjustments and was granted variances for front, rear, and side yard setbacks.

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

Chairman Karen Hurtt made the comment that she is very disturbed that the final plat was presented to staff so late that we cannot review prior to the meeting. Chairman Hurtt was very upset that this is how the commission was treated.

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

Staff does recommend approval.

See next page for preliminary plat.

Commissioner David Keer asked if the commission should decide to approve this preliminary plat, should there also be in the motion to request cleanup of the property. City Attorney Whit Wyatt stated that would be an extra condition and could not be included in the motion.

Commissioner Brian Blythe was also upset that the final plat was submitted so late.

Vice-Chairman Peggy Rusterholtz asked how the commission could approve this when an error was made in the lot size. The plat being considered, so long as it meets the requirements of the code, the commission would not be justified not to approve based on the size.

MOTION: Commissioner Brian Blythe made a Motion to approve the preliminary plat for the property known as Lucas Corners, located at the intersection of East and West Lucas Road. Vice Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

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

Commissioner Brian Blythe recused himself from the discussion as he lives within 200' of the subject property. A form was completed with Administrative Assistant, Jennifer Faircloth, and becomes part of the record.

Community Services Director Joe Hilbourn came forward to address the commission.

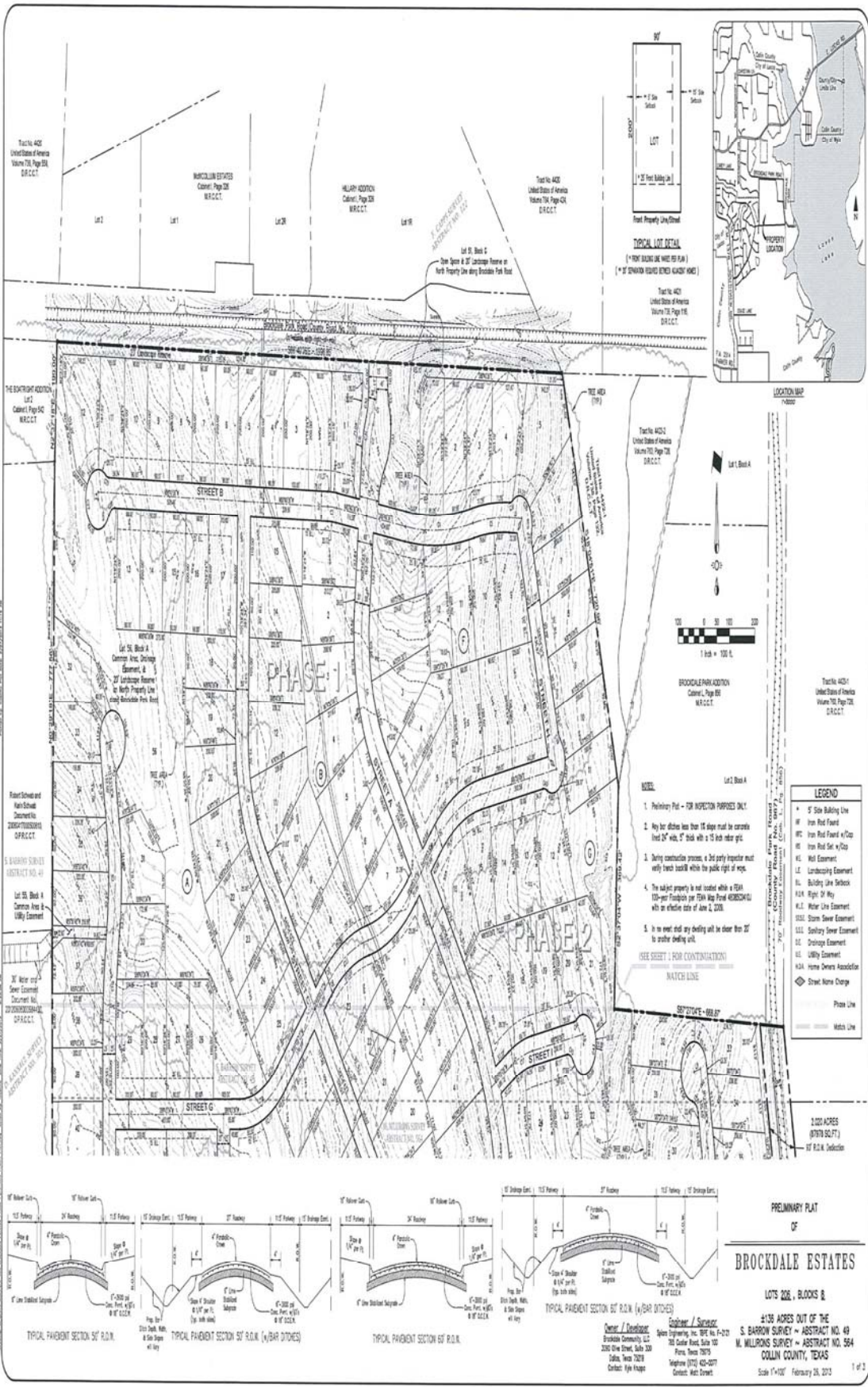
Kyle Kruppa, with Hillwood Communities, on behalf of Brockdale Community, LLC, has submitted an application for an amended preliminary plat for the Brockdale Park subdivision.

The original preliminary plat for this property was approved by the Planning & Zoning Commission on January 12, 2012. The amended preliminary plat has the same number of lots, 206, located on 136 acres ±. The minimum lot size permitted is 18,000 square feet; net average lot size is 28,749.6 square feet gross area. The only change is the street layout.

The first phase of the development would include approximately sixty (60) homes which are fully fire protected. Each lot would have a minimum of four (4) trees added to replace the trees removed during development.

Staff recommends approval of the amended preliminary plat.

See next page for the amended preliminary plat.



- NOTES:**
1. Preliminary Plat - FOR INSPECTION PURPOSES ONLY.
 2. Any lot smaller than 10 acres must be conveyed in 2" x 4" blocks with a 1/2 inch metal plate.
 3. During construction process, a 3rd party inspector must verify trench backfill within the public right of way.
 4. The subject property is not located within a FEMA 100-year Floodplain per FEMA Map Panel 430603001W with an effective date of June 2, 2010.
 5. It is recommended that any drilling will be done 20' to another drilling well.

LEGEND

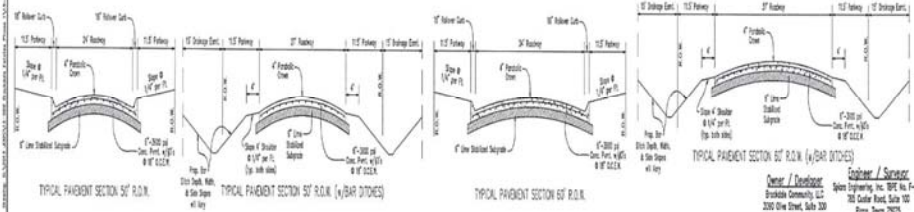
- 4' 5' Side Building Line
- 4' Iron Rod Found
- 4' Iron Rod Found w/ Cap
- 4' Iron Rod Set w/ Cap
- 4' Well Easement
- LL Landscaping Easement
- BL Building Line Setback
- A14 Right Of Way
- K.L. Water Line Easement
- S10 Storm Sewer Easement
- S11 Sanitary Sewer Easement
- S12 Driveway Easement
- U1 Utility Easement
- U14 Home Owners Association
- ◊ Street Name Change
- Phase Line
- Match Line

PRELIMINARY PLAT
OF
BROCKDALE ESTATES

LOTS 226, BLOCKS B

4138 ACRES OUT OF THE
S. BARROW SURVEY - ABSTRACT NO. 49
M. MILLBURN SURVEY - ABSTRACT NO. 564
COLLIN COUNTY, TEXAS

Scale: 1"=100' February 26, 2013 1 of 2



Owner / Developer:
Brookdale Community, LLC
2000 One Street, Suite 200
Dallas, Texas 75201
Contact: Ryan Knapp

Engineer / Surveyor:
Went Engineering, Inc. (EIT) No. F-2219
300 Cedar Road, Suite 100
Ft. Worth, Texas 76103
Telephone: (817) 452-0077
Website: Went-Eng.com

MOTION: Commissioner David Keer made a Motion to approve the amended preliminary plat for the Brockdale Park subdivision located north and east of Seis Lagos adjacent to Brockdale Park. Alternate Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 4-0, Commissioner Brian Blythe recused himself.

Public Hearings

- 4) Public Hearing/Discuss and Consider an application request by Murphy Oil for a Specific Use Permit (SUP) for the operation of a refueling station. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 Acres, more commonly known as the Sterling property adjacent to Angel Parkway just north of the existing Walmart. **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on April 4, 2013]**

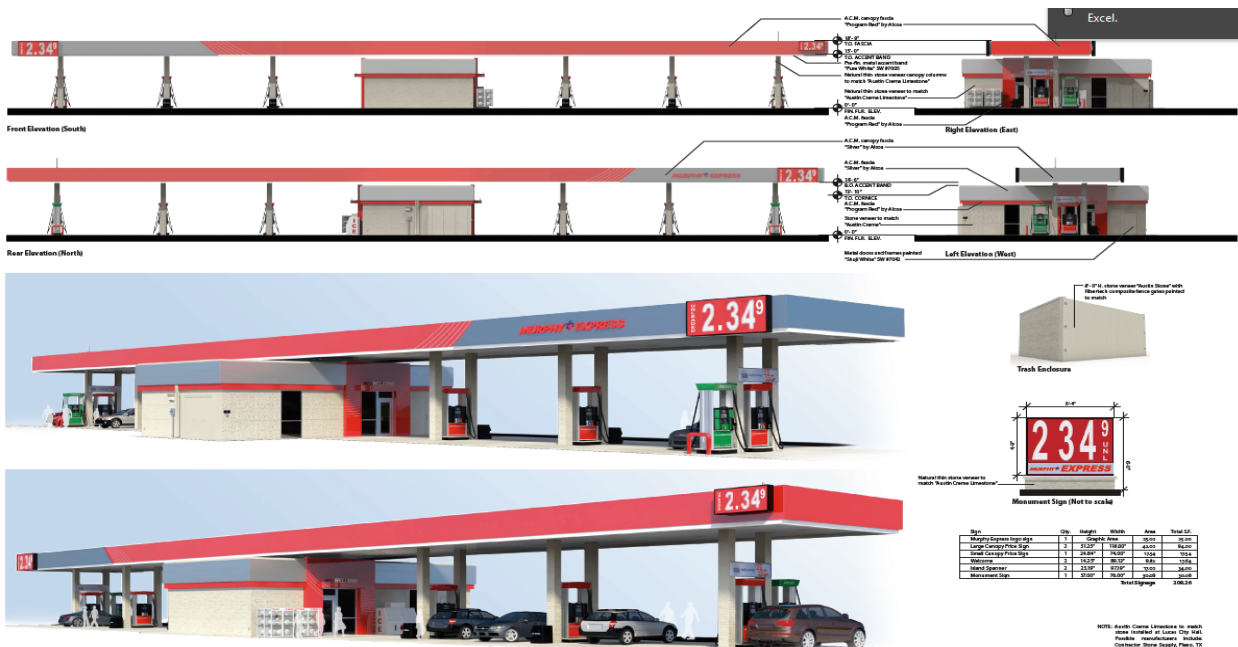
Community Services Director Joe Hilbourn came forward to address the commission.

Yezenia Ortiz has submitted an application on behalf of Bassam Ziada, a Project Manager for Murphy Oil, for a Specific Use Permit (SUP) for a refueling station in the Commercial Business district adjacent to Angel Parkway and just to the north of the existing Walmart. The property is more formally known as ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

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

See next pages for site depictions.

Proposed Elevations



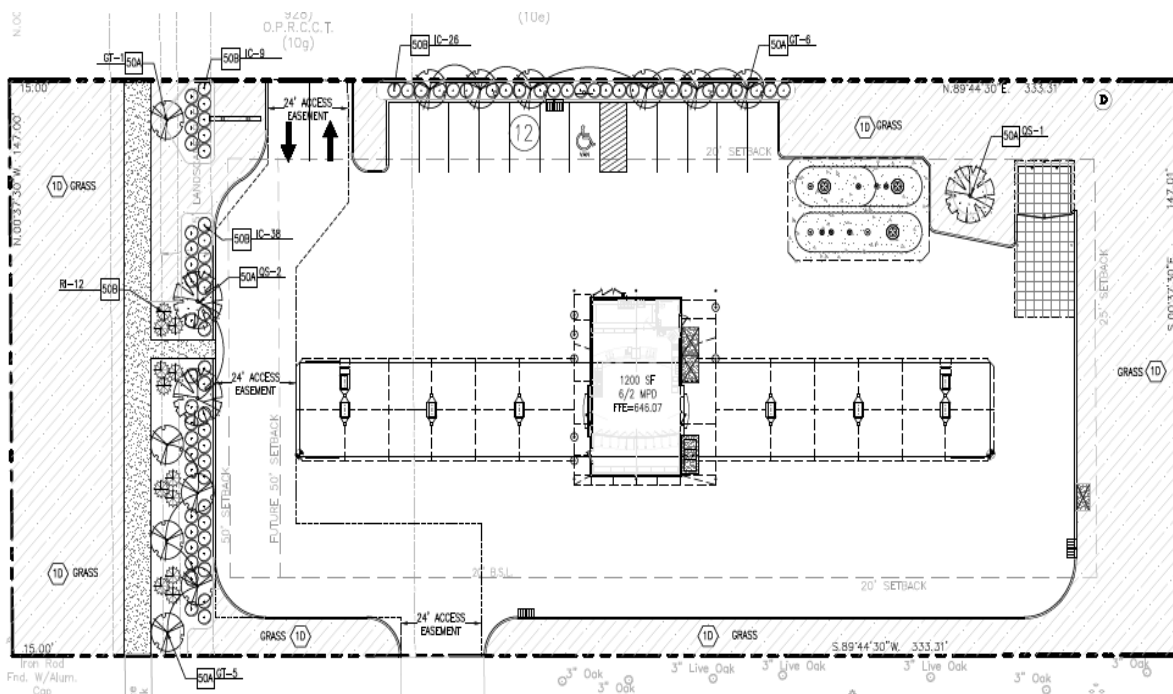
B|R|R

MURPHY EXPRESS

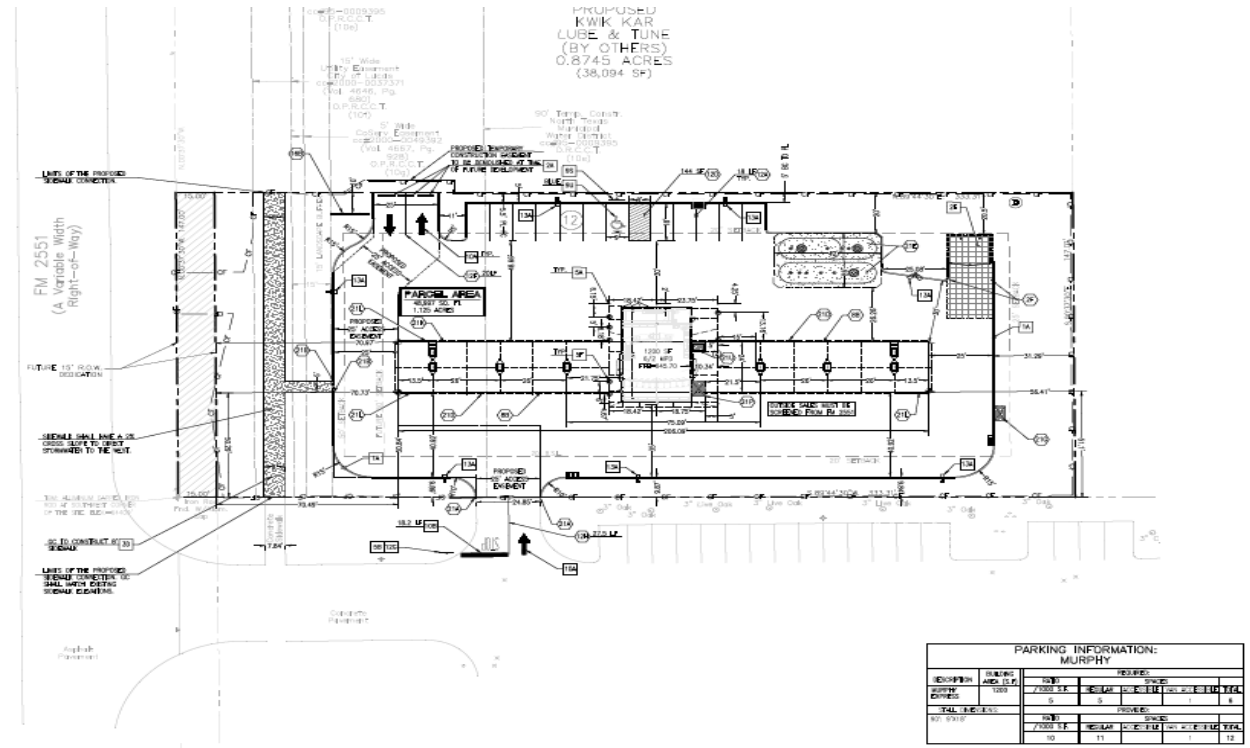
Lucas, TX
March 12, 2013

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, shading, ambient light intensity, material, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Proposed Landscape Plan



Proposed Site Plan



Staff recommendations include the following:

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

Staff recommends approval with the above conditions.

Chairman Karen Hurtt asked what the future development would be for the area on the lot to the east. Community Services Director Joe Hilbourn stated that at the present time it was unknown what would be developed on that lot.

Alternate Commissioner Andre Guillemaud asked whether the refueling station would be refueling propane tanks also. Community Services Director Joe Hilbourn stated that no refilling of the propane tanks would be allowed, only for exchange.

Commissioner David Keer expressed concern that the city would have enough emergency response to deal with a refueling station of this size. Community Services Director Joe Hilbourn addressed the comment by saying that gas stations usually do not present a problem that would require more emergency personnel.

Alternate Commissioner Andre Guillemaud asked what the applicant requested for the hours of operation. The answer was the applicant wanted 24 hours, which are the standard hours of operations for most Murphy Oil refueling stations.

The Public Hearing was opened at 7:35 p.m.

Jessie Ortiz, with Murphy Oil, addressed the commissioners stating that Murphy Oil is more than willing to work with staff on the hours of operation. Usually the brand Murphy Express is open 24 hours.

Vice-Chairman Peggy Rusterholtz asked since this was a smaller demographic area, why it was felt that a 24 hour operation is needed. Bassam Zida, Project Manager, addressed the comment saying that the Murphy Express brand is always a 24 hour operation.

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

The Public Hearing was closed at 7:42 p.m.

Chairman Karen Hurtt is not in favor of allowing the station to be open 24 hours a day; there are residents that live behind the proposed station.

Commissioner David Keer asked if this station will have the same requirements of dark sky compliant. Community Services Director Joe Hilbourn answered absolutely they would have to be dark sky compliant. Commissioner Keer went on to say that he was in favor of limiting the hours of operation.

Vice-Chairman Peggy Rusterholtz asked City Manager Jeff Jenkins what type of security would be available should the city experience problems. City Manager Jeff Jenkins answered that Collin County Sheriff's office would handle anything. The City has a dedicated deputy that works 40 hours a week. When our deputy is not on duty there is a district unit available for any problems the City may experience.

Alternate Commissioner Andre Guillemaud stated that the applicant has asked for a 24 hour operation using the Murphy Express but if not approved would this still warrant the SUP? Project Manager Ziada stated he did not have the authority to control the hours. As far as the lights, you can see some of the lights from the houses behind the station. However, they are willing to go lower than Walmart at 25'. Discussion went on and the commission decided that they were not at the point of discussing the lights.

Chairman Karen Hurtt checked with the attorney and it is in the commission's discretion to set the hours of operation.

MOTION: Commissioner Brian Blythe made a Motion to recommend approval of the application request by Murphy Oil for a Specific Use Permit (SUP) for the operation of a refueling station with 24 hours of operation. Commissioner Peggy Rusterholtz asked the Motion be amended to include the staff recommendations of right deceleration lane into the northern most entrance to the site; a monument sign, if applicable, similar in design to the existing Walmart; frame in the shape of an L, made of Austin stone with horses and depiction of Texas with a star showing where Lucas is within the state; sidewalk designed in the same manner as the existing sidewalk to the south of the property; replace the proposed Honey Locus thorn less trees with trees similar to the trees planted on the existing site to the south; hours of operation to be 24 hours; place outside storage inside an enclosure made with the same materials as the building, similar to a dumpster enclosure with sidewalls and a decorative gate; a minimum of 75% of all elevations to be Austin stone; and no propane refueling on site. It was asked if the conditions could include the lights. Alternate Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 4-1, Chairman Karen Hurtt voting NAY.

- 5) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust, for a Specific Use Permit (SUP) for the operation of a 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]**

This item was removed from the agenda at the request of the applicant.

- 6) Public Hearing/Discuss and Consider an application request by M. Christopher Homes on behalf of Marion Strain Faust for a Specific Use Permit (SUP) for the operation of a drive-thru restaurant. The property to be considered is located in Collin County, Texas, and described as follows being a part of James Lovelady Survey abstract number 538, and James Anderson Survey, abstract number 17, and being 2.199 acres of land; more commonly known as 120 West Lucas Road, Texas 75002. **[1st Public Hearing, 2nd Public Hearing will be held by the City Council on April 4, 2013]**

This item was removed from the agenda at the request of the applicant.

Regular Agenda

- 7) Adjournment.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to adjourn the meeting at 8:01 p.m. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the Planning & Zoning Commissioners at the April 11, 2013 meeting.

Karen Hurtt, Chairman

ATTEST:

Kathy Wingo, TRMC, MMC, City Secretary



City of Lucas P&Z Agenda Request

P & Z Meeting: April 11, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: _____

Date Prepared: _____

Budgeted Amount: \$ _____

Exhibits: Yes No

AGENDA SUBJECT:

Discuss and Consider the approval of a preliminary plat for KWIK Industries to operate a minor automotive repair, property is known 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:

Approve as presented.

SUMMARY:

Applicant Scott Pendley on behalf of Kwik Industries is requesting the approval of a preliminary plat for KWIK Industries to operate a minor automotive repair, property is known 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.

See attached.

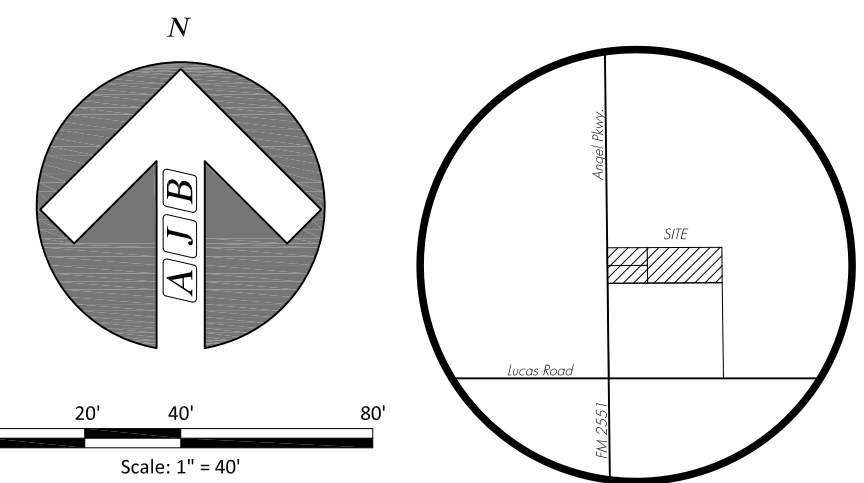
MOTION:

I make a Motion to recommend approval of a preliminary plat for KWIK Industries to operate a minor automotive repair. The property is property is known 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

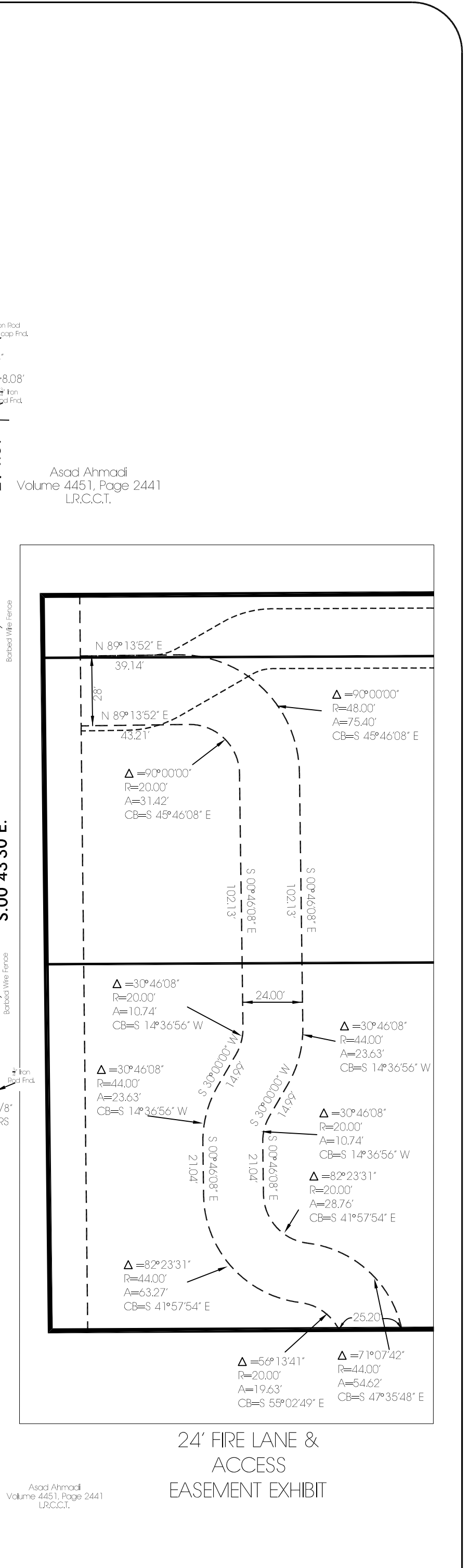
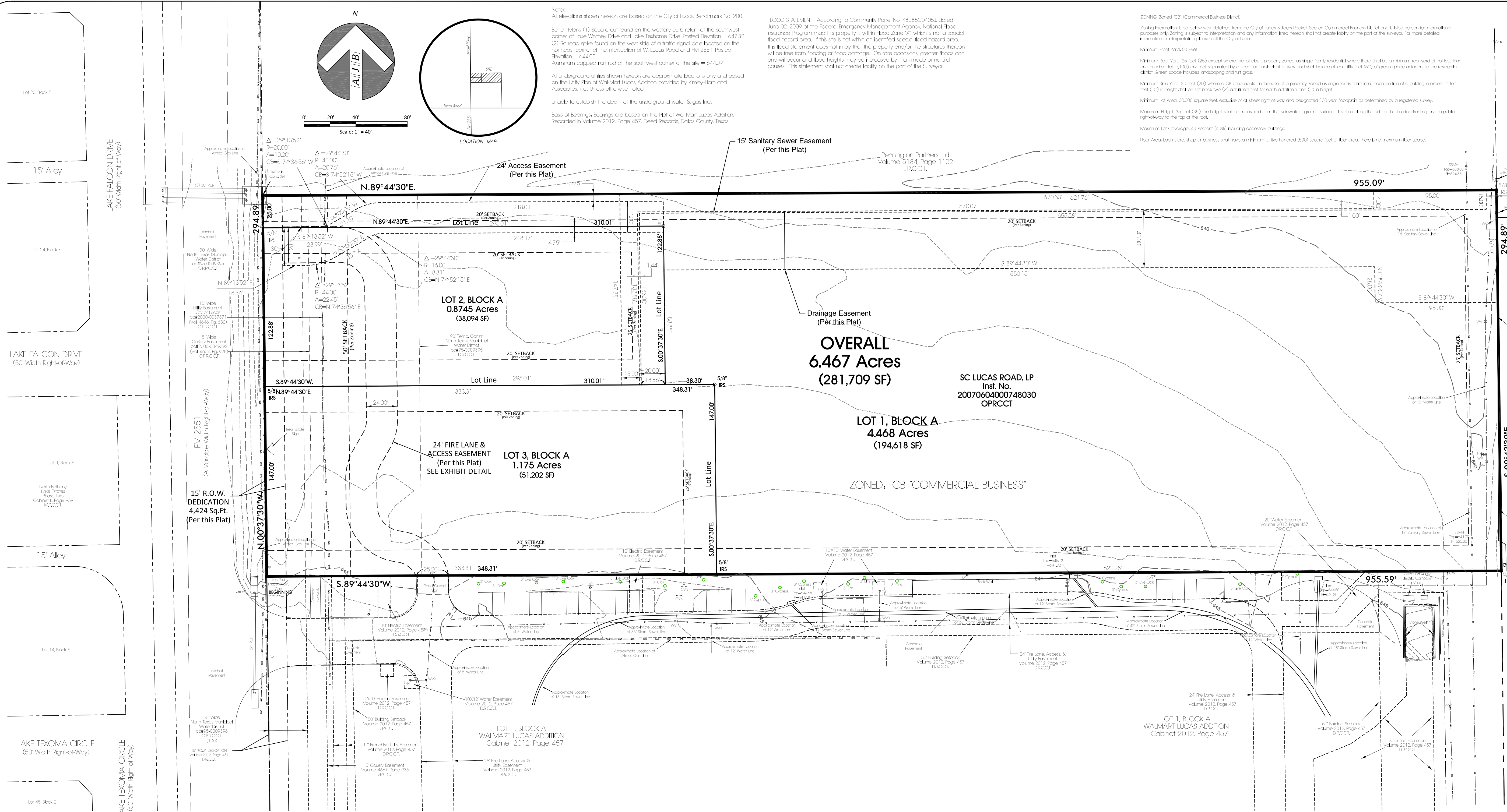
Department Director: _____ / _____
City Manager: _____ / _____



Notes:
 All elevations shown hereon are based on the City of Lucas Benchmark No. 200.
 Bench Mark (1) Square cut found on the westerly curb return at the southwest corner of Lake Whitney Drive and Lake Texoma Drive. Posted Elevation = 647.32
 (2) Railroad spike found on the west side of a traffic signal pole located on the northeast corner of the intersection of W. Lucas Road and FM 2551. Posted Elevation = 644.07.
 Aluminum capped iron rod at the southwest corner of the site = 644.07.
 All underground utilities shown hereon are approximate locations only and based on the Utility Plan of Wal-Mart Lucas Addition provided by Kinkivytin and Associates, Inc., unless otherwise noted.
 Unable to establish the depth of the underground water & gas lines.
 Book of Bearings, Bearings are based on the Plat of Wal-Mart Lucas Addition, Recorded in Volume 2012, Page 457, Deed Records, Dallas County, Texas.

FLOOD STATEMENT: According to Community Panel No. 4808C04051, dated June 10, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If the site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The statement shall not create liability on the part of the Surveyor.

ZONING, Zoned "CB" (Commercial Business District)
 Zoning information listed below was obtained from the City of Lucas Public Works Section Commercial Business District and is listed hereon for informational purposes only. Zoning is subject to interpretation and any information listed hereon shall not create liability on the part of the Surveyor. For more detailed information or interpretation please call the City of Lucas.
 Minimum Front Yard, 50 feet
 Minimum Rear Yard, 25 feet (25) except where the lot abuts property zoned as single-family residential where there shall be a minimum rear yard of not less than one hundred feet (100) and not separated by a street or public right-of-way and not include at least five feet (5') of green space adjacent to the rear boundary.
 Minimum Side Yard, 20 feet (20) where a CB zone abuts on the side of a property zoned as single-family residential, each portion of a building in excess of ten feet (10) in height shall be set back two (2) additional feet for each additional one (1) in height.
 Minimum Lot Area, 30,000 square feet, exclusive of all street right-of-way and designated 100-year floodplain as determined by a registered survey.
 Minimum Height, 35 feet (35) the height shall be measured from the average of ground surface elevations along the side of the building fronting onto a public right-of-way to the top of the roof.
 Minimum Lot Coverage, 40 Percent (40%) including accessory buildings.
 Floor Area, each store, shop or business shall have a minimum of five hundred (500) square feet of floor area. There is no maximum floor space.



OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, SC LUCAS ROAD, LP are the Owners of a tract of land situated in the William Snider Survey, Abstract No. 821, Collin County, Texas and being all of a 6.467 acre tract of land according to the Deed recorded in Instrument Number 20070604000748030, Official Public Records of Collin County, Texas and being more particularly described as follows:
 BEGINNING at a iron rod with aluminum cap found for the southwest corner of said 6.476 acre tract of land and being the POINT OF BEGINNING; Block A of Walmart Lucas Addition recorded in Cabinet 2012, Page 457 of the Plat Records of Collin County Texas and being located in the east line of F.M. 2551 (variable width);
 THENCE with the east line of said F.M. 2551, NORTH 00°37'30" WEST a distance of 294.89 feet to an X cut in concrete set for corner;
 THENCE departing the east line of said F.M. 2551, NORTH 89°44'30" EAST a distance of 955.09 feet to a 5/8 inch iron rod set for corner;
 THENCE SOUTH 00°43'30" EAST a distance of 249.89 feet to a 5/8 inch iron rod set for the southeast corner of said 6.467 acre tract of land and being the northeast corner of said lot 1;
 THENCE along the south line of said 6.467 acre tract of land, SOUTH 89°44'30" WEST a distance of 955.59 feet to the POINT OF BEGINNING;
 CONTAINING 6.467 acres or 281,709 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That we, SC LUCAS ROAD, LP, Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the herein above described property as SC LUCAS ADDITION, LOTS 1 - 3, BLOCK A, an addition to the City of Lucas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, strips, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.
 Witness our hands at Lucas, Texas, this _____ day of _____, 2013.

SC LUCAS ROAD, LP, Owner
 By: Stephen Preston

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 Stephen Preston, SC LUCAS ROAD, LP, Owners, known to me to be the person whose name 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

MORTGAGE HOLDER CERTIFICATION
 (If no homeowners' association is involved)
 That I, _____, hold a mortgage or represent holders of a mortgage on the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as New Town Estates, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.
 Witness our hands at _____, Texas, this _____ day of _____, 2013.

Signature _____
 Title _____
 Company _____

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 name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____, 2013.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS:
 That I, AUSTIN J. BEDFORD, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Lucas Planning and Zoning Commission.

I, _____
 Austin J. Bedford
 Registered Professional Surveyor No. 4132
 A.J. Bedford Group, Inc.
 301 N. Alamo Road
 Rockwall, Texas 75087

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared AUSTIN J. BEDFORD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.
 Given under my hand and seal of office, this _____ day of _____, 2013.

Notary Public in and for the State of Texas

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 _____ Date _____
 ATTEST:
 Signature _____ Date _____
 Name & Title _____

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

Director of Public Works _____ Date _____

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

Director of Planning and Community Development _____ Date _____

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

PRELIMINARY PLAT
SC LUCAS ADDITION
LOTS 1-3, BLOCK A

WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, TRACT 32
 CITY OF LUCAS
 COLLIN COUNTY, TEXAS

Owner: SC LUCAS ROAD, LP
 6210 CAMPBELL ROAD, SUITE 140
 DALLAS, TEXAS 75248-1380 214-850-5186

Scale: 1" = 40'
 Date: March 20, 2013
 Technician: L. Spradling
 Drawn By: L. Spradling

Checked By: A.J. Bedford
 P.C.: D. Croyer
 File: PRELIMINARY PLAT
 Job No.: 552-013
 CF No.: N/A

301 N. Alamo Rd. • Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com

Sheet: 1
 Of: 1

Bedford Group, Inc.
 Registered Professional Land Surveyors

Engineer:
 CLAYMOORE ENGINEERING
 1105 CHEEK SPANGLER ROAD, SUITE 1
 COLEBYVILLE, TEXAS 76034 (817) 281-0574



City of Lucas P&Z Agenda Request

P & Z Meeting: April 11, 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: _____ / _____