



**PUBLIC NOTICE**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**June 13, 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, June 13, 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 site plan for the operation of a Refueling Station and convenience store. 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 Wal-Mart.
- 2) Public Hearing/Discuss and Consider an amendment to the City of Lucas' Code of Ordinance Chapter 14 "Definition" by adding definitions for a drive-through, drive-thrus, drive-in, and drive-up.

- 3) Public Hearing/Discuss and Consider an amendment to the City of Lucas' Code of Ordinances Chapter 14 "Zoning"; Article 14.03 "Districts"; Division 7 regarding the Commercial Business District (CB) by amending Section 14.03.353, Development Regulations subsection (9) to read as follows: Impervious Coverage, the maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space permitted in the Commercial Business District (CB).

## Regular Agenda

- 4) Discuss and Consider the approval of the minutes from the May 9, 2013 Planning & Zoning Commission meeting.
- 5) Discuss and Consider the approval of a landscape plan for Murphy Oil to operate a Refueling Station and convenience store. 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 Wal-Mart.
- 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, June 7, 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: June 13, 2013

---

## AGENDA ITEM:

Call to Order

Roll Call

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

Determination of Quorum

Reminder to silence cell phones

---

## Other Staff/Council Attendees – For Informational Purposes Only

Mayor Rebecca Mark	<input type="checkbox"/>	<input type="checkbox"/>
City Manager Jeff Jenkins	<input type="checkbox"/>	<input type="checkbox"/>
City Secretary Kathy Wingo	<input type="checkbox"/>	<input type="checkbox"/>
Admin Assistant Jennifer Faircloth	<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 Engineer Stanton Foerster	<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: June 13, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

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

Date Prepared: June 6, 2013

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

Exhibits:  Yes  No

### AGENDA SUBJECT:

Public Hearing/Discuss and Consider an application request by Murphy Oil for a site plan for the operation of a refueling station and convenience store. 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 Wal-Mart.

### RECOMMENDED ACTION:

Recommend approval as presented.

### SUMMARY:

Yezenia Ortiz has submitted an application on behalf of Bassam Ziada, a project manager for Murphy Oil, for approval of a site plan for a refueling station with a convenience store in the Commercial Business (CB) district adjacent to Angel Parkway and just to the North of the Existing Wal-Mart. The property is more formally known as Abs A0821 William Snider Survey, Tract 32, and 6.47 acres.

### MOTION:

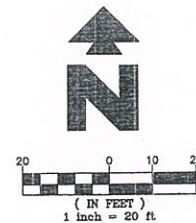
I make a Motion to recommend **approval/denial** of the site plan for the operation of a refueling station and convenience store. The property to be considered is located in Collin County, Texas, and described as follows: ABS A0821 William Snider Survey, Tract 32, 6.47 acres, more commonly known as the Sterling property adjacent to Angel Parkway just north of the existing Wal-Mart.

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

Initial/Date

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





ZONING:  
CB (COMMERCIAL BUSINESS)

EXISTING	
RF	Iron Rod Found
RS	Iron Rod Set
RP	Power Pole
OW	Oil Well
PH	Fire Hydrant
WH	Water Valve
FHS	Fire Hydrant Sprinklers
SSMH	Sanitary Sewer Manhole
LP	Light Pole
CV	Control Valve
GV	Gas Valve
RCP	Reinforced Concrete Pipe
DRCT	Dead Records Collin County, Texas

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

**GENERAL SITE NOTES**

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
  - ALL CURB ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1A.
  - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PAVING LOT AREA AND ALL APPROACH DRIVES.
  - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRODED SMOOTH AND FOUR INCHES (4") TOPSOIL APPLIED, IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE. THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MOWED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- SITE NOTES**
- DRILL (2) 3/4" x 5/8" DIA HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
  - OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
  - 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
  - 4" WIDE PAINTED BLUE STRIPES AT HANDICAPPED SPACES. 2.0' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
  - 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
  - FIRE LANE STRIPING PER CITY OF LUCAS CODE: FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 50 INCHES (5") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR-INCH WHITE LETTERS AT 25-FOOT INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
  - MURPHY OIL MONUMENT SIGN, PER APPROVED ELEVATION. SEE UTILITY PLANS FOR INSTALLATION OF CONDUITS.
  - TAPER CURB TO MATCH EXISTING CURB
  - TAPER CURB FROM 4" TO 5" OVER 2'
  - EDGE OF CONCRETE SLAB, PER TANK/PPING PLANS.
  - UNDERGROUND STORAGE TANKS (2 20,000 GAL.).
  - AIR VACUUM UNIT
  - MURPHY EXPRESS ID SIGN, PER SIGNAGE PLANS AND ELEVATIONS.
  - PRICE SIGN, (PER APPROVED ELEVATION)
  - 5' x 10' PROPANE SIG.
  - 5' x 7' ICE UNIT(S).
  - CONCRETE FLUME WITH ENERGY DISSIPATORS. SEE PLAN FOR WIDTH.

**SITE DETAILS - SEE DETAIL SHEETS**

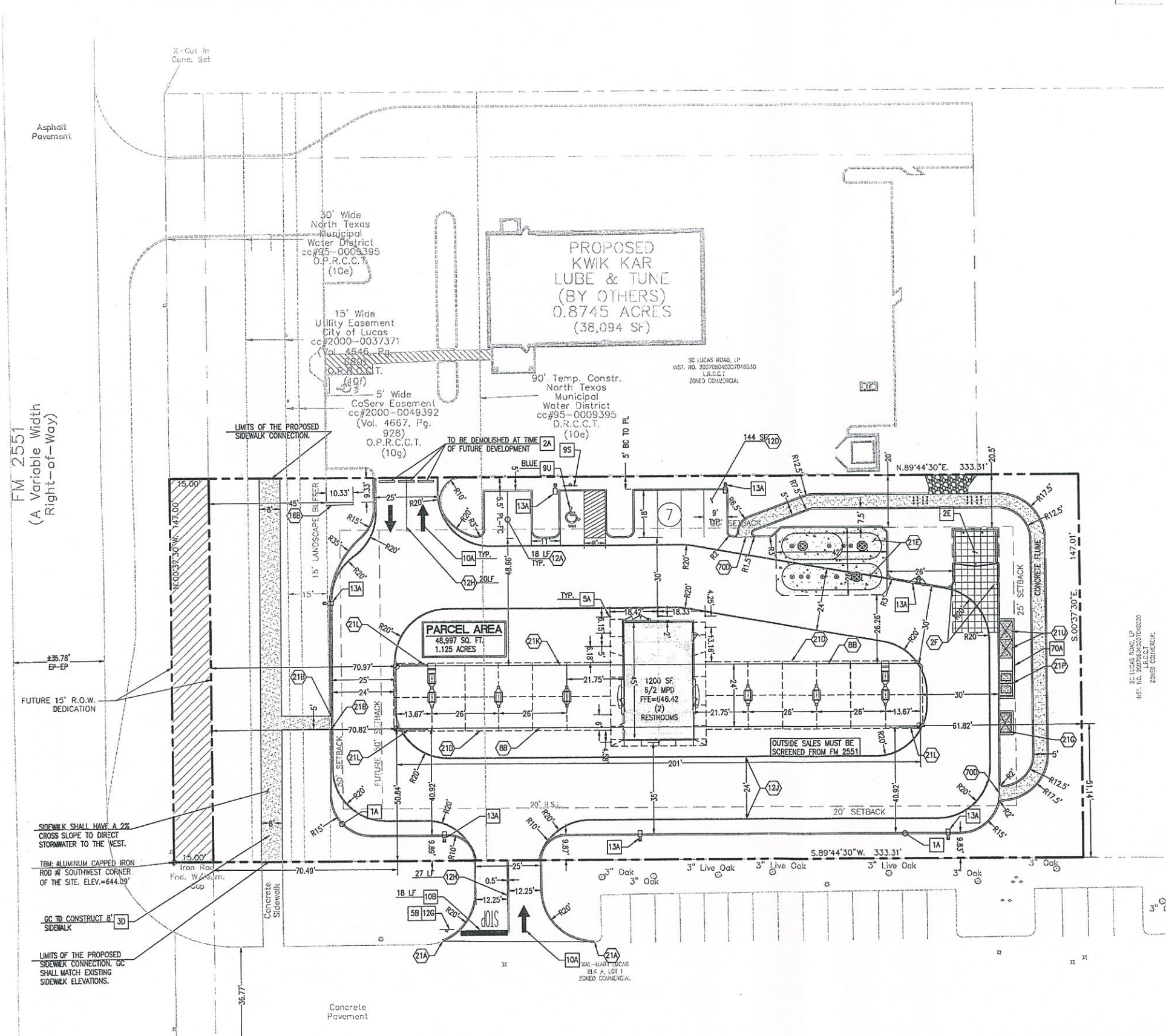
1A	INTEGRAL CONCRETE CURB
2A	PRECAST CONCRETE WHEEL STOP (TYP.)
2E	DUMPSTER ENCLOSURE
3D	CONCRETE SIDEWALK
5A	GUARD POST (SINGLE)
5B	TRAFFIC SIGN IN BOLLARD
5C	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
9A	ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
10A	TRAFFIC FLOW ARROW (TYP.)
10B	STOP BAR (TYP.)
12G	*STOP* SIGN
13A	SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR TYPE. SEE CIVIL DETAILS FOR MOUNTING AND POLE DETAILS.
70A	OUTSIDE SALES MASONRY SCREEN WALL

**PARKING INFORMATION: MURPHY**

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

STALL DIMENSIONS:	PROVIDED:			
	RATIO /1000 S.F.	REGULAR SPACES	ACCESSIBLE SPACES	VAN ACCESSIBLE SPACES
90' x 18'	7.5	8	1	9



Asphalt Pavement

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

4.35.78' EP-EP  
FUTURE 15' R.O.W. DEDICATION

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

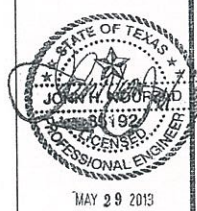
TBM: ALUMINUM CAPPED IRON ROD # SOUTHWEST CORNER OF THE SITE. ELEV.=644.09'

GC TO CONSTRUCT 8' SIDEWALK

LIMITS OF THE PROPOSED SIDEWALK CONNECTION, GC SHALL MATCH EXISTING SIDEWALK ELEVATIONS.

Asphalt Pavement

SHEET NO.  
C-1



RTG  
DES  
PM  
REV-1  
DATE  
05-29-13  
REA  
PRN  
YEO  
FAR  
SITE PLAN  
MURPHY EXPRESS  
NEQ WEST LUCAS ROAD AND FM 2551  
LUCAS  
TEXAS

**GreenbergFarrow**  
1430 W. PEACHTREE ST. NW SUITE 200  
ATLANTA, GA 30309  
PHONE: (404) 606-9000  
FAX: (404) 606-9000  
WWW.GREENBERGFARROW.COM  
DWG NAME: LUCAS13  
JOB NO.: 2013006

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





## NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, **June 13, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, July 18, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider an application request Murphy Oil for a site plan for the operation of a Refueling Station and convenience store. 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 Wal-Mart.

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: June 13, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

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

Date Prepared: June 6, 2013

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

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Public Hearing/Discuss and Consider an amendment to the City of Lucas' Code of Ordinance Chapter 14 "Definition" by adding definitions for a drive-through, drive-thrus, drive-in, and drive-up.

**RECOMMENDED ACTION:**

Recommend approval as presented.

**SUMMARY:**

Add a definition to the code of ordinances for drive-thru, drive-through, drive-in, or drive-up.

A drive-through, drive-thru, drive-in, or drive-up is a service provided by a business that allows customers to purchase a product without leaving their car. For the purposes of this article any service that is provided to a customer without the need for the customer to leave their vehicle is a drive through, drive-thru, drive in or drive up.

**MOTION:**

I make a Motion to recommend **approval/denial** an amendment to the City of Lucas' Code of Ordinance Chapter 14 "Definition" by adding definitions for a drive-through, drive-thrus, drive-in, and drive-up.

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

Initial/Date

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

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



## 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, **June 13, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, July 18, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider a change to the City of Lucas' Zoning Code of Ordinances by adding definitions to read as follows:

A drive-through, drive-thrus, drive-in, or drive-up is a service provided by a business that allows customers to purchase a product without leaving their car. For the purposes of this definition any service that is provided to a customer without the need for the customer to leave their vehicle is a drive-through, drive-thrus, drive-in or drive-up.

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: June 13, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

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

Date Prepared: June 6, 2013

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

Exhibits:  Yes  No

### AGENDA SUBJECT:

Public Hearing/Discuss and Consider an amendment to the City of Lucas' Code of Ordinances Chapter 14 "Zoning"; Article 14.03 "Districts"; Division 7 regarding the Commercial Business District (CB) by amending Section 14.03.353, Development Regulations subsection (9) to read as follows: Impervious Coverage, the maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space permitted in the Commercial Business District (CB).

### RECOMMENDED ACTION:

Recommend approval as presented.

### SUMMARY:

#### **Change From Sec. 14.03.353 Development regulations**

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

#### **Change To Sec. 14.03.353 Development regulations**

(9) Impervious coverage. The maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space.

### MOTION:

I make a Motion to recommend **approval/denial** an amendment to the City of Lucas' Code of Ordinances Chapter 14 "Zoning"; Article 14.03 "Districts"; Division 7 regarding the Commercial Business District (CB) by amending Section 14.03.353, Development Regulations subsection (9) to read as follows: Impervious Coverage, the maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space permitted in the Commercial Business District (CB).

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

Initial/Date

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

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





## 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, **June 13, 2013 at 7:00 p.m.** and City Council will conduct a second Public Hearing on **Thursday, July 18, 2013 at 7:00 p.m.** in the City Council Chambers, 665 Country Club, Lucas, Texas to consider a change to the City of Lucas' Zoning Code of Ordinances by amending the maximum impervious coverage permitted in the Commercial Business District (CB) which shall read as follows:

### **Sec. 14.03.353 Development regulations**

(9) Impervious coverage. The maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area, exclusive of green space.

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: June 13, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

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

Date Prepared: May 22, 2013

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

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of the minutes from the May 9, 2013 Planning & Zoning Commission meeting.

**RECOMMENDED ACTION:**

Approve.

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to approve the approval of the minutes from the May 9, 2013 Planning & Zoning Commission meeting as presented.

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

Initial/Date

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

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



Planning & Zoning Commission  
Regular Meeting  
May 9, 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 (absent)
Commissioner Sean McCaffity	Commissioner David Keer
Commissioner Brian Blythe	Alt Commissioner Andre Guillemaud
Alt Commissioner Joe Williams (absent)	City Attorney Joe Gorfida
Mayor Rebecca Mark	Development Services Director Joe Hilbourn
City Manager Jeff Jenkins	City Secretary Kathy Wingo

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Commissioner Sean McCaffity led everyone in saying the Pledge of Allegiance.

With the absence of Vice-Chairman Peggy Rusterholtz and Alternate Commissioner Joe Williams, Alternate Commissioner Andrea Guillemaud will be a voting member for tonight's meeting.

The Commissioners were asked to speak directly into the microphones so that the recording can pick up what is being said.

Public Hearings

- 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.

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

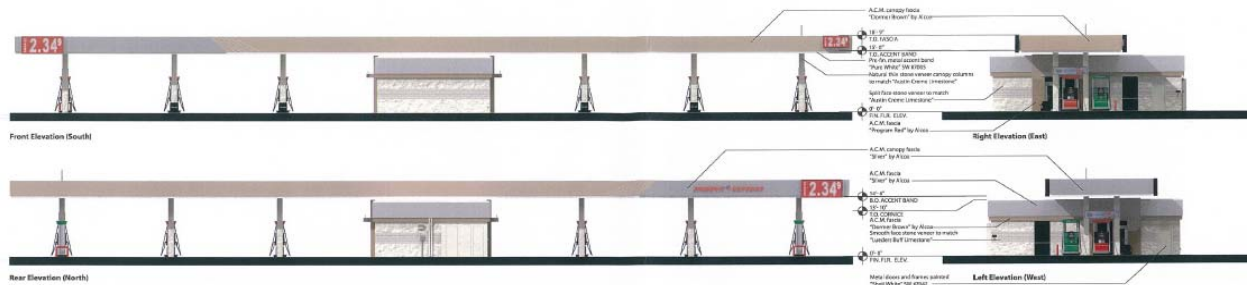
Development Services Director Joe Hilbourn came forward to review the application for the Commission.

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

Development Services Director Joe Hilbourn reviewed a few facts about the project: a refueling station requires a SUP; the site size is 51,183 square feet ±, the minimum permitted in a CB zone is 30,000 square feet; parking spaces required is 6, 12 are shown; the maximum impervious coverage allowed is 75%, the amount of impervious coverage shown is less than 60%; shown is a right deceleration lane into the northern most entrance to the 6.7 acre site holding the 1.175 acre parcel containing the Murphy Oil project; a monument sign similar in design to the existing Wal-Mart with a frame in the shape of a L, made of Austin Stone with horses and a depiction of the Texas star is shown; sidewalk designed and shown in the same manner as the existing sidewalk to the south of the property; outside sales and storage within an enclosure and screened from view; nice landscape plan showing trees, plants, and bushes designed to the local climate.

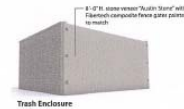
The City Council was concerned with the bright red building colors; artificial light; traffic; drainage; and the noise disturbing adjacent property owners.

Proposed elevation:



Type	Qty	Height	Width	Area	Total S.F.
Murphy Express Signage	1		24'0"	33'0"	792.0
Large Canopy Sign	1	12'0"	118'0"	1416.0	1416.0
Small Canopy Sign	1	24'0"	74'0"	1776.0	1776.0
Billboards	2	6'0"	80'0"	480.0	960.0
Island Signage	1	25'0"	20'0"	500.0	500.0
Management Sign	1	15'0"	7'0"	105.0	105.0
Total Signage					2069.0

City of Lucas Architectural Plan Number:  
 - This Report Plan is for informational 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, enclosed utility boxes and conduits shall be painted to match the building.  
 - All signage signs and locations are subject to approval by the Building Inspection Department.  
 - Real estate and the provided information, unless otherwise indicated by the Building Official.



NOTE: Austin Stone, limestone, or granite stones included in Lucas County, Texas, manufactured under the name "Austin Stone" or "Austin Granite".

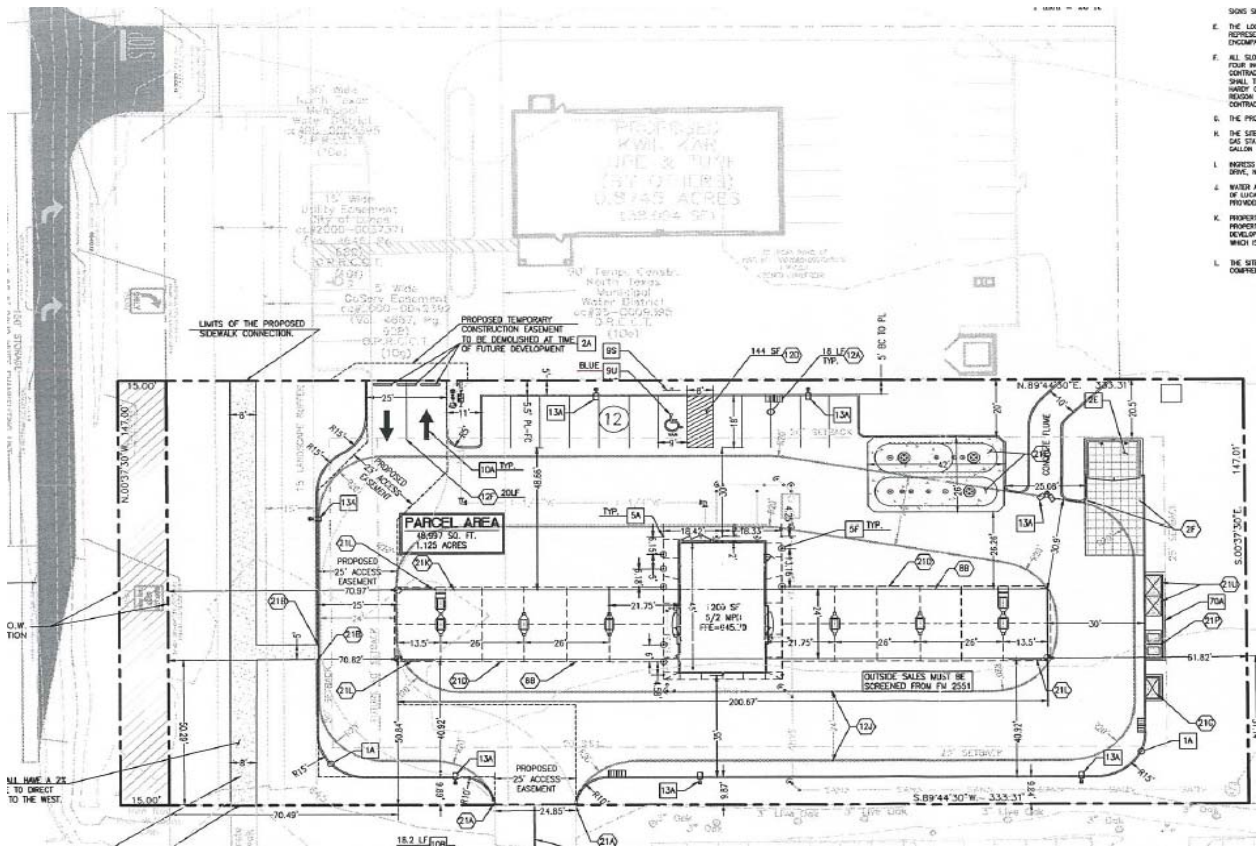
Photometric Light Plan:

(See next page)

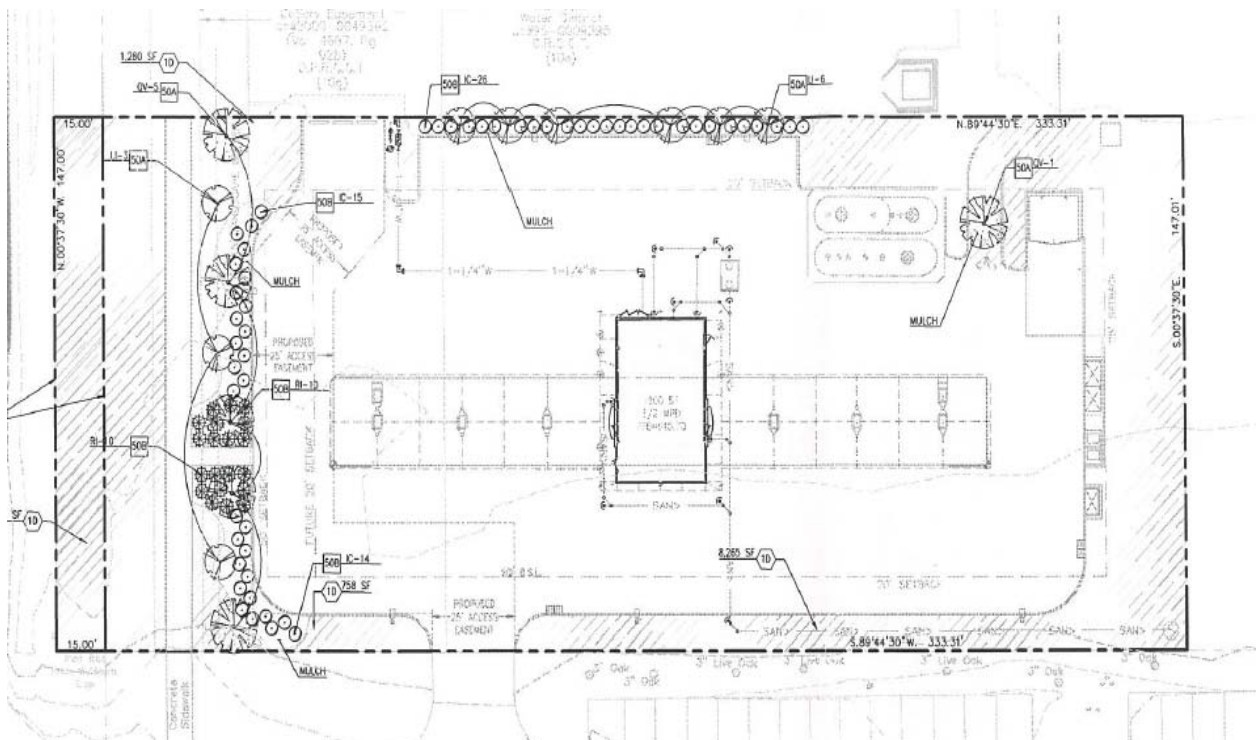




Proposed site plan:



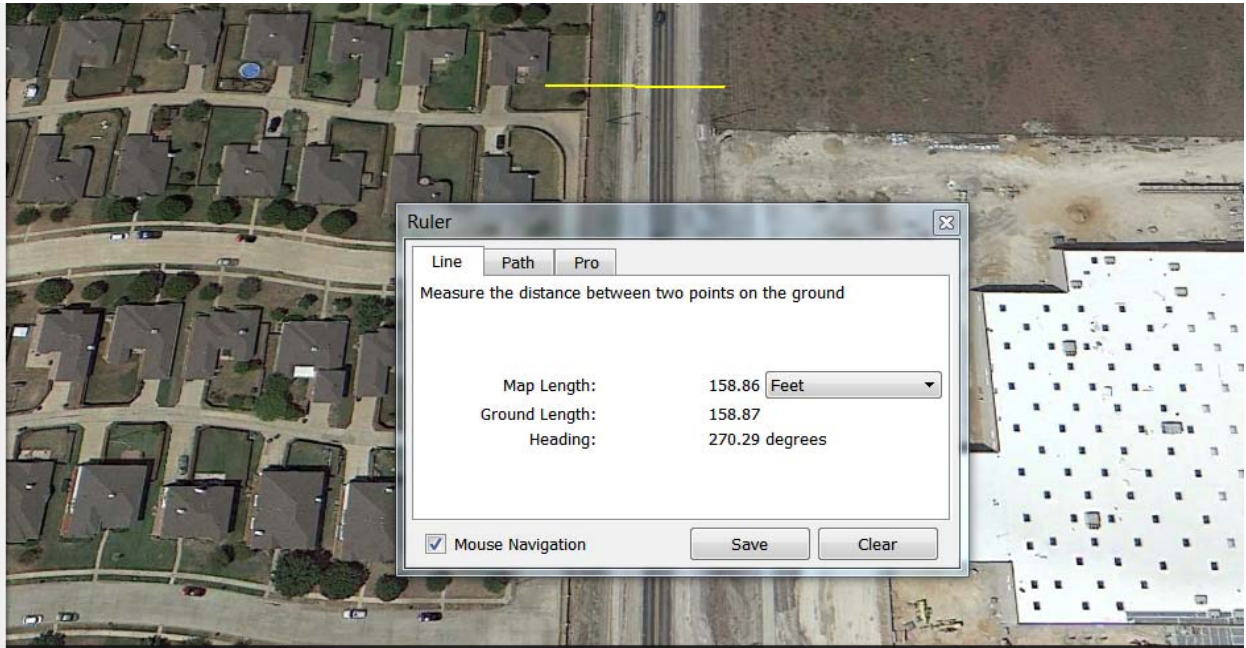
Proposed landscape plan:





Noise:

There is 160' to the nearest home in Allen and includes a buffer of an 8' masonry wall; 638' to the nearest home in Lucas and includes a natural tree buffer.



Staff is recommending the hours of operation be 5 AM to 11 PM. Staff recommends the approval of the SUP with the above recommendations.

There was a question concerning the retention pond, the pond will conform to post and pre construction requirements.

Wayne Gibson, Murphy Oil, El Dorado, Arkansas came forward to introduce himself and answer any questions that the Commission might have of the project. Mr. Gibson stated that the hours would not be a 24 hour operation but would Murphy Oil requests the flexibility to go past 11 PM on Friday and Saturday nights.

Matt Moore, came forward to answer any questions that the commission might have of the project.

Yezenia Ortiz came forward to thank the commission for their willingness to open the doors to Murphy Oil once again.

The Public Hearing was closed at 7:24 p.m.

**MOTION:** Commissioner Sean McCaffity 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. 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, with lane, monument

sign, sidewalk, replacement of trees, no filling of propane just north of the existing Walmart with the hours of operation to be 5 AM to 11 PM, Sunday – Thursday; 5 AM to Midnight, Friday - Saturday. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

## 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.

There is one correction to the minutes of the March 14 meeting. On page 9, next to last paragraph change the first sentence to read, "Alternate Commissioner Andre Guillemaud stated that the applicant has asked for a 24 hour operation because **most** Murphy Express stores are 24 hour operations."

**MOTION:** Commissioner Sean McCaffity made a Motion to approve the minutes as corrected. Alternate Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

- 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.

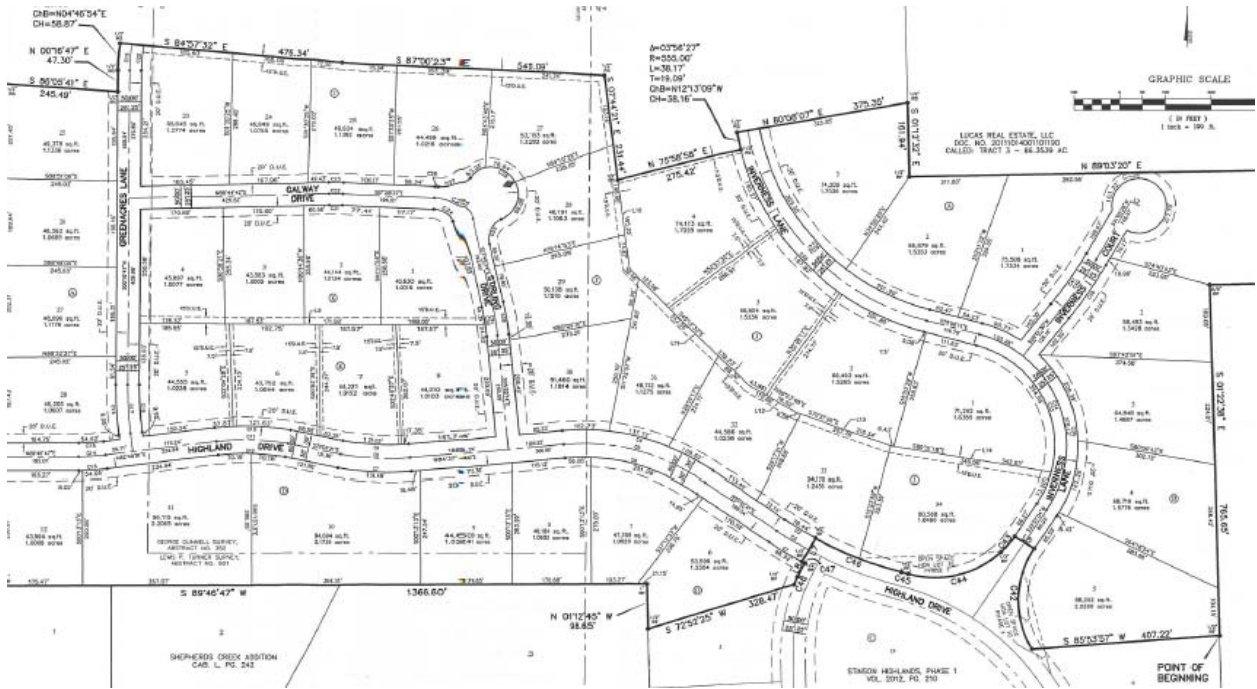
Steve Hines, of JBI Partners, has submitted an application for the approval of the final plat for Stinson Highlands Phase 2 on behalf of DR Horton.

The site has an approved preliminary plat and development agreement. Per the approved development agreement, this plat is filed prior to the public improvements. The site is not currently in the city but located within the city's ETJ. The total acres is 66.1304 ±; there are a total of 43 lots, 29 1 acre lots and 14 1.5 acre lots. The minimum lot sizes for lots to be zone R-1 per the approved development agreement will be 43,500 square feet; minimum lot size for lots zoned R-1.5 is 62,250 square feet; minimum lot size provided for 1 acre lots is 43,483 square feet; and minimum lot size provided for 1.5 acre lots is 66,493 square feet. Upon approval of the final plat DR Horton is required to apply for voluntary annexation within ten (10) days, and the city is required to move forward with zoning following annexation according to the approved development agreement. Because this is an early plat, completed prior to the public improvements, this plat will also need to be before the City Council.

Final Plat:

(see next page)





Staff recommends approval as presented.

**MOTION:** Commissioner David Keer made a Motion to recommend approval 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. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 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.

Development Services Director Joe Hilbourn came forward to review the plan with the commission.

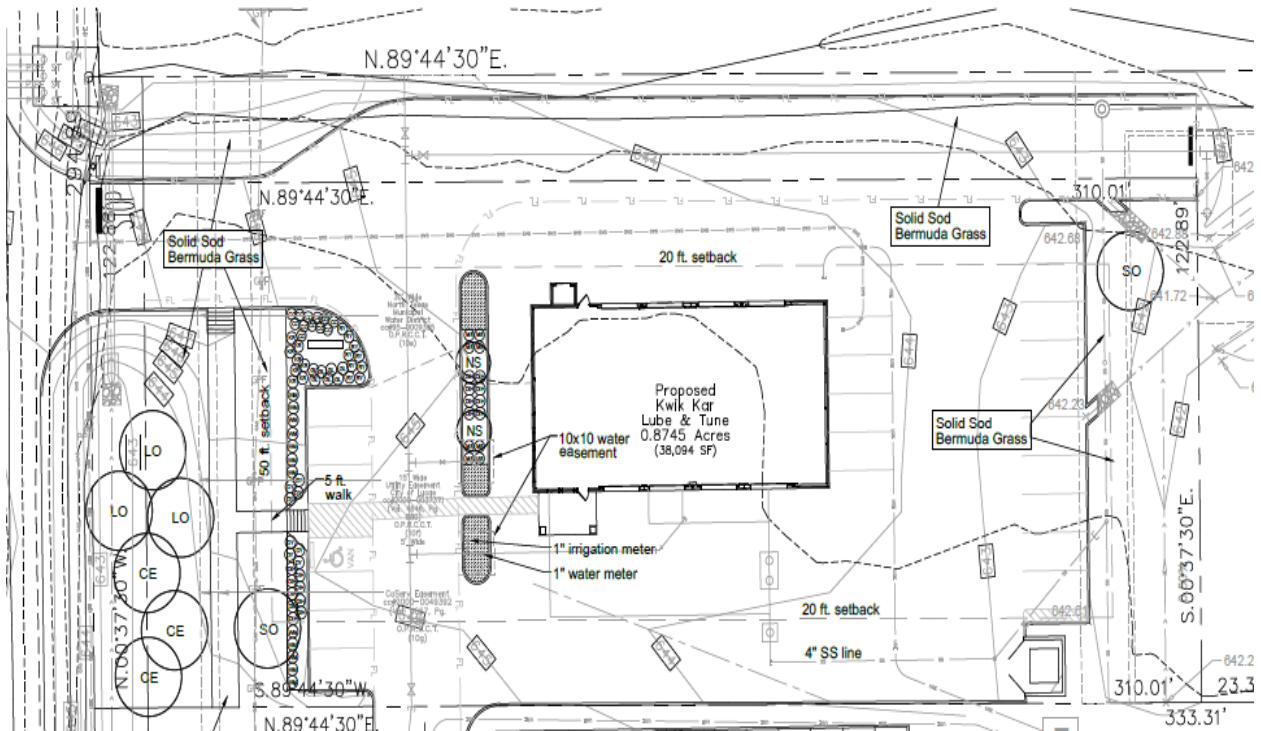
Matt Moore, on behalf of Scott Pendley with KWIK Industries, has submitted an application for the approval of a landscape plan for 731 Angel Parkway (KWIK Lube).

# 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			
18 spaces proposed	2 Trees	2 Trees	
1 per 10 spaces required			

Landscape Plan:



Staff recommends approval as presented.

**MOTION:** Commissioner Brian Blythe made a Motion to recommend approval 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. Commissioner Sean McCaffity seconded the Motion. Motion carried. Vote: 5-0.

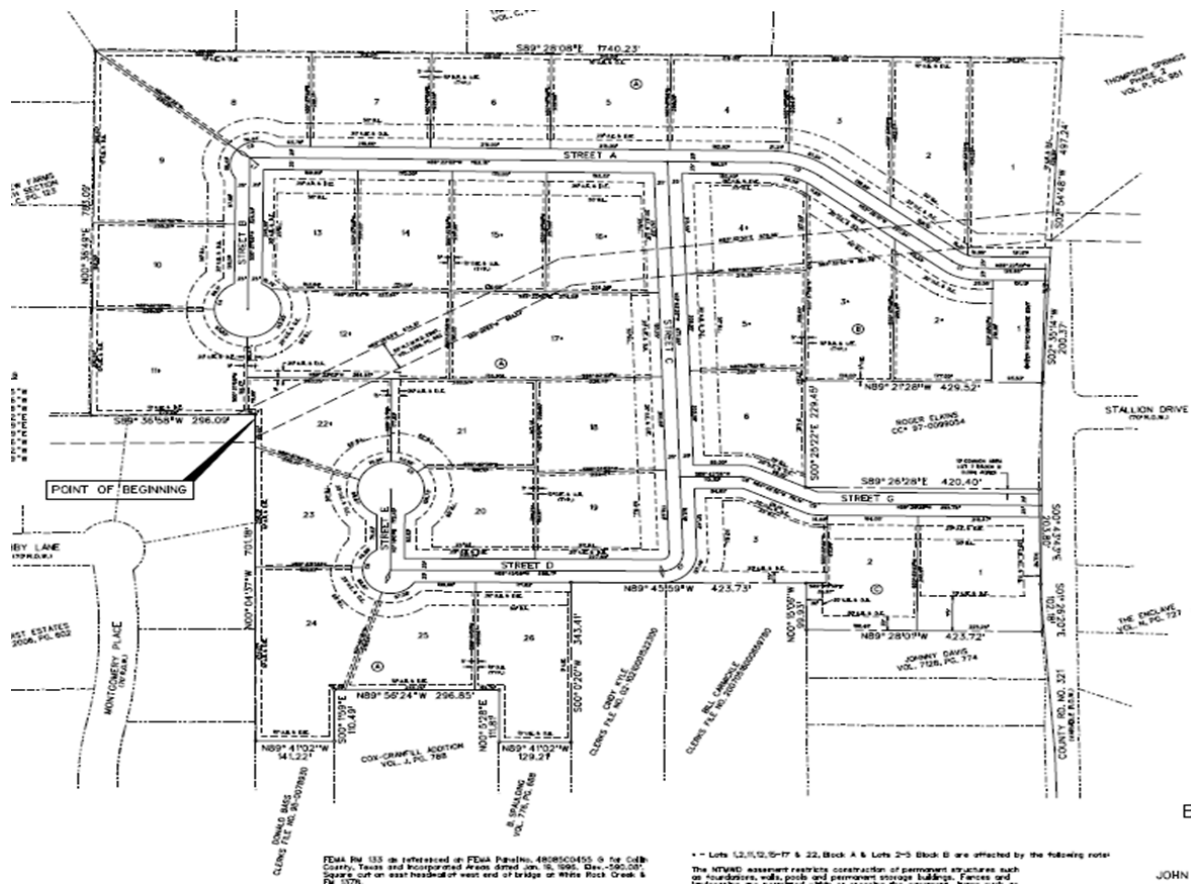
- Discuss and Consider the approval of the final plat of Broadmoor Estates formerly known as The Trails Addition, a tract of land situated in the John W. Kerby Survey, Abstract No. 14 in the City of Lucas, Collin County, Texas, being part of a 12.968 acre tract, as described in Clerks File No. 95-0078930, 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.

Mike Boswell, on behalf of Scarborough Lane Development, has submitted an application for approval of the final plat for Broadmoor Estates.

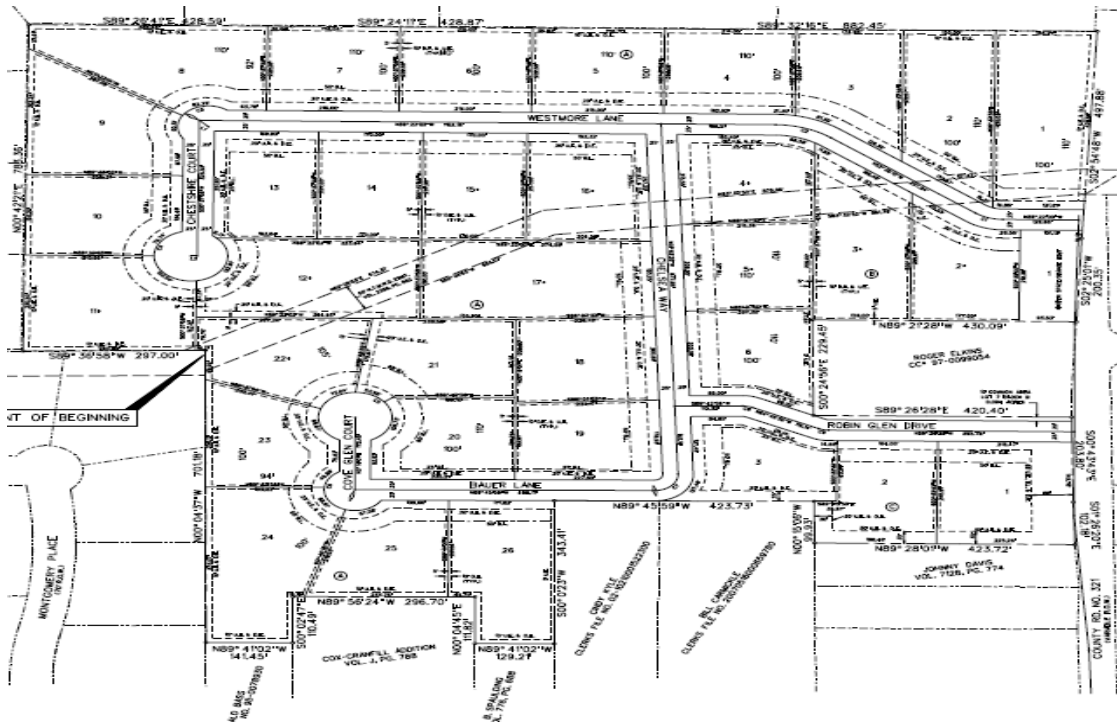
The site has an approved development agreement and an approved preliminary plat. The property is zoned R-1 with a gross acreage of 44.8 acres and a net acreage of 39.729 acres. The minimum lot is 43,614 square feet (excluding the retention pond open space lot). The minimum lot width is 140' except the cul-de-sac lot frontage where it is 30'. The minimum provided is 148.53'.

Approved Preliminary Plat:



Final Plat:

(see next page)



The plat conforms to the approved preliminary plat and the city's requirements. Public improvements are almost completed. Staff recommends approval as presented.

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

6) Adjournment.

**MOTION:** Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:50 p.m. Alternate Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

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

-----  
 Karen Hurtt, Chairman



ATTEST:

---

Kathy Wingo, TRMC, MMC, City Secretary



# City of Lucas P&Z Agenda Request

P & Z Meeting: June 13, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

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

Date Prepared: June 6, 2013

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

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of a landscape plan for Murphy Oil to operate a Refueling Station and convenience store. 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 Wal-Mart.

**RECOMMENDED ACTION:**

Recommend approval as presented.

**SUMMARY:**

**MOTION:**

I make a Motion to recommend **approval/denial** of a landscape plan for Murphy Oil to operate a Refueling Station and convenience store. 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 Wal-Mart.

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

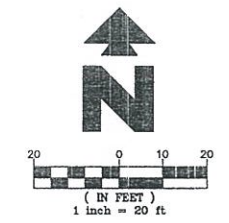
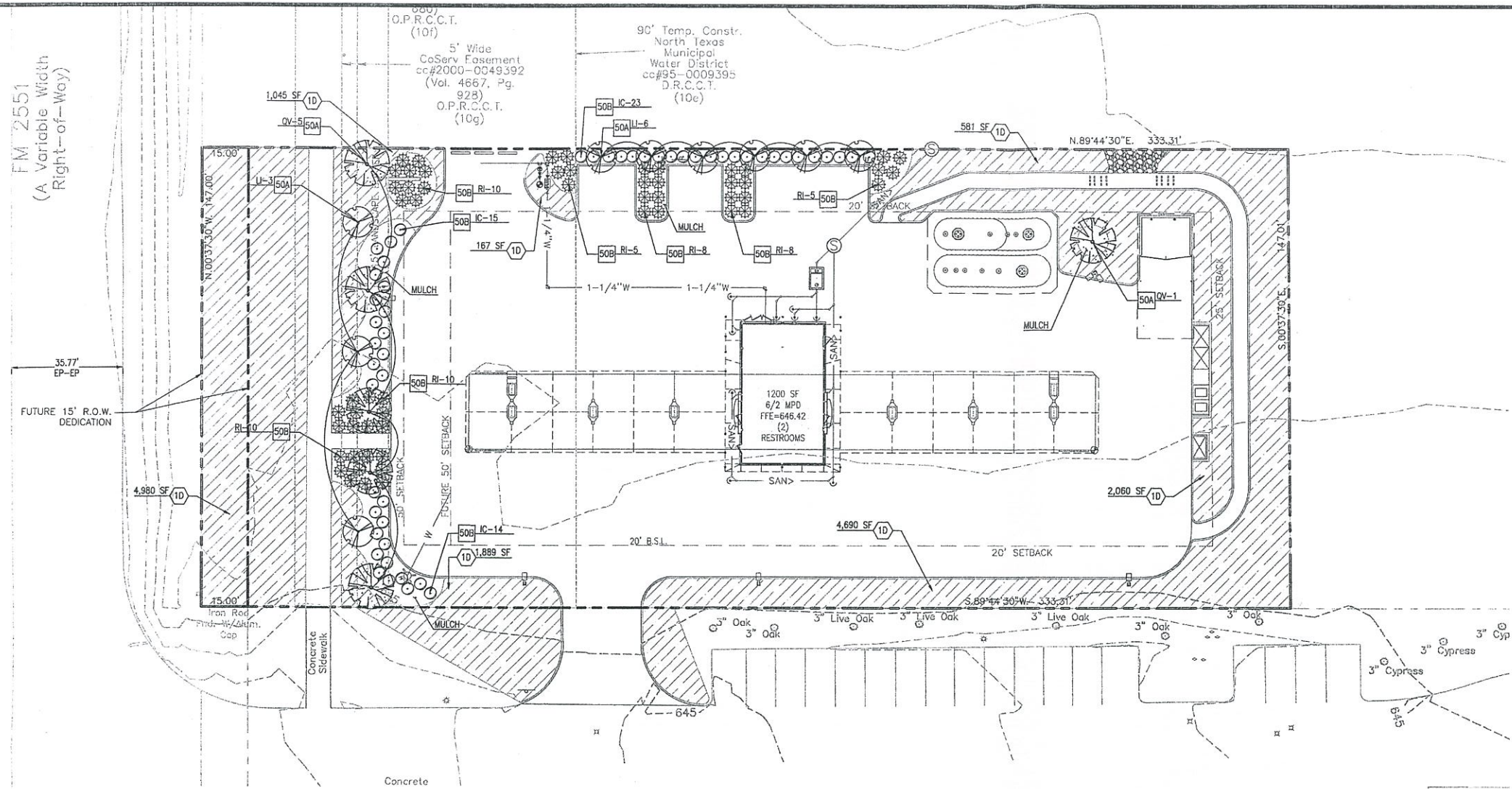
Initial/Date

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

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



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



EXISTING

- IRF ○ Iron Rod Found
- RS ○ Iron Rod Set
- FP ○ Power Pole
- GW ○ Guy Wire
- FH ○ Fire Hydrant
- WV ○ Water Valve
- FHS ○ Fire Hydrant Sprinklers
- SSMH ○ Sanitary Sewer Manhole
- LP ○ Light Pole
- CV ○ Control Valve
- GV ○ Gas Valve
- RCP ○ Reinforced Concrete Pipe
- DRCT ○ Deed Records Collin County, Texas

PROPOSED

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

GENERAL LANDSCAPE NOTES

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z601.1-1996)
- D. ALL SLOVES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- E. CONTRACTOR IS TO VERIFY LOCATION OF MASTER DEVELOPMENT IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICES AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGED THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- F. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIALS.
- G. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THIRING 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-SEED 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

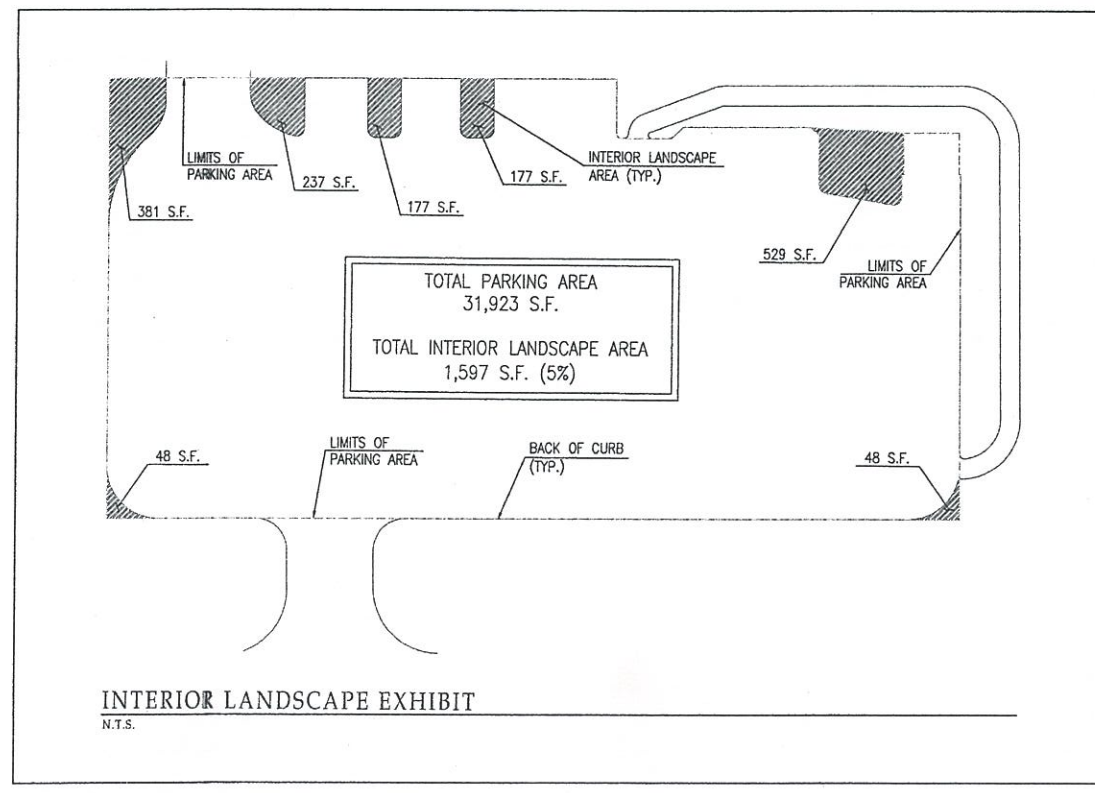
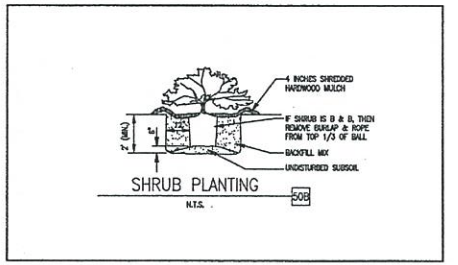
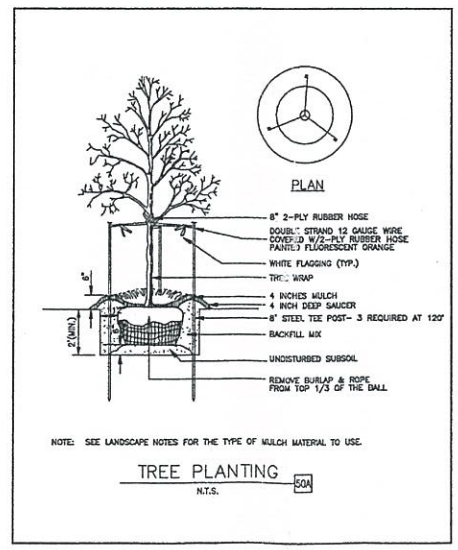
- ID SCODED AREA (COMMON BERMUDA)

LANDSCAPE DETAILS

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

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 GRAPE WORTH <i>Lonicera maackii</i>	4" CAL. (TOTAL)	7-8" HEIGHT, 5-7 CANES
RI	56	INDIAN HAWTHORN <i>Rhamnus indica</i>	5 GAL.	36" HEIGHT, 5" D.C.
IC	52	DWARF BURFORD HOLLY <i>Ilex cornuta</i> 'Sulfordii'	5 GAL.	36" HEIGHT, 5" D.C.



LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
STREETSCAPE LANDSCAPING		
1 TREE & 8 SHRUBS / 20 LF = 147 LF/20	8 TREES & 59 SHRUBS	8 TREES & 59 SHRUBS
PARKING LOT INTERIOR LANDSCAPING		
5% OF THE PAVEMENT AREA = 31,923 SF X 5%	1,597 SF	1,597 SF

SHEET NO.  
**C-10**



MAY 29 2013

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

GreenbergFarrow  
1430 W. PEACHTREE ST., SUITE 200  
ATLANTA, GA 30309  
PHONE: (404) 661-1000  
FAX: (404) 661-3970  
DWG NO.: 2013008  
JOB NO.: 2013008

MURPHY OIL USA, INC.

MURPHY USA  
422 NORTH WASHINGTON  
EL DORADO, AR 71730



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

P & Z Meeting: June 13, 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: \_\_\_\_\_ / \_\_\_\_\_