



AGENDA
City of Lucas
Planning and Zoning Commission
July 11, 2019
7:00 PM
City Hall – Council Chambers
665 Country Club Road – Lucas, Texas

Notice is hereby given that a City of Lucas Planning and Zoning Commission meeting will be held on Thursday, July 11, 2019 at 7:00 pm at the Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 at which time the following agenda will be discussed.

Call to Order

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

Public Hearing Agenda

1. Public Hearing to consider the request by Mr. Khalil Hussein for a special use permit for a minor automotive repair shop and used car sales in a Commercial zoning district for the property located at 995 West Lucas Road, Abstract A0538 Jas Lovelady Survey, Tract 14, being 2.25 acres. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request
2. Public hearing to consider a request for a specific use permit request by Bill George of Bill George Custom Homes on behalf of Dan & Julie Rembold property owners at 1345 Snider Lane, Abs A0477 T D James Survey, Tract 80, to allow a kitchen and food preparation area in an accessory building with habitable space. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request

3. Public hearing to consider a request by Bill George Custom Homes on behalf of Dan and Julie Rembold property owners at 1345 Snider Lane, Abstract A0477 TD James Survey, Tract 80 for a specific use permit request to allow a kitchen and food preparation area in an accessory building with habitable space. (**Development Services Director Joe Hilbourn**)
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request

Regular Agenda

4. Consider approval of the minutes of the June 13, 2019 Planning and Zoning Commission meeting. (**City Secretary Stacy Henderson**)
5. Discuss potential agenda items for the joint City Council/Planning and Zoning Commission drainage workshop on September 12, 2019. (**City Engineer Stanton Foerster**)

Executive Session Agenda

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 regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

6. Executive Session: An Executive Session is not scheduled for this meeting.
7. Adjournment.

Certification

I do 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, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on July 3, 2019.

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 July 11, 2019

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public Hearing to consider the request by Mr. Khalil Hussein for a special use permit for a minor automotive repair shop and used car sales in a Commercial zoning district for the property located at 995 West Lucas Road, Abstract A0538 Jas Lovelady Survey, Tract 14, being 2.25 acres.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

The site is 2.25 acres and zoned Commercial. The site has previously been a t-shirt shop and a septic company. A specific use permit is required for a minor automotive repair shop and for used car sales.

Automobile, Transportation, Utility, Communication and Related Uses	AO	R2	R1.5	R1	VC	CB	OS	MH	LI	ED
Auto paint (in building)						S			S	
Auto parts store						X			X	
Automotive repair minor						S			S	
Automobile sales (new)						S			X	
Automobile sales (used)						S			X	

Attachments/Supporting Documentation

1. Location Map
2. Site Plan
3. Notice of Public Hearing

Budget/Financial Impact

NA



City of Lucas Planning and Zoning Request July 11, 2019

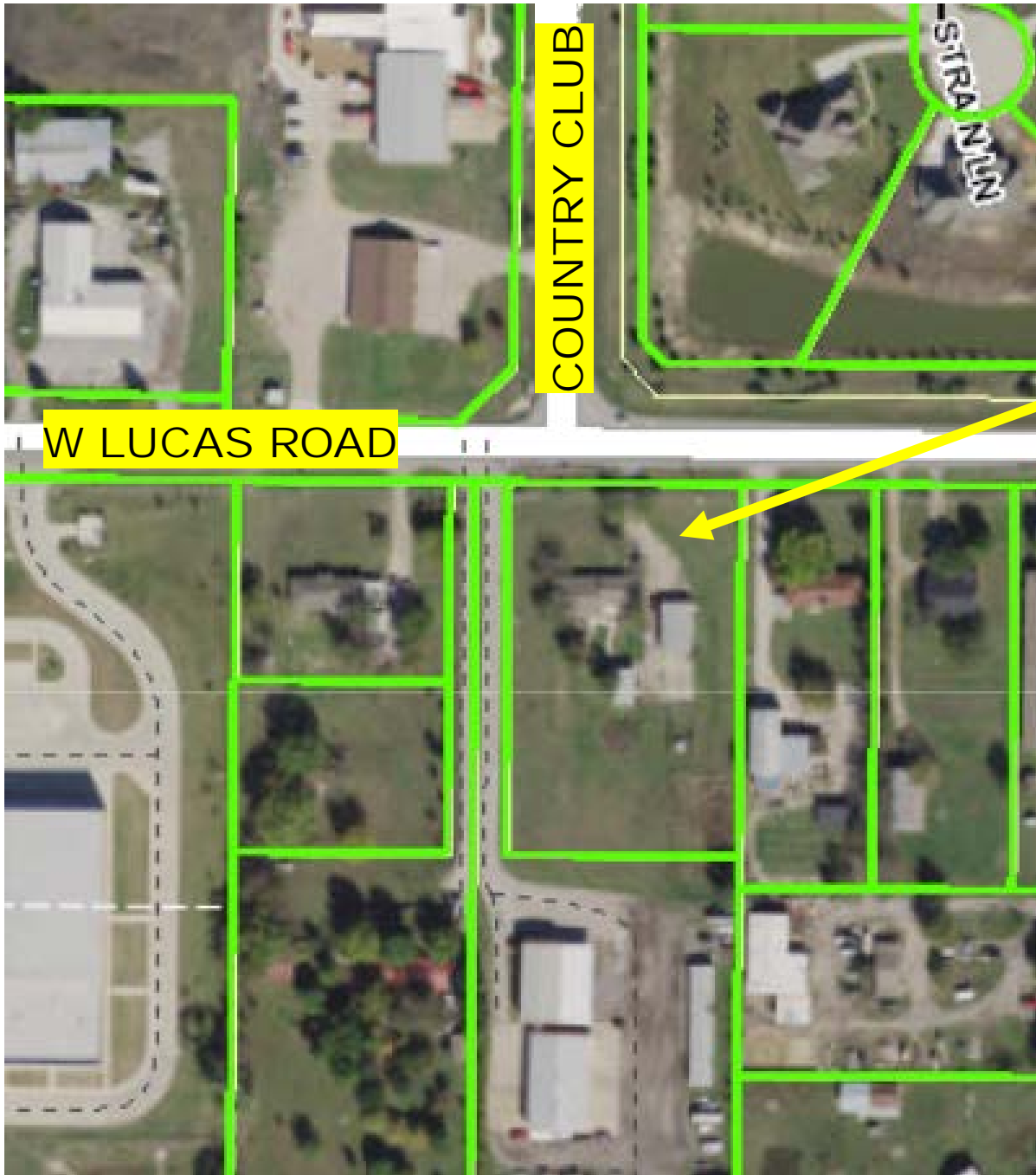
Item No. 01

Recommendation

Staff recommends approval of the minor automotive repair shop and denial of the used car sales.

Motion

I make a motion to approve/deny the special use permit request for a minor automotive repair shop and used car sales in a Commercial zoning district for the property located at 995 West Lucas Road, Abstract A0538 Jas Lovelady Survey, Tract 14, being 2.25 acres.



LOCATION MAP

995 W LUCAS ROAD



INSPECTION BAY #2

5

1

2

3

4

INSPECTION BAY #1

6

7

8

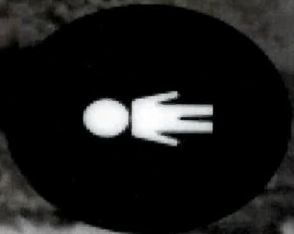
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10

Google

Google

33°05'10"N 96°35'26"W 1 281 ft





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, July 11, 2019 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, August 1, 2019 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit Minor Automotive Repair, centered around State Inspection and the sale of used cars more particularly described as follows:

Mr. Khalil Hussein has made application on behalf of Bob Willard for a special use permit for Minor Automotive Repair shop and used car sales in a commercial district, Abs A0538 Jas Lovelady Survey, Tract 14, 2.25 Acres, Lucas, Texas 75002, more commonly known as 995 W Lucas Rd.

Automobile, Transportation, Utility, Communication and Related Uses									
Auto paint (in building)						S			S
Auto parts store						X			X
Automotive repair minor						S			S
Automobile sales (new)						S			X
Automobile sales (used)						S			X

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, email shenderson@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



City of Lucas

Planning & Zoning Agenda Request

July 11, 2019

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider a request by Wesner Custom Homes on behalf of Mike and Terri West property owners of 1121 West Forest Grove, Lucky 7 Farm, Blk A, Lot 1R for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned R-2 and has a building permit to construct an accessory building with habitable space that meets the City's requirements. The owners would like to amend the approved building plans to allow two food preparation areas in the accessory building under construction.

Section 14.04.304 (a) of the City's Code of Ordinances requires that an addition of a kitchen/food preparation area require a specific use permit in R-2 or AO zoning districts that contain a single-family home and states the following:

Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

Attachments/Supporting Documentation

- 1. Location Map
- 2. Site plan and kitchen layout
- 3. Public Notice

Budget/Financial Impact

NA



City of Lucas
Planning & Zoning Agenda Request
July 11, 2019

Item No. 02

Recommendation

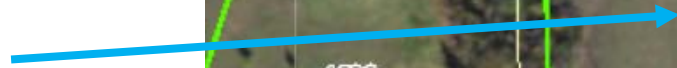
Staff recommends approval of the specific use permit request as presented.

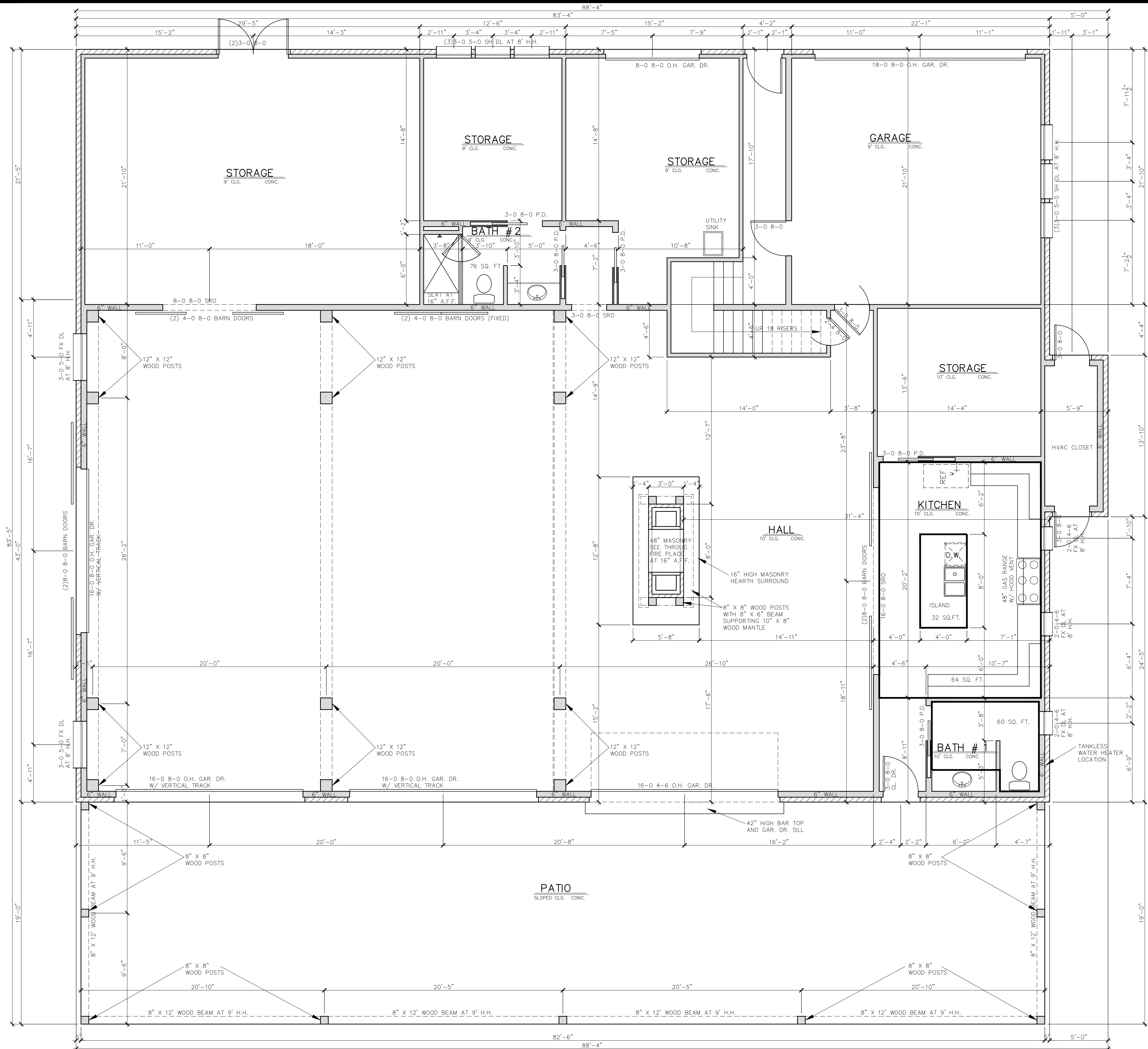
Motion

I make a motion to approve/deny the specific use permit request for 1121 West Forest Grove, Lucky 7 Farm, Blk A, Lot 1R for a kitchen and food preparation area in an accessory building with habitable space.

Location Map

1121 W Forest Grove

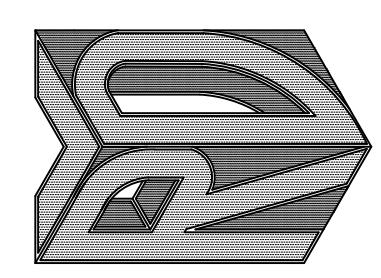




AREAS: (LIVING)	
1ST FLR LIVING TOTAL	339 SQ. FT.
2ND FLR LIVING TOTAL	1108 SQ. FT.
TOTAL LIVING	1447 SQ. FT.
GARAGE	471 SQ. FT.
PATIO	1568 SQ. FT.
1ST FLR OPEN/STORAGE AREA	3386 SQ. FT.
9' CLG. STORAGE AREAS	1189 SQ. FT.
2ND FLOOR OPEN AREAS	593 SQ. FT.
SLAB	6953 SQ. FT.
TOTAL A.U.R.	8654 SQ. FT.

1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

VON READEN DESIGN
Brad von Readen
(214) 502-1558 Mobile
brad.vonreaden@gmail.com

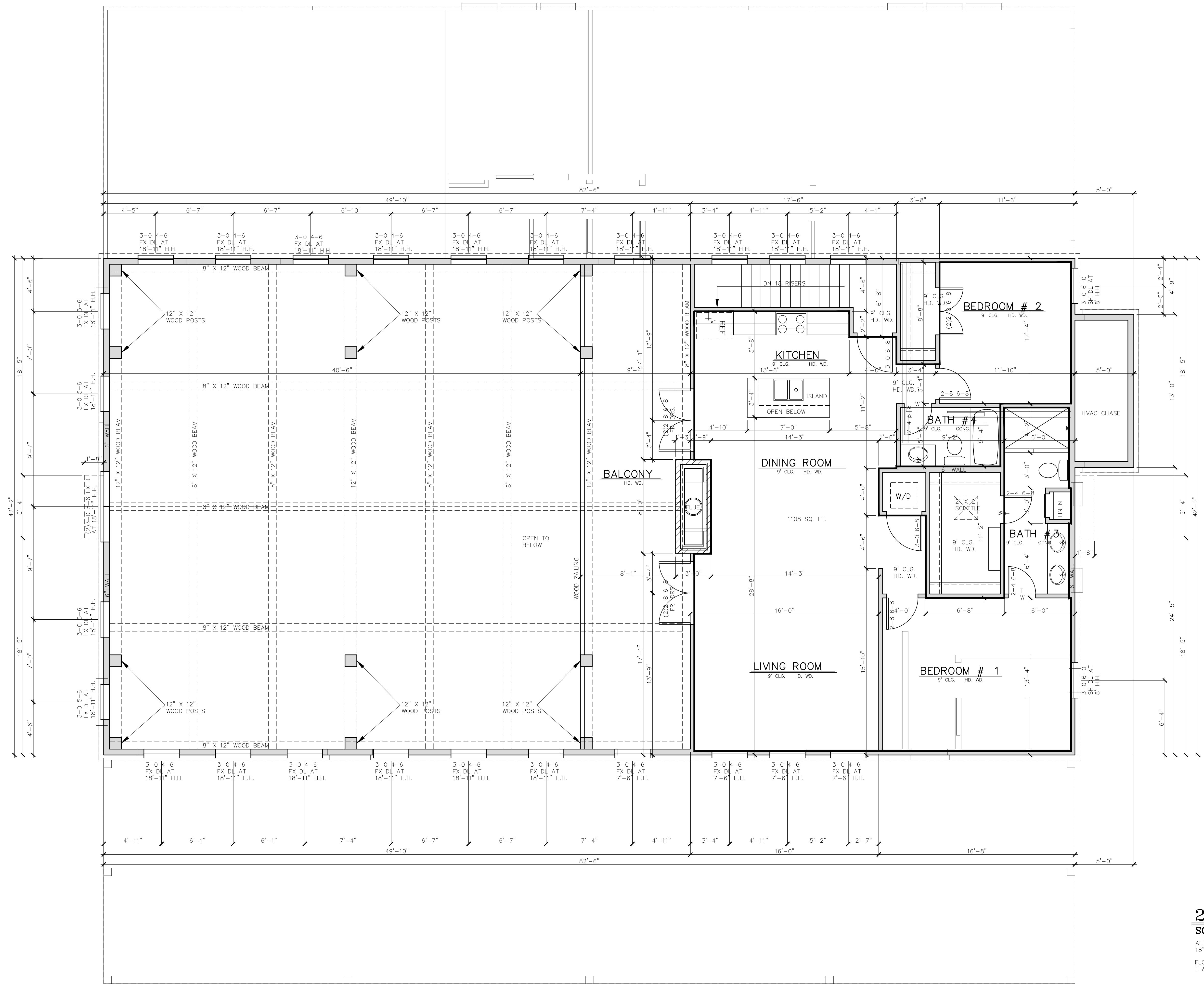


THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS WILL APPLY SHOULD ANY DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS. PLANS ARE THE PROPERTY OF VON READEN DESIGN AND ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF VON READEN DESIGN.

1121 W. FOREST GROVE RD.
LOT: 1R BLK: A
LUCKY 7 FARM
LUCAS, TEXAS
PLAN: WEST RES.

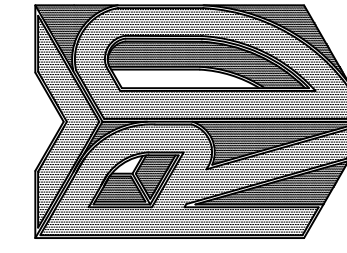
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DISK # \WESNER
DATE 3/20/19
REVISIONS:

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Plan Number
WEST



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL UPPER LEVEL WINDOWS TO HAVE HEADER HEIGHTS
 18" BELOW TOP PLATE.
 FLOOR JOISTS TO BE 16" OPEN WEB TRUSS'S WITH 1 1/8"
 T & G DECKING.



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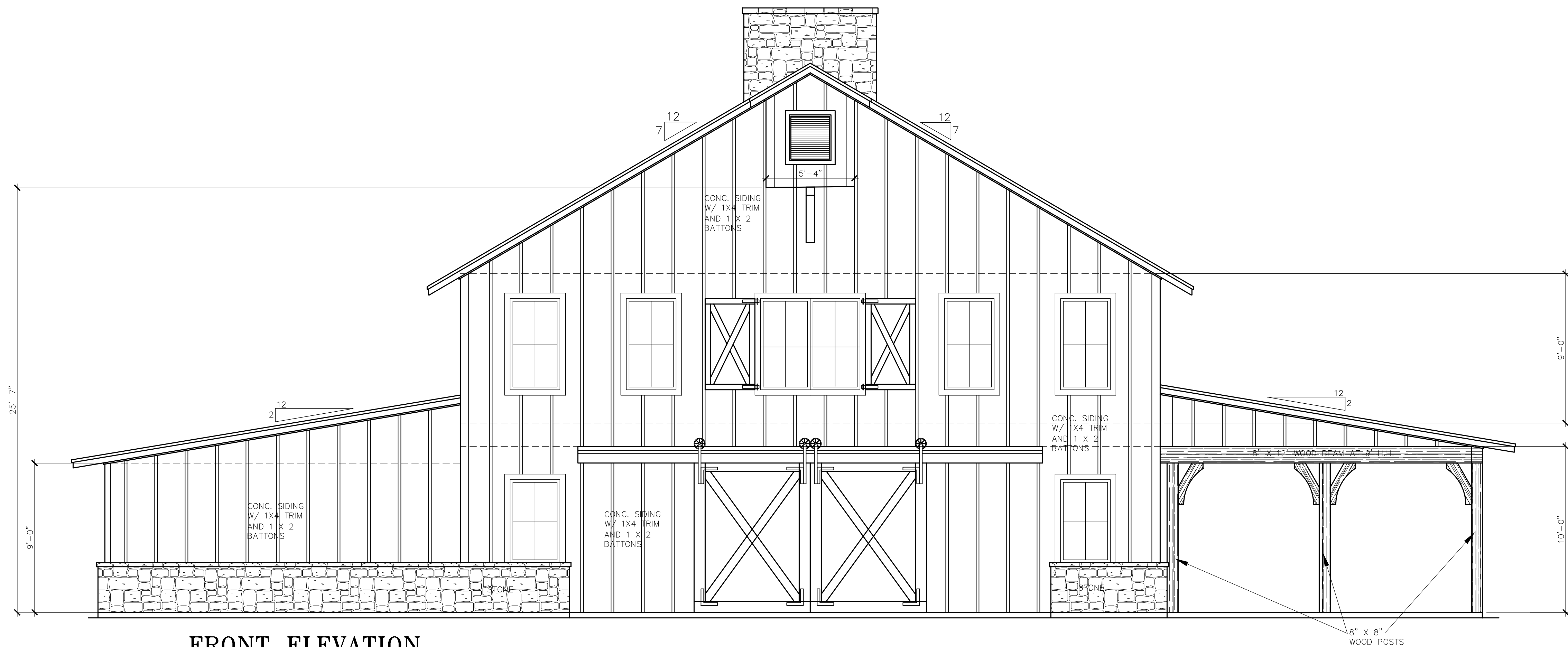
1121 W. FOREST GROVE RD.
 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

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 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

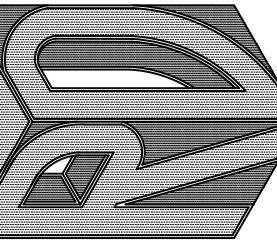
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2
 Plan Number
WEST



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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1121 W. FOREST GROVE RD.
LOT: 1R BLK: A
LUCKY 7 FARM
LUCAS, TEXAS
PLAN: WEST RES.

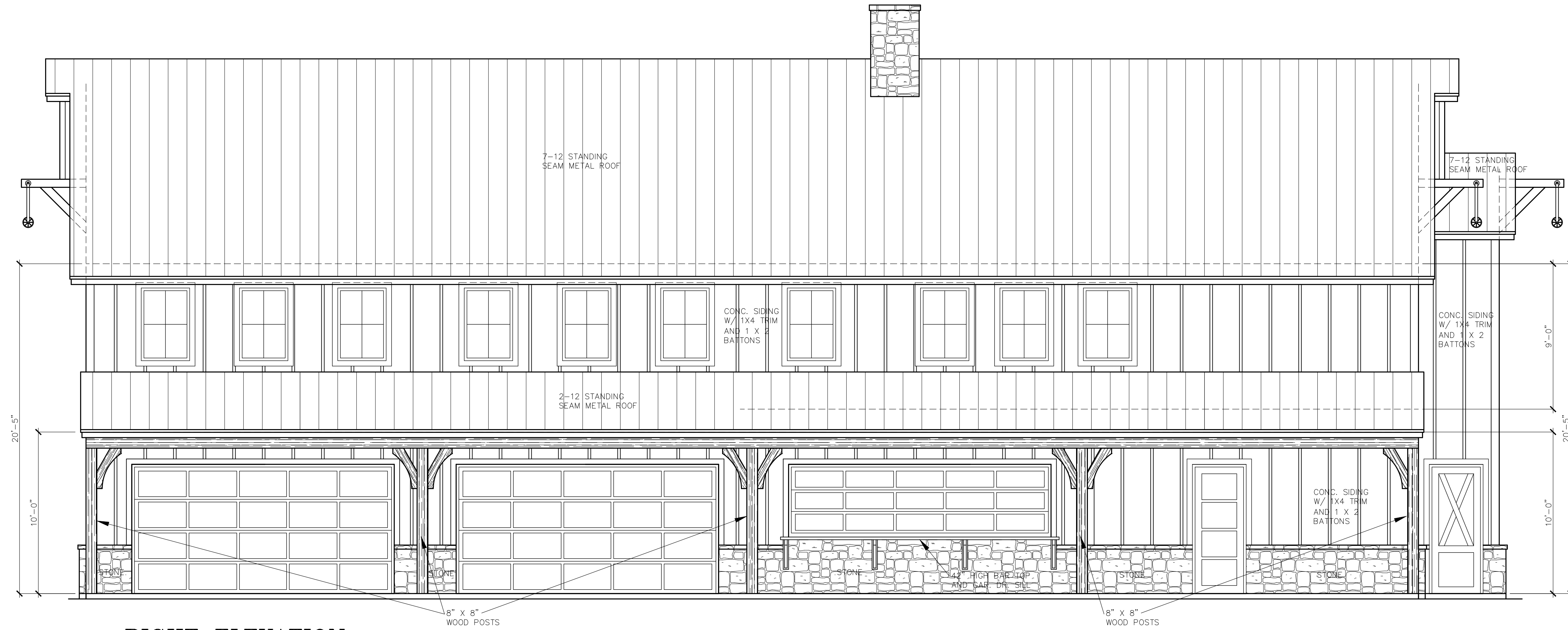
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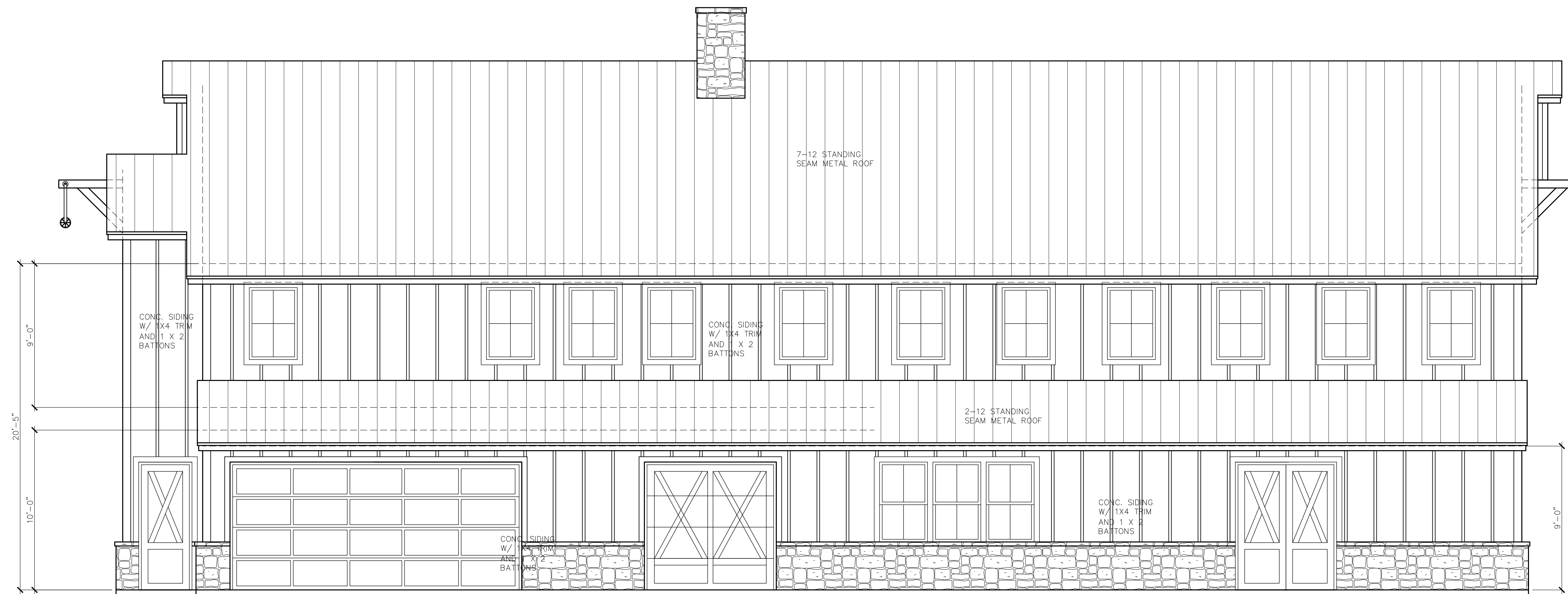
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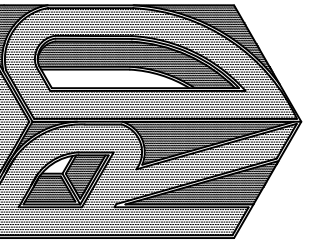
WEST



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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LOT: 1R BLK: A
LUCKY 7 FARM
LUCAS, TEXAS
PLAN: WEST RES.

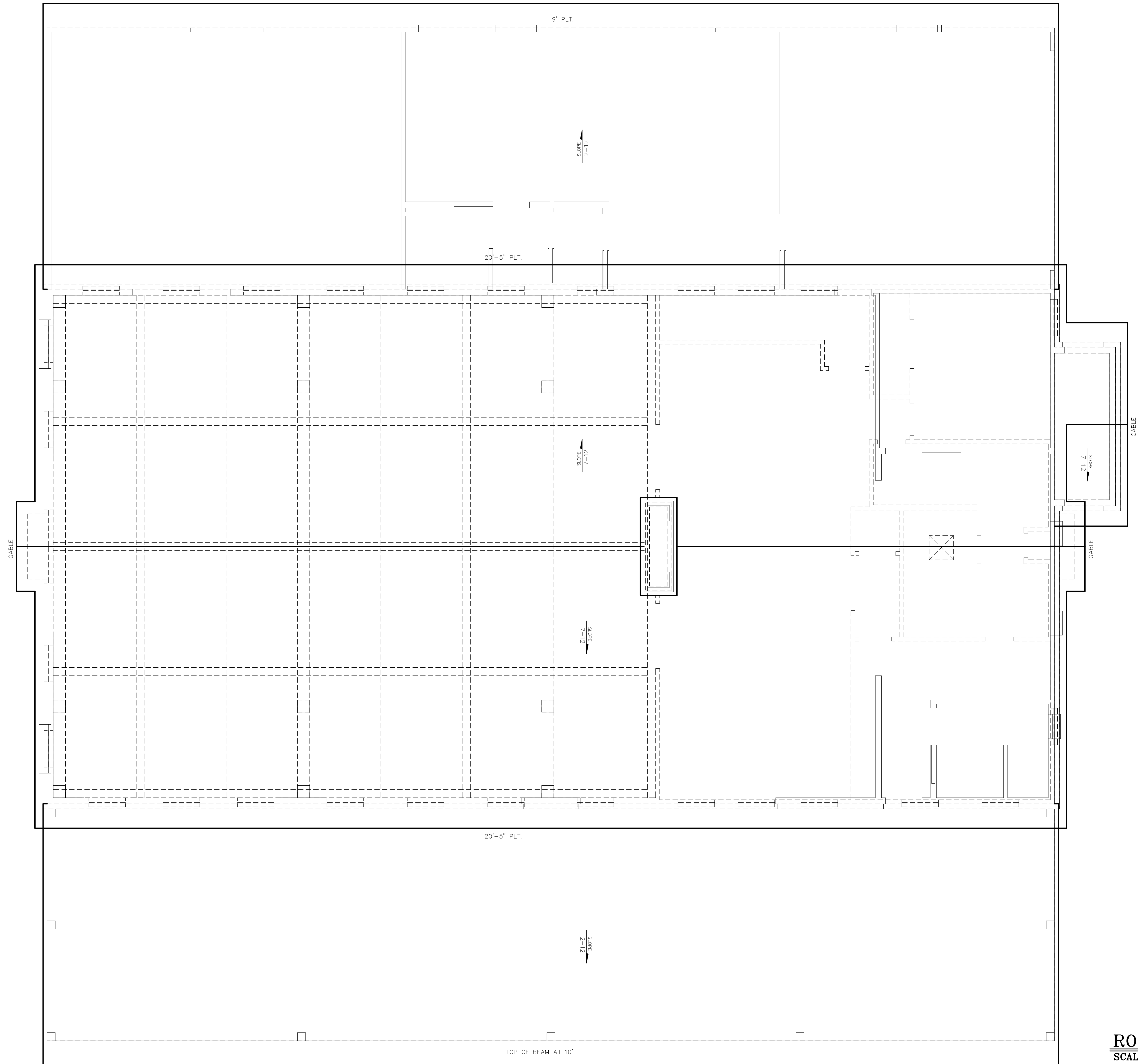
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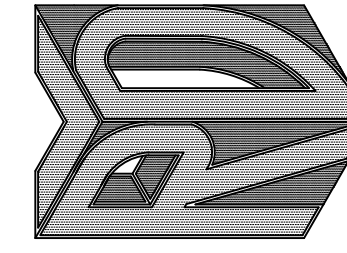
Plan Number

WEST



ROOF PLAN
 SCALE: 1/8" = 1'-0"

VON READEN DESIGN
 Brad von Readen
 (214) 502-1588 Mobile
 brad.vonreaden@gmail.com

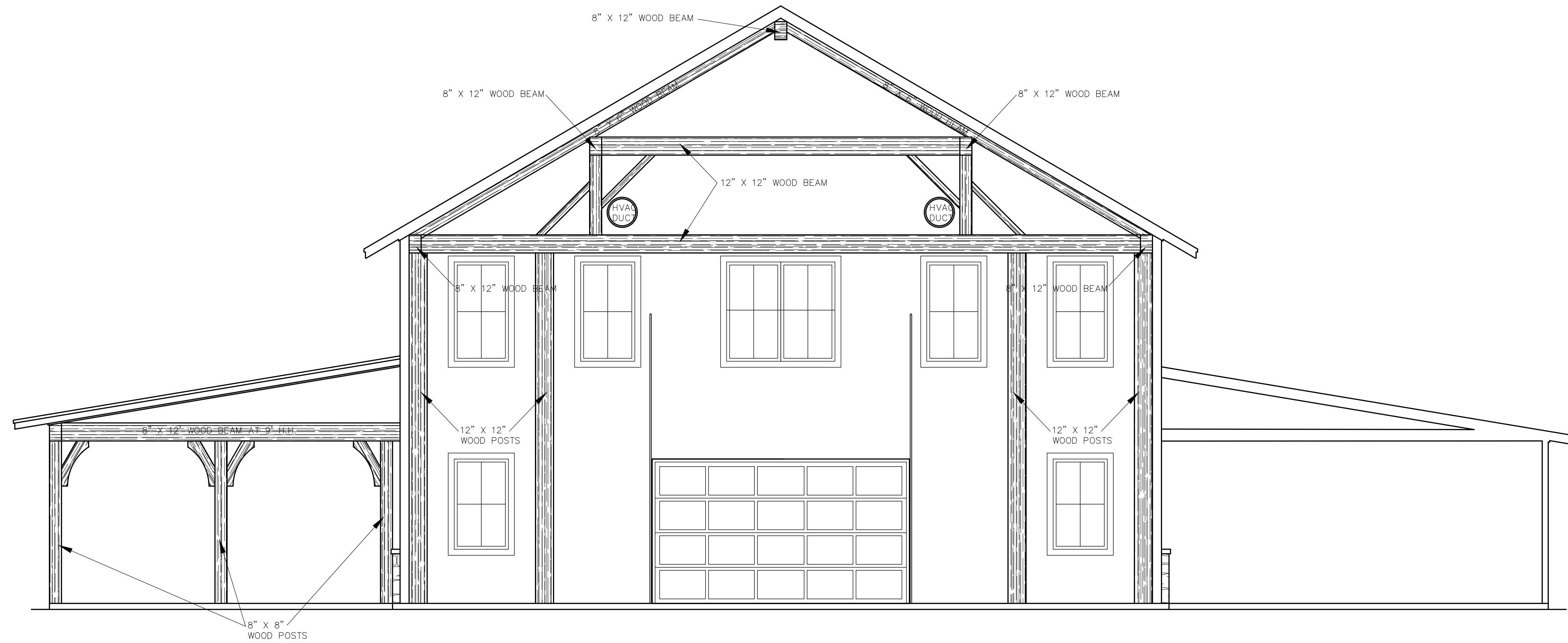


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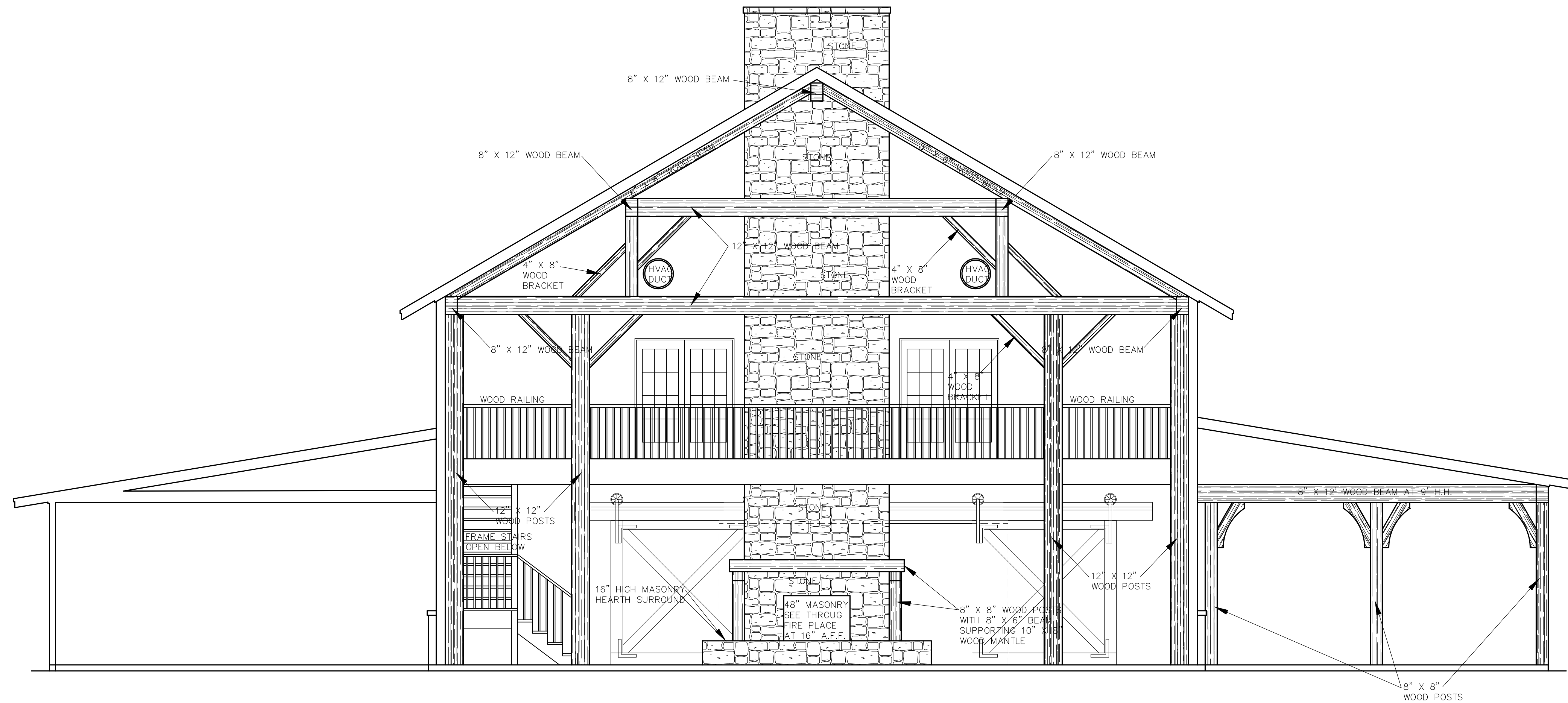
1121 W. FOREST GROVE RD.
 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

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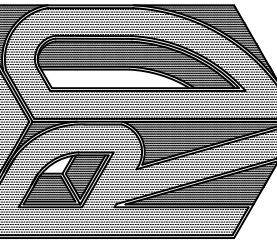
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WEST



INTERIOR ELEVATION "A"
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION "B"
 SCALE: 1/4" = 1'-0"



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1121 W. FOREST GROVE RD.
 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

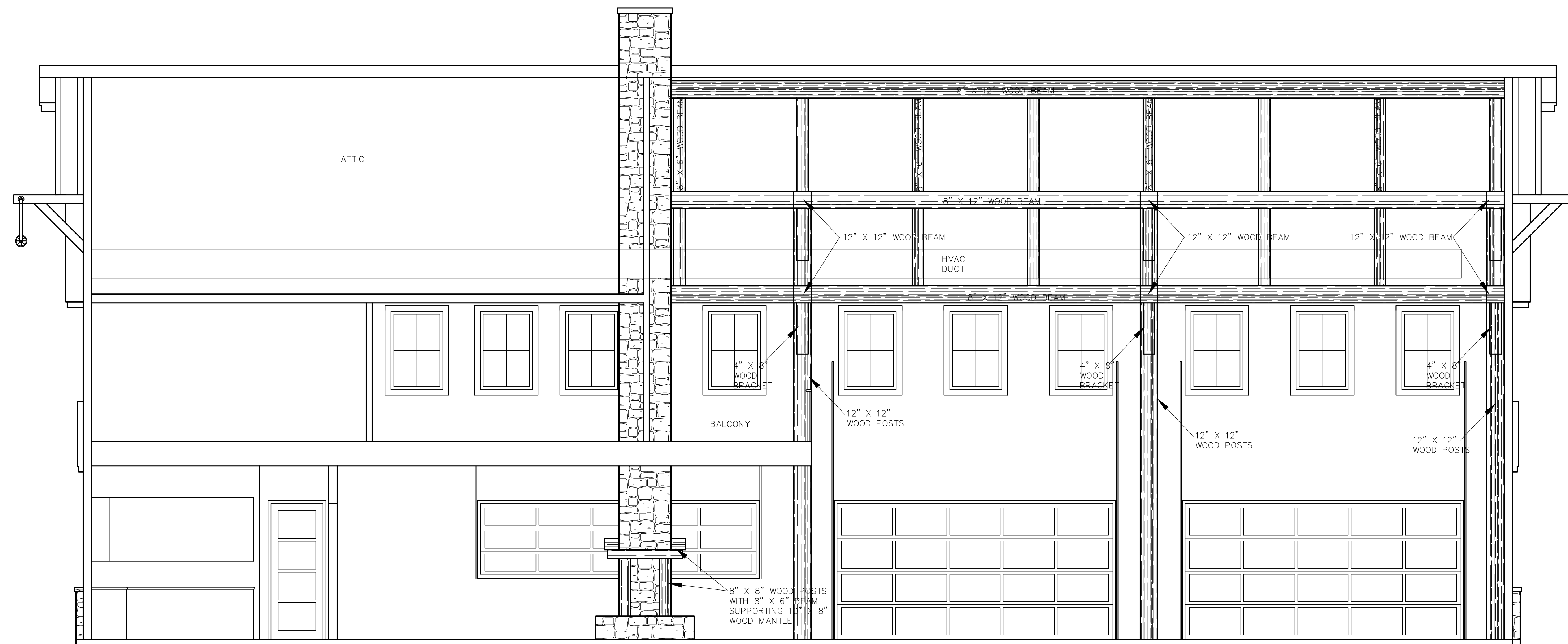
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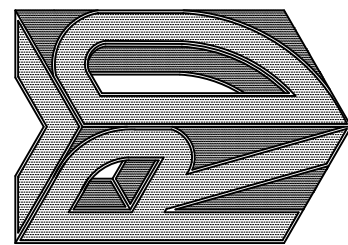
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INTERIOR ELEVATION "C"
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION "D"
 SCALE: 1/4" = 1'-0"



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 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

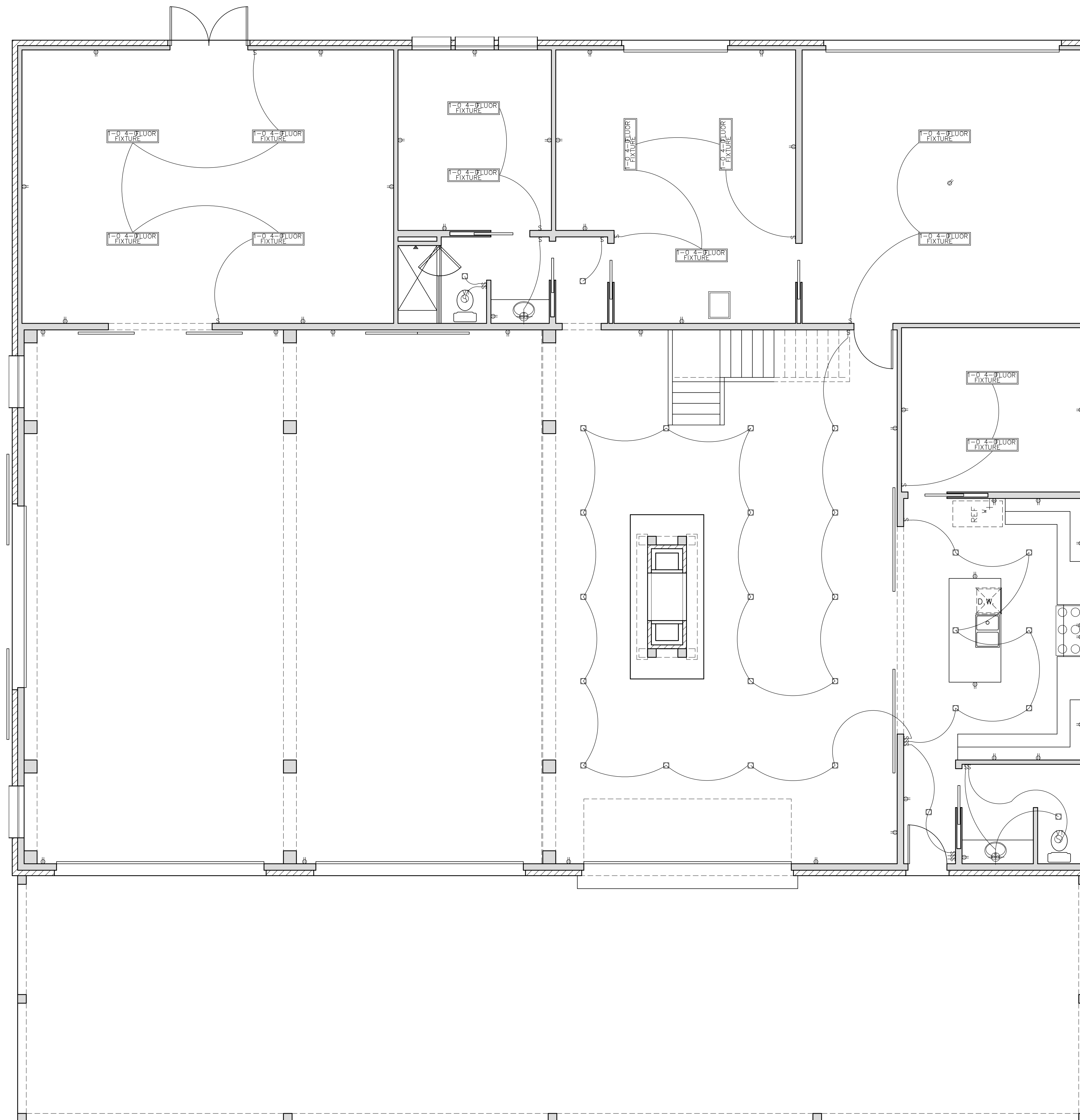
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Sheet Number

7

Plan Number

WEST



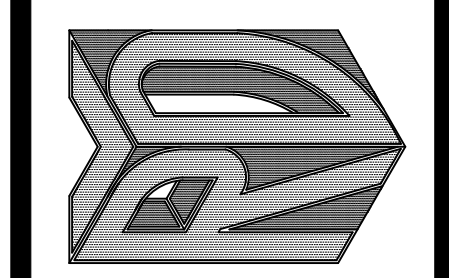
ELECTRICAL LEGEND

⊕	110 V DUPLEX RECEPTICAL
⊕GFI	110 V DUPLEX REC. GROUND FAULT CIRCUIT INTERRUPT
⊕WP/GFI	110 V DUPLEX REC. WATER PROOF GROUND FAULT CIRCUIT INTERRUPT
⊕220	220 V RECEPTICAL
⊕	SURFACE MOUNT LIGHT
□	RECESSED CAN LIGHT
⊕-0-4-FLUOR FIXTURE	FLUORESCENT LIGHT FIXTURE
⊕	EXT. FLOOD LIGHT FIXTURE
⊕/VT	VENT / LIGHT FIXTURE
⊕	PHONE JACK
⊕	T.V. JACK
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR

ARC-FAULT CIRCUIT-INTERUPRER PROTECTION IN BEDROOMS, N.E.C. 210-12.
 GFCI PROTECTION IN BATHROOMS, GARAGE, OUTDOOR, KITCHEN COUNTERS, ISLANDS, AND BAR SINKS, E3802.1 THRU 3803.7.
 OUTLETS LOCATED OUTDOORS TO HAVE WEATHERPROOF COVERS. EXTERIOR OR WET LOCATION LIGHTING TO BE LISTED FOR WET OR DAMP LOCATIONS, E3902.8 THRU E3902.10 & E3903.8.

1ST FLOOR ELECTRICAL
 SCALE: 1/4" = 1'-0"

VON READEN DESIGN
 Brad von Readen
 (214) 502-1588 Mobile
 brad.vonreaden@gmail.com



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LOT: 1R BLK: A
LUCKY 7 FARM
LUCAS, TEXAS
PLAN: WEST RES.

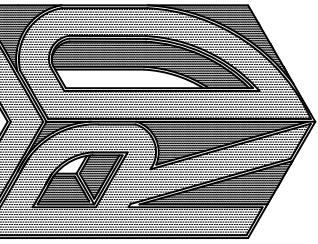
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Sheet Number
8
Plan Number
WEST



2ND FLOOR ELECTRICAL
 SCALE: 1/4" = 1'-0"

**VON READEN
 DESIGN**
 Brad von Readen
 (214) 502-1588 Mobile
 brad.vonreaden@gmail.com



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1121 W. FOREST GROVE RD.
 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
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 DATE 3/20/19
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Sheet Number

9

Plan Number

WEST



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, July 11, 2019 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, August 1, 2019 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

*Joe Wesner of Wesner Custom Homs, LLCs on behalf of the property owners Mike and Terri West at 1121 West Forest Grove, Lucky 7 Farm, Blk A, Lot 1r; (Replat), Lucas, Texas 75002 has submitted an application for a SUP to permit a kitchen with a food preparation area(s) in an accessory building with habitable space required by code section **Sec. 14.04.304 General accessory buildings and structures regulations***

i) *In R-2 or AO zoning districts that contain a single-family home:*

a. *Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.*

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, email shenderson@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



City of Lucas

Planning & Zoning Agenda Request

July 11, 2019

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider a request by Bill George Custom Homes on behalf of Dan and Julie Rembold property owners at 1345 Snider Lane, Abstract A0477 TD James Survey, Tract 80 for a specific use permit request to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned AO and is 29 acres with a current building permit to construct an accessory building with habitable space that meets the City's requirements. The owners would like to amend the approved building plans to allow a food preparation area in the accessory building under construction.

Section 14.04.304 (a) of the City's Code of Ordinances requires that an addition of a kitchen/food preparation area requires a specific use permit in R-2 or AO zoning districts that contain a single-family home and states the following:

Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

Attachments/Supporting Documentation

- 1. Location Map
- 2. Site plan, and kitchen layout
- 3. Public Notice

Budget/Financial Impact

NA



City of Lucas
Planning & Zoning Agenda Request
July 11, 2019

Item No. 03

Recommendation

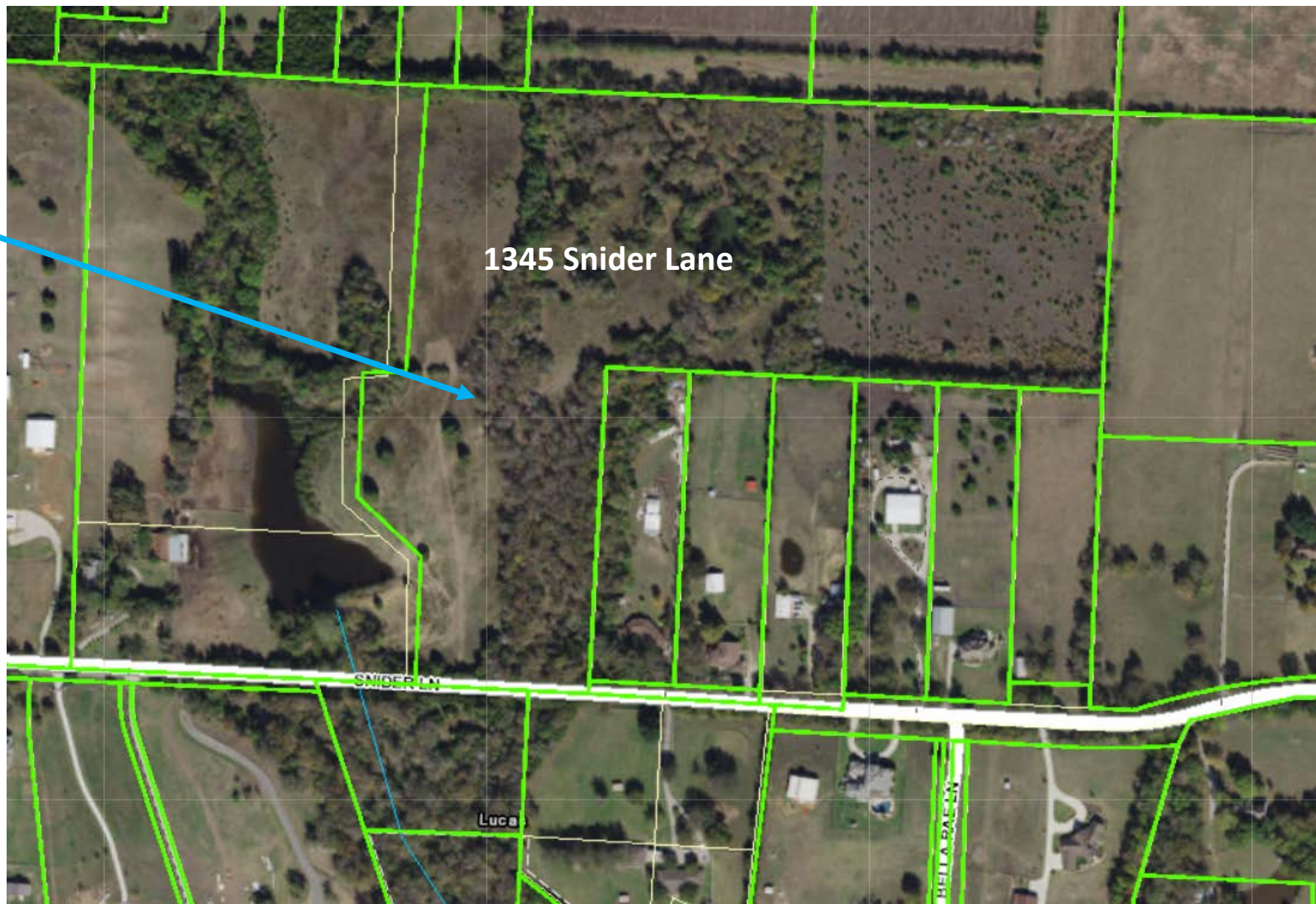
Staff recommends approving the specific use permit request as presented.

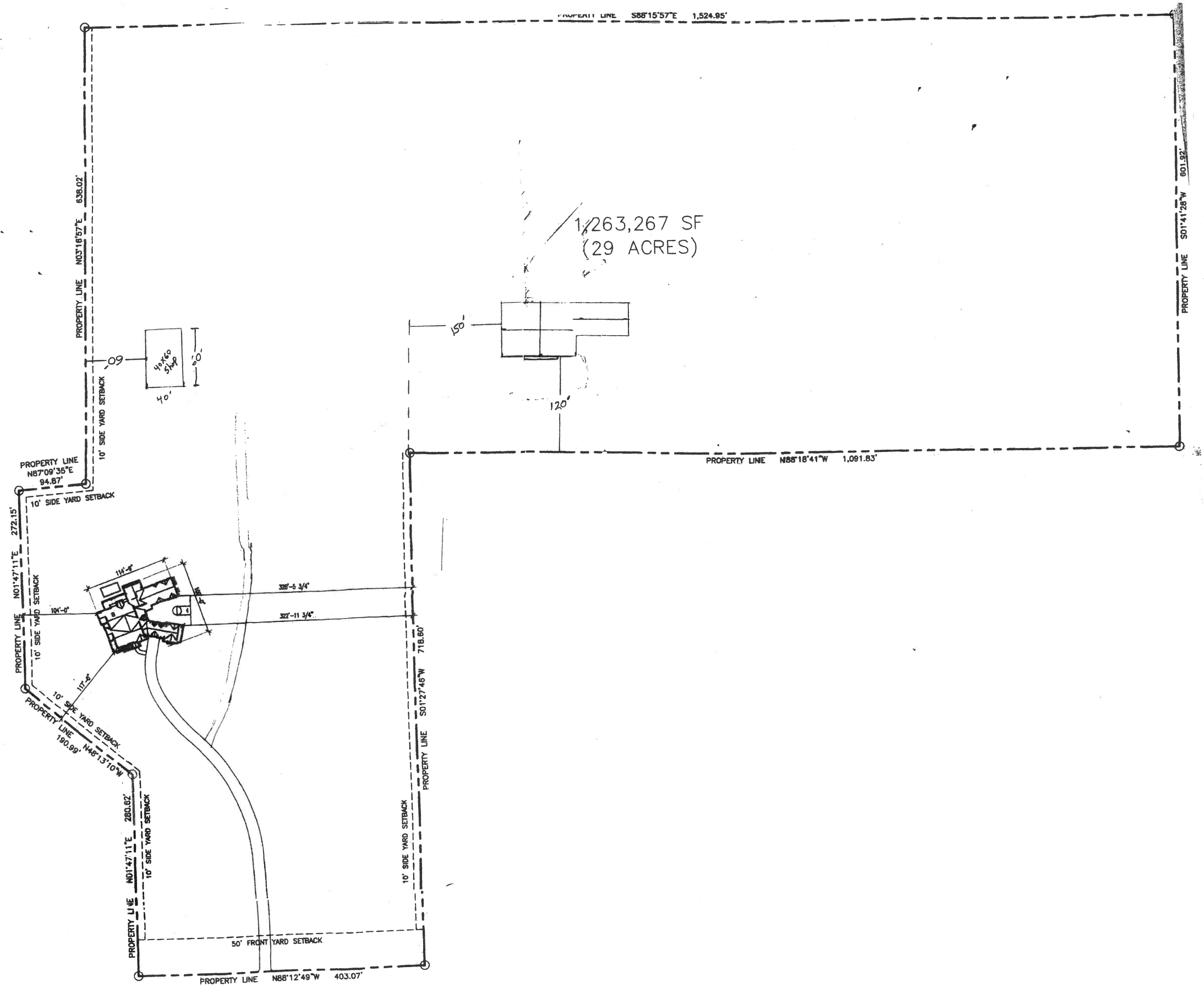
Motion

I make a motion to approve/deny the specific use permit request to allow a kitchen and food preparation area in an accessory building with habitable space for the property located at 1345 Snider Lane, Abstract A0477 TD James Survey, Tract 80.

Location Map

1345 Snider Lane





1/263,267 SF
(29 ACRES)

SNIDER LANE

PROPERTY LINE N03°18'57"E 638.02'

PROPERTY LINE N87°09'35"E 94.87'

PROPERTY LINE N01°47'11"E 272.15'

PROPERTY LINE N01°47'11"E 104'-0"

PROPERTY LINE N45°13'10"W 190.99'

PROPERTY LINE N01°47'11"E 280.62'

PROPERTY LINE N88°12'49"W 403.07'

PROPERTY LINE N88°18'41"W 1,091.83'

PROPERTY LINE S01°27'45"W 718.60'

PROPERTY LINE S88°15'57"E 1,524.95'

PROPERTY LINE S01°41'28"W 801.92'

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

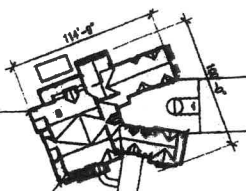
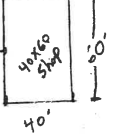
10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

50' FRONT YARD SETBACK



38'-5 3/4"

32'-11 3/4"

150'

120'



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, July 11, 2019 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, August 1, 2019 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

*Bill and Amy George of Bill George Custom Homes on behalf of the property owners Dan & Julie Rembold at 1345 Snider Lane, Abs A0477 T D James Survey, Tract 80, Lucas, Texas 75002 has submitted an application for a SUP to permit a kitchen and food preparation area in an accessory building with habitable space required by code section **Sec. 14.04.304 General accessory buildings and structures regulations***

i) *In R-2 or AO zoning districts that contain a single-family home:*

a. *Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.*

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, email shenderson@lucastexas.us and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.



City of Lucas

Planning and Zoning Agenda Request

July 11, 2019

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the June 13, 2019 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. June 13, 2019 Planning and Zoning Commission minutes

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the June 13, 2019 Planning and Zoning Commission meeting.



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



City of Lucas Planning and Zoning Request July 11, 2019

Item No. 05

Requester: City Engineer Stanton Foerster

Agenda Item Request

Discuss potential agenda items for the joint City Council/Planning and Zoning Commission drainage workshop on September 12, 2019.

Background Information

Despite the proximity of the City to Lake Lavon, drainage is a difficult to develop west of FM 1378. Decades ago, the western part of the City was plowed and grazed flat. Neighborhoods developed prior to 2012 were not required to comply any meaningful drainage requirements. This resulted in areas of the City having little to no drainage design or efficiency.

The City Council has requested to conduct a drainage workshop with the Planning and Zoning Commission at their September 12, 2019 meeting. Staff is requesting topics of discussion to be incorporated into the agenda.

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

Staff recommends an open discussion regarding drainage issues and challenges throughout the City and is seeking solutions to install, maintain, and promote drainage on private and public property as well as rights-of-ways.

Motion

NA