



**PUBLIC NOTICE**  
**Planning & Zoning Commission**  
**Special Meeting**  
**April 16, 2013, 7:00 PM**  
**City Hall – 665 Country Club Road**

NOTICE is hereby given that the Special Meeting of the Planning & Zoning Commission of the City of Lucas will be held on Tuesday, April 16, 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 a preliminary plat for KWIK Industries to operate a minor automotive repair, property is known as being located in Lucas, Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres.
- 2) 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 12, 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

Special Meeting Date: April 16, 2013

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## 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

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## 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 16, 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, the property is known as being located in Lucas, Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres.

**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, the property is known as being located in Lucas, Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres.

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 known as being located in Lucas, Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres.

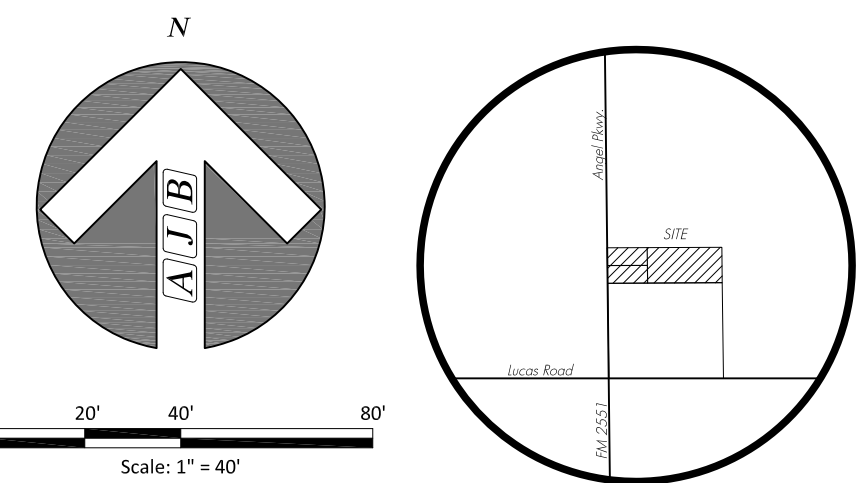
**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_

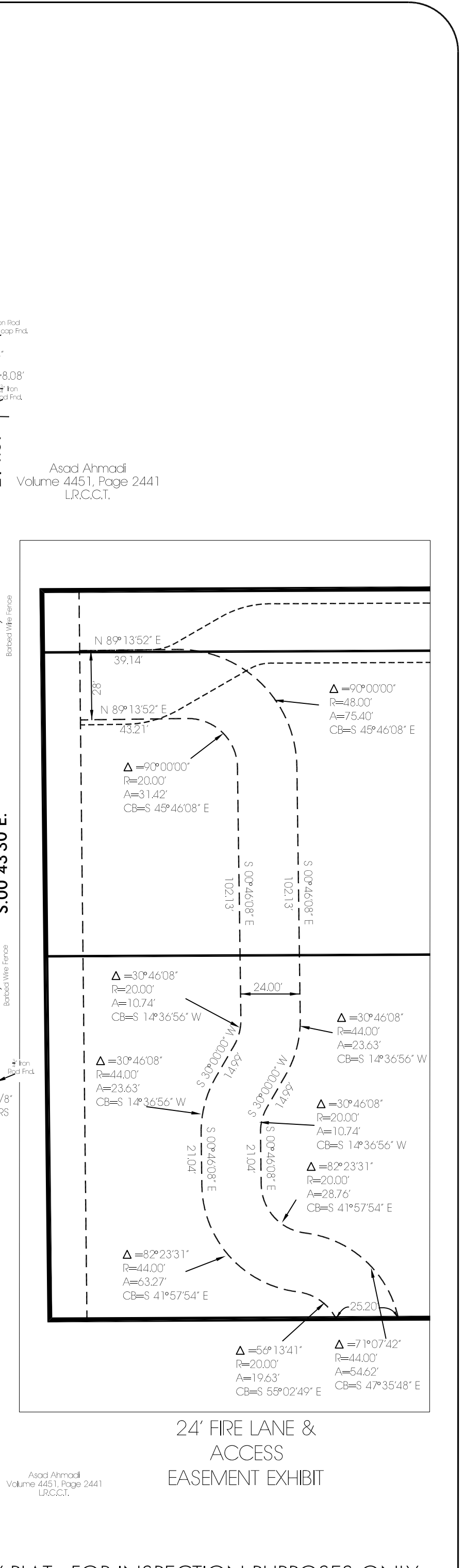
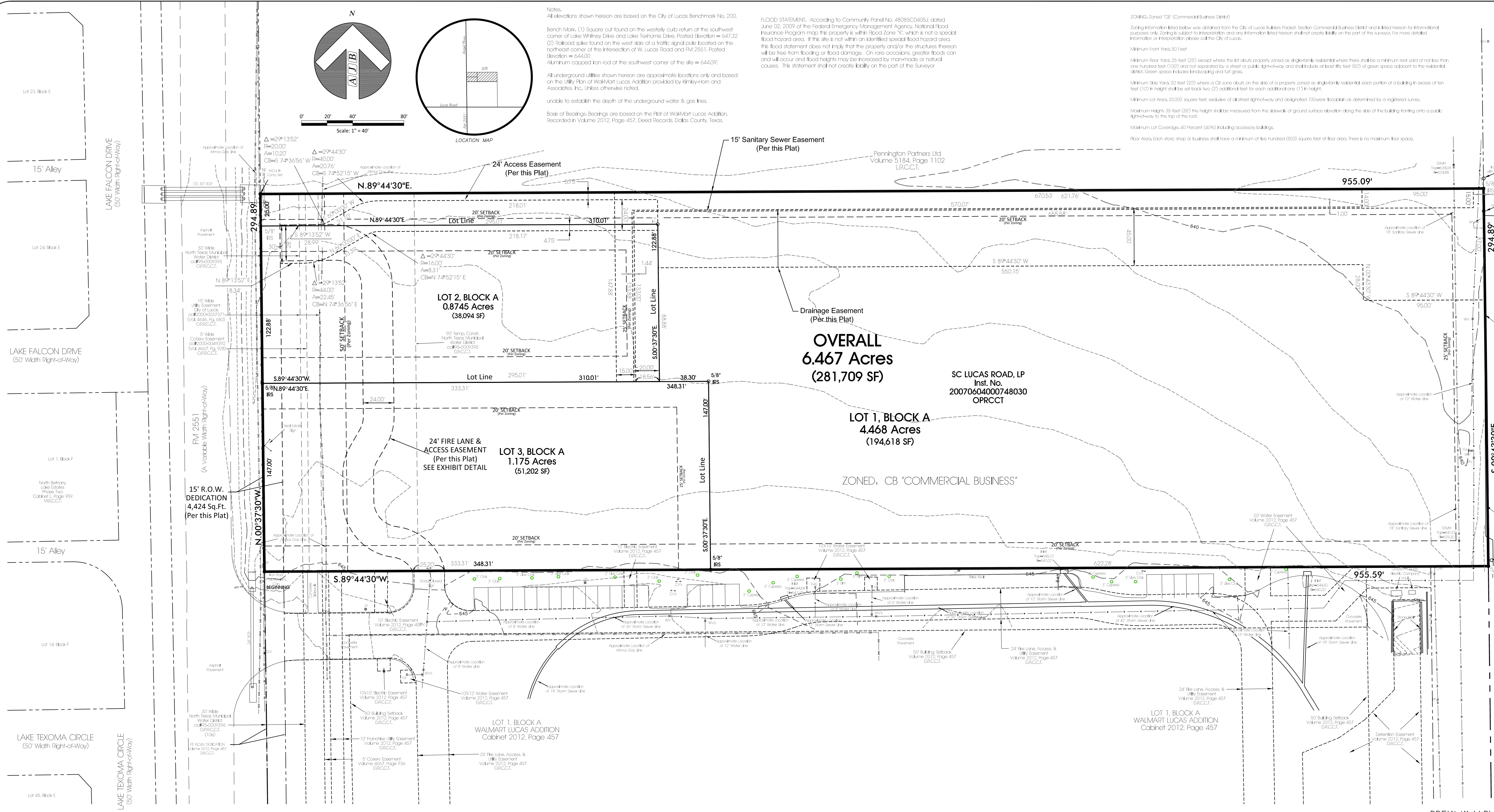




Notes:  
 All elevations shown hereon are based on the City of Lucas Benchmark No. 200.  
 Bench Mark (1) Square cut found on the westerly curb return at the southwest corner of Lake Whitney Drive and Lake Texoma Drive. Posted Elevation = 647.32  
 (2) Railroad spike found on the west side of a traffic 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. Green space includes landscaping and turf grass.  
 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 is 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  
 COLEBYLIE, TEXAS 76034 (817) 281-0574





# City of Lucas P&Z Agenda Request

P & Z Meeting: April 16, 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: \_\_\_\_\_ / \_\_\_\_\_