



**PUBLIC NOTICE**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**May 9, 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, May 9, 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 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.

### Regular Agenda

- 2) Discuss and Consider the approval of the minutes from the March 14, 2013; April 11, 2013; and the April 16, 2013 Planning & Zoning Commission meetings.
- 3) Discuss and Consider the approval of a final plat for Stinson Highlands, Phase 2, 66.103 acres out of the John Gray Survey, Abstract # 349, Lewis P. Turner Survey, Abstract # 901: George Gunnel Survey, Abstract # 352 Lucas, Collin County, Texas.
- 4) Discuss and Consider the approval of a landscape plan for Kwik Lube Industries to operate a minor automotive repair at Tract 32 of the William Snider Survey on Angel Parkway, just north of the exiting Walmart.
- 5) Discuss and Consider the approval of the final plat of Broadmoor Estates formerly known as The Trails Addition, a tract of land situated in the John W. Kerby Survey, Abstract No. 14 in the City of Lucas, Collin County, Texas, being part of a 12.968 acre tract, as described in Clerks File No. 95-0078930, a 15.0 tract, as described in Clerks File No. 20110228000213320, a 9.923 acre tract, as described in Clerks File No. 20060524000708880, a 8.1 acre tract, as described in Volume 1032, Page 736,

2.0 acre Tract, No. 20070912001273990, In the Deed Records of Collin County, Texas.

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, May 3, 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](mailto:secretary@lucastexas.us).

# LUCAS P&Z COMMISSION

Regular Meeting Date: May 9, 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 checked="" 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: May 9, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: \_\_\_\_\_

Date Prepared: April 29, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes  No

### AGENDA SUBJECT:

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

### RECOMMENDED ACTION:

Recommend approval of requested SUP, with conditions.

1. Right deceleration lane into the northern most entrance to the 6.7 acre site holding the 1.125 acre parcel containing the Murphy oil.
2. A monument sign if applicable similar in design to the existing Wal-Mart with a frame in the shape of an L, made of Austin stone with Horses and a depiction of Texas with a star showing where Lucas is within the state.
3. Side walk designed in the same manner as the existing side walk to the South of the property.
4. Replace the proposed Honey Locust thorn less with trees similar to the trees planted on the existing site to the south
5. Hours of operation 5:00 A.M. to 11:00 P.M.
6. No filling of propane tanks on site.

### SUMMARY:

Yezenia Ortiz has submitted an application on behalf of Bassam Ziada, a project manager for Murphy Oil, for an SUP for a refueling station in the Commercial Business (CB) 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.



**MOTION:**

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

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

Initial/Date

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

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



April 18, 2013

City Of Lucas  
Development Services Director  
665 Country Club Road  
Lucas, Texas 75002  
P: 972-727-8999

**Attn: Joe Hillbourn**

**RE: Murphy Express- NEQ West Lucas Road & FM 2551, Lucas, Texas  
Traffic Memorandum**

Mr. Hillbourn,

Murphy Oil USA, Inc. is proposing to construct a fueling station and associated site improvements at the NEQ of West Lucas Road and FM 2551 within the jurisdiction of the City of Lucas, Collin County, Texas. The Project Site consists of a 1.124-acre undeveloped tract of land, located north of the existing Wal-Mart shopping center. The surrounding properties generally consisted of vacant commercial tracts and residential developments. As illustrated in the Site Plan, Murphy Oil proposes two (2) access points to the site:

- Via the Wal-Mart Entrance Drive
- Via a shared Access Driveway with the Kwik Kar Lube & Tune

Murphy Oil does not propose a direct connection to FM 2551.

A Traffic Impact Analysis (TIA) was prepared as part of the Wal-Mart site development process for the City of Lucas by Kimley Horn and Associates (dated August 19, 2011). This report compared and analyzed existing conditions and possible impact of the Wal-Mart development to the FM 2551 and Lucas Road networks. The study included forecast traffic generated by three (3) future outparcels. These forecast were based on assumptions that the future outparcels would be occupied by commercial/retail and/or fast food businesses (high generating traffic options per the Institute of Transportation Engineers (ITE) standards).

The Murphy Oil development proposes a 1200 SF kiosk with a six pump canopy island service station. According to ITE, a Gasoline/Service Station land use is defined as follows:

*"...This land use includes gasoline/service stations where the primary business is the fueling of motor vehicles."*

ITE conducted studies to establish pass-by rates for Gasoline/Service Stations. According to ITE, pass-by trips are those which are made as intermediate stops on the way from an origin to a destination. Murphy Oil's strategy is to target traffic entering or leaving Wal-Mart. Thus Wal-Mart is the destination and origin for the pass-by trips for Murphy Oil. It should be noted, that truck traffic should be minimal; perhaps once or twice per week.

As recommended by the TIA, a deceleration lane along FM 2551 is required to serve the northern most entrance of the overall development. These improvements will be built under the scope of work of the Kwik Lube Oil site. The lane will be designed to meet state and city standards and will allow motorists traveling along FM 2551 to slow down to a safer speed, making a right turn movement onto the Kwik Development, without affecting the main flow of traffic along FM 2551.

The TIA study found that Wal-Mart and surrounding commercial developments would not result in significant impact to the road networks. In addition the TIA established recommendations to improve the existing conditions. Most of the recommended improvements were constructed under the Wal-Mart scope of work.

The above information is provided in an attempt to alleviate concerns in regards to passenger and truck traffic that may be generated as a result of the proposed Murphy Oil gasoline station. It is our interpretation that Murphy Oil's development will not be injurious to the neighborhood or to the general public welfare and will be developed to maintain harmony with the surrounding developments.

Please feel free to contact me at 404-601-4000 with any questions, comments, or requests for further information.

Respectfully Submitted,



Yezenia Ortiz  
Project Manager

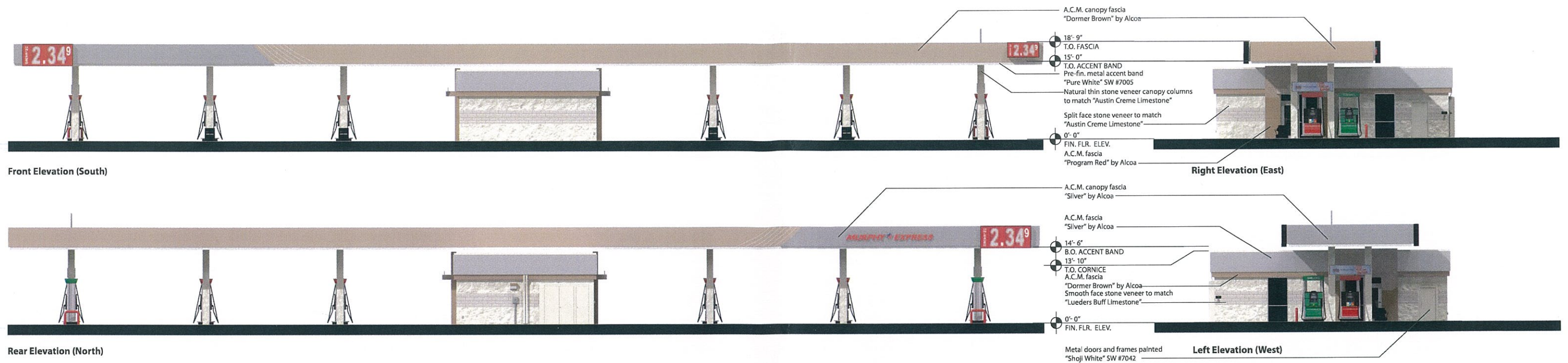






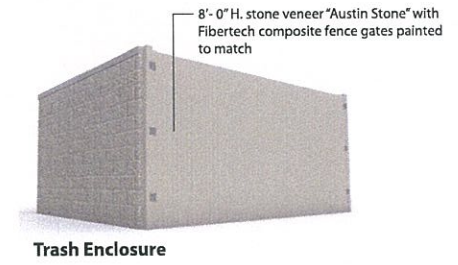
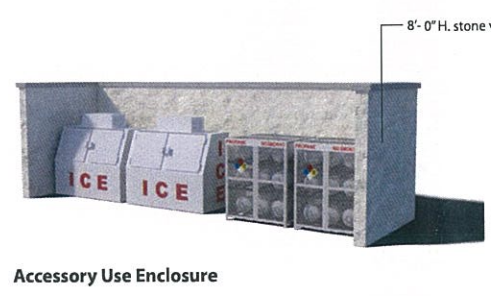
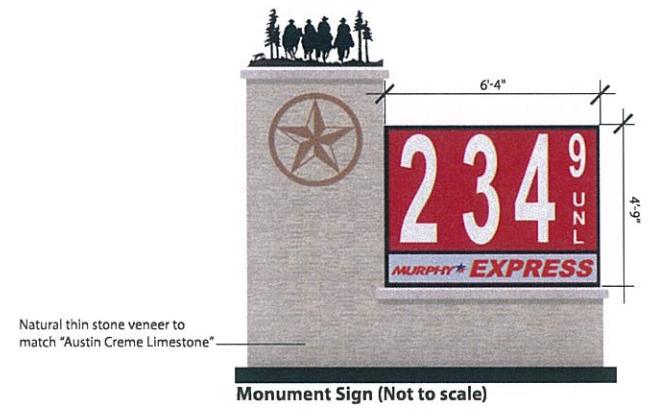






Sign	Qty.	Height	Width	Area	Total S.F.
Murphy Express logo sign	1		Graphic Area	25.00	25.00
Large Canopy Price Sign	2	51.25"	118.00"	42.00	84.00
Small Canopy Price Sign	1	24.84"	74.00"	17.54	17.54
Welcome	2	14.25"	89.13"	8.82	17.64
Island Spanner	2	25.19"	97.19"	17.00	34.00
Monument Sign	1	57.00"	76.00"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

- City of Lucas Architectural Plan Notes
- This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department.
  - All mechanical units shall be screened from public view.
  - When permitted, exposed utility boxes and conduits shall be painted to match the building.
  - All signage areas and locations are subject to approval by the Building Inspection Department.
  - Roof access shall be provided internally, unless otherwise permitted by the Building Official.



NOTE: Austin Creme Limestone to match stone installed at Lucas City Hall. Possible manufacturer: Texas Quarries "Cordova Cream"

B | R | R

**MURPHY EXPRESS**

Lucas, TX  
April 17, 2013



LUMINAIRE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	MIN. MOUNTING HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
S	☐	6	25'-0"	24'-6"	24960	260	XGB3-3-LED-176-450-CW-UE-BRZ	LSI LIGHTING, GREENBRIAR LED SERIES, 176 DIODE LED, FULL CUT-OFF SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW DISTRIBUTION 12" ARM
DN90	☐	1	25'-0"	24'-6"	24960	260	XGB3-3-LED-176-450-CW-UE-BRZ	LSI LIGHTING, GREENBRIAR LED SERIES, 176 DIODE LED, FULL CUT-OFF DOUBLE HEAD FLAT LENS FIXTURE, FORWARD THROW DISTRIBUTION
CANOPY	☐	26	25'-0"	N/A	13596	155	CRS-SC-LED-64-HO-CW-UE	LSI LIGHTING, CROSSOVER GOLD SERIES, 64 DIODE, HIGH OUTPUT, FULL CUT-OFF FLAT LENS CANOPY FIXTURE
WALL	☐	1	SEE ELEVATIONS	N/A	12600	68	XPWS3-FT-LED-48-450-CW-UE-WHT-BB	LSI LIGHTING, CROSSOVER GOLD SERIES, LED PATRIOT WALL SCNCE, 48 DIODE, 450 mA, FULL CUTOFF WALL FIXTURE WITH BATTERY BACKUP

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON 25'-0" POLES WITH 6" CONCRETE BASE PER MURPHY OIL EXPRESS CIVIL STANDARDS  
 ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS  
 ALL LIGHT POLE ASSEMBLIES WITH FIXTURE HEADS SHOWN ON PLANS AS DN90 (2045) WILL BE PREDRILLED AT THE FACTORY FOR THIS ORIENTATION  
 ALL FIXTURES TO BE FULL CUT-OFF FIXTURES

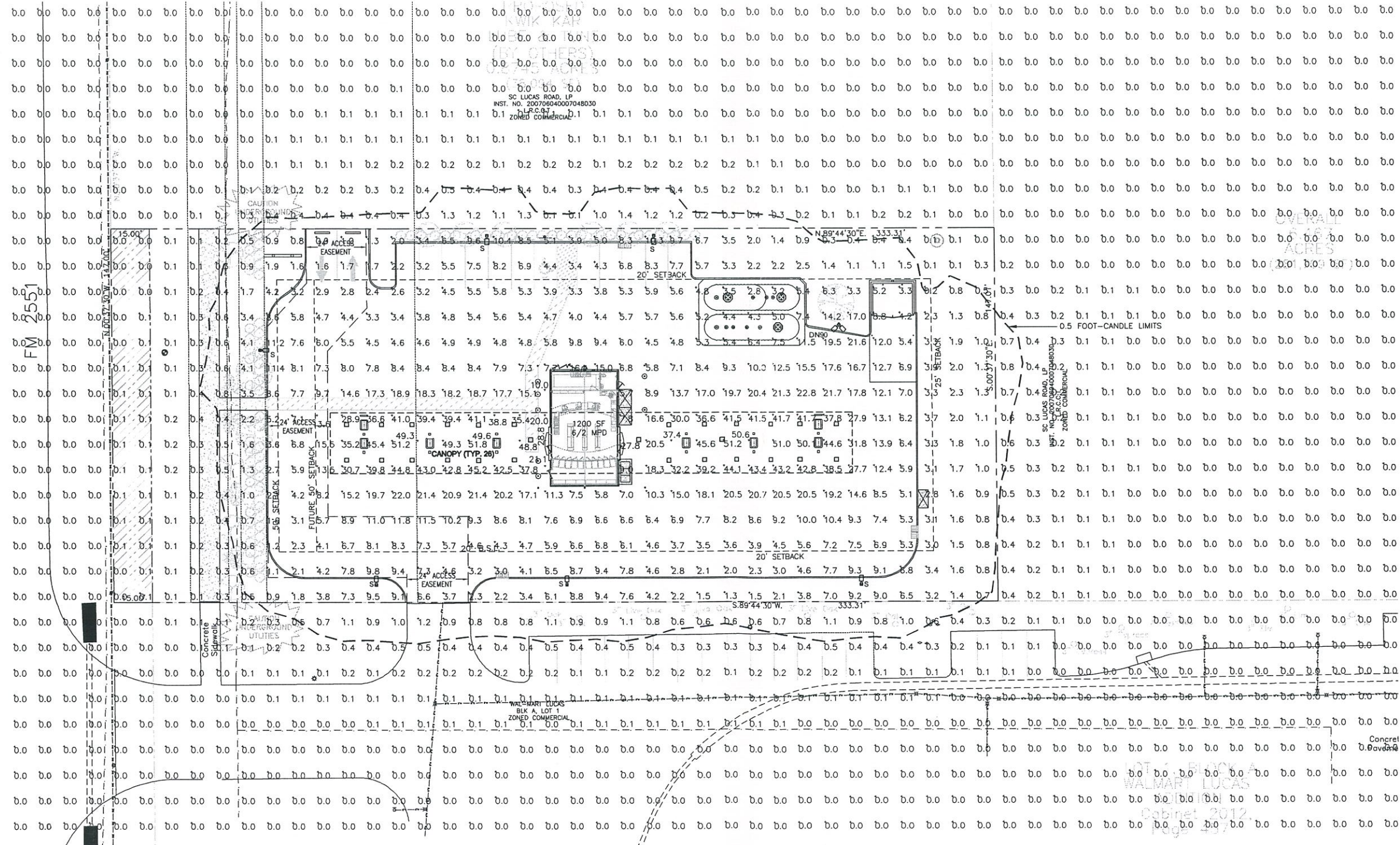
NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO); VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

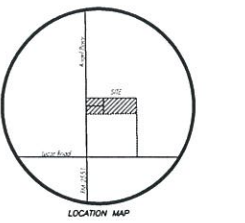
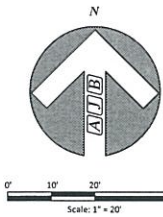
THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.



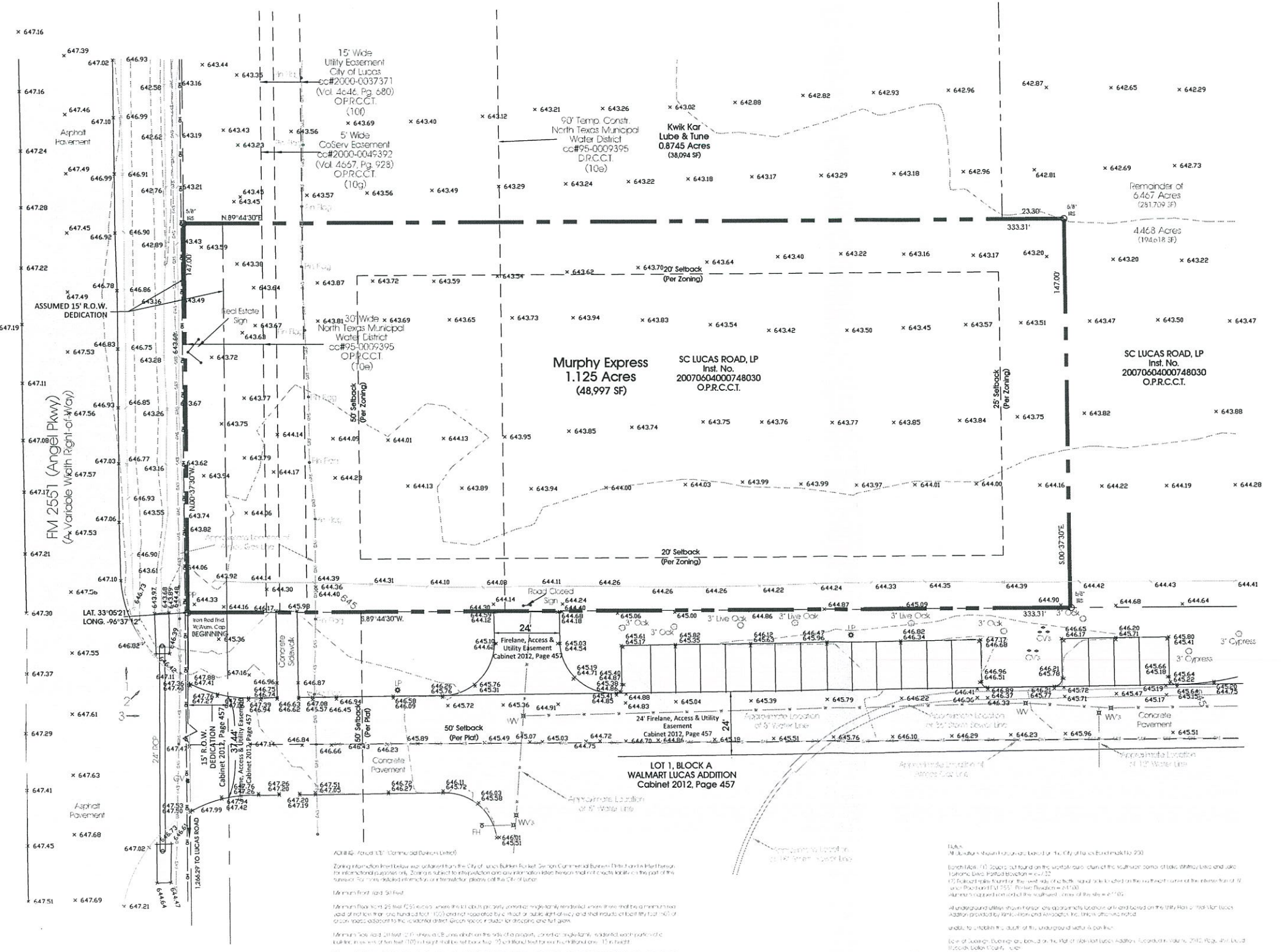
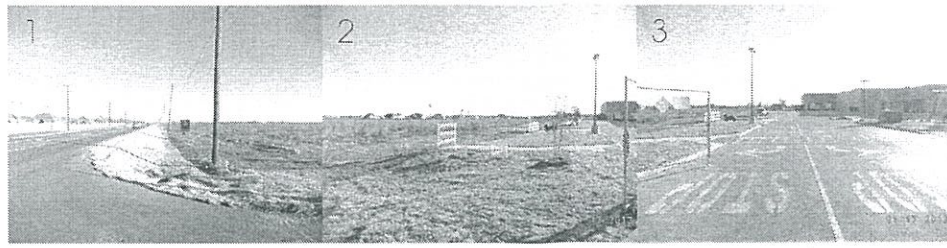
1 PHOTOMETRIC SITE PLAN  
 SCALE: 1"=20'-0"

DATE	
DRAWN BY	
DESIGNED BY	
REVISION	
No.	
<b>MURPHY OIL EXPRESS</b> LUCAS, TEXAS	
Project No:	MOC9141
Sheet Scale:	1"=20'-0"
Designed By:	JMG
Drawn By:	JMG
Date:	March, 2013
Disk File:	Murphy-Lucas, TX-Photometrics
PHOTOMETRIC SITE PLAN 25'-0" HEIGHT NO SHIELDS	
1 of 2	





LEGEND	
Iron Rod Found	●
Iron Rod Set	○
Power Pole	□
City Flag	△
Fire Hydrant	◇
Water Valve	▽
Fire Hydrant Sprinkler	⊙
Concrete Sewer Manhole	⊕
Light Pole	⊖
Control Valve	⊗
Gas Valve	⊘
Reinforced Concrete Pipe	⊙
Used Rebar Chain County, Texas	⊙
Overstreet Line	—



**FIELD NOTE DESCRIPTION**

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

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

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

THENCE departing the east line of said F.M. 2551, NORTH 89°44'30" EAST a distance of 333.31 feet to a 3/8 inch iron rod set for corner;

THENCE SOUTH 00°37'30" EAST a distance of 147.00 feet to a 1/2 inch iron rod set in the south line of said 6.467 acre tract of land and the north line 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 333.31 feet to the POINT OF BEGINNING;

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

This survey is made for the benefit of, GREENBERGFARROW, Alamo Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11(b), 13, 14, 16, 17, 18, 19, 20, 21 and 22 of Table A hereof. The field work was completed on January 16, 2013.

Date of Plat or Map, January 26, 2013

*Austin J. Bedford*

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

**GENERAL NOTE:**  
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

**BOUNDARY AND TOPOGRAPHIC SURVEY  
1.125 ACRES**

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

Client: GREENBERGFARROW  
1430 W. PEACHTREE ST.  
ATLANTA, GEORGIA (404) 601-4000



Scale: 1" = 20'  
Date: January 16, 2013  
Technician: L. Sparding  
Drawn By: L. Sparding  
Checked By: A.J. Bedford  
P.C.: D. Crier  
File: 20070604000748030\_111613  
Job No: 552013  
CF No: 040606614013000138013

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

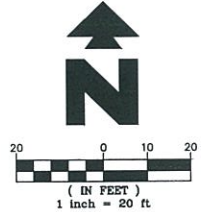
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**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

Federal Tax ID: 20-0584533

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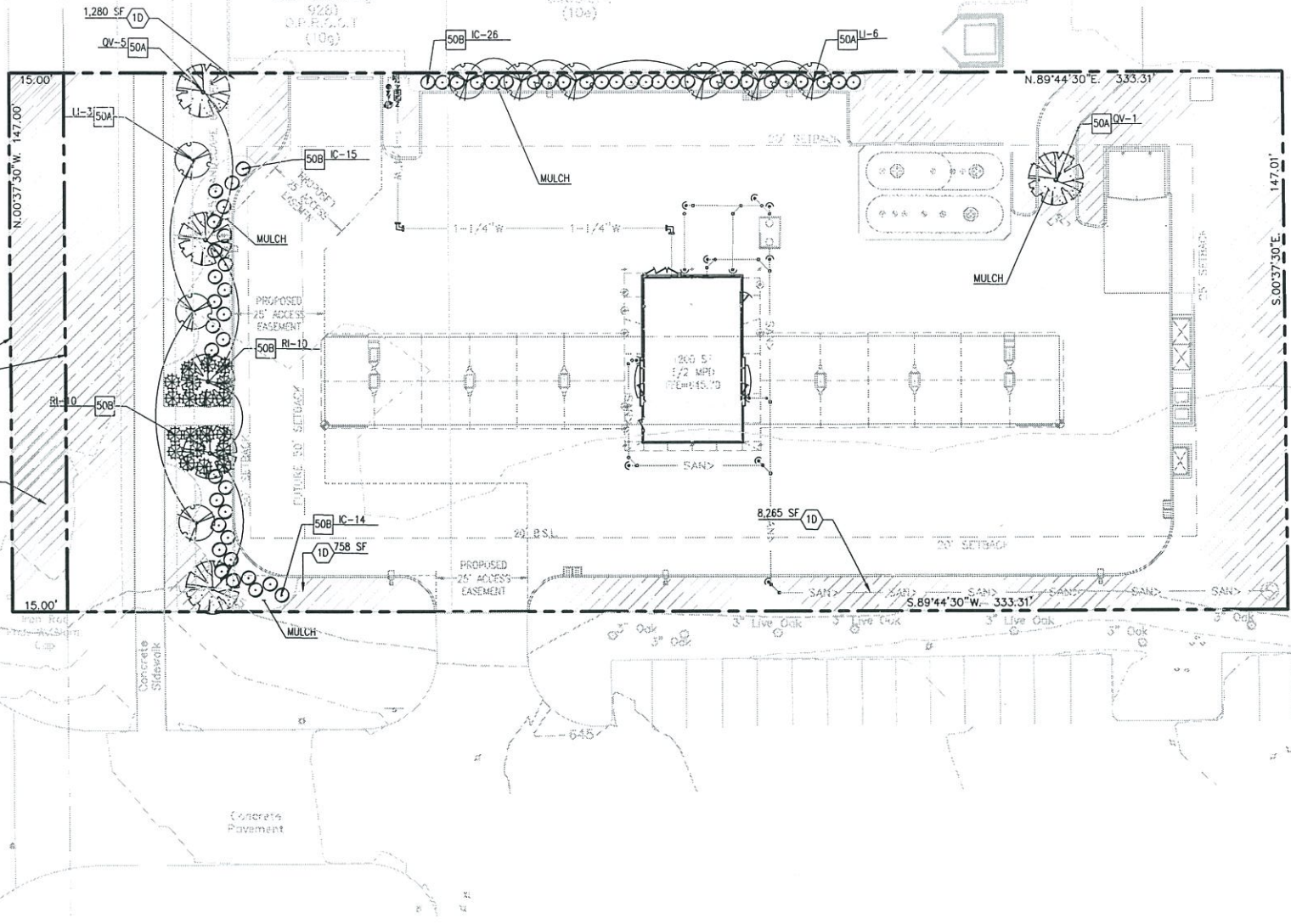




SHEET NO. **LS**

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

FUTURE 15' R.O.W.  
DEDICATION



**EXISTING**

RF	Iron Rod Found
RS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
RV	Rotor 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**

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)
- 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/SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL BE RESEEDED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY AREAS DISTURBED SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION 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.
- CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- 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**

○	LANDSCAPE NOTES
▨	10 SEEDED AREA (COMMON BERMOUDA)

**LANDSCAPE DETAILS**

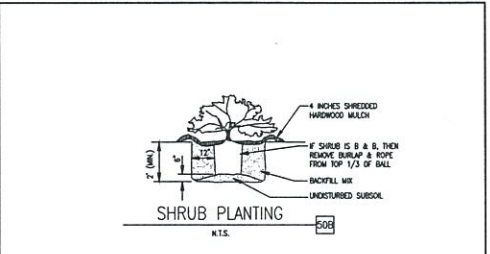
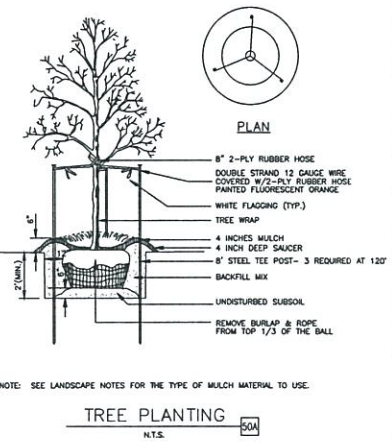
○	50A TREE PLANTING (TYP.)
○	50B SHRUB PLANTING (TYP.)

**LANDSCAPE CALCULATIONS**

	REQUIRED	PROVIDED
<b>STREETSCAPE LANDSCAPING</b>		
1 TREE & 8 SHRUBS / 20 LF = 147 LF/20	8 TREES & 59 SHRUBS	8 TREES & 59 SHRUBS
<b>INTERIOR LANDSCAPING</b>		
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
QV	6	LIVE OAK <i>Quercus virginiana</i>	4" CAL.	16-18' HEIGHT, FULL HEAD
LI	9	CHEROKEE CRAPE MYRTLE <i>Lagerstromia indica 'Cherokee'</i>	4" CAL. (TOTAL)	7-8' HEIGHT, 5-7 CANES
RI	20	INDIAN HAWTHORN <i>Rhampholops indica</i>	5 GAL.	36" HEIGHT, 5' O.C.
IC	55	DWARF BURFORD HOLLY <i>Ilex cornuta 'Bufordii nana'</i>	5 GAL.	36" HEIGHT, 5' O.C.



**REVISIONS**

DATE	DESCRIPTION	APPROVED
02/15/13	REZONING SUBMITTAL	
03/29/13	DEVELOPMENT SUBMITTAL	

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

SURVEY BEDFORD GROUP, INC. DATE 03/11/13 BOOK \_\_\_\_\_  
DRAWN BY RTG DATE 03/11/13 SCALE 1:20  
DESIGN BY YO/RTG DATE 02/15/13 CHECKED 03/20/13

ENGINEER: GREENBERGFARROW SURVEYOR: BEDFORD GROUP, INC. OWNER: MURPHY OIL USA, INC.  
1430 WEST PEACHTREE ST ATLANTA, GA 30309 ROCKWELL, TX 75087 422 NORTH WASHINGTON ST EL DORADO, AR 71730  
PHONE: (404) 601-4000 PHONE: (877) 722-0225 CONTACT: BASSAM SHADA JANUARY 18, 2013 PHONE: (870) 875-7636

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

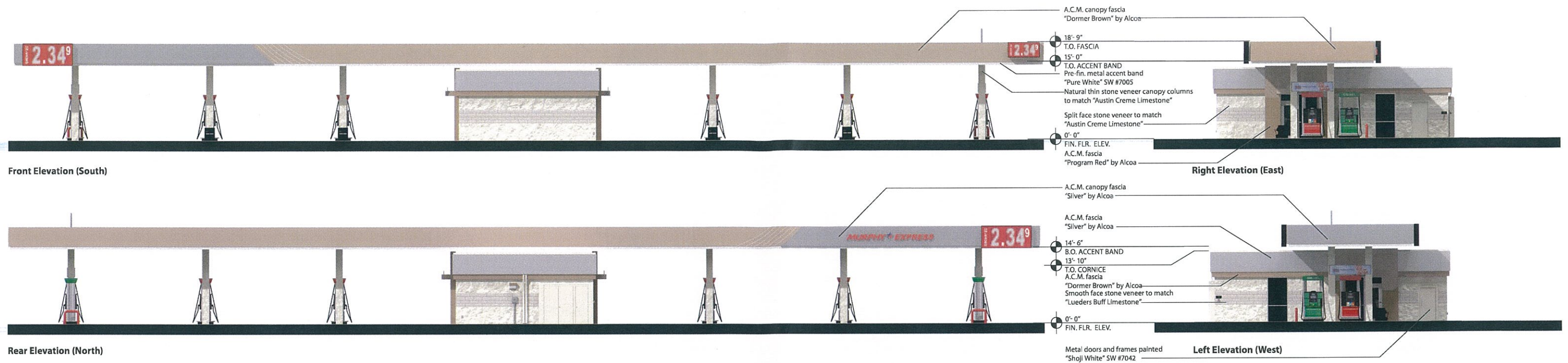
THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. THIS CONCEPT PLAN ALONG WITH DEVELOPMENT REGULATIONS (FOR PLANNED DEVELOPMENT REQUESTS), ARE INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT DEVIATIONS FROM THIS CONCEPT PLAN AND AS DETERMINED BY THE DIRECTOR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

**GreenbergFarrow**  
1430 W. PEACHTREE ST., SUITE 200  
ATLANTA, GA 30309  
PHONE: (404) 601-4000  
FAX: (404) 601-9970  
DWC NAME: LUCAS TX  
JOB NO.: 2013006

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

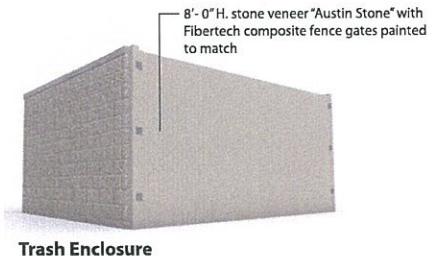
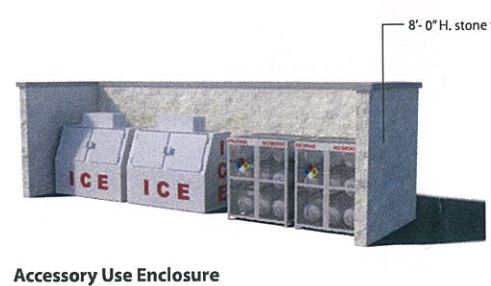
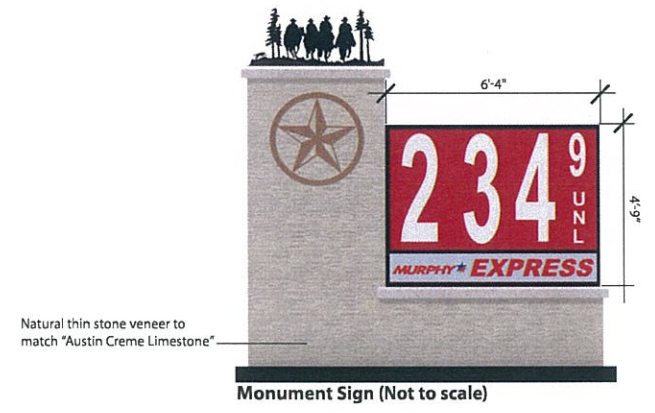
**MURPHY USA**





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
<b>Total Signage</b>					<b>208.26</b>

- City of Lucas Architectural Plan Notes
- This Façade Plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department.
  - All mechanical units shall be screened from public view.
  - When permitted, exposed utility boxes and conduits shall be painted to match the building.
  - All signage areas and locations are subject to approval by the Building Inspection Department.
  - Roof access shall be provided internally, unless otherwise permitted by the Building Official.



NOTE: Austin Creme Limestone to match stone installed at Lucas City Hall. Possible manufacturer: Texas Quarries "Cordova Cream"





## 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, **May 9, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, June 6, 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 Specific 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](mailto: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: May 9, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: \_\_\_\_\_

Date Prepared: April 29, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of the minutes from the March 14, 2013; April 11, 2013; and the April 16, 2013 Planning & Zoning Commission meetings.

**RECOMMENDED ACTION:**

Approve.

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to approve the approval of the minutes from the March 14, 2013; April 11, 2013; and the April 16, 2013 Planning & Zoning Commission meetings 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.

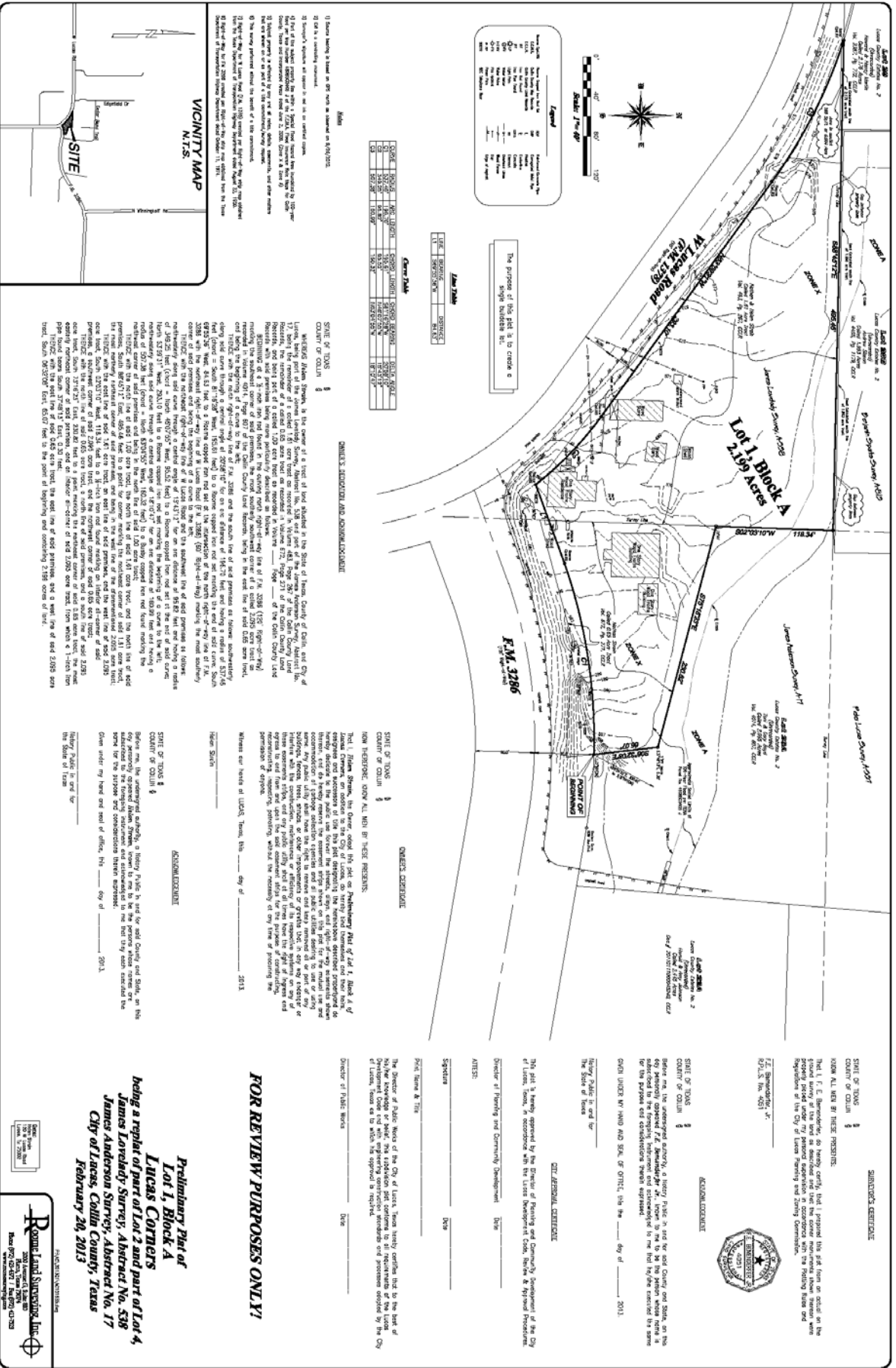
There has been a flood plain study and its findings are reflected on the preliminary plat. It is the opinion of the study that no additional environmental investigation of the subject property is warranted at this time. However, the study does recommend the removal of the old underground storage tanks,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



**STATE OF TEXAS**

**COUNTY OF COLLIN**

**KNOW ALL MEN BY THESE PRESENTS,**

That I, F. E. Spenser, Jr., being duly sworn, 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 herein were placed thereon by me or under my supervision and that the original plat from which this copy is made is now on file in the office of the Surveyor General of the State of Texas. Witness my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**KNOW ALL MEN BY THESE PRESENTS,**

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**Preliminary Plat of  
 Lot 1, Block A  
 LUCAS COTTIERS  
 being a replat of part of Lot 2 and part of Lot 4,  
 James Anderson Survey, Abstract No. 538  
 James Anderson Survey, Abstract No. 17  
 City of Lucas, Collin County, Texas  
 February 26, 2013**



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.

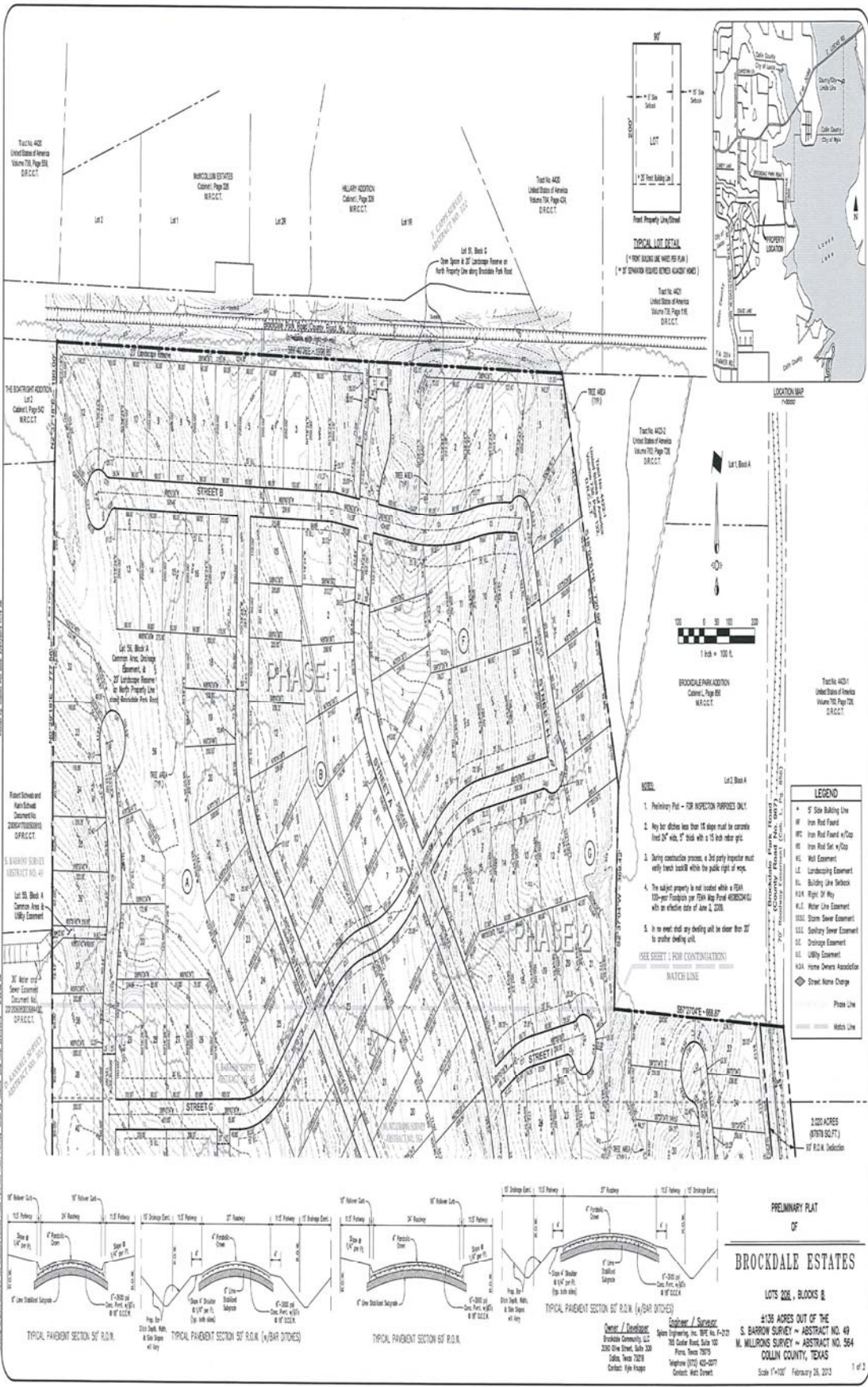
The original preliminary plat for this property was approved by the Planning & Zoning Commission on January 12, 2012. The amended preliminary plat has the same number of lots, 206, located on 136 acres ±. The minimum lot size permitted is 18,000 square feet; net average lot size is 28,749.6 square feet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

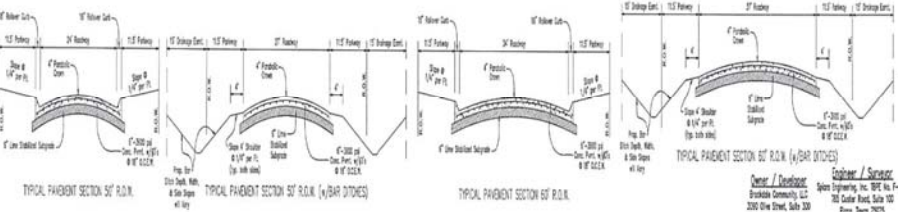




- NOTES:**
1. Preliminary Plat - FOR INSPECTION PURPOSES ONLY.
  2. Any lot which has less than 15' slope must be concrete lined 6" w/c, 6" thick with a 15' inch water pit.
  3. During construction process, a 3rd party inspector must verify trench depths within the public right of way.
  4. The subject property is not located within a FEMA 100-year Floodplain per FEMA Map Panel 435030001W with an effective date of June 2, 2010.
  5. It is recommended that any drilling will be done 10' to another drilling unit.

**LEGEND**

+	5' Side Building Line
⊕	Iron Rod Found
⊗	Iron Rod Found w/ Cap
⊖	Iron Rod Set w/ Cap
⊙	Well Easement
⊘	Landscaping Easement
⊚	Building Line Setback
⊛	Right of Way
⊜	Water Line Easement
⊝	Storm Sewer Easement
⊞	Sanitary Sewer Easement
⊟	Drainage Easement
⊠	Utility Easement
⊡	Some Other Association
⊣	Street Name Change
⊤	Phase Line
⊥	Match Line



**PRELIMINARY PLAT**  
OF  
**BROCKDALE ESTATES**  
**LOTS 226, BLOCKS B**  
4136 ACRES OUT OF THE  
S. BARROW SURVEY - ABSTRACT NO. 49  
M. MILLER SURVEY - ABSTRACT NO. 564  
COLLIN COUNTY, TEXAS  
Scale 1"=100' February 26, 2013

CITY  
Plan  
Marc

**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. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held by the City Council on April 4, 2013]**

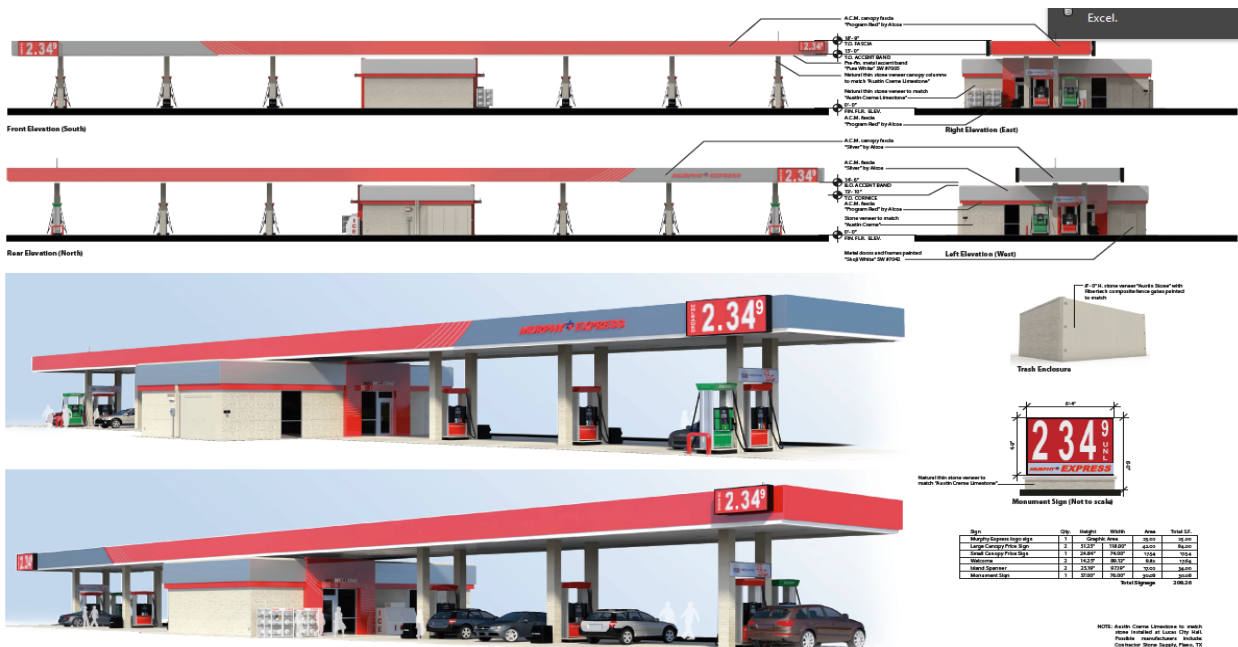
Community Services Director Joe Hilbourn came forward to address the commission.

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



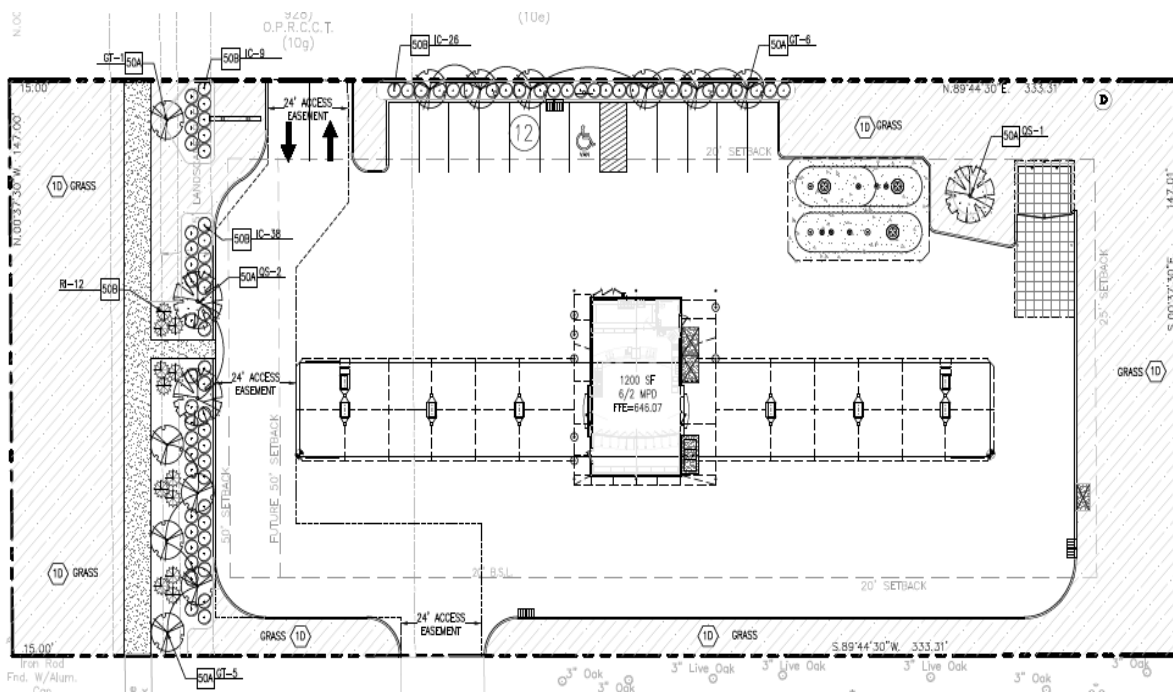
B|R|R

**MURPHY EXPRESS**

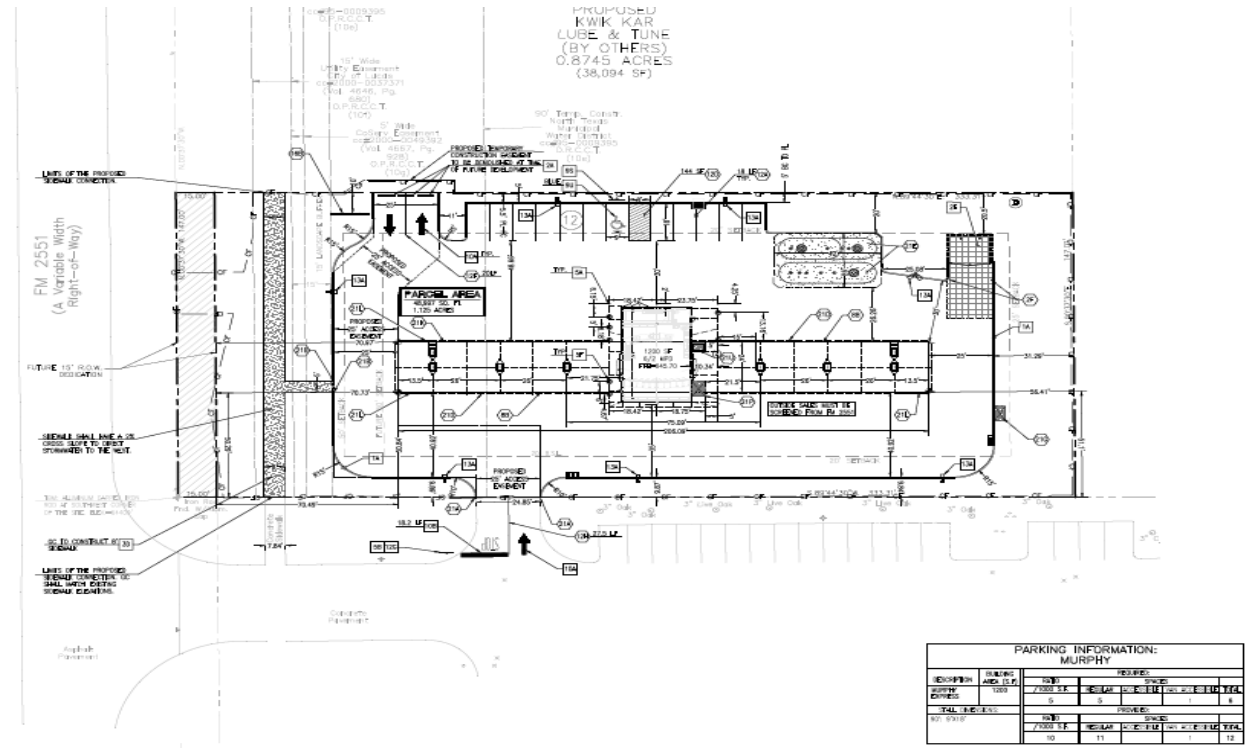
Lucas, TX  
March 12, 2013

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 Express 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 because all Murphy Express. But if the 24 hour operation is not approved, would they still want the SUP for Murphy Express. 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. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> 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. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> 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.

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Karen Hurtt, Chairman

ATTEST:

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Kathy Wingo, TRMC, MMC, City Secretary



Planning & Zoning Commission  
Regular Meeting  
April 11, 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  
Building Inspector Jim Hopphan  
City Attorney Joe Gorfida

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Alternate Commissioner Joe Williams led everyone in saying the Pledge of Allegiance.

Public Hearings

- 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, Lucas, Texas, 75002. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held by the City Council on May 2, 2013]**

The Public Hearing was opened at 7:03 p.m.

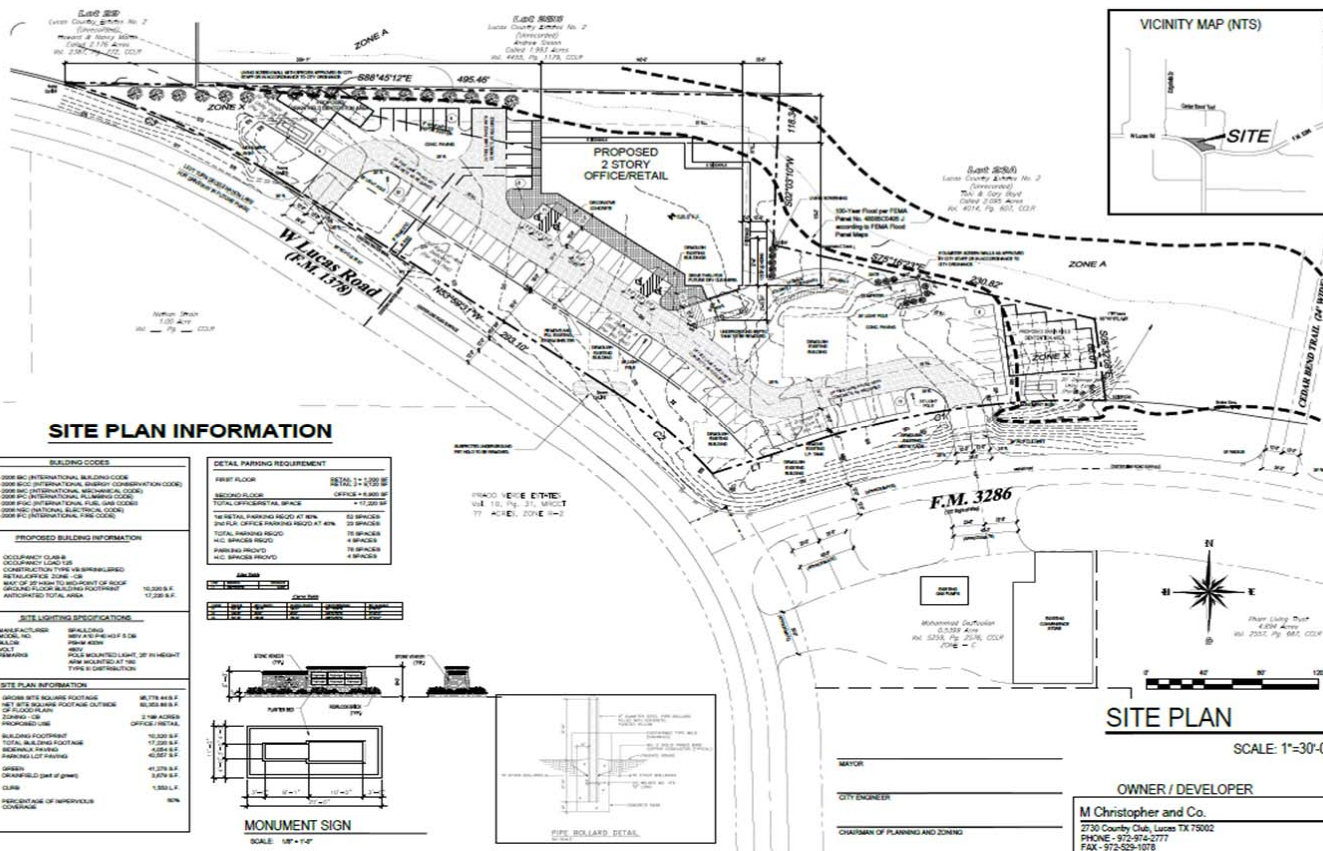
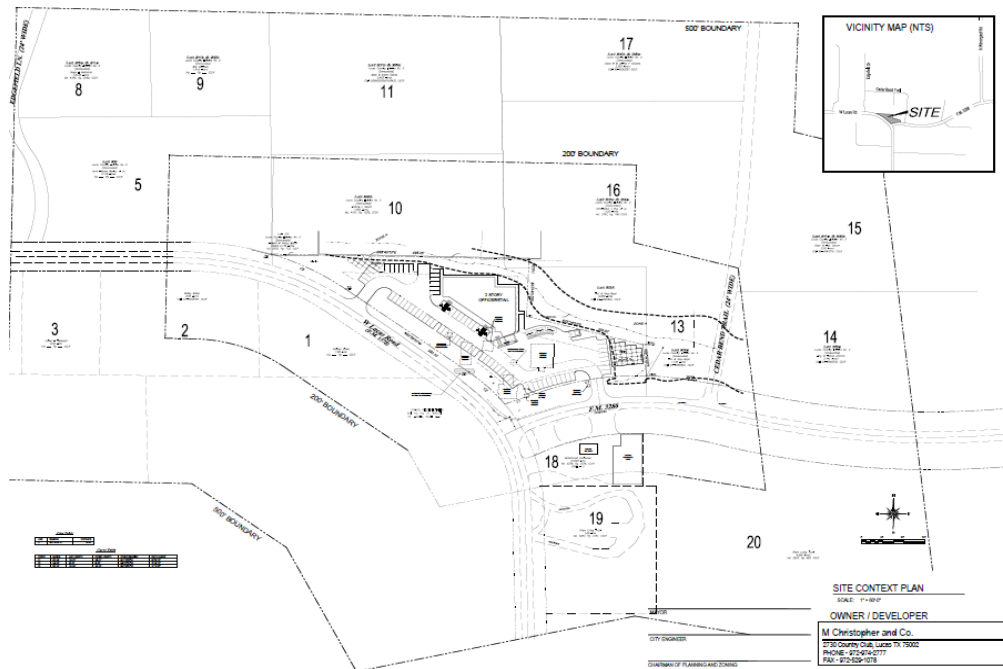
Building Inspector Jim Hopphan came forward to review the application.

Rudy Rivas, of M. Christopher Homes, has submitted an application for a site plan on behalf of Marion Strain Faust for a parcel of land located at the intersection of East and West Lucas Road.

The property is currently zoned Commercial Business (CB). The property was allowed setbacks by the Board of Adjustments. The proposed building is 17,220 square feet. The property shows a drive-thru for a dry cleaners. The preliminary plat has been approved. A flood study has been submitted. A Phase I Environmental Study has been submitted, the developer will be required to remove all existing underground tanks and remediate any concerns. The percent of impervious coverage is 73%, with a maximum permitted being 75%. The minimum lot size in a CB district is 30,000 square feet, the actual lot size is 2.199 acres ±



gross, 1.89 acres ± net. The Traffic Impact Analysis was submitted and it has been sent out for review by a traffic engineer. A tree survey was completed and will require a development permit and tree remediation.



Staff recommendation is to continue the public hearing until the May meeting.

- Chapter 14, Zoning, Division 7, Section 14.03.353 6 (c) requires that a drive-thru be 100' from a residential district. This plan does not meet the requirement.
- Other than review of the traffic impact analysis and drive-thru located within 100' of the residential district, the site plan does meet the city's requirements.

Brian Reid, President of M. Christopher Custom Homes, 2730 Country Club, Lucas, came forward and stated that they were made aware today that the drive-thru was an issue. Mr. Reid continued by saying they would be willing to submit a revised site plan deleting the drive-thru.

Andrew Sisson, 22 Cedar Bend Circle, lives behind the proposed development. Mr. Sisson is concerned with the traffic parking overlooking his back yard. Mr. Sisson is AGAINST this item.

There were several people in attendance whom did not wish to speak but wanted to show their support of this item, their names and addresses are listed below.

Janice Chase	915 Rolling Ridge, Allen, TX
Stephen Chase	915 Rolling Ridge, Allen, TX
Stephanie Chase	915 Rolling Ridge, Allen, TX
Mackenzie Chase	562 North Ridge, Allen, TX
Dalton Chase	915 Rolling Ridge, Allen, TX
Patrick Chase	1612 Cherokee Tr, Plano, TX
Jon Foust	120 W. Lucas, Lucas, TX
Marian Foust	120 W. Lucas, Lucas, TX
John Foust	120 W. Lucas, Lucas, TX
Tom & Mary Cartof	6850 TPC Drive, McKinney, TX

Commissioner David Keer asked City Attorney Joe Gorfida what options the commission had at this time since the traffic impact analysis was not yet complete and the plan did not meet the requirements.

The City Attorney stated that the options at this point are: the site plan can move forward to the Council with an amended site plan removing the drive-thru and the outcome of the traffic impact analysis be considered.

The Public Hearing was closed at 7:16 p.m.

Vice-Chairman Peggy Rusterholtz asked if the commission recommends approval with the removal of the drive-thru, can the developer change the footprint of the building. The developer stated that the building would stay as is indicated on the site plan.

The developer would have to provide a revised site plan with the drive-thru removed prior to the site plan being moved to the Council meeting for May 2<sup>nd</sup>.

**MOTION:** Commissioner Sean McCaffity made a Motion to recommend approval of the site plan for 120 W. Lucas Road with the conditions that a revised plan be submitted with the drive-thru being removed and the traffic analysis review be complete prior to it going before the City Council on May 2<sup>nd</sup>. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 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. **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held by the City Council on May 2, 2013]**

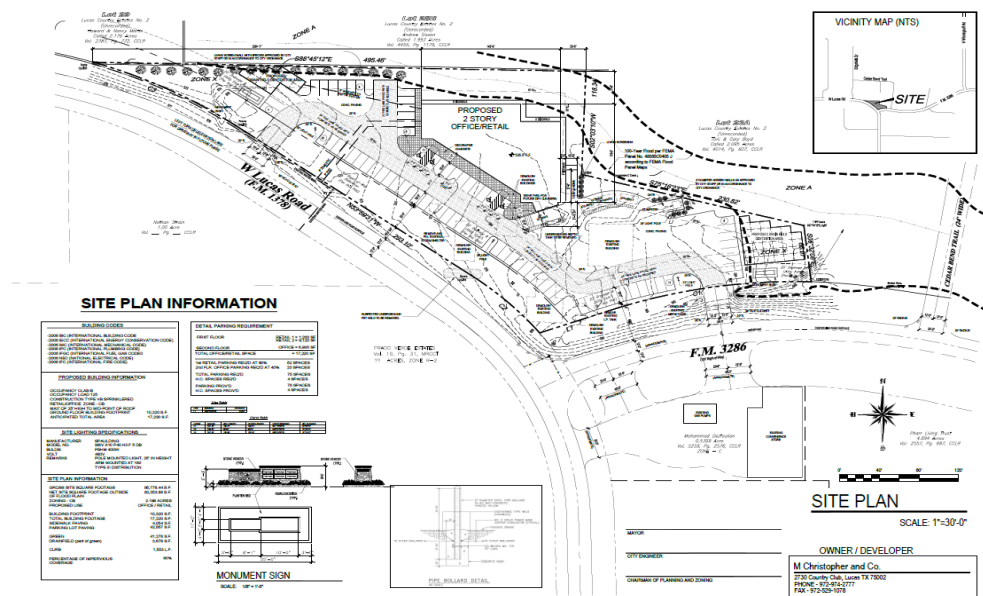
The Public Hearing was opened at 7:22 p.m.

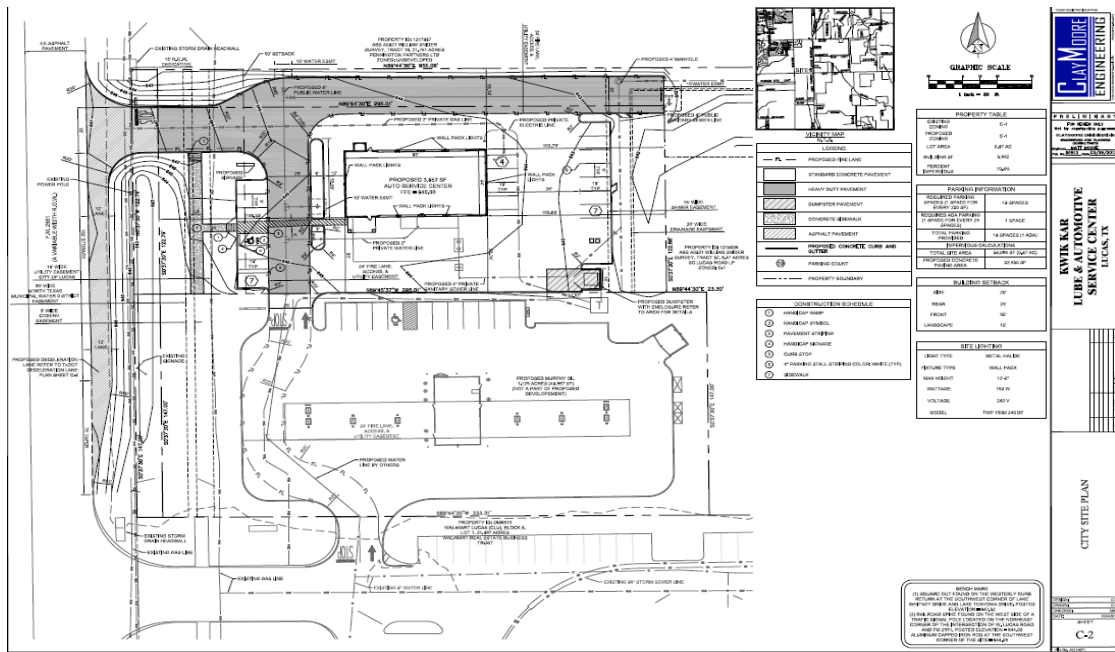
Building Inspector Jim Hoppman came forward to review the application.

Mat Moore, representative of Clay/Moore Engineering, has submitted an application for a site plan on behalf of KWIK Industries.

The property is currently zoned Commercial Business (CB). A minor automotive repair business requires a Specific Use Permit (SUP) which has been approved by both the Planning & Zoning Commission and City Council at previous meetings. The proposed lot size is 0.87 acres, the minimum permitted size is 30,000 square feet or 0.68 acres. The proposed impervious coverage is 70% with a maximum permitted being 75%. The required number of parking spaces is 18 and that is what is shown on the proposed plan. There are no trees on the lot, therefore, no tree survey is required. No environment study is required due to the fact that the land was farm land. The Traffic Impact Study from the existing Walmart, adjacent to this property, was used. There is no flood plain, therefore, no flood study is required.

See the next page for depiction of the site plan.





Staff recommends approval of the site plan as presented.

Matt Moore, representative of KWIK Industries, 1105 Creek Sparge Street, Colleyville, TX came forward to review the application and answer any questions that the commission might have of the site plan.

Scott Pendley, Engineer Coordinator for KWIK Industries, 4725 Nall Road, Dallas, TX came forward to show support of this item.

There was a question regarding the lighting around the building and how intrusive it would be for the surrounding neighbors. Mr. Moore said all the lighting is affixed to the building so would not pose a problem with light pollution.

The Public Hearing was closed at 7:28 p.m.

**MOTION:** Commissioner Brian Blythe made a Motion to recommend approval of the site plan for the property located in Lucas, Collin County, Texas, and described as ABS A0821 William Snider Survey, Tract 32, 6.47± acres. Vice-Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

- 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). **[1<sup>st</sup> Public Hearing, 2<sup>nd</sup> Public Hearing will be held by the City Council on May 2, 2013]**

The Public Hearing was opened at 7:32 p.m.

Building Inspector Jim Hoppahan and City Attorney Joe Gorfida reviewed the proposed code changes with the members of the commission.

Staff is recommending the following changes to the City of Lucas' Code of Ordinances:

- Village Center District add to Sec. 14.03.292 Use regulations (5) All drive-thru(s), drive-ins, drive-ups, require an SUP permit
- Commercial Business district add to Sec. 14.03.352 Use regulations (12) All drive-thru(s), drive-ins, drive-ups, require an SUP permit
- Industrial District add to Sec. 14.03.471 Use regulations (3) All drive-thru(s), drive-ins, drive-ups, require an SUP permit

The Public Hearing was closed at 7:34 p.m.

Vice-Chairman Peggy Rusterholtz asked if the requirement for the 100' away from any residential district be included with these changes. City Attorney Joe Gorfida stated this requirement was not included in the published notice so could not be considered at this time. However, staff could bring that back at a future meeting for the commission to consider.

**MOTION:** Commissioner David Keer made 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). Commissioner Sean McCaffity seconded the Motion. Motion carried. Vote: 5-0.

## Regular Agenda

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

This item was removed from the agenda and will be moved to the May 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.

This item was noticed with incorrect legal description and address. The item was removed from the agenda.

6) Adjournment.

**MOTION:** Commissioner Sean McCaffity made a Motion to adjourn the meeting at 7:43 p.m. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on May 9, 2013.

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Karen Hurtt, Chairman

ATTEST:

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Kathy Wingo, TRMC, MMC, City Secretary





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

## Minutes

### Call to Order

Chairman Karen Hurtt called the meeting to order at 7:00 p.m.

Present:

Chairman Karen Hurtt	Vice-Chairman Peggy Rusterholtz (absent)
Commissioner Sean McCaffity (absent)	Commissioner David Keer
Commissioner Brian Blythe	Alt Commissioner Andre Guillemaud
Alt Commissioner Joe Williams	City Secretary Kathy Wingo
Development Services Director Joe Hilbourn	

With the absence of Vice-Chairman Peggy Rusterholtz and Commissioner Sean McCaffity, Alt Commissioner(s) Andre Guillemaud and Joe Williams will be voting members for this meeting.

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

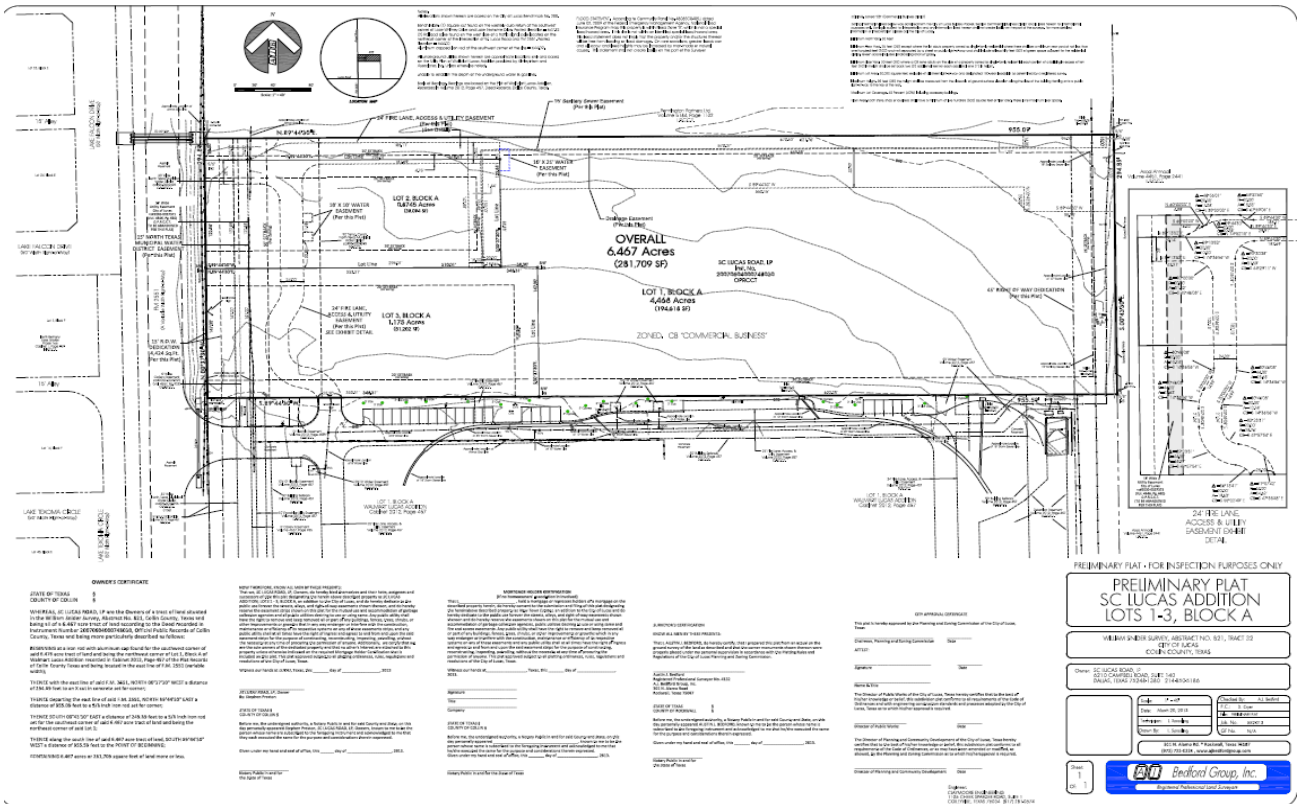
Alternate Commissioner Andre Guillemaud led everyone in saying the Pledge of Allegiance.

### Regular Agenda

- 1) 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.

Matt Moore, of Clay/Moore Engineering, has submitted an application for a preliminary plat on behalf of KWIK Industries. The preliminary plat creates three (3) lots from a single 6.467 acre tract of land. The lot sizes will be 0.87 acres for KWIK Industries, 1.19 acres for the proposed Murphy Oil, and the remaining 4.468 acres for future development. The project will have a single retention pond serving the three (3) lots.

Scott Pendley, KWIK Industries, came forward to thank the commission for meeting tonight and to address any questions.



**MOTION:** Commissioner David Keer made a Motion to approve the 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. Alternate Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

2) Adjournment.

**MOTION:** Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:07 p.m. Alternate Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on May 9, 2013.

\_\_\_\_\_  
Karen Hurtt, Chairman

ATTEST:

\_\_\_\_\_  
Kathy Wingo, TRMC, MMC, City Secretary





# City of Lucas P&Z Agenda Request

P & Z Meeting: May 9, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: \_\_\_\_\_

Date Prepared: April 29, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of a final plat for Stinson Highlands, Phase 2, 66.103 acres out of the John Gray Survey, Abstract # 349, Lewis P. Turner Survey, Abstract # 901: George Gunnel Survey, Abstract # 352 Lucas, Collin County, Texas.

**RECOMMENDED ACTION:**

Approve final plat as presented.

**SUMMARY:**

D.R. Horton has submitted a final plat for Stinson Highlands Phase 2 that conforms to the City's Code of Ordinances. There is an approved development agreement for this parcel that allows for early platting and the lots conform to the approved development agreement. This phase has 43 lots with a mix of R-1 and R-1.5. This project is located within the city's ETJ and is required to be annexed and zoned following final plat approval. Stinson Highlands, Phase 2, consists of 66.103 acres out of the John Gray Survey, Abstract # 349, Lewis P. Turner Survey, Abstract # 901: George Gunnel Survey, Abstract # 352 Lucas, Collin County, Texas.

**MOTION:**

I make a Motion to recommend approval/denial of the final plat for Stinson Highlands, Phase 2, 66.103 acres out of the John Gray Survey, Abstract # 349, Lewis P. Turner Survey, Abstract # 901: George Gunnel Survey, Abstract # 352 Lucas, Collin County, Texas.

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

Initial/Date

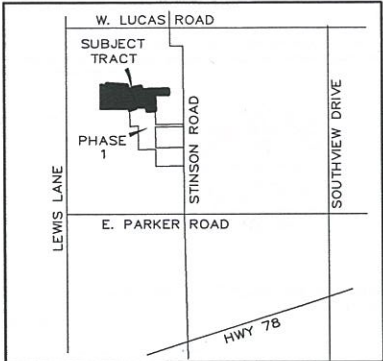
Department Director: \_\_\_\_\_ / \_\_\_\_\_  
City Manager: \_\_\_\_\_ / \_\_\_\_\_



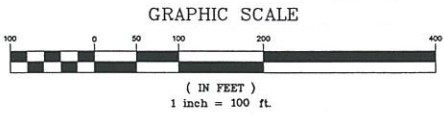
D.R. HORTON - TEXAS, LTD.  
 DOC. NO. 20110830000915300  
 REMAINDER OF CALLED 220.733 AC.

LUCAS REAL ESTATE, LLC  
 DOC. NO. 2011101400110190  
 CALLED: TRACT 3 - 86.3539 AC.

DELORES R. SMITHERMAN  
 VOL. 3923, PG. 32  
 CALLED: 5.00 AC.



LOCATION MAP  
 NOT TO SCALE



- NOTES:
- BENCHMARKS
    - A.) BM # 7655  
 SQUARE CUT ON TOP OF HEADWALL AT NORTHWEST CORNER OF STINSON ROAD AND JENNA WAY.  
 ELEVATION=574.13'
    - B.) BM # 7656  
 SQUARE CUT ON TOP OF HEADWALL ON WEST SIDE OF STINSON ROAD AND 4,600 FEET NORTH OF JENNA WAY.  
 ELEVATION=569.39'
  - NO 100 YEAR FLOOD PLAIN EXISTS ON THE SUBJECT PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48085CD415J, DATED JUNE 02, 2009.
  - ALL CORNERS ARE ONE-HALF INCH IRON RODS SET, UNLESS OTHERWISE NOTED.
  - ALL ONE-HALF INCH IRON RODS SET HAVE A YELLOW CAP WITH A "JBI" STAMP
- NOTICE:  
 SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

**FINAL PLAT**  
**STINSON HIGHLANDS, PHASE 2**

66.103 ACRES OUT OF THE JOHN GRAY SURVEY, ABSTRACT NO. 349; LEWIS P. TURNER SURVEY, ABSTRACT NO. 901; GEORGE GUNNELL SURVEY, ABSTRACT NO. 352, CITY OF LUCAS, COLLIN COUNTY, TEXAS

BLOCK A, LOTS 1-3 & 25-28, BLOCK B, LOTS 1-5, BLOCK D, LOTS 6-12, BLOCK J, LOTS 1-4 & 23-34, BLOCK K, LOTS 1-8

BEING A REPLAT OF PART OF HOA LOT 10, BLOCK B AND ALL OF HOA LOT 35, BLOCK J OF STINSON HIGHLANDS, PHASE 1 AS RECORDED IN VOLUME 2012, PAGE 210, COLLIN COUNTY PAT RECORDS

ZONED: R1

**D.R. HORTON - TEXAS, LTD.** OWNER  
 4306 Miller Road, Suite A (214) 607-4244  
 Rowlett, Texas 75088

**STINSON HIGHLANDS PHASE 1 HOMEOWNERS ASSOCIATION** OWNER  
 4306 Miller Road, Suite A (214) 607-4244  
 Rowlett, Texas 75088

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
 16301 Quorum Drive, Suite 200 B (972)248-7676  
 Addison, Texas 75001

Plotted by: blegeson Plot Date: 4/1/2013 1:37 PM  
 Drawing: H:\Projects\HOE140\dwg\HOE140PT-PHASE 2-1.dwg Saved By: blegeson Save Time: 4/1/2013 1:29 PM





# City of Lucas P&Z Agenda Request

P & Z Meeting: May 9, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: \_\_\_\_\_

Date Prepared: April 29, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of a landscape plan for Kwik Lube Industries to operate a minor automotive repair at Tract 32 of the William Snider Survey on Angel Parkway, just north of the exiting Walmart.

**RECOMMENDED ACTION:**

Approve as presented.

**SUMMARY:**

Applicant Scott Pendley, on behalf of Kwik Industries, is requesting the approval of a landscape 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 is known as ABS A0821 William Snider Survey, Tract 32, and 6.47 acres, just north of the existing Walmart.

**MOTION:**

I make a Motion to recommend **approval/denial** of the landscape plan for Kwik Lube Industries to operate a minor automotive repair at Tract 32 of the William Snider Survey on Angel Parkway, just north of the exiting Walmart.

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

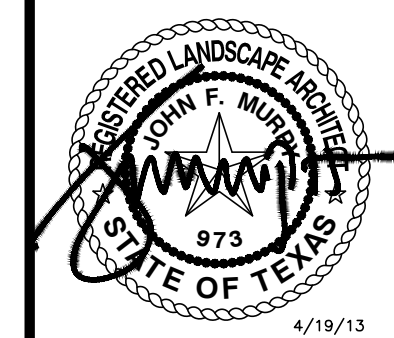
Initial/Date

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

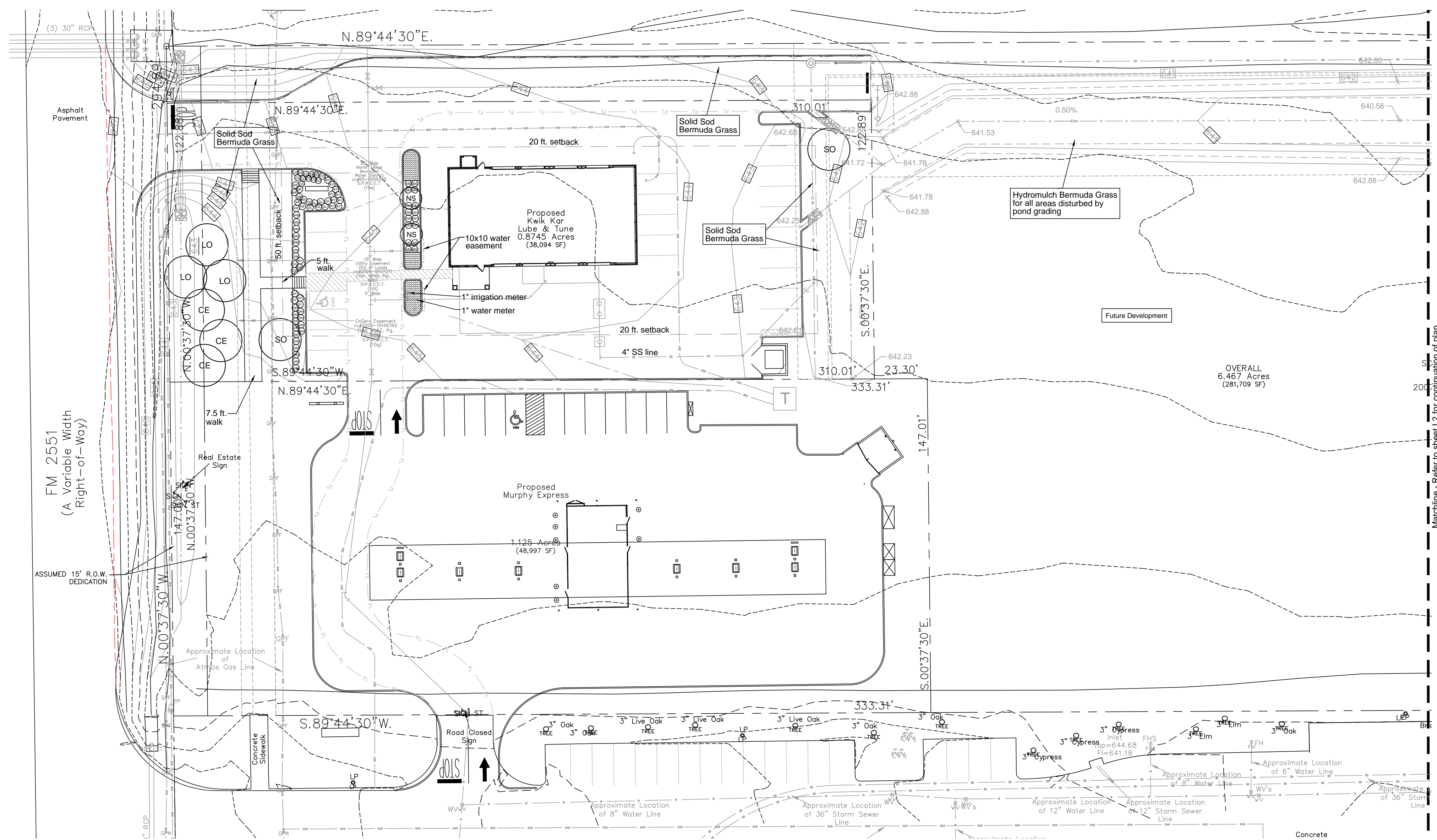
City Manager: \_\_\_\_\_ / \_\_\_\_\_

**site integration studio**  
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design  
**John F. Murphy, ASLA**  
 1324 S. Beckham Ave.  
 Suite 244  
 Tyler, TX 75701  
 512.632.3822 cell  
 903.533.8898 tel / fax  
 john@siteint.com

2709 S. Lamar Blvd.  
 Suite 110  
 Austin, TX 78704  
 512.443.3512 tel  
 512.443.3589 fax  
 www.siteint.com



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



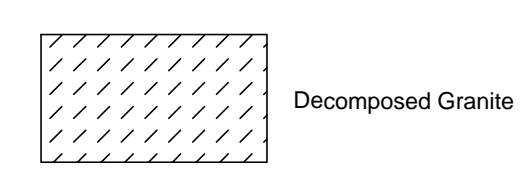
**TREE LEGEND**

- Canopy Trees
- LO Live Oak
  - SO Shumard Oak
  - CE Cedar Elm
- Ornamental Trees
- NS Nellie R. Stevens Holly

**SHRUB LEGEND**

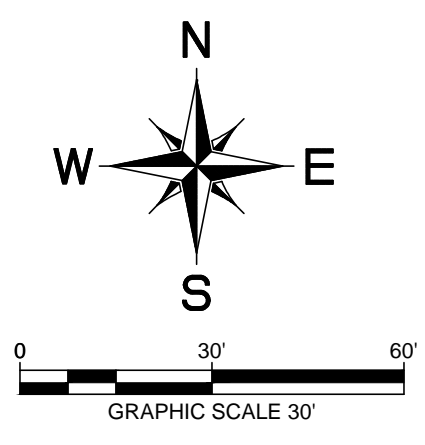
- RY Red Yucca
- DY Dwarf Yaupon
- GL Giant Liriope
- WM Dwarf Wax Myrtle
- DIH Dwarf Indian Hawthorne
- CO Coreopsis
- KR Knockout Rose
- MS Miscanthus

**HATCH LEGEND**



**LANDSCAPE NOTES**

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" Benda Board edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.



**PLANT LIST**

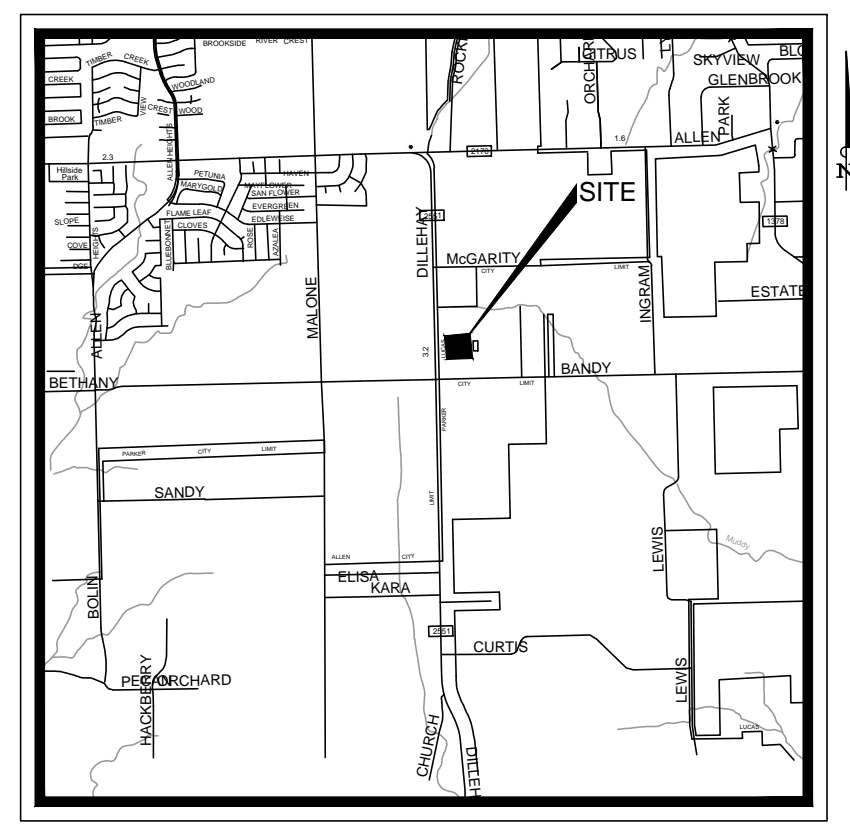
CANOPY TREES			
LO	Live Oak	Quercus virginiana	4" cal. 65 gal. 10' ht. 5' spread
SO	Shumard Oak	Quercus shumardii	4" cal. 65 gal. 10' ht. 5' spread
CE	Cedar Elm	Ulmus crassifolia	4" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES			
NR	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	30 gal. 6' ht. 4' spread
SHRUBS & GROUNDCOVERS			
DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 36" oc
KR	Knockout Rose	Rosa 'Radrizz'	5 gal. 36" oc
WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
GL	Giant Liriope	Liriope gigantea	5 gal. 36" oc
DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Clara'	5 gal. 36" oc
CO	Coreopsis	Coreopsis grandiflora 'Early Sunrise'	1 gal. 18" oc
RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
MS	Miscanthus	Miscanthus sinensis	5 gal. 36" oc

Lucas, Texas  
**LANDSCAPE CALCULATIONS**

	REQUIRED	PROVIDED	
Total Lot Area	38,094 SF		
Required Landscape Area 15%	5,714 SF	9,349 SF	(24%)
Buffer Area FM 2551 20 ft. width	6 Trees	6 Trees	
123 LF 1 Tree + 8 shrubs / 20 LF	49 shrubs	57 shrubs	
Parking lot Area 10% Required	580 SF	676 SF	
5,798 SF	Landscape Area		
Parking lot Trees	2 Trees	2 Trees	
18 spaces proposed			
1 per 10 spaces required			

**OWNER**  
 KWIK INDUSTRIES, INC.  
 4725 NALL RD  
 DALLAS, TX 75244  
 TEL: (972) 458-9761  
 CONTACT: SCOTT PENDLEY

Lot 2, Block A SC Lucas Addition



Site Location Map - nts

**LANDSCAPE PLAN**

DESIGN: JFM  
 DRAWN: JFM, JSF  
 CHECKED: MAM  
 DATE: 4/19/2013

SHEET  
**L-1**

File No. 2012-071

SCOTT F. MILLER  
 4/19/2013 12:31 PM  
 J: NAUTOCAD\_LRD\_KWIKLUBE\_KWIKKAR\_L.S.DWG  
 4/19/2013 11:55 AM



## City of Lucas P&Z Agenda Request

P & Z Meeting: May 9, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: \_\_\_\_\_

Date Prepared: April 29, 2013

Budgeted Amount: \$ \_\_\_\_\_

Exhibits:  Yes  No

### AGENDA SUBJECT:

Discuss and Consider the approval of the final plat of Broadmoor Estates formerly known as The Trails Addition, a tract of land situated in the John W. Kerby Survey, Abstract No. 14 in the City of Lucas, Collin County, Texas, being part of a 12.968 acre tract, as described in Clerks File No. 95-0078930, a 15.0 tract, as described in Clerks File No. 20110228000213320, a 9.923 acre tract, as described in Clerks File No. 20060524000708880, a 8.1 acre tract, as described in Volume 1032, Page 736, 2.0 acre Tract, No. 20070912001273990, In the Deed Records of Collin County, Texas.

### RECOMMENDED ACTION:

Approve final plat as presented.

### SUMMARY:

- Property is currently zoned R-1.
- It conforms to the approved preliminary plat.
- The property has a current facilities agreement.
- The subdivision, as approved, is 35 lots, 34 are building lots; one is a lot dedicated as open space and contains the subdivision's detention pond.
- The project conforms to the Comprehensive Plan.

### MOTION:

I make a Motion to recommend **approval/denial** of the final plat for Broadmoor Estates formerly known as The Trails Addition, a tract of land situated in the John W. Kerby Survey, Abstract No. 14 in the City of Lucas, Collin County, Texas, being part of a 12.968 acre tract, as described in Clerks File No. 95-0078930, a 15.0 tract, as described in Clerks File No. 20110228000213320, a 9.923 acre tract, as described in Clerks File No. 20060524000708880, a 8.1 acre tract, as described in Volume 1032,

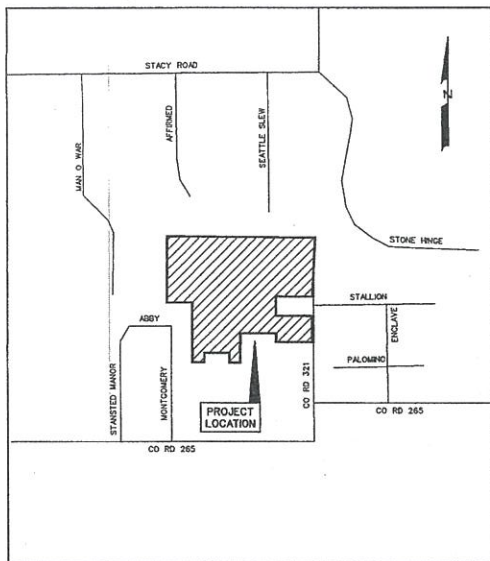


Page 736, 2.0 acre Tract, No. 20070912001273990, In the Deed Records of Collin County, Texas.

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

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_  
City Manager: \_\_\_\_\_ / \_\_\_\_\_



LOCATION MAP  
SCALE 1"=1000'

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	36°51'50"	75.00'	48.25'	25.00'	47.43'	N70°56'05"W
2.	36°51'52"	150.00'	96.51'	49.99'	94.85'	N70°56'06"W
3.	163°44'23"	50.00'	142.89'	—	98.99'	S45°37'58"W
4.	49°44'55"	60.00'	325.42'	—	50.00'	S89°22'02"E
5.	49°14'55"	60.00'	325.12'	—	50.00'	S89°45'59"E
6.	150°00'00"	50.00'	183.26'	—	96.59'	S44°45'59"E
7.	92°06'29"	38.00'	61.09'	39.42'	54.72'	S44°10'46"W
8.	25°31'24"	38.00'	16.93'	8.61'	16.79'	N77°32'12"W
9.	24°39'58"	38.00'	16.36'	8.31'	16.23'	N77°06'29"W

**LINE TABLE**

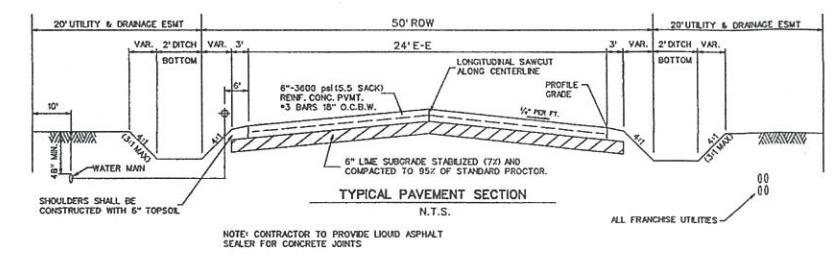
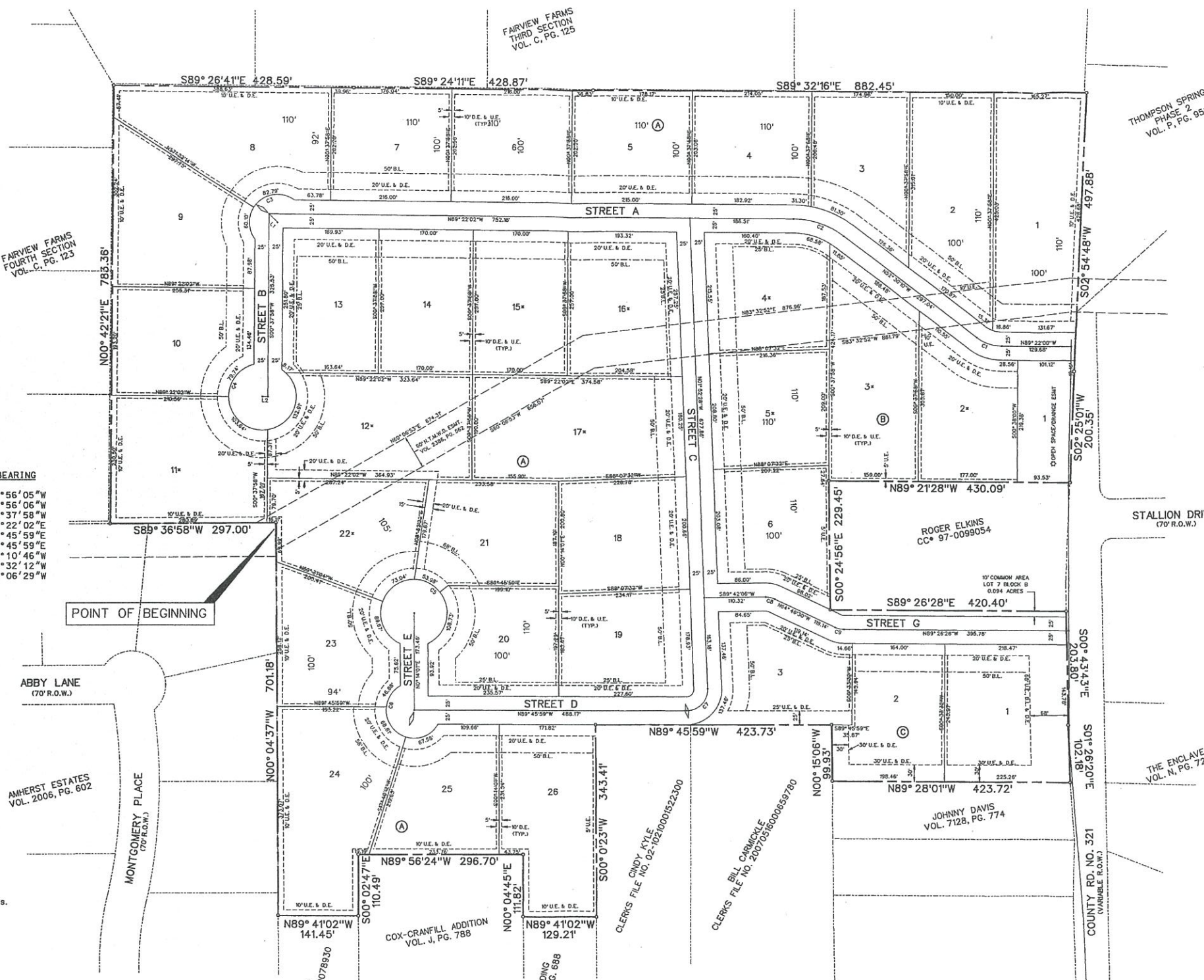
LINE NO.	BEARING	DISTANCE
1.	S 44°22'02" E	21.21'
2.	N 89°22'02" W	10.00'

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

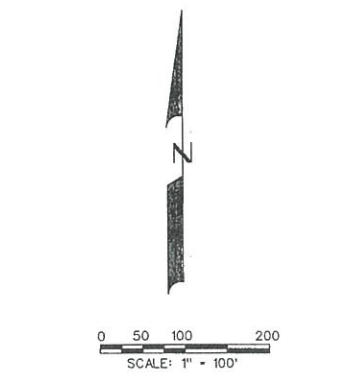
Registered Sanitarian/Designed Representative  
Collin County Development Services

**NOTES**

- Bearing are referenced to a 43.704 acre tract, as recorded in Clerks File No. 20081010001209780, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
- B.L. - Building Line  
U.E. - Utility Easement  
D.E. - Drainage Easement  
W.E. - Water Easement  
OSSF - On-Site Sewage Facilities  
M.N.F.F. - Minimum finished floor
- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas.
- Final grading, per the grading plan, will be required prior to installation/operation of On-Site Sewage Facilities.
- Individual site evaluations and OSSF design plans must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
- Wrought iron fences are permitted in drainage easements.
- No Floodplain exists on site.
- The HOA (Homeowners Assoc.) to maintain common areas, drainage ditches and drainage ditches adjacent to the road with concrete lined bottoms, ditches will be maintained to allow for positive drainage at all times.



TYPICAL PAVEMENT SECTION  
N.T.S.  
NOTE: CONTRACTOR TO PROVIDE LIQUID ASPHALT SEALER FOR CONCRETE JOINTS



TYPICAL LOT DETAIL

**LOT AREA SUMMARY TABLE**

BLOCK A		BLOCK B		BLOCK C	
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	65977	14	43690	21	21340
2	52460	15	43690	22	43911
3	47381	16	51330	23	58075
4	43587	17	70834	24	46153
5	43660	18	48248	25	44221
6	43780	19	44630	26	44485
7	43697	20	43814	BLOCK C	
8	53347	21	48892	LOT # AREA (SQ. FT.)	
9	67208	22	46413	1	54470
10	45328	23	45033	2	43882
11	61045	24	68888	3	43583
12	64149	25	44688		
13	43571	26	54320		

**SITE DATA SUMMARY TABLE**

GROSS ACRES:	44.800
R.O.W. DEDICATION:	5.071
NET ACRES:	39.729
TOTAL LOTS:	34
NET DENSITY:	0.86

FINAL PLAT  
OF  
**BROADMOOR ESTATES**

LOTS 1-26, BLOCK A  
LOTS 1-6, BLOCK B  
LOTS 1-3, BLOCK C  
OUT OF THE  
JOHN W. KERBY SURVEY, ABSTRACT NO. 506  
IN THE  
CITY OF LUCAS  
COLLIN COUNTY, TEXAS  
ZONING DISTRICT - R1  
OWNER/APPLICANT  
SCARBOROUGH FOREST RIDGE, LLC.  
16380 ADDISON ROAD  
ADDISON, TEXAS 75001  
972-380-5900  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

\* - Lots 1,2,11,12,15-17 & 22, Block A & Lots 2-5 Block B are affected by the following note:  
The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Fences and landscaping are permitted within or crossing the easement. Items such as driveways and sprinkler systems that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.  
Where the Utility Easements (U.E.) cross the existing NTMWD easement, no appurtenances associated with the utilities are permitted within the NTMWD easement.

FEMA RM 133 as referenced on FEMA Panel No. 48085C0455 G for Collin County, Texas and Incorporated Areas dated Jan. 19, 1996. Elev. -590.08'. Square cut on east headwall of west end of bridge at White Rock Creek & FM 1378.



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

P & Z Meeting: May 9, 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: \_\_\_\_\_ / \_\_\_\_\_