



## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

February 8, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

#### **Commissioners Present:**

Chairman Tommy Tolson  
Vice-Chairman Joe Williams  
Commissioner Chris Bierman  
Commissioner James Foster  
Commissioner Frank Hise  
Alternate Commissioner Sean Alwardt  
Alternate Commissioner John Awezec

#### **Staff Present:**

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

#### **City Council Liaison Present:**

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 January 11, 2024 Planning and Zoning Commission meeting.
- B. Approval of the final plat submitted by the property owner Bill Shipley on behalf of Golden Chick for a commercial restaurant situated on a 0.833-acre tract of land out of the William Snider Survey, Abstract Number 821, located at 451 South Angel Parkway in the City of Lucas, Collin County, Texas.
- C. Approval of the final plat submitted by Colton Smith with Spiars Engineering and Brock Babb with Centurion American Development Group, LLC on behalf of the property owners Mehrdad Moayedi and Steve Lenart with Lenart Development Company, LLC for Enchanted Creek Phase 2A, the property being 31.149 acres out of the James Anderson Survey, Abstract Number 17, and the John McKinney Survey, Abstract Number 596, located 700 feet north of the intersection of Enchanted Way and Lillyfield Drive in the City of Lucas, Collin County, Texas.

**MOTION:** A motion was made by Vice-Chairman Williams, seconded by Commissioner Foster to approve the consent agenda as presented. The motion passed unanimously by a 5 to 0 vote.

### Public Hearing Agenda

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2. Conduct a public hearing and consider a Specific Use Permit (SUP) application submitted by Bill Shipley on behalf of Caliber Collision to permit a Caliber Collision paint and body shop with minor automotive located in the William Snider Survey, Abstract Number 821, Tract 16, being 1.75 acres of a 5.7601 acres tract of land, more

commonly known as a tract of land on McGarity Lane, 500 feet east of the intersection of Angel Parkway and McGarity Lane. **(Canceled)**

This public hearing was canceled due to the applicant withdrawing their request.

3. **Conduct a public hearing and consider a request by the owner Ryan Mullholand with Homerun Alley on behalf of Boson Motors for an amendment to the zoning use chart to permit electric equipment assembly and sales.**
  - A. **Presentation by Development Services Director Joe Hilbourn**
  - B. **Conduct Public Hearing**
  - C. **Take action on the request**

Commissioner Bierman recused himself from this agenda item.

Development Services Director Joe Hilbourn gave a presentation explaining that Homerun Alley is requesting an amendment to the zoning use chart to equipment electric vehicle equipment assembly and sales on behalf of Boson Motors. Mr. Hilbourn recommended permitting this requested use by a specific use permit in the commercial business and light industrial districts.

Alternate Commissioner Alwardt asked if Homerun Alley extends to Allison Lane and if the proposal is to build a fence to secure the area due to potential electric vehicles. Mr. Hilbourn indicated there is an existing detention pond and a six-foot masonry wall at Allison Lane.

Chairman Tolson opened the public hearing at 6:39 pm.

Arun Seelam, 12927 Ignatius Drive, Frisco, Texas, Owner of Boson Motors explained the electric vehicles are using for different purposes such as mowing. Mr. Seelam indicated they have 15 engineers and plans to bring parts from a factory in India to be locally assembled and shipped to customers in California and North Texas.

Commissioner Hise had a concern about what would go on outside. Mr. Seelam indicated they plan to plant trees in open space, employees might park onsite, and they would bring in equipment to be constructed inside. Mr. Seelam indicated there would be no outside sales and would consider outside storage when they grow bigger and have access to store in the back.

Alternate Commissioner Awezec asked if the vehicles would be tested on the back lot. Mr. Seelam indicated the vehicles would be tested outside with a top speed of three miles per hour.

Chairman Tolson closed the public hearing at 6:44 pm.

Chairman Tolson indicated this item is only a discussion about making an addition to the use chart and the applicant would still need to submit a specific use permit. Chairman Tolson has concerns about changing the use chart and indicated this would be a good fit for light industrial with a specific use permit.

Chairman Tolson indicated Alternate Commissioner Awezec will serve as a voting member for this item as Commissioner Bierman was recused.

**MOTION:** A motion was made by Vice-Chairman Williams, seconded by Commissioner Foster to approve recommending an amendment to the zoning use chart to permit electric

equipment assembly and sales in the commercial business and light industrial districts requested by the owner Ryan Mullholand with Homerun Alley on behalf of Boson Motors. The motion passed by a 3 to 2 vote with Chairman Tolson and Commissioner Hise voting in opposition.

Commissioner Bierman returned to the meeting.

4. **Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning" excluding Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses".**

Development Services Director Joe Hilbourn gave a presentation on edits made to Chapter 14 excluding accessory buildings made by the City Council Subcommittee.

Chairman Tolson opened the public hearing at 6:57 pm. There were no members of the public wishing to speak. Chairman Tolson closed the public hearing at 6:57 pm.

The Planning and Zoning Commission recommended the following additional modifications:

- Under the definition for "athletic/sports training facility," change the term "locker" to "locker space."
- Under the Zoning Use Chart, change the term "auto paint (in building)" to "automobile repair collision services" to match the existing definition.

**MOTION:** A motion was made by Commissioner Bierman, seconded by Vice-Chairman Williams to approve recommending the amendments as modified to Chapter 14 titled "Zoning" to the City Council. The motion passed unanimously by a 5 to 0 vote.

## Executive Session

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5. **Executive Session: There is not an executive session scheduled for this meeting.**
6. **Adjournment.**

Chairman Tolson adjourned the meeting at 7:17 pm.



Tommy Tolson, Chairman



Kent Souriyasak, Assistant City Manager

