



## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

February 13, 2025 | 6:35 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

#### Commissioners Present:

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

#### Staff Present:

City Manager John Whitsell  
Development Services Director Joe Hilbourn  
Executive Admin Assistant Morgan Kowaleski

#### Staff Absent:

City Attorney Courtney Morris

#### City Council Liaison Present:

Mayor Dusty Kuykendall

#### Call to Order

---

The meeting was called to order at 6:35 pm.

Chairman Tolson stated that neither of the Alternate Commissioners would serve as voting members.

#### Consent Agenda

---

##### 1. Consent Agenda:

##### A. Approval of the minutes of the December 12, 2024 Planning and Zoning Commission meeting.

**MOTION:** A motion was made by Alternate Commissioner Dale, seconded by Commissioner Alwardt to approve the consent agenda as written. The motion unanimously passed by a 5-0 vote.

#### Public Hearing

---

##### 2. Conduct a public hearing and consider approving a request for a change in zoning from R2 (Residential 2-acre) to CB (Commercial Business) and amend the comprehensive zoning map on a tract of land being 7.96-acre tract located in the James Anderson Survey, Abstract No. 17, City of Lucas Collin County, Texas.

Development Services Director Joe Hilbourn presented an overview of the request, including the property description, surrounding land uses, and its relationship to the city's Comprehensive Plan. He noted that while the request does not align with the approved Comprehensive Plan, it is consistent with the characteristics of nearby properties. Approval of the request would require an amendment to

Planning and Zoning Commission  
February 13, 2025

the Comprehensive Plan.

Director Hilbourn informed the Commission that written notices were sent to all property owners within 800 feet of the proposed zoning change, and no responses were received either in support or opposition.

Chairman Tolson opened the public hearing at 6:53 pm

No members of the public were present to provide comments.

Chairman Tolson closed the public hearing at 6:53 pm

During deliberation, some of the Commissioners agreed that the property should be rezoned because of the characteristics of the nearby properties; however, before approving the zoning change, they requested a detailed statement of its intended use.

Chairman Tolson reopened the public hearing at 7:13 pm

Rutledge Haggard, the owner of the proposed zoning change location, addressed the Commission, expressing that his plans for the property would be something the City of Lucas could take pride in.

Chairman Tolson closed the public hearing at 7:16 pm

**MOTION:** A motion was made by Commissioner Awezec, seconded by Commissioner Hise to deny a request, based on non-conformance of the city's Comprehensive Plan, for a change in zoning from R2 (Residential 2-acre) to CB (Commercial Business) and amend the comprehensive zoning map on a tract of land being 7.96-acre tract located in the James Anderson Survey, Abstract No. 17, City of Lucas Collin County, Texas. The motion to deny was passed by a vote of 3 in favor and 2 opposed.

Commissioners in favor: Awezec, Hise, Tolson  
Commissioners opposed: Williams, Alwardt

## **Regular Agenda**

---

- 3. Discuss Opinion No. KP-0349 issued by the Texas Attorney General, which addresses:**
  - A. The information a local jurisdiction must provide if denying or conditionally approving a plat under Chapters 212 and 232 of the Texas Local Government Code.**
  - B. The authority of local governments to establish prerequisites for the submission of a plat application.**

No action was required on this item.

4. **Discuss Opinion No. KP-0409 issued by the Texas Attorney General, which addresses:**
  - A. **Whether a licensed professional engineer is authorized to certify a subdivision plat under specific circumstances.**

No action was required on this item.

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

6. **Adjournment.**

Chairman Tolson adjourned the meeting at 7:24 pm.



---

Tommy Tolson, Chairman



---

Morgan Kowaleski, Executive Admin Assistant

