



# AGENDA

City of Lucas

## Planning and Zoning Commission

May 10, 2018

**7:00 PM**

**City Hall - 665 Country Club Road – Lucas, Texas – 75002**

*Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, May 10, 2018 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas 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 on any item on the agenda at any time during the meeting.*

### Call to Order

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- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

### Regular Agenda

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1. Consider approval of the minutes of the April 12, 2018 Planning and Zoning Commission meeting. (**Planning Coordinator Donna Bradshaw**)
2. Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway. (**Development Services Director Joe Hilbourn**)
3. Executive Session: An Executive Session is not scheduled for this meeting.
4. Adjournment.

### Certification

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*I hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002-7651 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 pm, May 4, 2018.*

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Donna Bradshaw  
Planning Coordinator

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### May 10, 2018

Requester: Planning Coordinator Donna Bradshaw

#### **Agenda Item Request**

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Consider approval of the minutes of the April 12, 2018 Planning and Zoning Commission meeting.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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1. Minutes of the April 12, 2018 Planning and Zoning Commission meeting.

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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I make a motion to approve the minutes of the April 12, 2018 Planning and Zoning Commission meeting.



City of Lucas  
**Planning and Zoning Commission**

Regular Meeting

April 12, 2018

7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

**MINUTES**

**Call to Order**

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Chairman Rusterholtz called the meeting to order at 7:00 pm.

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and the Commission recited the Pledge of Allegiance.

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Vice Chairman David Keer  
Commissioner Andre Guillemaud  
Commissioner Scott Sperling  
Commissioner Joe Williams  
Alternate Commissioner Tim Johnson  
Alternate Commissioner Tommy Tolson

**Staff Present:**

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
City Attorney Julie Doshier  
City Secretary Stacy Henderson  
Planning Coordinator Donna Bradshaw

**City Council Liaison Absent:**

Mayor Jim Olk

**Regular Agenda**

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1. **Consider approval of the minutes of the March 8, 2018 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud, to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.

2. **Consider the request by Rutledge Haggard on behalf of the Steven W. Hendrick Trust for a preliminary plat for a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3.**

A presentation was given by Director Services Director Joe Hilbourn explaining the details of the preliminary plat, noting that the property was currently zoned R-2, contained approximately 73.35 acres, and proposed 34 new residential lots.

Commissioner Guillemaud asked for clarification regarding the realignment of Blondy Jhune Road proposed with the preliminary plat.

Mr. Hilbourn explained that the Blondy Jhune Road realignment had changed from its original location to be in accordance with the traffic impact analysis conducted and provides the best line of site at the intersection of Blondy Jhune and Country Club Road.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the preliminary plat for a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3. The motion passed unanimously by a 5 to 0 vote.

**3. Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.**

Chairman Rusterholtz read an email from the applicant requesting the agenda item be withdrawn.

**4. Discuss the request by Grace Church to amend the City's Code of Ordinances, Section 3.16.008 Prohibited Signs, to allow an electronic sign for the property located at 2005 Estates Parkway.**

Mr. Hilbourn reviewed with the Commission electronic sign requirements from various surrounding cities. He noted that most cities the size of Lucas did not allow for electronic signage in their city.

City Attorney, Julie Doshier explained that sign content could not be regulated, and that if the City amended their sign regulations to limit electronic signage to only schools and churches, the City would be required to justify why signage was not permitted elsewhere.

Chairman Rusterholtz, Commissioners Tolson, Sperling and Williams noted that they were not in favor of approving electronic signage in the City.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Sperling, to maintain the City's existing sign ordinance with no additional amendments. The motion passed unanimously by a 5 to 0 vote.

**5. Executive Session.**

An Executive Session was not held at this meeting.

**6. Adjournment.**

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:20 pm. The motion passed unanimously by a 5 to 0 vote.

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Peggy Rusterholtz, Chairman

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Donna Bradshaw, Planning Coordinator



# City of Lucas Planning and Zoning Request May 10, 2018

Item No. 02

Requester: Development Services Director Joe Hilbourn

## **Agenda Item Request**

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Consider the request by Cliff Gillespie on behalf of Lucas Village I, LLC for final plat approval for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.

## **Background Information**

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This site has an approved site plan, specific use permit and preliminary plat. The site is 1.26 acres zoned Commercial Business. The plat is not ready for approval as public improvements are incomplete. Should the applicant complete the public improvements before the May 10, 2018 Planning and Zoning Commission meeting, staff would be in favor of the final plat as presented.

## **Attachments/Supporting Documentation**

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1. Final Plat
2. Location Map

## **Budget/Financial Impact**

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N/A

## **Recommendation**

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Staff recommends approval of the final plat as presented provided public improvements are completed prior to the meeting.

## **Motion**

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I make a motion to approve/deny the final plat of Lucas Village I, LLC, for Lot 1, Block A of the Lucas Plaza Addition located at 501 Angel Parkway.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LUCAS VILLAGE I, LLC are the Owners of a 1.324 acre tract of land situated in the W.M. Snider Survey, Abstract Number 821, Tract 32, in the City of Lucas, Collin County, Texas and being a portion of a 21.751 acre tract of land according to the Warranty Deed with Vendor's Lien recorded in Volume 5184, Page 1102 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

COMMENCING 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 SC LUCAS ADDITION according to the plat recorded in Cabinet 2015, Page 380 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°24'32" WEST a distance of 290.81 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING and being the southwest corner of a 0.8745 acre tract of land described in a deed to J & C Real Estate, Inc. recorded in Instrument No. 20130828001219820 (OPRCT);

THENCE continuing along the east line of said F.M. 2551, NORTH 00°24'32" WEST a distance of 186.00 feet to an X cut in concrete set for corner and being the northwest corner of said 6.467 acre tract;

THENCE departing the east line of said F.M. 2551, NORTH 89°35'28" EAST a distance of 295.00 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°24'32" EAST a distance of 186.00 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE SOUTH 89°35'28" WEST a distance of a distance of 295.00 feet to a 5/8 inch iron rod set for corner

THENCE said 1.175 acre tract, SOUTH 89°35'28" WEST a distance of 295.00 feet to the POINT OF BEGINNING;

CONTAINING 1.324 acres or 57,660 square feet of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

Witness our hands at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

LUCAS VILLAGE I, LLC, Owners
By: Brad DeYoung, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Brad DeYoung, LUCAS VILLAGE I, LLC, Owners, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

MORTGAGE HOLDER CERTIFICATION

That I, FIRST UNITED BANK AND TRUST COMPANY hold a mortgage or represent holders of a mortgage on a portion of the described property herein, do hereby consent to the submission and filing of this plat designating the hereinabove described property as LUCAS PLAZA ADDITION, an addition to the City of Lucas and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of garbage collection agencies, public utilities desiring to use or using same and fire and access easements. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

Witness our hands at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signature \_\_\_\_\_

Title \_\_\_\_\_

FIRST UNITED BANK AND TRUST COMPANY

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."

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

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

FINAL PLAT - FOR REVIEW PURPOSES ONLY

LUCAS PLAZA ADDITION
FINAL PLAT
LOT 1, BLOCK A

BEING 1.260 ACRES OUT OF THE
WILLIAM SNIDER SURVEY, ABSTRACT NO. 821, TRACT 32
CITY OF LUCAS, COLLIN COUNTY, TEXAS

Owner: LUCAS VILLAGE I, LLC
4125 Centurion Way, Suite 100
Addison, Texas 75001

Scale: 1" = 40'
Date: November 15, 2017
Technician: L. Spradling
Drawn By: L. Spradling
Checked By: A.J. Bedford
P.C.: D. Cryer
File: LUCAS PLAZA 9-12-2017
Job No. 552-152
GF No. N/A

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

Sheet: 1
Of: 1

Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG. # 10118200

Engineer:
CLAYMOORE ENGINEERING, INC.
1903 Central Drive, Suite 406
Bedford, Texas 76021
817-281-0572

Approved by the Planning and Zoning Commission of the City of Lucas, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018

ATTEST:

Chairperson, Planning and Zoning Commission

Zoning Secretary

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

Director of Public Works \_\_\_\_\_ Date \_\_\_\_\_

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

Director of Planning and Community Development \_\_\_\_\_ Date \_\_\_\_\_

LAKE TRAVIS DRIVE

F.M. HIGHWAY 2551
S. ANGEL PARKWAY
A VARIABLE WIDTH R.O.W. ASPHALT SURFACE
(A PUBLIC RIGHT-OF-WAY)

LAKE FALCON DRIVE
(50' Width Right-of-Way)

PENNINGTON PARTNERS, LTD.
VOL. 5184, PG. 1102
D.R.C.C.T.

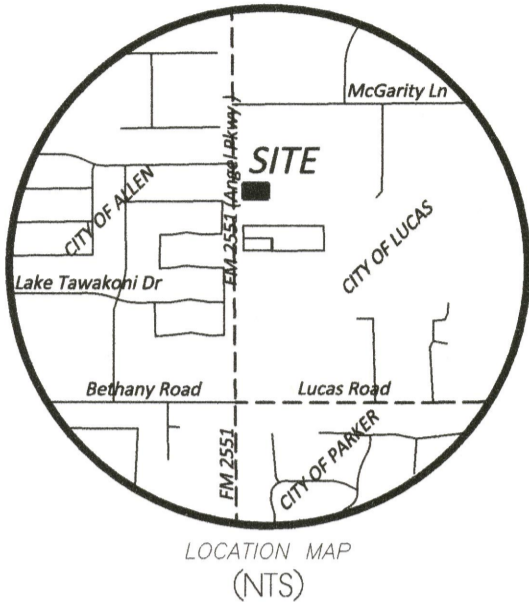
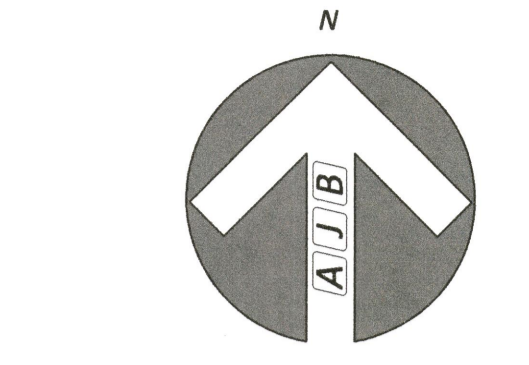
O'REILLY AUTO ENTERPRISES LLC
cc# 20171102001464850
O.P.R.C.C.T.

LOT 1, BLOCK A
ANGEL PARKWAY
PET HOSPITAL ADDITION
"UNRECORDED"

LOT 1, BLOCK A
SC LUCAS ADDITION
FINAL PLAT
LOT 1, BLOCK A
CABINET 2015, PAGE 380

LOT 2, BLOCK A
SC LUCAS ADDITION
FINAL PLAT
LOT 1, BLOCK A
CABINET 2015, PAGE 380
0.8745 ACRE TRACT
J & C LUCAS REAL ESTATE, INC.
INST. NO. 20130828001219820

15' R.O.W.
DEDICATION
2,218 Sq.Ft.
(Cab. 2015, Pg. 380)
15' Wide
Utility Easement
City of Lucas
482000-0037371
(Vol. 4646, Pg. 680)
O.P.R.C.C.T.
(TO BE ABANDONED
PER THIS PLAT)



LEGEND table with symbols for Iron Rod Found, IRF, IRS, DRCCT, PRCT, RPRCCT, OPRCCT.

FLOOD STATEMENT: According to Community Panel No. 48085C04051, dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Notes:
Basis of Bearings: Bearings are based on the Plat of Wal-Mart Lucas Addition, Recorded in Volume 2012, Page 457, Deed Records, Dallas County, Texas.

The 15-foot wide (2,790 SF) right-of-way dedication by this plat, adjacent to F.M. 2551, shall be used only for the road construction purposes and NTMWD use. Roadway and utilities, both public and private are restricted to crossing of 45-degrees or greater. No parallel layout of public utilities is permitted within the 15-foot wide (2,790 SF) right-of-way dedication by this plat.

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C11.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L5.

# Lucas Plaza Location Map

