



**AGENDA**  
**City of Lucas**  
**Planning and Zoning Commission**  
**February 14, 2019**  
**7:00 PM**

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

*Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, February 14, 2019 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 at which time the following agenda will be discussed.*

**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 January 10, 2019 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**
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)**
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)**
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. **(Development Services Director Joe Hilbourn)**


## **Executive Session Agenda**

*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 regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.*

5. Executive Session: An Executive Session is not scheduled for this meeting.
6. Adjournment.

## **Certification**

*I do 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, Texas 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on February 8, 2019.*

  
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

### February 14, 2019

Requester: City Secretary Stacy Henderson

#### **Agenda Item Request**

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

#### **Background Information**

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NA

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

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1. Minutes of the January 10, 2019 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 January 10, 2019 Planning and Zoning Commission meeting.



City of Lucas  
**Planning and Zoning Commission**  
Regular Meeting  
January 10, 2019  
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 Joe Williams  
Commissioner Scott Sperling  
Alternate Commissioner Tim Johnson  
Alternate Commissioner Tommy Tolson

**Staff Present:**

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

**City Council Liaison Present:**

Mayor Jim Olk

### **Regular Agenda**

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1. **Consider approval of the minutes of the September 13, 2018 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to approve the minutes as submitted. The motion passed by a 4 to 0 vote with Vice Chairman Keer abstaining as he was not present at the meeting.

2. **Consider the request by Hillwood Communities on behalf of Brockdale Community LLC for approval of a final plat of Phase 3 and Phase 4 of the Brockdale Park subdivision with Phase 3 located on a tract of land in the S. Barrow Survey, Abstract 49 and the S. Millirons Survey Abstract 564 containing 53 residential lots on 35.363 acres of land, and Phase 4 located in the S. Millirons Survey, Abstract 564 with 32 residential lots on 22.357 acres of land.**

Development Services Director Joe Hilbourn explained that the Phase 3 of the Brockdale Park subdivision contained 53 residential lots and Phase 4 contained 32 residential lots. The final plat for the Brockdale Park subdivision, including all four phases, included 206 lots on 136 acres. Mr. Hilbourn stated that the final plat meets all city requirements.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the final plat of Phase 3 and Phase 4 of the Brockdale Park subdivision with Phase 3 located on a tract of land in the S. Barrow Survey, Abstract 49 and the S. Millirons Survey Abstract 564 containing 53 residential lots on 35.363 acres of land, and Phase 4 located in the S. Millirons Survey, Abstract 564 with 32 residential lots on 22.357 acres of land. The motion passed unanimously by a 5 to 0 vote.

### 3. Adjournment.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Sperling to adjourn the meeting at 7:05 pm. The motion passed unanimously by a 5 to 0 vote.

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Peggy Rusterholtz, Chairman

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Stacy Henderson, City Secretary



# City of Lucas

## Planning and Zoning Request

### February 14, 2019

Item No. 02

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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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.

#### **Background Information**

This site has an approved preliminary plat. The site is 1.140 acres and zoned Commercial Business. Landscape area required for the site is 15% or 6,651 square feet, provided 21,059 square feet. Landscape edge required is 7 trees and 15 shrubs, 8 trees and 30 shrubs are provided. Interior landscape required is 917 square feet, 1,686 square feet is provided. Four parking area trees are required and four are being provided. Staff has asked for an additional three trees to be provided on the eastern boundary as a buffer until the rest of the property is developed.

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

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1. Landscape Plan
2. Location Map

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

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N/A

#### **Recommendation**

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Staff recommends approval of the landscape plan as presented.

#### **Motion**

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I make a motion to approve/deny 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.

### LANDSCAPE SUMMARY:

LANDSCAPE AREAS REQUIRED: 2,400 SF  
 LANDSCAPE AREAS: 2,400 SF  
 LANDSCAPE TREES REQUIRED: 8 TREES  
 LANDSCAPE SHRUBS: 18 TREES & SHRUBS

LANDSCAPE MATERIALS PROVIDED:  
 2,400 SF FULL P.L. PLANT  
 18 TREES  
 18 SHRUBS  
 18 MULCH

LANDSCAPE MATERIALS NOT PROVIDED:  
 18 TREES  
 18 SHRUBS  
 18 MULCH

SYMBOL	ABBV.	QUANTITY	COMMON NAME	SCIENTIFIC NAME	CONDITION	SIZE	REMARKS
	TREE	8	BUR OAK	<i>Quercus macrocarpa</i>	BBS	4" CAL.	18-18" HT. 6-10" SP. WELL BRANCHED
	TREE	5	CEDAR ELM	<i>Ulmus parviflorus</i>	BBS	4" CAL.	10-12" HT. 6-10" SP. WELL BRANCHED
	SHRUB	64	DWARF GLOSSY	<i>Abutilon gratiflorum</i>	CONT.	5" GAL.	2-3" HT. 4" SP. FULL P.L. PLANT
	GROUNDCOVER	2,233 SF	GERANIUM	<i>Oxymorpha sp.</i>	SOLID SOD		FULL, WELL ROOTED, MIN. 1/2" DIA.
	MULCH	2,807 SF	ROCK MULCH		CLEAN / WASHED		INSTALL TO DEPTH OF 2" (MIN.)

LANDSCAPE MATERIALS PROVIDED: 2,400 SF FULL P.L. PLANT, 18 TREES, 18 SHRUBS, 18 MULCH.

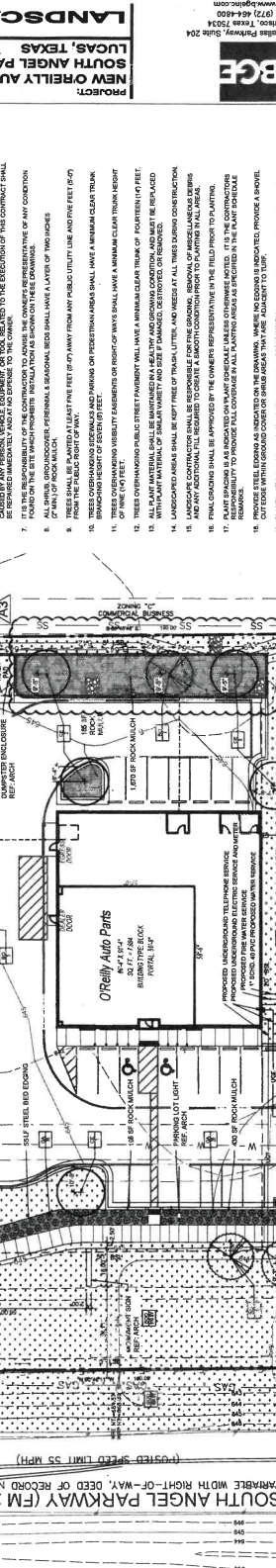
LANDSCAPE MATERIALS NOT PROVIDED: 18 TREES, 18 SHRUBS, 18 MULCH.

### PLANTING NOTES:

- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LUCAS, TEXAS LANDSCAPE PLAN (P.C.C. 11-12) AND THE CITY OF LUCAS, TEXAS LANDSCAPE PLAN (P.C.C. 11-13).
- ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LUCAS, TEXAS LANDSCAPE PLAN (P.C.C. 11-12) AND THE CITY OF LUCAS, TEXAS LANDSCAPE PLAN (P.C.C. 11-13).
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### SITE PLAN NOTES:

- REFER TO CIVIL PLAN FOR SITE EMISSIONS AND LAYOUT OF BUILDING, DRIVE AND PARKING.
- REFER TO ARCHITECT'S PLANS FOR ELEVATIONS OF BUILDINGS AND STRUCTURES.
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### LANDSCAPE PLAN

LOT 1, BLOCK A  
 ANGEL PARKWAY PET  
 HOUSTON ADDITION  
 P.C.C. 11-12-62

ANGEL PARKWAY (FM 2551)  
 (VARIABLE WIDTH RIGHT-OF-WAY, DEED OF RECORD NOT FOUND)

PROF. PLAN  
 2595 Drake Parkway, Suite 204  
 Fritch, Texas 75634  
 (972) 496-8535  
 www.bce.com

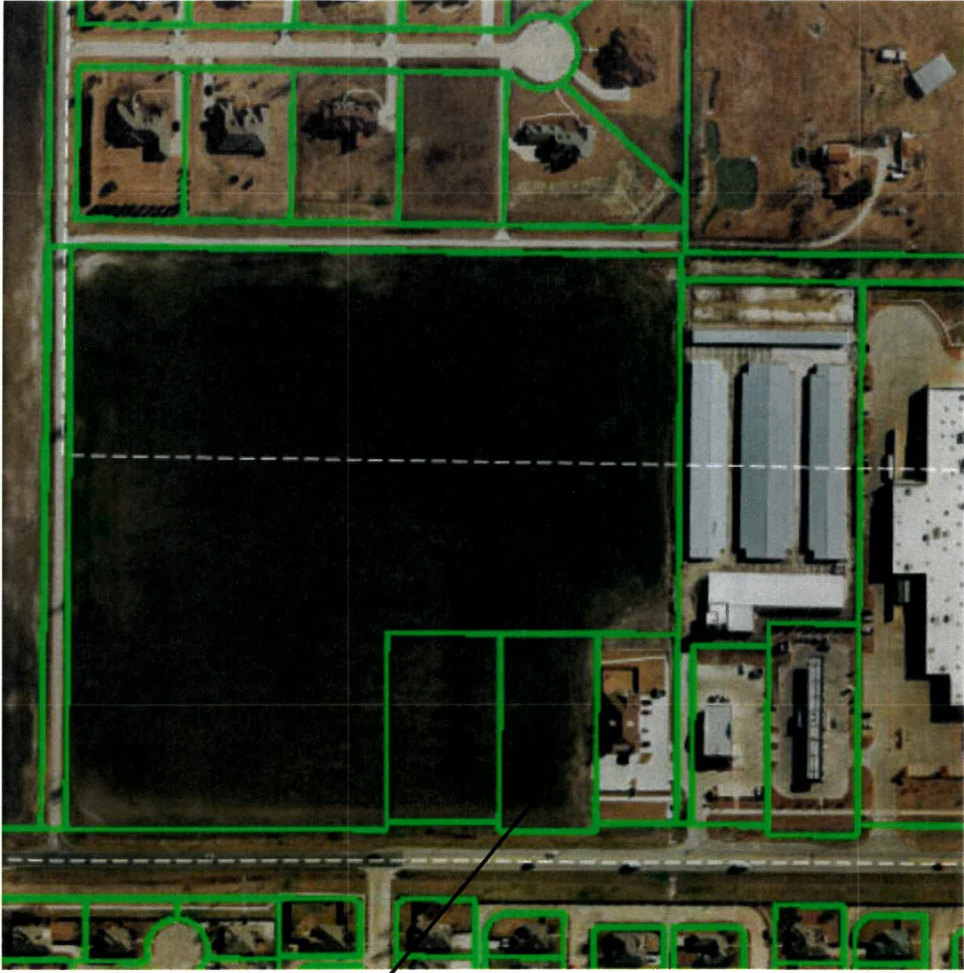
PROJECT: NEW O'REILLY AUTO PARTS STORE  
 LUCAS, TEXAS  
 LANDSCAPE PLAN

DATE: 03/29/18  
 DRAWN: BUD  
 CHECKED: BUD  
 PROJECT NO.: 17072019(4)  
 SHEET NO.: 11

SCALE: 1" = 20'

# Location Map

O'Reilly Auto Parts







# City of Lucas

## Planning and Zoning Request

### February 14, 2019

Item No. 03

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

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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.

### **Background Information**

This site has an approved preliminary plat. The site is 1.140 acres and zoned Commercial Business. The construction plans, stormwater report, and engineering have been reviewed for this project. There is detention on the eastern side of the property. They are proposing an 8,000 square foot building, with roughly 4,000 square feet of each floor area and stock room. Seventeen parking spaces are required, 24 are provided. The dumpster is screened with materials similar from the building. The total impervious cover permitted is 32,291 square feet with 31,627 square feet being proposed.

### **Attachments/Supporting Documentation**

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1. Site Plan
2. Location Map

### **Budget/Financial Impact**

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N/A

### **Recommendation**

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Staff recommends approval of the site plan as presented.

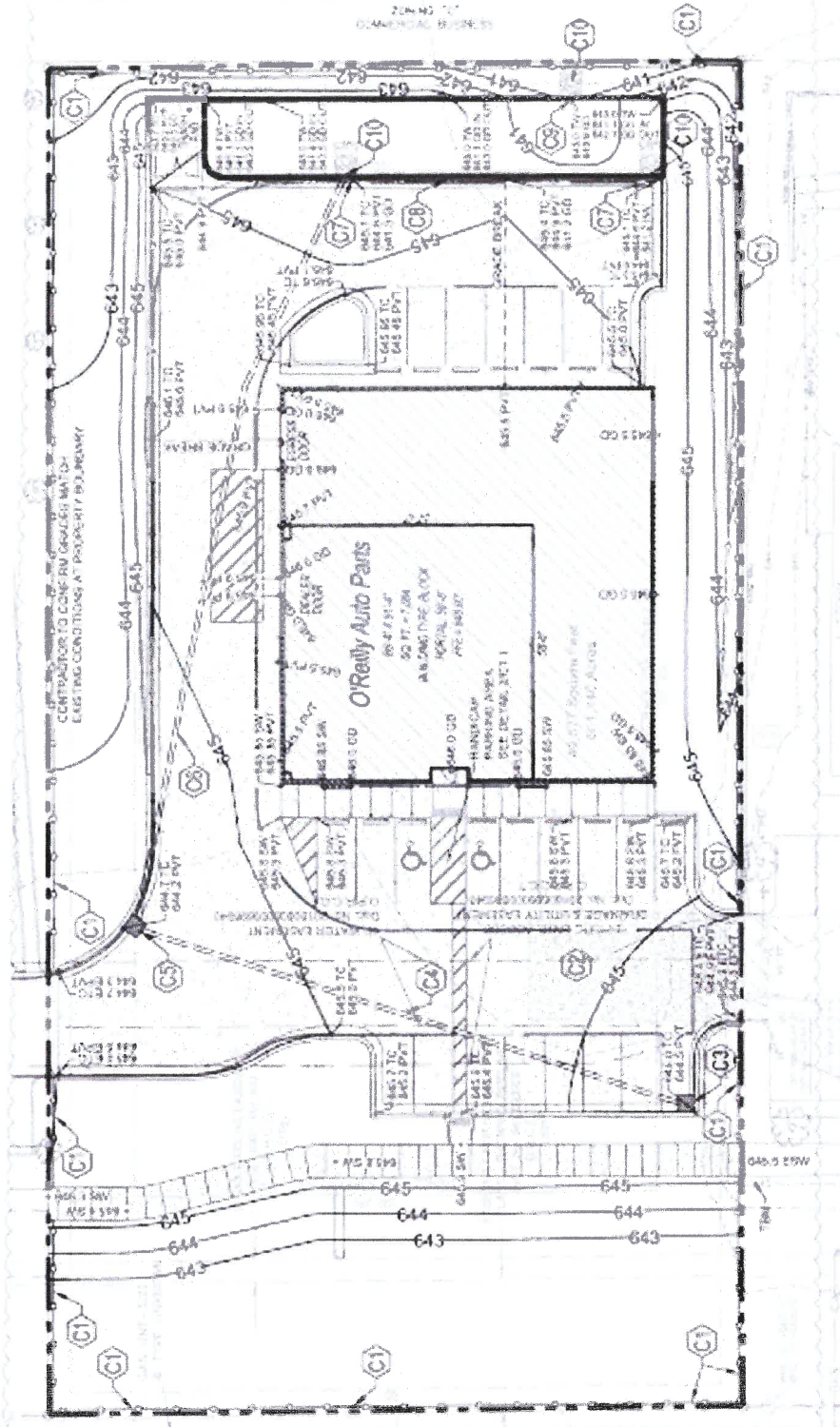
### **Motion**

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I make a motion to approve/deny the request 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.

**SOUTH ANGEL PARKWAY (FM 2551)**  
 (VARIABLE WIDTH RIGHT-OF-WAY, DEED OF RECORD NOT FOUND)

(POSTED SPEED LIMIT 35 MPH)



# Location Map

## O'Reilly Auto Parts





# City of Lucas

## Planning and Zoning Request

### February 14, 2019

Item No. 04

Requester: Development Services Director Joe Hilbourn

### **Agenda Item Request**

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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.

### **Background Information**

This site has an approved preliminary plat. The site is 1.140 acres and zoned Commercial Business. The construction plans, stormwater report, and engineering have been reviewed for this project. There is detention on the eastern side of the property. They are proposing an 8,000 square foot building, with approximately 4,000 square feet of floor area and 4,000 square feet stock room. The proposed building has 100% masonry, 75% is required.

### **Attachments/Supporting Documentation**

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1. Architectural Plan
2. Location Map

### **Budget/Financial Impact**

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N/A

### **Recommendation**

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Staff recommends approval of the architectural plan as presented.

### **Motion**

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I make a motion to approve/deny 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.



# Location Map

O'Reilly Auto Parts

