



# MINUTES PLANNING AND ZONING COMMISSION MEETING

September 12, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

## Commissioners Present:

Chairman Tommy Tolson  
Vice-Chairman Joe Williams  
Commissioner Frank Hise  
Alternate Commissioner John Awezec  
Commissioner Sean Alwardt  
Alternate Commissioner Brian Dale

## Staff Present:

City Manager John Whitsell  
City Attorney Courtney Morris  
Development Services Director Joe Hilbourn  
Communications Specialist Joshua Menhennett

## City Council Liaison Present:

Mayor Dusty Kuykendall

## Commissioners Absent:

Commissioner James Foster

## 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 August 8, 2024 Planning and Zoning Commission meeting.

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

## Public Hearing

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### 2. Conduct a public hearing and consider approving a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action on Zoning Change Request

Development Services Director Joe Hilbourn provided presentation.

Chairman Tolson opened the public hearing at 6:35 pm.

Douglas Mosel with LandPlan Development, 5850 Granite Parkway, Plano, TX spoke and requested approval.

Jairus Pascale 1355 Shepherds Creek Drive, Lucas, Texas, 75002 is in opposition of this item.

Amin Bata 1345 Shepherds Creek Drive, Lucas, Texas, 75002 is in opposition of this item.

Scott Harvey 4 Chisholm Trail, Lucas, Texas, 75002 discussed road concerns, water pressure issues, drainage, runoff concerns and wildlife displacement.

Alec Morris, 1229 Highland Drive, Lucas, Texas, 75002. Retracted request to speak.

Jennifer Bernabo, 6 Chisholm, Lucas, Texas, 75002 is in opposition of this item.

Chairman Tolson closed public hearing at 6:47 p.m.

Chairman Tolson reopened the public hearing 6:50 p.m.

Scott Harvey 4 Chisholm Trail, Lucas, Texas, 75002. Would like the builder to make the concessions to provide the value and quality of the property.

Douglas Mogel with LandPlan Development, stated that goals are mutual with neighbors to the North. Will commit to creating a landscape buffer. Has no intention of requesting rezoning from City Council.

Chairman Tolson closed the public hearing at 7:00 p.m.

**MOTION:** A motion was made by Chairman Tommy Tolson, seconded by Vice Chair Williams to approve approving a request for a change in zoning from AO (Agriculture) to R-1.5 (Residential 1.5-acre) on a tract of land being 21.3 acres out of a 39.715 acre tract located in Martin Hearne Survey, Abstract No. 426, L.P. Turner Survey, Abstract No. 901 and the John Gray Survey, Abstract No. 349, City of Lucas Collin County, Texas. The motion passed unanimously by a 5 to 0 vote.

3. **Conduct a public hearing and consider approving a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road.**
  - A. **Presentation by Development Services Director Joe Hilbourn**
  - B. **Conduct public hearing**
  - C. **Take action on Zoning Change Request**

Development Services Director Joe Hilbourn provided presentation.

Chairman Tolson opened the public hearing at 7:04 p.m.

James and Lisa Pruett 725 Stinson Road, Lucas, Texas 75002. Requested approval.

Charles Rucker, Lucas resident, in opposition of this item.

Love Casanova, 6 Hickory Hill Street, Lucas, Texas, 75002, in opposition of this item.

Chairman Tolson read five emails in opposition of this item from the below residents:

Kristina Dodson, 5 Hickory Hill Street, Lucas, Texas 75002

Daryl Schulman, 8 Hickory Hill Street, Lucas, Texas, 75002

Lydia Schulman, 8 Hickory Hill Street, Lucas, Texas, 75002

Paulraj Velu, 7 Hickory Hill Street, Lucas, Texas 75002

Paul and Adriana Brooks, 10 Hickory Hill Street, Lucas, Texas 75002

Love Casanova, 6 Hickory Hill Street, Lucas, Texas 75002

Shawn Wilson, 760 Stinson Road, Lucas, Texas 75002, in favor of this item.

Chairman Tolson closed the public hearing at 7:15 p.m.

Chairman Tolson re-opened the public hearing at 7:17 p.m.

Lisa Pruett 725 Stinson Road, Lucas, Texas delivered a closing statement.

Chairman Tolson closed the public hearing at 7:19 p.m.

**MOTION:** A motion was made by Vice-Chairman Williams, seconded by Alternate Commissioner Awezec to deny a request for a change in zoning from R-2 (Residential 2-acre) to R-1.5 (Residential 1.5-acre) on a tract of land being 11.0438 acres of land located in the Skidmore Addition, Lot 2, Block A, Lucas, Collin County, Texas, more commonly known as 725 Stinson Road. The motion passed unanimously by a 5 to 0 vote.

4. **Conduct a public hearing and consider updating the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378.**
  - A. **Presentation by Development Services Director Joe Hilbourn**
  - B. **Conduct public hearing**
  - C. **Take action on Thoroughfare Plan**

Development Services Director Joe Hilbourn presented presentation.

Chairman Tolson opened the public hearing at 7:26 p.m.

Love Cassanova, 6 Hickory Street, Lucas Texas, 75002 spoke in favor of a light.

Scott Harvey, 4 Chisholm Trail, Lucas, Texas, 75002 requested a recap on the previous request.

Charles Rucker, Lucas resident, spoke in concern of safety.

Lydia Schulman, 8 Hickory Hill Street. Asked if there are any plans to narrow Stinson? Development Services Director Joe Hilbourn advised that there are currently no plans to widen Stinson at this time.

Chairman Tolson closed the public hearing at 7:32 p.m.

**MOTION:** A motion was made by Alternate Commissioner Awezec, seconded by Vice-Chairman Williams to update the City of Lucas Comprehensive Plan by amending the Thoroughfare Plan Map regarding the alignment of Stinson Road and its connection with FM 1378. The motion passed unanimously by a 5 to 0 vote.

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

Chairman Tolson adjourned the meeting at 7:36 pm.



Tommy Tolson, Chairman



City Manager, John Whitsell

