



MINUTES PLANNING AND ZONING COMMISSION MEETING

April 11, 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
Alternate Commissioner Sean Alwardt
Alternate Commissioner John Awezec

Commissioners Absent:

Commissioner James Foster
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 March 14, 2024 Planning and Zoning Commission meeting.

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

Regular Agenda

- 2. 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 and addressed the concerns of the previous meeting had been addressed. Commissioner Bierman asked for clarification on the difference in the comprehensive zoning designation on the plan sets. Alternate Commissioner Awezec asked for clarification on the HOA's control of the existing private road.

MOTION: A motion was made by Commissioner Bierman, seconded by Vice-Chairman Williams to approve 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 5 to 0 vote.

Executive Session

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

Chairman Tolson adjourned the meeting at 6:36 pm.



Tommy Tolson, Chairman



Joshua Menhennett, Communications Specialist