



# AGENDA

**City of Lucas  
Planning and Zoning Commission  
October 12, 2017**

**7:00 PM**

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

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, October 12, 2017 at 7:00 pm at the 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

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

## Regular Agenda

1. Consider approving the minutes of the September 14, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Consider the request by Huitt Zollars on behalf of Pennington Partners for approval of a preliminary plat for O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16 being 1.140 acres of a 20.79-acre tract of land. (Development Services Director Joe Hilbourn)

## Executive Session

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

3. Executive Session: An Executive Session is not scheduled for this meeting.
4. Adjournment.

## Certification

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, October 6, 2017.

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Stacy Henderson  
City Secretary

*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

### October 12, 2017

Requester: City Secretary Stacy Henderson

#### **Agenda Item:**

Consider approving the minutes of the September 14, 2017 Planning and Zoning Commission meeting.

#### **Background Information:**

NA

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

1. Minutes of the September 14, 2017 Planning and Zoning Commission meeting.

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

NA

#### **Recommendation:**

NA

#### **Motion:**

I make a motion to approve the minutes of the September 14, 2017 Planning and Zoning Commission meeting.



**City of Lucas  
Planning and Zoning Commission  
Regular Meeting  
September 14, 2017  
7:00 PM**

**City Hall – 665 Country Club Road – Lucas. Texas**

**MINUTES**

**Call to Order**

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

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Vice Chairman David Keer  
Commissioner Andre Guillemaud  
Alternate Commissioner Tim Johnson

**Staff Present:**

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
Special Projects Coordinator Cathey Bonczar

**Commissioner Absent:**

Commissioner Scott Sperling  
Commissioner Joe Williams  
Alternate Commissioner Tommy Tolson

**City Council Liaison Absent:**

Mayor Jim Olk

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.

Chairman Rusterholtz announced that Alternate Commissioner Tim Johnson would serve as a voting member in the absence of several Commissioners.

**Regular Agenda**

- 1. Consider approval of the minutes of the August 10, 2017 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Vice Chairman Keer, seconded by Alternate Commissioner Johnson to approve the minutes as submitted. The motion passed unanimously by a 4 to 0 vote.

- 2. Consider the request by Pennington Partners LTD, on behalf of Legacy Alliance Holding, LLC for approval of a site plan for a shell building for the property located at the southeast corner of Angel Parkway and Lake Travis Drive.**

Development Services Director Joe Hilbourn gave an overview of the project noting that the proposed building was approximately 5,800 square feet. Mr. Hilbourn stated that the applicant had incorporated all the recommendations made by the Planning and Zoning Commission into the

concept plan including planter boxes at the front of the building, the use of Austin Stone and neutral colors for the building, and trees staggered on the property to create a barrier.

Chairman Rusterholtz asked if the placement of the ten trees would be located near the retention pond, and if there was adequate space for all ten trees.

Mr. Hilbourn stated the trees would be planted east of the retention pond where there was approximately 12 feet of space. However, if the area appeared to not have adequate space, the trees would be planted closer to the retention pond.

**MOTION:** A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to approve the site plan by Pennington Partners LTD, on behalf of Legacy Alliance Holding, LLC for a shell building on the property located at the southeast corner of Angel Parkway and Lake Travis Drive as presented. The motion passed unanimously by a 4 to 0 vote.

### **Executive Session**

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

The Planning and Zoning Commission did not go into Executive Session at this meeting.

### **3. Adjournment.**

**MOTION:** A motion was made by Alternate Commissioner Johnson, seconded by Vice Chairman Keer to adjourn the meeting at 7:07 pm. The motion passed unanimously by a 4 to 0 vote.

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Peggy Rusterholtz, Chairman

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Stacy Henderson, City Secretary



# City of Lucas

## Planning and Zoning Agenda Request

### October 12, 2017

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item:**

Consider the request by Huitt Zollars on behalf of Pennington Partners for approval of a preliminary plat for O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16 being 1.140 acres of a 20.79-acre tract of land.

#### **Background Information:**

The tract is 1.140 acres and is currently zoned CB, Commercial Business. The minimum size lot permitted is 30,000 square feet. The property has access to public improvements such as water, sewer, gas, electric, and roads. The proposed use is an O'Reilly Auto Parts store and will require the approval of a site plan, landscape plan, and specific use permit.

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

1. Preliminary Plat

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

N/A

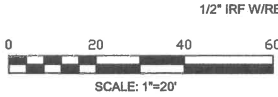
#### **Recommendation:**

City Staff recommends approval of the preliminary plat as presented.

#### **Motion:**

I make a motion to approve/deny preliminary plat by Pennington Partners for an O'Reilly Auto Parts store located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16 being 1.140 acres of a 20.79-acre tract of land.

**BASIS OF BEARING**  
 BEARINGS ARE BASED ON THE TEXAS STATE PLANE  
 COORDINATE SYSTEM NORTH CENTRAL ZONE (4202 NAD 83).



**FLOOD STATEMENT**

THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP No. 48085C0405J OF COLLIN COUNTY, TEXAS WITH AN EFFECTIVE DATE OF JUNE 2, 2008.

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

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

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

This plat is hereby approved by the Planning and Zoning Commission of the City of Lucas, Texas  
 Chairman, Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:  
 \_\_\_\_\_  
 Chairperson, Planning and Zoning Commission

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, PENNINGTON PARTNERS, LTD. is the owner of a tract of land situated in the William Sneider Survey, Abstract No. 621, City of Lucas, Collin County, Texas and being a portion of a tract of land described in Instrument to Pennington Partners, L.L.C. as recorded in Volume 5184, Page 1102 of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows;

BEGINNING at the northwest corner of a tract of land described in Instrument to Raiczky Veterinary Services, PLLC as recorded in Inst. No. 20160411000430750 (D.R.C.C.T.), said part being on the east right-of-way line of South Angel Parkway (FM 2551) (a variable width right-of-way, no deed of record found) and from which a 1/2 inch iron rod found with plastic cap stamped "RPLS 5688" bears North 88 degrees 44 minutes 34 seconds East a distance of 0.47 feet;

THENCE, along the east right-of-way line of said South Angel Parkway, North 00 degrees 48 minutes 11 seconds West a distance of 160.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Hult-Zollars" and from which a 1/2 inch iron rod found with red plastic cap found at the northwest corner of said Pennington Partners tract bears North 00 degrees 48 minutes 11 seconds West a distance of 696.44 feet;

THENCE, departing the east right-of-way line of said South Angel Parkway, North 88 degrees 44 minutes 34 seconds East a distance of 310.48 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Hult-Zollars";

THENCE, South 00 degrees 48 minutes 48 seconds East a distance of 160.00 feet to a 1/2 inch iron rod found at the northeast corner of the aforementioned Raiczky Veterinary Services, PLLC tract and from which a 1/2 inch iron rod found at the southeast corner of said Raiczky Veterinary Services, PLLC tract bears South 00 degrees 48 minutes 48 seconds East a distance of 134.86 feet;

THENCE, along the north line of said Raiczky Veterinary Services, PLLC tract South 89 degrees 44 minutes 34 seconds West a distance of 310.50 feet to the POINT OF BEGINNING and containing 49,677 Square Feet or 1.140 Acres of land, more or less.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That We, PENNINGTON PARTNERS, LTD., Owners, do hereby bind ourselves and our heirs, assigns and successors of the this plat designating the herein above described property as O'REILLY ADDITION LUCAS, LOT 1, BLOCK A, an addition to the City of Lucas, and do hereby dedicate to the public 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 or any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other interest are attached to this property unless otherwise indicated. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lucas, Texas.

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 \_\_\_\_\_ PENNINGTON PARTNERS, LTD., Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for  
 the State of Texas

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Mitchell S. Pillar, do hereby certify, that I prepared this plat from an actual on the ground survey of the land 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 VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.*

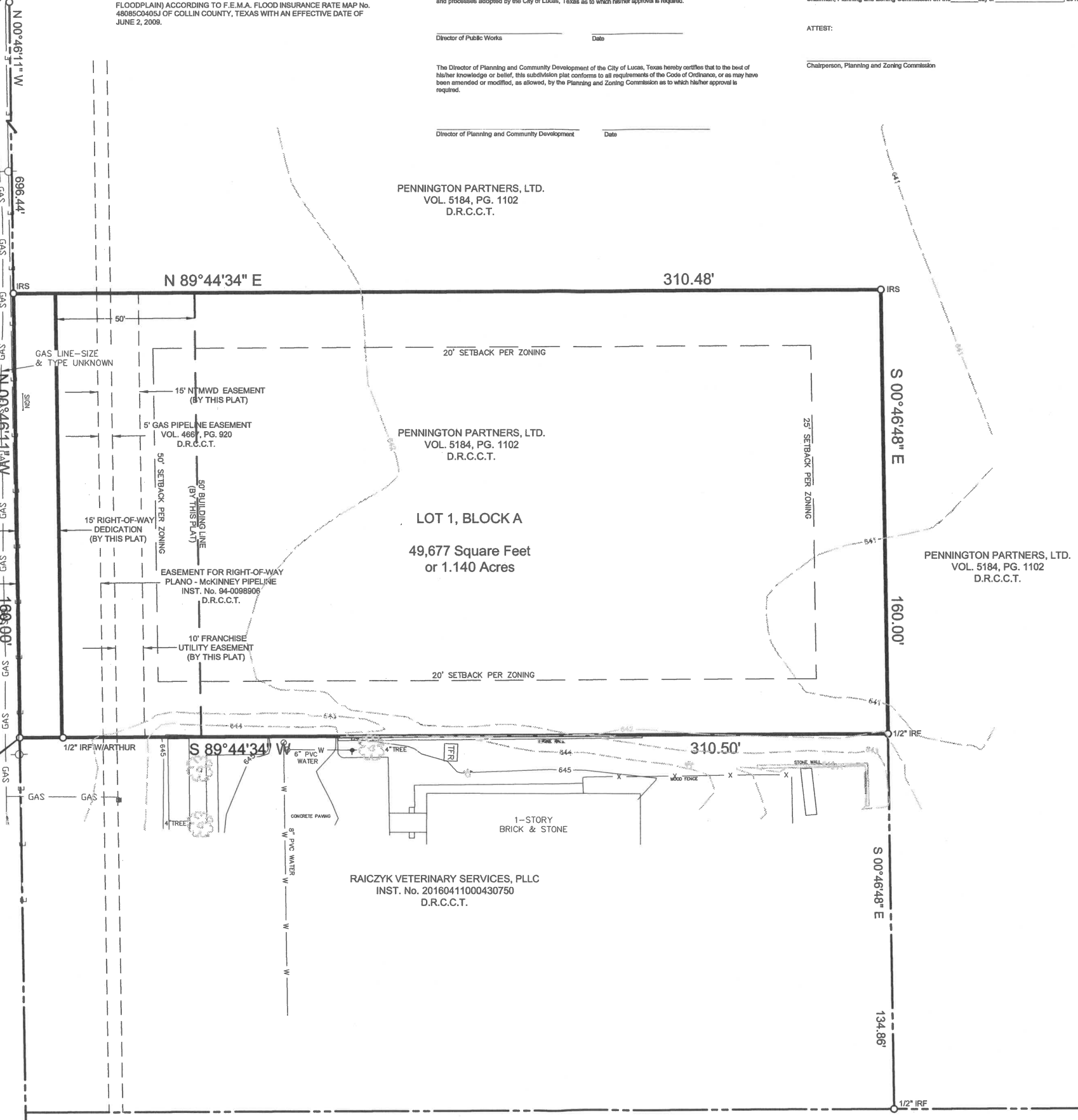
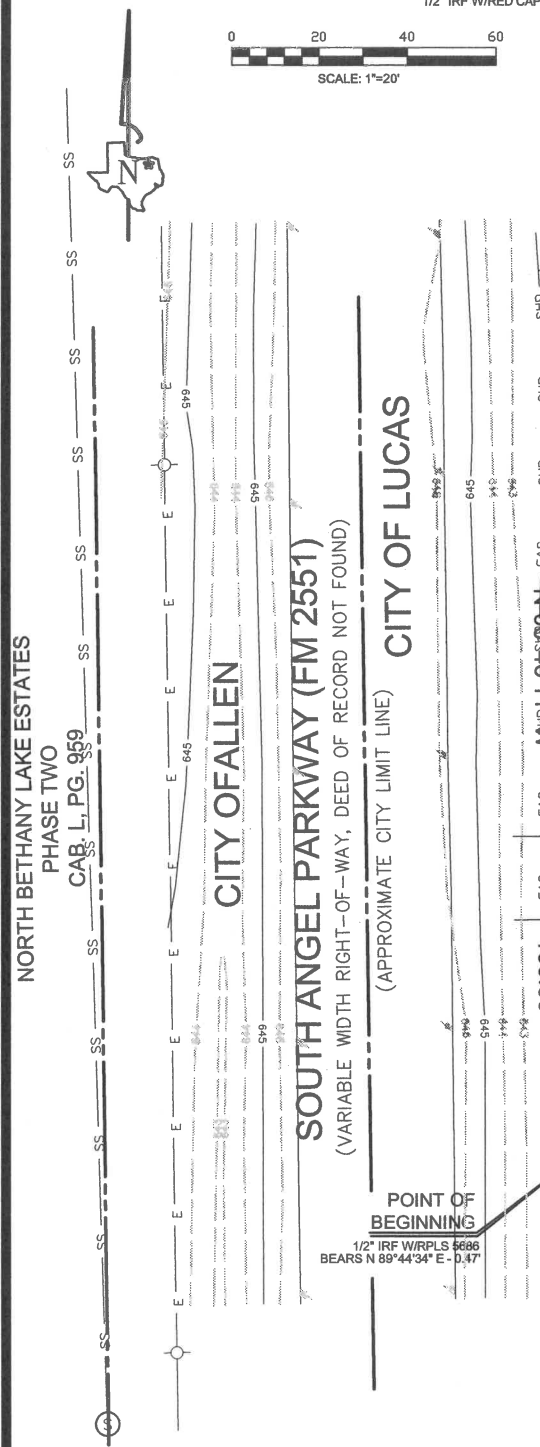
Mitchell S. Pillar,  
 Registered Professional Land Surveyor  
 Texas Registration No. 4882  
 Firm Registration No. 10025600

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 Mitchell S. Pillar known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for  
 the State of Texas



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

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RAICZYK VETERINARY SERVICES, PLLC  
 INST. No. 20160411000430750  
 D.R.C.C.T.

SC LUCAS ADDITION  
 LOTS 1 & 2, BLOCK 1  
 CAB. 2015, PG. 380  
 P.R.C.C.T.

**PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY, AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.**

**LOT 1, BLOCK 1**  
**O'REILLY ADDITION LUCAS**  
 AN ADDITION TO THE CITY OF LUCAS, COLLIN COUNTY, TEXAS  
 1.140 ACRES SITUATED IN THE  
 WILLIAM SNEIDER SURVEY, ABSTRACT No. 621, TRACT No. 18  
 OCTOBER 2007

PREPARED FOR  
 PENNINGTON PARTNERS, LTD.  
 3445 SHENANDOAH STREET  
 DALLAS, TEXAS 75205-2219  
 TEL. 417-862-2674

PREPARED BY  
**HULT-ZOLLARS**  
 Hult-Zollars, Inc. Dallas  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-2236  
 Phone (214) 671-3311 Fax (214) 671-0757

