



City of Lucas
Planning and Zoning Commission
Regular Meeting
June 13, 2019
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.

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

Commissioners Present:

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

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
City Attorney Julie Doshier
Development Services Director Joe Hilbourn

City Council Liaison Present:

Mayor Jim Olk

Commissioners Absent:

Alternate Commissioner Adam Sussman

Public Hearing Agenda

- 1. Public Hearing to consider the request by Ron Lacock on behalf of Lucas Country Corners for a change in zoning from Residential-2 (R-2) to Commercial Business (CB) on a parcel of land consisting of 8.245 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of the called 1.0 acre tract of land and part of the called 10.43 acre tract of land leaving a remainder of 3.18 +/- more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road.**

Development Services Director Joe Hilbourn explained that the property was zoned Residential-2 and the request proposes to rezone 8.245 acres of land including two tracts of land that total 11.43 acres from R-2 to Commercial Business leaving the remainder tract zoned R-2. The 8.245 acres is zoned Commercial Business in the Comprehensive Plan.

Chairman Rusterholtz asked if the property with the larger pond would be split. Mr. Hilbourn stated that the parcel with the larger pond was proposed as Commercial, the other property with the smaller pond would remain zoned residential.

Chairman Rusterholtz opened the public hearing at 7:05 pm.

The following individuals came forward that requested to speak:

Mohammad Dezfoolien, 175 Southview, stated that he was opposed to the request noting that having a commercial business in the area would create even more traffic and congestion than existed currently.

Rodney Johnson, 2 Cedar Bend Trail, stated that he was opposed to the request. Mr. Johnson discussed the cut through traffic that occurs from surrounding cities through Lucas that creates additional noise and congestion at the intersection of Southview and West Lucas Road. Mr. Johnson stated that placing a business at that location would detract from the residential neighborhood and put additional stress on a congested intersection.

Ann Guzman, 12 Rollingwood, stated that while the Comprehensive Plan may designate the area as Commercial, due to the excessive traffic and congestion in the area, adding a commercial business to the area was not appropriate. Ms. Guzman suggested that the intersection and roadway improvements be made before additional commercial properties are designated for that area.

Don Webb, 7 Carey Lane, stated that there was significant drainage in that area, and should the property be developed he was concerned with how the drainage may flow into the nearby residential neighborhood. Mr. Webb stated that the area was already extremely congested and suggested the roadways be improved before additional commercial was added to the area. Mr. Webb stated that he was opposed to the request.

Kurt Wesner, 9 Carey Lane, stated that the roads and the intersection should be updated before additional commercial is developed in the area that would add to the existing congestion problem. Mr. Wesner stated that he was opposed to the request.

Rick Andrews, 14 Carey Lane, discussed the difficulty emergency vehicles have traveling through the intersection due to the congestion at the intersection and stated he was opposed to the request.

Ron Lacock, on behalf of Lucas Country Corners, stated that he lived in Lucas and was familiar with the area and the congestion at that intersection. Mr. Lacock stated that he wanted to bring a development to the area that would enhance the community and the country feel.

Chairman Rusterholtz read into the record an email received from Bharat Pareek with Riddhi Siddhi Investment Series LLC that stated he was in favor of changing the zoning from R-2 to Commercial.

Tina Conn, 10 Carey Lane, stated that she was opposed to the request and did not want to see large commercial businesses in that area.

James Botello, 2 Prado Verde, stated that he was concerned how the development of a commercial business would negatively impact the surrounding residential neighborhood and stated that he was opposed to the request.

Tonya Egger, 8 Carey Lane, stated that she typically has to wait 5-10 minutes to get out of her street onto West Lucas Road due to the traffic congestion in the area. Ms. Egger stated that the road should be developed, and intersection improvements made before any commercial development occurred in the area. Ms. Egger stated that having additional traffic in the area could be dangerous to livestock and she was opposed to the request.

Chairman Rusterholtz closed the public hearing at 7:36 pm.

Commissioner Johnson asked the developer their vision for the area.

City Attorney Julie Doshier stated that the request was for rezoning and not a specific use permit and the developer would be allowed to propose any commercial use that was permitted under the City's Code of Ordinances.

Mr. Lacock stated that they had considered a nursery, restaurant, senior care center or some type of outdoor area.

Commissioner Johnson stated that he shared the concerns of the residents and noted that he was in favor of completing the intersection and roadway improvements first in order to have a better understanding of traffic flow once improvements had been made before additional development occurs.

Chairman Rusterholtz stated that she too had concerns regarding changing the property to commercial zoning at this time with the existing traffic congestion in the area and drainage that would have to be addressed.

Commissioner Guillemaud, Commissioner Williams, Commissioner Tolson and Vice Chairman Keer all noted their opposition to changing the zoning to Commercial at this time given the traffic challenges in the area currently.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to recommend denial of a zoning change request from Residential-2 to Commercial Business on a parcel of land consisting of 8.245 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of the called 1.0 acre tract of land and part of the called 10.43 acre tract of land leaving a remainder of 3.18 +/- at the intersection of East Lucas Road and West Lucas Road. The motion to deny passed unanimously by a 5 to 0 vote.

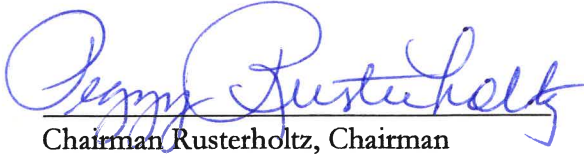
Regular Agenda

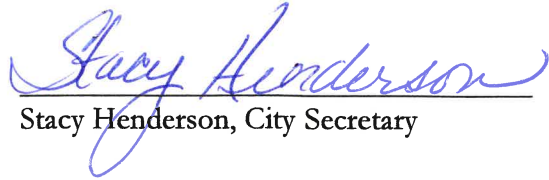
2. Consider approval of the minutes of the May 9, 2019 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Johnson, seconded by Chairman Rusterholtz to approve the minutes of the May 9, 2019 meeting as presented. The motion passed unanimously by a 5 to 0 vote.

3. **Adjournment.**

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:46 pm. The motion passed unanimously by a 5 to 0 vote.


Chairman Rusterholtz, Chairman


Stacy Henderson, City Secretary

