



## AGENDA

# PLANNING AND ZONING COMMISSION MEETING

October 10, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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*Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, October 10, 2024, beginning at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Commission will be physically present at this meeting.*

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

### **How to Provide Input at a Meeting:**

**Speak In Person:** Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

**Submit Written Comments:** If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

### **Call to Order**

- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

### **Consent Agenda**

*All items listed under the consent agenda are considered routine and are recommended to the Planning and Zoning Commission for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.*

1. Consent Agenda:
  - A. Approval of the minutes of the September 12, 2024 Planning and Zoning Commission meeting.

### **Regular Agenda**

2. Discuss accessory building regulations in the City of Lucas. (Presenter: Development Services Director Joe Hilbourn)

## **Executive Session**

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An Executive Session is not scheduled for this meeting.

## **Certification**

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*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, TX 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on October 4, 2024.*

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*Toshia Kimball, City Secretary*

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to City Secretary Toshia Kimball at 972.912.1211 or by email at [kimball@lucastexas.us](mailto:kimball@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Agenda Request

### October 10, 2024

Requester: Planning and Zoning Commission

#### **Agenda Item Request**

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Consent Agenda:

- A. Approval of the minutes of the September 12, 2024 Planning and Zoning Commission meeting.

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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1. September 12, 2024 Planning and Zoning Commission Meeting minutes

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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Staff recommends approval of the Consent Agenda as presented.

#### **Motion**

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I make a motion to approve the Consent Agenda as presented.



## 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  
Alternate Commissioner Sean Alwardt  
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 Pruettt 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 Pruet 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.

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Tommy Tolson, Chairman

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City Manager, John Whitsell



# City of Lucas

## Planning and Zoning Agenda Request

### October 10, 2024

Requester: Development Services Director Joe Hilbourn

#### Agenda Item

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Discuss accessory building regulations in the City of Lucas.

#### Background Information

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On December 7, 2023, the City Council agreed to form a Council Subcommittee consisting of Mayor Jim Olk, Councilmember Dusty Kuykendall, and Councilmember Tim Johnson to further review Chapter 14 and make additional proposed changes. On January 18, 2024, the Council Subcommittee met with Development Services Director Joe Hilbourn and Assistant City Manager Kent Souriyasak to discuss new edits and agreed to move forward with final recommended changes to Chapter 14 excluding accessory buildings which will be reviewed separately.

Prior to Mayor Olk's departure the subcommittee for accessory buildings met and had some discussions regarding ADU's. Attached is my attempt to replicate what we had discussed. I also tried to address the pool house/art studio concern.

(4) Accessory dwelling units (ADUs). ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. An Attached ADU may be attached to and part of the main structure provided the ADU is interconnected, or attached by a breezeway a minimum of 20' wide and not greater than 24' long. A Detached ADU may be a standalone structure, attached but not interconnected to the principal building, structure, or dwelling, or be a part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, and covered vehicle storage areas. The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

(A) General regulations for ADUs:

- (i) Only one (1) accessory dwelling unit may be constructed or maintained on a lot.
- (ii) ADUs shall meet the requirements for safety and occupancy of the International Residential Code as adopted by the city from time-to-time.
- (iii) ADUs may not be rented, bartered, leased, or exchanged separate and apart from the principal building or structure.
- (iv) Detached ADUs shall be limited to a maximum height of twenty-five feet (25') measured to the peak of the roof of the structure.





# City of Lucas

## Planning and Zoning Agenda Request

### October 10, 2024

(B) Specific regulations for a detached ADU square footage based on zoning district:

(i) In R-2, R-1.5, R-1 and AO zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

(5) Game/party room, art studio, or pool house. May only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. A Game/party room, art studio, or pool house may be a standalone structure, attached but not interconnected to the principal building, structure, or dwelling. All areas associated with, or providing support to a Game/party room, art studio, or pool house shall be used in calculating the square footage of the Game/party room, art studio, or pool house. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, and covered vehicle storage areas. Game/party room, art studio, or pool house shall comply with the following:

(i) Game/party room, art studio, or pool house, shall not have a kitchen or bedroom.

(ii) In R-2, R-1.5, R-1, ED, and AO zoning districts Game/party room, art studio, or pool house shall not exceed 1500 square feet.

(iii) Indoor Sport courts shall be permitted provided they are a standalone structure, meet the definition of an accessory structure, do not exceed 25 feet in height, and are limited to a sport court and restrooms.

### **Attachments/Supporting Documentation**

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NA

### **Budget/Financial Impact**

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NA

### **Recommendation**

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Staff is seeking feedback on the proposed revisions to the accessory building regulations.

### **Motion**

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There is no motion needed for this item.