



AGENDA

**City of Lucas
Planning and Zoning Commission
May 11, 2017**

6:35 PM

**(or immediately following the Capital Improvement Advisory Committee Meeting)
City Hall - 665 Country Club Road – Lucas, Texas – 75002**

Notice is hereby given that a City of Lucas Planning and Zoning Meeting will be held on Thursday, May 11, 2017 at 6:35 pm (or immediately following the Capital Improvement Advisory Committee Meeting at the 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 Planning and Zoning 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.

Call to Order

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

Regular Agenda

1. Consider approval of the minutes of the April 13, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
2. Discuss updates to the City's zoning use chart, reflecting the City's current needs and vision of the Comprehensive Plan and provide direction to staff. (Development Services Director Joe Hilbourn)

Executive Session

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

3. Adjournment.

Certification

I 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 75002-7651 and on the City's website at www.lucastexas.us on or before 5:00 pm, May 5, 2017.

Stacy Henderson
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 Stacy Henderson at 972-912-1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

May 11, 2017

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the April 13, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the April 13, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the April 13, 2017 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
April 13, 2017
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

Chairman Rusterholtz called the meeting to order at 7:00 pm.

Commissioners Present:

Chairman Peggy Rusterholtz
Commissioner Andre Guillemaud
Commissioner Scott Sperling
Commissioner Joe Williams
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

Development Services Director Joe Hilbourn
Mayor Jim Olk
Executive Assistant/Special Projects
Coordinator Cathey Bonczar
City Attorney Julie Doshier

Commissioner Absent:

Vice Chairman David Keer

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and the Commission recited the Pledge of Allegiance.

Chairman Rusterholtz announced that Alternate Member Tim Johnson would be seated as a voting member due to the absence of Vice Chairman Keer.

Regular Agenda

1. **Consider approval of the minutes of the March 9, 2017 Planning and Zoning Commission meeting.**

***MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.*

2. **Consider an application by Collin Prater for a final plat approval of Barry Farms for a parcel of land being 17.676 acres situated in the Gabe Fitzhugh Survey, Abstract No. 318 of the J. Grayum Survey in the City of Lucas, located approximately one-quarter mile north of Northfork Lane on the east side of FM 1378.**

Development Services Director Joe Hilbourn presented a summary detailing the differences between the preliminary and final plats, and provided final clarification of the changes.

MOTION: *A motion was made by Commissioner Sperling, seconded by Commissioner Williams to recommend approval of the final plat of Barry Farms for a parcel of land being 17.676 acres situated in the Gabe Fitzhugh Survey, Abstract No. 318 of the J. Grayum Survey in the City of Lucas, located approximately one-quarter mile north of Northfork Lane on the east side of FM 1378. The motion passed unanimously by a 5 to 0 vote.*

- 3. Consider an application by James Roberts for a final plat approval of Logan Ford Ranch Phase 3, a parcel of land being 58.644 acres situated in the Thomas D. James Survey, Abstract No. 477 situated in the City of Lucas located at the dead end of East Winningkoff Road.**

Development Services Director Joe Hilbourn presented a summary detailing the differences between the preliminary and final plats, and provided final clarification of the changes.

MOTION: *A motion was made by Commissioner Johnson, seconded by Commissioner Guillemaud to recommend approval of the final plat of Logan Ford Ranch Phase 3, a parcel of land being 58.644 acres situated in the Thomas D. James Survey, Abstract No. 477 situated in the City of Lucas located at the dead end of East Winningkoff Road. The motion passed unanimously by a 5 to 0 vote.*

Executive Session

The Planning and Zoning Commission may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

4. Adjournment.

MOTION: *A motion was made by Commissioner Johnson, seconded by Commissioner Guillemaud to adjourn the meeting at 7:11 pm. The motion passed unanimously by a 5 to 0 vote.*

Peggy Rusterholtz, Chairman

Stacy Henderson, City Secretary



Item No. 02

City of Lucas
Planning and Zoning Agenda Request
May 11, 2017

Requester: Joseph Hilbourn Development Services Director

Agenda Item:

Discuss updates to the City's zoning use chart, reflecting the City's current needs and vision of the Comprehensive Plan and provide direction to staff.

Background Information:

Now that the amended Comprehensive Plan has been adopted, the City Council has asked that the Planning and Zoning Commission review the zoning use chart. This is a good time to review the use chart for compatibility with the updated Comprehensive Plan and to ensure it meets the City's current and future needs moving forward.

Attachments/Supporting Documentation:

1. Zoning Use chart

Budget/Financial Impact:

NA

Recommendation:

Give staff direction and recommendations for the City's zoning use chart.

Motion:

NA

(e) Schedule of uses chart.

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Residential uses										
Accessory buildings	X	X	X	X	S		X	X		X
Accessory buildings with habitable space	X	X	X	X						
Caretaker/guard residence	X					X			X	
Community home	X	X	X	X						
Home occupation	X	X	X	X				X		X
Mobil home on individual lot								X		
Mobile home park								X		
Multifamily residence								X		
Registered family home	S	S	S	S						
Single-family dwelling (detached)	X	X	X	X		X	X			X
Temporary field construction office	X	X	X	X	X	X			X	X
Educational, institutional, public and special uses										
Athletic stadium or field (not with public school)	S	S	S	S	S	S			S	
Adult, child care or day care center	S				S	X		S	X	S
Church including church related activities	X	X	X	X	X	X		S	X	S
College, university or private boarding school	S				S	X		S	X	
Community center (public)	X	X	X	X	X	X	X	X	X	
Equestrian facilities	X	S			X	X	X		X	
Equestrian boarding	X	X			X	X	X		X	
Farm, ranch, garden or orchard	X	X	X	X	S	X	X	X	X	
Fire or police station	X	X	X	X	X	X		X	X	
Amateur communications antenna	X	X	X	X						
Government offices (federal, state, county, city)	X	X	X	X	X	X	X	X	X	
Halfway house								S	X	

Hospital						S			X	
Clinic					S	X			X	
Library (public)	X	X	X	X	X	X		X	X	
Movie theater						X			X	
Municipal uses operated by the city	X	X	X	X	X	X	X	X	X	
Museum	X	S	S	S	X	X		X	X	
Nursing home					S	S			S	
Public park or playground	X	X	X	X	X	X	X	X	X	
Radio, TV antenna or tower					S	X			X	
Recreation area					S	X			X	
Religious or philanthropic institutions not listed					S	X			X	
Retirement home/senior independent living facility					S	S			S	
School (private)	S	S	S	S	S	X		S	X	
School (public)	X	X	X	X	X	X	X	X	X	
School, trade or commercial	S				S	S			X	
Trade days/periodic or seasonal open market	S					S			X	
Office and Professional										
General professional office					X	X			X	
Bank or credit union					X	X			X	
Medical/dental clinic					X	X			X	
Medical laboratory					S	S			X	
Medical minor emergency clinic					S	S			X	
Radio broadcasting without tower					S	X			X	
Real estate sales office (permanent)					X	X			X	
Retail and Related Uses										
Antique shop					X	X			X	
Art and craft supply store					X	X			X	
Bakery (retail)					X	X			X	

Barber shop or beauty salon					X	X			X	
Bicycle, lawnmower sales, repair enclosed					S	X			X	
Bookstore					X	X			X	
Building materials and hardware (inside)					X	X			X	
Camera store					X	X			X	
Ceramics store					X	X			X	
Clothing, apparel or shoe store (new)					X	X			X	
Coffee house					S	X			X	
Computer sales and repair (new and used)					X	X			X	
Convenience store with refueling station					S	S			X	
Convenience store without refueling station					X	X			X	
Dance studio or gymnastics					S	X			X	
Department store (retail)					S	S			S	
Donut shop					X	X			X	
Driving school					X	X			X	
Dry cleaning/laundry (no plant on site)					X	X			X	
Dry cleaning plant									X	
Fabric store					X	X			X	
Farmer's market	X				S	S			X	
Feed store					X	X			X	
Fish and tackle store					S	X			X	
Florist					X	X			X	
Funeral home					S	X			X	
Furniture store, home furnishings					X	X			X	
Gift shop (new merchandise)					X	X			X	
Grocery store					X	X			X	
Gunsmith					S	S			S	
Hobby or toy store					X	X			X	

Ice cream or frozen yogurt sales					X	X			X	
Kennels	S								S	
Key shop or locksmith					X	X			X	
Laundromat (self-service)								S		
Meat market (retail)					X	X			X	
Medical aids and equipment					X	X			X	
Musical instrument sales and repair					X	X			X	
Nursery (retail)	X				S	X			X	
Outside display of merchandise	S				S	S			S	
Optical store					X	X			X	
Paint store					S	S			X	
Pet shop					S	S			S	
Pharmacist or drug store (without drive thru)					X	X			X	
Pharmacist or drug store (with a drive thru)					S	S			S	
Printing shop					S	X			X	
Produce stand (including wood and seasonal items)	X				S	X			X	
Recycling collection center						X			X	
Refueling station					S	S			X	
Restaurant, cafe or cafeteria (excluding smoked on site)					X	X			X	
Restaurant drive in					S	S			X	
Restaurant (food smoked on site)					S	S			X	
Self-storage					X	S			S	
Sporting goods					X	X			X	
Tack and saddle shop	S	S			X	X			X	
Therapeutic message					S	S			S	
Used clothing store					S	S			S	
Veterinarian office (with outside pens)	S				S	S			X	
Veterinarian office (without outside pens)	X				X	X			X	

Wallpaper, flooring and carpet supply					S	X			X	
Automobile, Transportation, Utility, Communication and Related Uses										
Auto paint (in building)						S			S	
Automotive repair minor						S			S	
Automobile sales (new)						S			X	
Automobile sales (used)						S			X	
Boat sales (new or used)						S			X	
Communication towers						S			S	
Electrical substation	S	S	S	S	S	S	S	S	S	
Manufacturing (light industrial - enclosed only)									X	
Mobile home sales (new or used)									S	
Motorcycle repair/paint (enclosed)						S			X	
Recreation vehicle sales (new or used)									X	
Telephone exchange	S	S	S	S	S	S	S	S	S	
Truck sales (new)									X	
Truck sales (used)									X	
Truck rental, leasing									X	
Trailer rental/sales									X	
Tractor sales (new or used)									X	
Vehicle leasing or rental						S			X	
Vehicle wash						S			X	
Water utilities	X	X	X	X	X	X	X	X	X	
Other uses										
Forestry	X									
Mining	X									
RV, boat, motorized or non-motorized vehicles, (inside or outside storage)									S	
Temporary real estate sales office		X	X	X	X					

(Ordinance 2012-05-00715, sec. 4, adopted 5/17/12; Ordinance 2012-10-00737 adopted 10/4/12; Ordinance 2016-03-00832 adopted 3/3/16; Ordinance 2016-10-00845 adopted 10/20/16)

