



City of Lucas
Planning and Zoning Commission

Regular Meeting
February 14, 2019
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Vice Chairman Keer 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:

Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Joe Williams
Alternate Commissioner Tim Johnson

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn

Commissioners Absent:

Chairman Peggy Rusterholtz
Commissioner Scott Sperling
Alternate Commissioner Tommy Tolson

City Council Liaison Absent:

Mayor Jim Olk

Due to regular members being absent, Alternate Commissioner Tim Johnson would serve as a voting member.

Regular Agenda

- 1. Consider approval of the minutes of the January 10, 2019 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes as presented. The motion passed unanimously by a 4 to 0 vote.

- 2. Consider the request by O'Reilly Auto Parts for landscape plan approval for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition located north of 571 S. Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation outlining details of the landscape plan. He explained that the site was 1.140 acres in area and zoned Commercial Business. Mr. Hilbourn noted the following items being provided that exceeded the City's requirements:

- 21,059 square feet of landscape area
- 8 trees and 30 shrubs
- 1,686 square feet of interior landscape
- 3 additional three trees on eastern boundary as a buffer until the remainder of the property was developed

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the landscape plan by O'Reilly Auto Parts for a tract of land 1.140 acres in area located in the William Snyder Survey, ABS #821, otherwise known as Lot 1, Block A of the O'Reilly addition located north of 571 S. Angel Parkway. The motion passed unanimously by a 4 to 0 vote.

3. Consider the request by O'Reilly Auto Parts for site plan approval for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway.

Development Services Director Joe Hilbourn gave a presentation outlining details of the site plan that exceeded City requirements:

- 8,000 square foot building proposed
- 4,000 square feet each of floor area and stock room area
- 24 parking spaces
- Dumpster screened with materials similar from the building
- Impervious cover of 31,627 square feet
- Detention area provided on the eastern side of the property

Commissioner Guillemaud asked if oil or any other materials would be stored outside in front of the building.

Mr. Hilbourn stated that there would be no outside storage allowed for this property, all storage would remain indoors.

MOTION: A motion was made by Commissioner Johnson, seconded by Vice Chairman Keer to approve the site plan by O'Reilly Auto Parts for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway. The motion passed unanimously by a 4 to 0 vote.

4. Consider the request by O'Reilly Auto Parts for architectural plan approval for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway.

Mr. Hilbourn gave a presentation outlining details of the architectural that included an 8,000 square foot building, with approximately 4,000 square feet of floor area and 4,000 square feet of stock room area. The proposed building will be 100 percent masonry. Mr. Hilbourn stated that signage for the building would be similar to the surrounding commercial properties.

Commissioner Johnson asked if the loading dock area and rear doors would be better suited at the rear of the building rather than the north elevation.

Mr. Hilbourn noted that the rear portion of the building faced the residential area and placement of the loading dock area was less intrusive on the north side of the building.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Johnson to approve the architectural plan by O'Reilly Auto Parts for a tract of land being 1.140 acres located in the William Snyder Survey, ABS #821, otherwise known as Lot 1 Block A of the O'Reilly addition located north of 571 S. Angel Parkway. The motion passed unanimously by a 4 to 0 vote.

5. Adjournment.

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Williams to adjourn the meeting at 7:12 pm. The motion passed unanimously by a 4 to 0 vote.



David Keer, Vice Chairman



Donna Bradshaw, Planning Coordinator for
Stacy Henderson, City Secretary

