



AGENDA

**City of Lucas
Planning and Zoning Commission
February 8, 2018**

7:00 PM

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, February 8, 2018 at 7:00 pm 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

Public Hearing

1. Public hearing to consider amending the City's Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Boarding, Pet, Livestock and adding Pet Boarding to the Schedule Use Chart and establishing District requirements to the Code of Ordinances, Section 14.03.354 - Special District Requirements. (**Development Services Building Inspector Scott DeJong**)
 - A. Presentation by Development Services Building Inspector Scott DeJong
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning amendment

Regular Agenda

2. Consider approving the minutes of the November 9, 2017 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
3. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one (1) year with a term ending December 31, 2018. (City Secretary Stacy Henderson)

Executive Session

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

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. 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, February 2, 2018.

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 Request

February 8, 2018

Requester: Development Services Building Inspector Scott DeJong

Agenda Item:

Public hearing to consider amending the City’s Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Boarding, Pet, Livestock and adding Pet Boarding to the Schedule Use Chart and establishing District requirements to the Code of Ordinances, Section 14.03.354 - Special District Requirements.

- A. Presentation by Development Services Building Inspector Scott DeJong
- B. Conduct public hearing
- C. Take action regarding proposed zoning amendment

Background Information:

This item was previously brought forward to the Planning and Zoning Commission for discussion at the July 13, 2017 meeting, and a public hearing was conducted at the August 3, 2017 meeting. The public hearing was opened and closed during the meeting. The Planning and Zoning Commission asked that this item be brought back for consideration to further outline definitions for pet and livestock and to update the pet boarding definition.

The following definitions have been created, reviewed by the City Attorney, and compared to similar definitions used by surrounding cities.

- **Pet boarding:** Commercial establishment which provides accommodations, feeding and General care for pets.
- **Pet:** A domesticated animal kept for pleasure that includes any dogs, cats, birds, rodents, of any and all kinds regardless of sex, and those similar in nature and function.
- **Livestock:** Any horses, mules, donkeys, ponies, cattle, bulls, sheep, goats, hogs, pigs, of any and all kinds regardless of sex.

The Schedule of Uses Chart has been amended to allow Pet Boarding in Commercial Business and Light Industrial zoning districts with a specific use permit.

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Municipal uses operated by the city	X	X	X	X	X	X	X	X	X	
Museum					X	X			X	



City of Lucas

Planning and Zoning Request

February 8, 2018

Nursing home					S	S			S	
Pet Boarding						S			S	
Philanthropic institutions					S	X			X	
Public park or playground	X	X	X	X	X	X	X	X	X	
Medical laboratory					S	S			X	

Special district requirements have been established for Pet Board in the Code of Ordinances, Section 14.03.354 - Special District Requirements as follows:

Section 14.03.354 - Special District Requirements

- (A) Pets shall be supervised when they are outdoors
- (B) Pets shall only be permitted outdoors between the hours of 6:00 am and 10:00 pm.
- (C) There shall be adequate facilities to keep animals of different species, size, and sex separated (if needed).
- (D) Pets shall have an environment that supports their safety and well-being.
- (E) Pet Boarding shall only serve pets for a period less than sixty days.

Attachments/Supporting Documentation:

- 1. Public hearing notice.

Budget/Financial Impact:

NA

Recommendation:

City Staff recommends approving the item as presented.

Motion:

I make a motion to approve/deny amending the City’s Code of Ordinances, Section 14.01.004 - Definitions to add a definition for Pet Boarding, Pet, Livestock and adding Pet Boarding to the Schedule Use Chart and establishing District requirements to the Code of Ordinances, Section 14.03.354 - Special District Requirements.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, February 8, 2018 at 7:00 p.m. and the City Council will conduct a second public hearing on Thursday, March 1, 2018 at 7:00 p.m. for proposed changes to the City's Code of Ordinances at Lucas City Hall, 665 Country Club, Lucas, Texas to consider changes to the City's Code of Ordinances more particularly described as follows:

Amending (e) Schedule of uses chart.

Use	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Municipal uses operated by the city	X	X	X	X	X	X	X	X	X	
Museum					X	X			X	
Nursing home					S	S			S	
Pet Boarding						S			S	
Philanthropic institutions					S	X			X	
Public park or playground	X	X	X	X	X	X	X	X	X	
Medical laboratory					S	S			X	

Section 14.01.004 – Definitions:

- **Pet boarding:** Commercial establishment which provides accommodations, feeding and General care for pets.
- **Pet:** A domesticated animal kept for pleasure that includes any dogs, cats, birds, rodents, of any and all kinds regardless of sex, and those similar in nature and function.
- **Livestock:** Any horses, mules, donkeys, ponies, cattle, bulls, sheep, goats, hogs, pigs, of any and all kinds regardless of sex.

- **14.03.354 - Special District Requirements**

- A. Pets shall be supervised when they are outdoors
- B. Pets shall only be permitted outdoors between the hours of 6:00 A.M. and 10:00 P.M.
- C. There shall be adequate facilities to keep animals of different species, size, and sex separated (if needed).
- D. Pets shall have an environment that supports their safety and well-being.
- E. Pet day cares shall only serve pets for a period less than sixty days.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas Texas 75002 or by email at shenderson@lucastexas.us and they will be presented at the hearing. If you have any questions please contact jhilbourn@lucastexas.us.



City of Lucas

Planning and Zoning Agenda Request

February 8, 2018

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the November 9, 2017 Planning and Zoning Commission meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. Minutes of the November 9, 2017 Planning and Zoning Commission meeting.

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to approve the minutes of the November 9, 2017 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission
Regular Meeting
November 9, 2017
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

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

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Andre Guillemaud
Alternate Commissioner Tim Johnson
Alternate Commissioner Tommy Tolson

Staff Present:

Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

Commissioners Absent:

Commissioner Scott Sperling
Commissioner Joe Williams

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 members Tim Johnson and Tommy Tolson would be serving as voting members due to the absence of two regular members.

Regular Agenda

1. **Consider approval of the minutes of the October 12, 2017 Planning and Zoning Commission meeting.**

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

2. **Consider the request for final plat approval by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road.**

Development Services Director Joe Hilbourn gave a presentation discussing details of the plat. He noted that the Brockdale Estates subdivision was located within the City's extraterritorial jurisdiction and the preliminary plat for this subdivision was approved in 2012. Mr. Hilbourn noted that Phase 1 consisted of approximately 60 lots and Phase 2 contained 23 lots. All homes would be fire protected and four trees were being planted in each lot to accommodate the removal of trees during development. Mr. Hilbourn stated that staff recommended approval of the final plat.

Alternate Commissioner Johnson discussed with Mr. Hilbourn the type of trees that would be planted and the R-2 designation for the property.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to recommend approval of the final plat by Hillwood Communities for 23 residential lots, containing 12.462 acres in the S. Barrow Survey, Abstract No. 49 and the M. Millirons Survey, Abstract No. 564 of the Brockdale Estates Subdivision located 5,000 feet east of the intersection of E. Lucas Road and Brockdale Park Road. The motion passed unanimously by a 5 to 0 vote.

3. Consider the request for a minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane.

Development Services Director Joe Hilbourn gave a presentation discussing details of the plat. He noted that the parcel of land included 8.661 acres of a 110.117-acre tract of land. The plat created four two-acre lots located on Ford Lane with a development agreement in place to improve Ford Lane. Mr. Hilbourn stated that the four lots were located on an existing street and had access to an eight-inch water main with fire hydrants. Mr. Hilbourn stated that the plat met all City requirements and staff recommended approval of the minor plat.

Chairman Rusterholtz asked when road improvements would be made to Ford Lane.

Mr. Hilbourn stated that improvements would be made when 75 percent of the permits had been issued for Phase 1 and Phase 2 of the project.

MOTION: A motion was made by Alternate Commissioner Johnson, seconded by Commissioner Guillemaud to recommend approval of the minor plat by Goose Realty for Lots 1 through 4 of the Logan Ford Ranch Phase 4, being 8.661 acres in the Calvin Boles Survey Abstract Number 28, and located at the northeast corner of the intersection of Welborn Road and Ford Lane. 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.

4. Executive Session.

The Planning and Zoning Commission did not go into Executive Session at this meeting.

5. Adjournment.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Alternate Commissioner Johnson 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



City of Lucas

Planning and Zoning Agenda Request

February 8, 2018

Requester: City Secretary Stacy Henderson

Agenda Item:

Consider the appointment of a Chairman and Vice Chairman to serve for a period of one (1) year with a term ending December 31, 2018.

Background Information:

NA

Attachments/Supporting Documentation:

NA

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

I make a motion to appoint _____ as Chairman of the Planning and Zoning Commission for a one-year period with a term ending December 31, 2018.

I make a motion to appoint _____ as Vice Chairman of the Planning and Zoning Commission for a one-year period with a term ending on December 31, 2018.