



## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

December 14, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

#### **Commissioners Present:**

Chairman Tommy Tolson  
Vice-Chairman Joe Williams  
Commissioner Peggy Rusterholtz  
Commissioner Chris Bierman  
Commissioner James Foster  
Alternate Commissioner Sean Alwardt

#### **Staff Present:**

City Manager Joni Clarke  
Assistant City Manager Kent Souriyasak  
Development Services Director Joe Hilbourn

#### **Staff Absent:**

City Attorney Courtney Morris

#### **Commissioners Absent:**

Alternate Commissioner Frank Hise

#### **City Council Liaison Absent:**

Mayor Jim Olk

### Call to Order

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The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

### Consent Agenda

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#### **1. Consent Agenda:**

##### **A. Approval of the minutes of the November 9, 2023 Planning and Zoning Commission meeting.**

Chairman Tolson proposed a correction to the minutes of the November 9, 2023 Planning and Zoning Commission meeting under agenda item number two to clarify the applicant has withdrawn their request.

**MOTION:** A motion was made by Commissioner Foster, seconded by Commissioner Rusterholtz to approve the consent agenda with the proposed correction to the minutes of the November 9, 2023 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

### Regular Agenda

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#### **2. Consider approving the amended site plan requested by the property owner Wal-Mart Real Estate on behalf of Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on a 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Wal-Mart Lucas Addition.**

Development Services Director Joe Hilbourn gave a presentation on this item. There was no discussion on this item.

**MOTION:** A motion was made by Commissioner Bierman, seconded by Commissioner Rusterholtz to approve the amended site plan requested by the property owner Wal-Mart Real Estate on behalf of Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on a 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Wal-Mart Lucas Addition. The motion passed unanimously by a 5 to 0 vote.

3. **Consider approving the site plan, landscape plan, elevations, and tree survey requested by Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Wal-Mart Lucas Addition.**

Development Services Director Joe Hilbourn gave a presentation on this item. The Planning and Zoning Commission had questions about trees, signs, elevations, and the fire lane at the site. Mr. Hilbourn indicated the trees would be reduced due to utility line conflicts, the Panda Express restaurant sign would still be needed and placed on the monument sign, and the fire lane would be continuous.

**MOTION:** A motion was made by Commissioner Foster, seconded by Commissioner Rusterholtz to approve the site plan, landscape plan, elevations, and tree survey requested by Panda Express for a restaurant located at 2662 West Lucas Road, Lucas, Texas, on 0.975-acre tract of land situated in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A of the Wal-Mart Lucas Addition. The motion passed unanimously by a 5 to 0 vote.

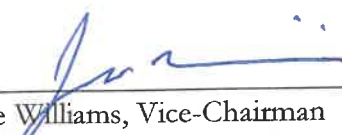
4. **Executive Session: There is not an executive session scheduled for this meeting.**

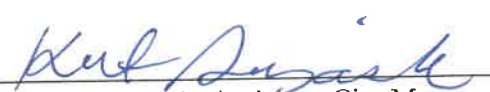
Chairman Tolson indicated there was no executive session scheduled.

5. **Adjournment.**

Chairman Tolson gave special remarks on behalf of the Planning and Zoning Commission thanking Commissioner Rusterholtz for her service.

Chairman Tolson adjourned the meeting at 6:44 pm.

  
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Joe Williams, Vice-Chairman

  
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Kent Souriyasak, Assistant City Manager

