AGENDA
City of Lucas
Planning and Zoning Commission
November 9, 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, November 9, 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 October 12, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)

2. Consider the request for final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road. (Development Services Director Joe Hilbourn)

3. Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane. (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.

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

5. 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 on or before 5:00 pm, November 3, 2017.

____________________________
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 at least 48 hours prior to the meeting.
Requester: City Secretary Stacy Henderson

**Agenda Item:**

Consider approving the minutes of the October 12, 2017 Planning and Zoning Commission meeting.

**Background Information:**

NA

**Attachments/Supporting Documentation:**

1. Minutes of the October 12, 2017 Planning and Zoning Commission meeting.

**Budget/Financial Impact:**

NA

**Recommendation:**

NA

**Motion:**

I make a motion to approve the minutes of the October 12, 2017 Planning and Zoning Commission meeting.
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
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 Secretary Stacy Henderson

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.

Regular Agenda

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

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

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 gave a brief overview of the project noting that the property was zoned Commercial Business and had access to public improvements that included water, sewer, gas, electric and existing roadways. Mr. Hilbourn stated that this request will also require site plan and specific use permit approvals.
MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to approve the preliminary plat on behalf of Pennington Partners for an 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. The motion passed unanimously by a 5 to 0 vote.

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

3. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:07 pm. The motion passed unanimously by a 5 to 0 vote.

Peggy Rusterholtz, Chairman
Stacy Henderson, City Secretary
City of Lucas  
Planning and Zoning Agenda Request  
November 9, 2017  

Requester:  
Development Services Director Joe Hilbourn

**Agenda Item:**

Consider the request for final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road.

**Background Information:**

The Brockdale Estates Subdivision is located in the City’s extraterritorial jurisdiction, and the preliminary plat was approved by the Planning and Zoning Commission on January 12, 2012. An amended preliminary plat was approved in April of 2013 with a minimum of 18,000 square feet lots. The second phase consists of 23 of the total of 206 lots. Homes are fully fire protected. A minimum of 4 trees were added per lot to accommodate the removal of trees during development. There is an approved development agreement with a concept plan, and the request conforms to the approved preliminary plat and approved development agreement.

**Attachments/Supporting Documentation:**

1. Preliminary Plat  
2. Final Plat

**Budget/Financial Impact:**

NA

**Recommendation:**

This item is administrative in nature and conforms to the City’s requirements. Staff recommends approval of the request as presented.

**Motion:**

I make a motion to recommend approval/denial of the final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road.
City of Lucas
Planning and Zoning Agenda Request
November 9, 2017

Requester: Development Services Director Joe Hilbourn
<table>
<thead>
<tr>
<th>Lot Area Table</th>
<th>Lot Area Table</th>
<th>Lot Area Table</th>
<th>Lot Area Table</th>
<th>Lot Area Table</th>
<th>Lot Area Table</th>
<th>Lot Area Table</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td>Area</td>
<td>Lot</td>
<td>Area</td>
<td>Lot</td>
<td>Area</td>
<td>Lot</td>
</tr>
<tr>
<td>1</td>
<td>0.41</td>
<td>1</td>
<td>0.41</td>
<td>1</td>
<td>0.41</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>0.41</td>
<td>2</td>
<td>0.41</td>
<td>2</td>
<td>0.41</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>0.41</td>
<td>3</td>
<td>0.41</td>
<td>3</td>
<td>0.41</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>0.41</td>
<td>4</td>
<td>0.41</td>
<td>4</td>
<td>0.41</td>
<td>4</td>
</tr>
<tr>
<td>5</td>
<td>0.41</td>
<td>5</td>
<td>0.41</td>
<td>5</td>
<td>0.41</td>
<td>5</td>
</tr>
<tr>
<td>6</td>
<td>0.41</td>
<td>6</td>
<td>0.41</td>
<td>6</td>
<td>0.41</td>
<td>6</td>
</tr>
<tr>
<td>7</td>
<td>0.41</td>
<td>7</td>
<td>0.41</td>
<td>7</td>
<td>0.41</td>
<td>7</td>
</tr>
<tr>
<td>8</td>
<td>0.41</td>
<td>8</td>
<td>0.41</td>
<td>8</td>
<td>0.41</td>
<td>8</td>
</tr>
<tr>
<td>9</td>
<td>0.41</td>
<td>9</td>
<td>0.41</td>
<td>9</td>
<td>0.41</td>
<td>9</td>
</tr>
<tr>
<td>10</td>
<td>0.41</td>
<td>10</td>
<td>0.41</td>
<td>10</td>
<td>0.41</td>
<td>10</td>
</tr>
<tr>
<td>11</td>
<td>0.41</td>
<td>11</td>
<td>0.41</td>
<td>11</td>
<td>0.41</td>
<td>11</td>
</tr>
<tr>
<td>12</td>
<td>0.41</td>
<td>12</td>
<td>0.41</td>
<td>12</td>
<td>0.41</td>
<td>12</td>
</tr>
<tr>
<td>13</td>
<td>0.41</td>
<td>13</td>
<td>0.41</td>
<td>13</td>
<td>0.41</td>
<td>13</td>
</tr>
<tr>
<td>14</td>
<td>0.41</td>
<td>14</td>
<td>0.41</td>
<td>14</td>
<td>0.41</td>
<td>14</td>
</tr>
<tr>
<td>15</td>
<td>0.41</td>
<td>15</td>
<td>0.41</td>
<td>15</td>
<td>0.41</td>
<td>15</td>
</tr>
<tr>
<td>16</td>
<td>0.41</td>
<td>16</td>
<td>0.41</td>
<td>16</td>
<td>0.41</td>
<td>16</td>
</tr>
<tr>
<td>17</td>
<td>0.41</td>
<td>17</td>
<td>0.41</td>
<td>17</td>
<td>0.41</td>
<td>17</td>
</tr>
<tr>
<td>18</td>
<td>0.41</td>
<td>18</td>
<td>0.41</td>
<td>18</td>
<td>0.41</td>
<td>18</td>
</tr>
<tr>
<td>19</td>
<td>0.41</td>
<td>19</td>
<td>0.41</td>
<td>19</td>
<td>0.41</td>
<td>19</td>
</tr>
<tr>
<td>20</td>
<td>0.41</td>
<td>20</td>
<td>0.41</td>
<td>20</td>
<td>0.41</td>
<td>20</td>
</tr>
<tr>
<td>21</td>
<td>0.41</td>
<td>21</td>
<td>0.41</td>
<td>21</td>
<td>0.41</td>
<td>21</td>
</tr>
<tr>
<td>22</td>
<td>0.41</td>
<td>22</td>
<td>0.41</td>
<td>22</td>
<td>0.41</td>
<td>22</td>
</tr>
<tr>
<td>23</td>
<td>0.41</td>
<td>23</td>
<td>0.41</td>
<td>23</td>
<td>0.41</td>
<td>23</td>
</tr>
<tr>
<td>24</td>
<td>0.41</td>
<td>24</td>
<td>0.41</td>
<td>24</td>
<td>0.41</td>
<td>24</td>
</tr>
<tr>
<td>25</td>
<td>0.41</td>
<td>25</td>
<td>0.41</td>
<td>25</td>
<td>0.41</td>
<td>25</td>
</tr>
<tr>
<td>26</td>
<td>0.41</td>
<td>26</td>
<td>0.41</td>
<td>26</td>
<td>0.41</td>
<td>26</td>
</tr>
<tr>
<td>27</td>
<td>0.41</td>
<td>27</td>
<td>0.41</td>
<td>27</td>
<td>0.41</td>
<td>27</td>
</tr>
<tr>
<td>28</td>
<td>0.41</td>
<td>28</td>
<td>0.41</td>
<td>28</td>
<td>0.41</td>
<td>28</td>
</tr>
<tr>
<td>29</td>
<td>0.41</td>
<td>29</td>
<td>0.41</td>
<td>29</td>
<td>0.41</td>
<td>29</td>
</tr>
<tr>
<td>30</td>
<td>0.41</td>
<td>30</td>
<td>0.41</td>
<td>30</td>
<td>0.41</td>
<td>30</td>
</tr>
</tbody>
</table>

**NOTES AND GUIDED DESCRIPTION**

**LOT AREA TABLE**

1. **Lot Area**
   - **Lot**: 1 to 30
   - **Area**: 0.41 acres

2. **Lot Area**
   - **Lot**: 31 to 90
   - **Area**: 0.41 acres

3. **Lot Area**
   - **Lot**: 91 to 100
   - **Area**: 0.41 acres

4. **Lot Area**
   - **Lot**: 101 to 200
   - **Area**: 0.41 acres

5. **Lot Area**
   - **Lot**: 201 to 300
   - **Area**: 0.41 acres

6. **Lot Area**
   - **Lot**: 301 to 400
   - **Area**: 0.41 acres

7. **Lot Area**
   - **Lot**: 401 to 500
   - **Area**: 0.41 acres

8. **Lot Area**
   - **Lot**: 501 to 600
   - **Area**: 0.41 acres

9. **Lot Area**
   - **Lot**: 601 to 700
   - **Area**: 0.41 acres

10. **Lot Area**
    - **Lot**: 701 to 800
     - **Area**: 0.41 acres

11. **Lot Area**
    - **Lot**: 801 to 900
     - **Area**: 0.41 acres

12. **Lot Area**
    - **Lot**: 901 to 1000
     - **Area**: 0.41 acres

13. **Lot Area**
    - **Lot**: 1001 to 1100
     - **Area**: 0.41 acres

14. **Lot Area**
    - **Lot**: 1101 to 1200
     - **Area**: 0.41 acres

15. **Lot Area**
    - **Lot**: 1201 to 1300
     - **Area**: 0.41 acres

16. **Lot Area**
    - **Lot**: 1301 to 1400
     - **Area**: 0.41 acres

17. **Lot Area**
    - **Lot**: 1401 to 1500
     - **Area**: 0.41 acres

18. **Lot Area**
    - **Lot**: 1501 to 1600
     - **Area**: 0.41 acres

19. **Lot Area**
    - **Lot**: 1601 to 1700
     - **Area**: 0.41 acres

20. **Lot Area**
    - **Lot**: 1701 to 1800
     - **Area**: 0.41 acres

21. **Lot Area**
    - **Lot**: 1801 to 1900
     - **Area**: 0.41 acres

22. **Lot Area**
    - **Lot**: 1901 to 2000
     - **Area**: 0.41 acres

23. **Lot Area**
    - **Lot**: 2001 to 2100
     - **Area**: 0.41 acres

24. **Lot Area**
    - **Lot**: 2101 to 2200
     - **Area**: 0.41 acres

25. **Lot Area**
    - **Lot**: 2201 to 2300
     - **Area**: 0.41 acres

26. **Lot Area**
    - **Lot**: 2301 to 2400
     - **Area**: 0.41 acres

27. **Lot Area**
    - **Lot**: 2401 to 2500
     - **Area**: 0.41 acres

28. **Lot Area**
    - **Lot**: 2501 to 2600
     - **Area**: 0.41 acres

29. **Lot Area**
    - **Lot**: 2601 to 2700
     - **Area**: 0.41 acres

30. **Lot Area**
    - **Lot**: 2701 to 2800
     - **Area**: 0.41 acres
City of Lucas
Planning and Zoning Agenda Request
November 9, 2017

Requester: Development Services Director Joe Hilbourn

Agenda Item:
Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.

Background Information:
This parcel of land is located within the City limits and includes 8.661 acres of a 110.117-acre tract of land. The plat is creating four two-acre lots and leaving a remainder of 101 +/- acres. The four lots are located on Ford Lane. There is a development agreement in place with Logan Ford Ranch Phases 1 and 2 to improve Ford Lane. This minor plat would be staff approval if not for right-of-way dedications.

Attachments/Supporting Documentation:
1. Final Plat

Budget/Financial Impact:
NA

Recommendation:
This item is administrative in nature and conforms to the City’s requirements. Staff recommends approving the minor plat as presented.

Motion:
I make a motion to recommend approval/denial of a minor plat for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.