



MINUTES PLANNING AND ZONING COMMISSION MEETING

March 14, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Commissioner James Foster
Alternate Commissioner Sean Alwardt
Alternate Commissioner John Awezec

Commissioners Absent:

Vice-Chairman Joe Williams
Commissioner Chris Bierman
Commissioner Frank Hise

Staff Present:

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

Staff Absent:

City Attorney Courtney Morris

City Council Liaison Absent:

Mayor Jim Olk

Call to Order

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

Chairman Tolson indicated both alternate commissioners will act as voting members.

Consent Agenda

1. Consent Agenda:

A. Approval of the minutes of the February 8, 2024 Planning and Zoning Commission meeting.

Alternate Commissioner Awezec proposed corrections to the minutes under Item #3 including the terms “electric vehicle assembly” and “constructed.”

MOTION: A motion was made by Alternate Commissioner Awezec, seconded by Alternate Commissioner Alwardt to approve the consent agenda with corrections. The motion passed unanimously by a 4 to 0 vote.

Public Hearing Agenda

2. Conduct a public hearing and consider the request submitted by Gouri R. Joshi on behalf of Our Haven Investment Property, LLC to rezone a parcel of land from R-2 (Single-family residential 2-acre lots) to R-1 (Single-family residential 1-acre lots) being all of a 32.80 tract of land situated in the J. Thompson Survey, Abstract Number 893, located at the northeast corner of the intersection of Snider Lane and Shady Lane, otherwise known as Cameron Estates.

- A. Presentation by Development Services Director Joe Hilbourn.**
- B. Conduct public hearing.**
- C. Take action on the rezoning request.**

Development Services Director Joe Hilbourn gave a presentation on this item.

Samir Shrestha, P.E. with KNS Engineering in Colleyville, provided information regarding the additional lots and detention pond.

Chairman Tolson opened the public hearing at 6:40 pm.

Chairman Tolson read public comment emails submitted by John Glorieux and Laurie Glorieux at 1110 Snider Lane who were in opposition to this item.

Chairman Tolson closed the public hearing at 6:42 pm.

The Planning and Zoning Commission discussed concerns regarding the request and lot sizes.

MOTION: A motion was made by Commissioner Foster, seconded by Alternate Commissioner Alwardt to deny the request submitted by Gouri R. Joshi on behalf of Our Haven Investment Property, LLC to rezone a parcel of land from R-2 (Single-family residential 2-acre lots) to R-1 (Single-family residential 1-acre lots) being all of a 32.80 tract of land situated in the J. Thompson Survey, Abstract Number 893, located at the northeast corner of the intersection of Snider Lane and Shady Lane, otherwise known as Cameron Estates. The motion passed unanimously by a 4 to 0 vote.

Regular Agenda

- 3. Consider approving the request submitted by Aziz Aghayev on behalf of Forest Grove Lucas, LLC for a minor plat creating two lots being 2.34 acres of a called 7.33-acre tract of land located in the John W. Kerby Survey, Abstract Number 506, Tract 13, otherwise known as 950 West Forest Grove Road, Lucas, Texas.**

Development Services Director Joe Hilbourn gave a presentation on this item.

Chairman Tolson indicated concerns regarding the platting, private road easement and it does not meet requirements in the code of ordinances.

The Planning and Zoning Commission discussed postponing this item so the City Attorney can further review and the developer can be present to answer questions at the next meeting.

MOTION: A motion was made by Commissioner Foster, seconded by Alternate Commissioner Alwardt to postpone the request submitted by Aziz Aghayev on behalf of Forest Grove Lucas, LLC for a minor plat creating two lots being 2.34 acres of a called 7.33-acre tract of land located in the John W. Kerby Survey, Abstract Number 506, Tract 13, otherwise known as 950 West Forest Grove Road, Lucas, Texas. The motion passed unanimously by a 4 to 0 vote.

Executive Session

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

Chairman Tolson adjourned the meeting at 7:03 pm.



Tommy Tolson, Chairman



Kent Souriyasak, Assistant City Manager

