

MINUTES PLANNING AND ZONING COMMISSION MEETING

November 14, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Commissioner Frank Hise
Commissioner James Foster
Alternate Commissioner Brian Dale
Alternate Commissioner John Awezec

Staff Present:

City Secretary Toshia Kimball
City Manager, John Whitsell
Development Services Director Joe Hilbourn
Executive Admin Assistant Morgan Kowaleski
CIP Manager Patrick Hubbard

Commissioners Absent:

Vice-Chairman Joe Williams
Commissioner Sean Alwardt

Staff Absent:

City Attorney Courtney Morris

City Council Liaison Present:

Mayor Dusty Kuykendall

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 October 10, 2024, Planning and Zoning Commission meeting.

MOTION: A motion was made by Alternate Commissioner Awezec, seconded by Alternate Commissioner Dale to approve the consent agenda as written. The motion passed by a 4-0 vote.

Regular Agenda

2. Consider the appointment of a Vice-Chairperson for the Capital Improvements Advisory Committee.

MOTION: No motion was made on this item. Chairman Tolson ruled the agenda item out of order. It will be scheduled for discussion during a separate CIP meeting to take place immediately before the next regularly scheduled Planning and Zoning Commission meeting.

At the request of Development Services, the agenda items were discussed in the following order: Agenda Item #5, Agenda Item #4, and Agenda Item #3.

Public Hearing

- 5. Consider amendments to an existing SUP at Lucas Christian academy to amend the school's master plan at 505 West Lucas Road Lot 1, Block A of Lucas Christian Church Addition being all of a 16-acre tract of land, is asking to incorporate an adjacent tract ABS A0538 JAS LOVELADY SURVEY, TRACT 21, 22.679 ACRES, and a new master plan.**

Development Services Director Joe Hilbourn provided a presentation on this item, covering the meets and bounds of the proposed addition, the tree inventory, the current conditions of the existing SUP, and the proposed amendments to those conditions.

Commissioner Hise inquired whether the amended SUP would remove current conditions #5 (exterior lighting restrictions) and #6 (construction of right and left turn lanes on West Lucas Road). Director Hilbourn explained that a lighting restriction was not included in the amended SUP because the football stadium has been relocated farther from nearby residential properties.

Commissioner Hise further asked if the removal of the two conditions was requested by LCA. Director Hilbourn clarified that the proposed conditions were a recommendation from City Staff but noted that changes could be made at the Commission's discretion.

Chairman Tolson opened the Public Hearing at 6:47PM

Joseph Walker with Lucas Christian Academy, 2505 Peachtree Lane, McKinney, Texas, 75072 provided a presentation on this item, spoke, and requested the Commission's approval.

Gavin Newman with GFF Design, 1142 N Edgefield Avenue, Dallas, Texas, 75208 spoke and requested the Commission's approval.

Jeffrey Dolian with Kimley Horn, 13455 Noel Road, Suite 700, Dallas, Texas, 75036, spoke and requested the Commission's approval.

Chuck Ruckel, Lucas, Texas, is in opposition of this item. Mr. Ruckel's spoke on his concerns with noise pollution and asks for an engineer to review any potential flooding of Muddy Creek before continuing with the expansion of LCA.

Sean Watts, 1115 Snider Lane, Lucas, Texas, 75002, spoke in favor of this item.

Suzanne Woodburn, 350 Shiloh Drive, Lucas, Texas, 75002, spoke in favor of this item.

David Osburn, 13 Manor Lane, Lucas, Texas, 75002, spoke in favor of this item.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, spoke on his concerns regarding light pollution, noise pollution, and drainage issues related to the expansion.

Lindsay Hickland, 116 Rockland Trail, Lucas, Texas 75002, emailed in favor of this item.

John & Ginger Riggins, 2 Earls Court, Lucas, Texas, 75002, emailed in favor of this item.

Chairman Tolson closed the Public Hearing at 7:05PM for Commission deliberation.

The Commission requested a detailed schedule outlining the specific days and times Lucas Christian Academy plans to host games and activities that would necessitate the use of stadium lighting. LCA representative, Joseph Walker, relayed their requested schedule to the Commission for their approval.

Alternate Commissioner Awezec inquired whether any drainage studies had been conducted to evaluate if potential runoff, particularly at Muddy Creek, could be properly managed. Jeffrey Dolian, a representative from Kimley Horn, responded that a detailed drainage study has not yet been completed but would be conducted as construction plans for each individual phase of the project are developed.

Commissioner Foster expressed his support for the proposed amendment of the Specific Use Permit (SUP).

Chairman Tolson raised a question regarding the inclusion of a 65-foot steeple in the presented Master Plan. Director Hilbourn clarified that for schools, the maximum allowable height for a steeple is 60 feet. However, staff strongly recommends against approving a 60-foot steeple due to the city's limited fire resources and staffing. Gavin Newman, a representative from GFF Design, explained that the remainder of the building would not exceed 45 feet in height, including screening for air conditioning units. Director Hilbourn advised the Commission to discuss and stipulate any height requirements during the meeting. This would allow Lucas Christian Academy sufficient time to adjust their designs, if necessary, prior to submitting the elevations for review.

Chairman Tolson reopened the Public Hearing at 7:45PM.

Wilfred Pacio, 485 Stinson Road, Lucas, Texas, 75002, asked if hours of construction would be part of the proposal. Director, Joe Hilbourn clarified that hours of construction are enforced by city ordinance, and are Monday-Saturday, 7AM – 6PM.

Chairman Tolson closed the Public Hearing at 7:46PM.

MOTION: A motion was made by Chairman Tolson, seconded by Commissioner Foster to approve amendments to an existing SUP at Lucas Christian academy to amend the school's master plan at 505 West Lucas Road Lot 1, Block A of Lucas Christian Church Addition being all of a 16 acre tract of land, is asking to incorporate an adjacent tract ABS A0538 JAS LOVELADY SURVEY, TRACT 21, 22.679 ACRES, and a new master plan subject to the following conditions:

- Items 1, 2, and 3 from the existing SUP (Ordinance #2011-04-00679) will remain in effect.
- Hours of operation will be restricted to:
 - Monday through Friday: 7:30 AM – 10:30 PM
 - Saturday: 9:00 AM – 6:00 PM
- Exterior field lighting will be restricted to:
 - Monday, Tuesday, and Thursday: until 9:30 PM
 - Friday: until 10:30 PM

- Item #7 will be amended to require full live screening with the following specifications:
 - Minimum size of 25-gallon plants
 - Maximum spacing of 10 feet
 - Inclusion of a hedge row in between the screening.
- The motion carried with a vote of 4-1, with Commissioner Hise voting in opposition.

Regular Agenda

4. **Consider approval of a request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for approval of a final plat for Enchanted Creek Estates Phase 2B, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 104.595 acres.**

Development Services Director, Joe Hilbourn provided a presentation on this item, informing the Commission of the current outstanding conditions.

MOTION: A motion was made by Alternate Commissioner Awezec, seconded by Commissioner Hise to deny the request by Colton Smith with Spiars Engineering and Surveying and Brock Babb with Centurion American CTMGT Lucas 238 LLC, on behalf of property owners Steve Lenart with CTMGT Lucas 238, LLC and Mehrdad Moayedi for approval of a final plat for Enchanted Creek Estates Phase 2A, for the property located in the James Anderson Survey, Abstract No. 17 and John McKinney Survey, Abstract No. 596, being 31.149 acres, 700 feet north of the intersection of Enchanted Way and Lillyfield Drive. The motion carried with a vote of 4-1, with Alternate Commissioner Dale voting in opposition.

3. **Consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titled “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.**

Development Services Director Joe Hilbourn provided a presentation on this item, highlighting a few additional grammatical corrections.

MOTION: A motion was made by Alternate Commissioner Dale, seconded by Commissioner Foster to approve amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning”, 14.03.472 titled “Building Regulations”, (i) Impervious coverage and Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. The motion carried with a unanimous vote of 5-0.

Note: This agenda item was discussed and acted upon without being formally opened as a public hearing, as required by procedural rules. It will be revisited and properly presented as a public hearing at a future Commission meeting.

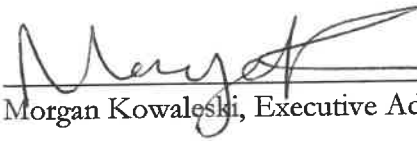
6. **Executive Session:** There was not an executive session scheduled for this meeting.

7. **Adjournment.**

Chairman Tolson adjourned the meeting at 8:13 pm.



Tommy Tolson, Chairman



Morgan Kowaleski, Executive Admin Assistant

