



AGENDA
City of Lucas
Planning and Zoning Commission
August 8, 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, August 8, 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 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

Regular Agenda

2. Consider approval of the minutes of the July 11, 2019 Planning and Zoning Commission meeting. (City Secretary Stacy Henderson)
3. 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.

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. 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 6:00 p.m. on August 1, 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 & Zoning Agenda Request

August 8, 2019

Item No. 01

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
August 8, 2019

Item No. 01

Recommendation

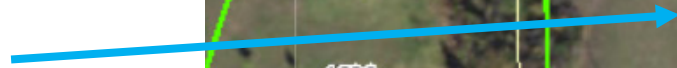
Staff recommends approval of the specific use permit request as presented.

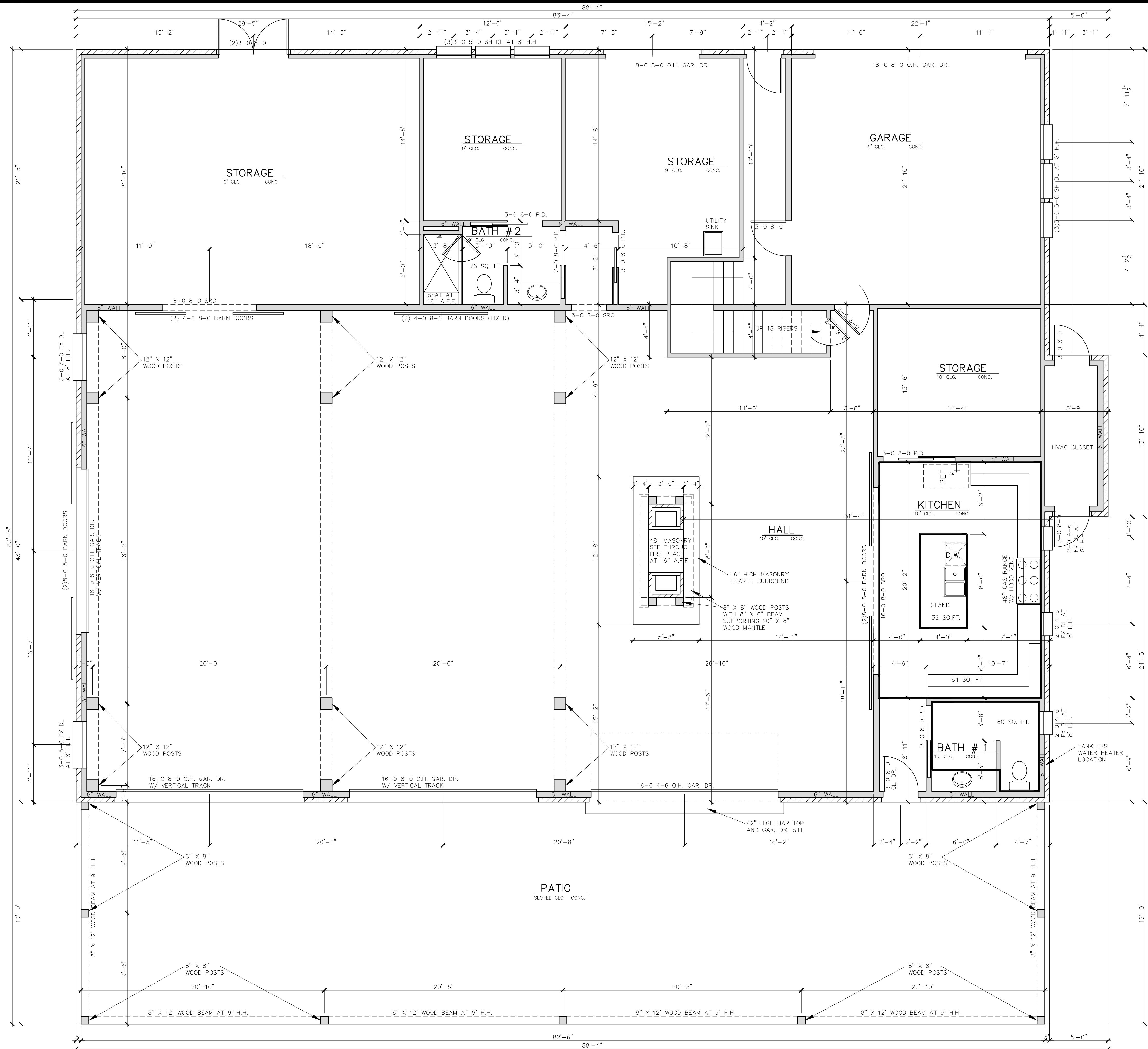
Motion

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

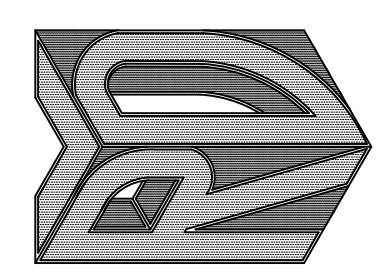




AREAS: (LIVING)	
1ST FLR LIVING TOTAL	339 SQ. FT.
2ND FLR LIVING TOTAL	1108 SQ. FT.
TOTAL LIVING	1447 SQ. FT.
GARAGE	471 SQ. FT.
PATIO	1568 SQ. FT.
1ST FLR OPEN/STORAGE AREA	3386 SQ. FT.
9' CLG. STORAGE AREAS	1189 SQ. FT.
2ND FLOOR OPEN AREAS	593 SQ. FT.
SLAB	6953 SQ. FT.
TOTAL A.U.R.	8654 SQ. FT.

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

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

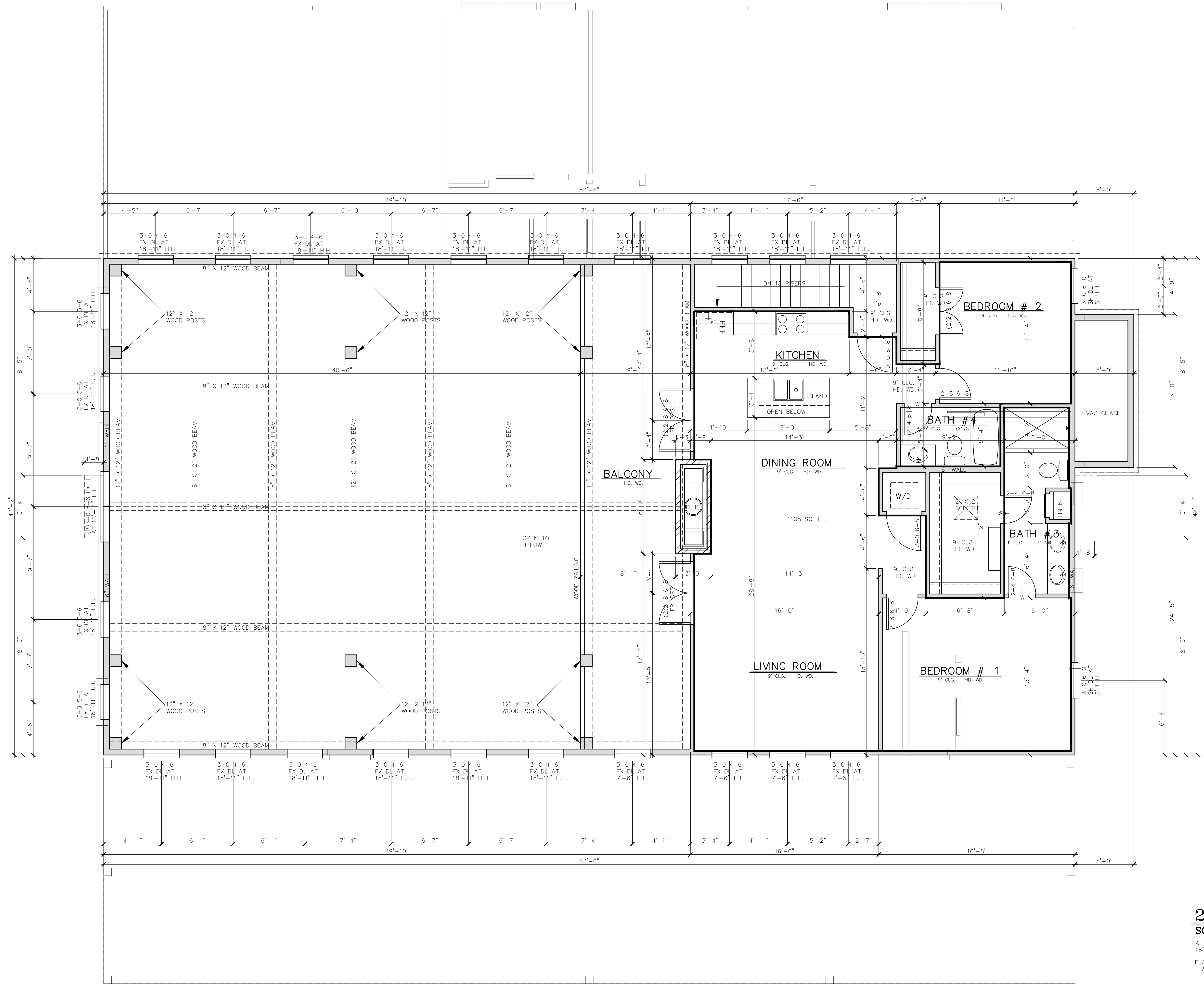


THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS 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.**

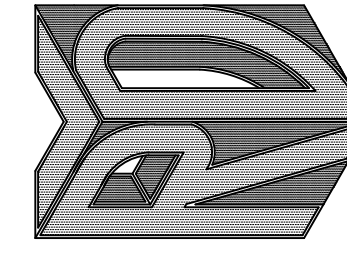
DWG # JW-WEST.DWG
FILE # D:\VRD\DRAWINGS
DISK # \WESNER
DATE 3/20/19
REVISIONS:

Sheet Number
1
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.

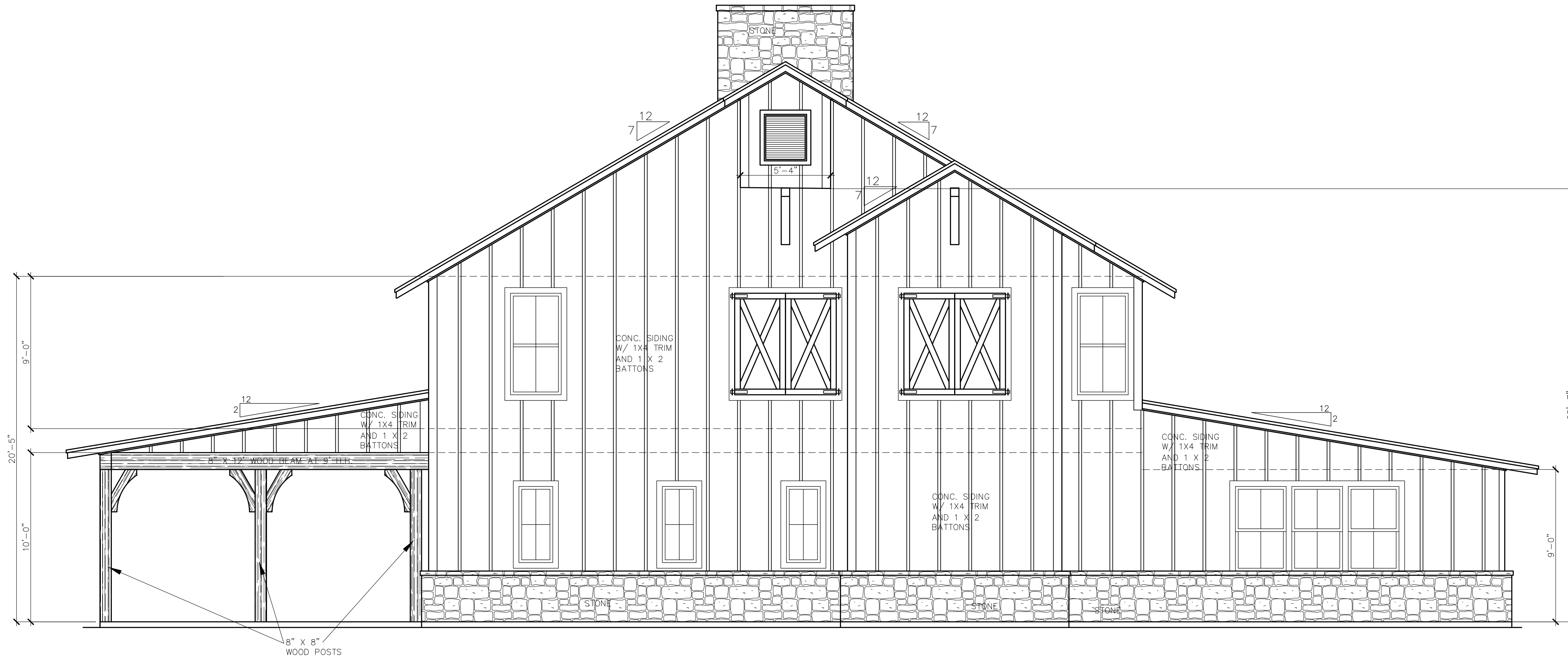


THESE PLANS ARE INTENDED TO PROVIDE
 BASIC CONSTRUCTION/DESIGN INFORMATION
 NECESSARY TO COMPLETE THIS STRUCTURE.
 FIELD VERIFY THE ACCURACY OF THESE
 PLANS PRIOR TO CONSTRUCTION. DO NOT
 SCALE THESE DRAWINGS. BUILDER RESERVES
 THE RIGHT TO MODIFY THESE PLANS AS
 REQUIRED. LOCAL CODES, ORDINANCES,
 AND 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.

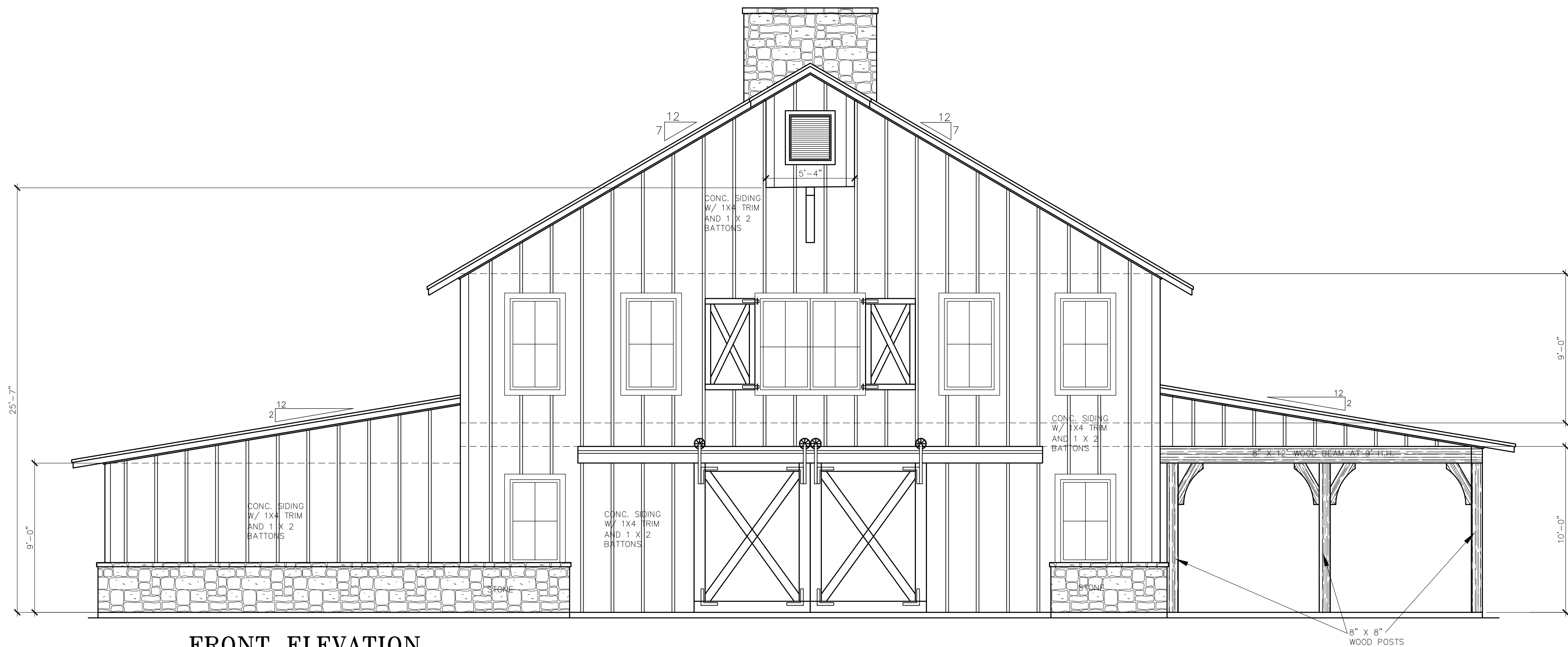
1121 W. FOREST GROVE RD.
 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

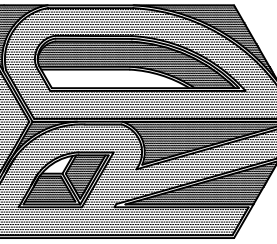
Sheet Number
2
 Plan Number
WEST



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



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



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, TRADED 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.

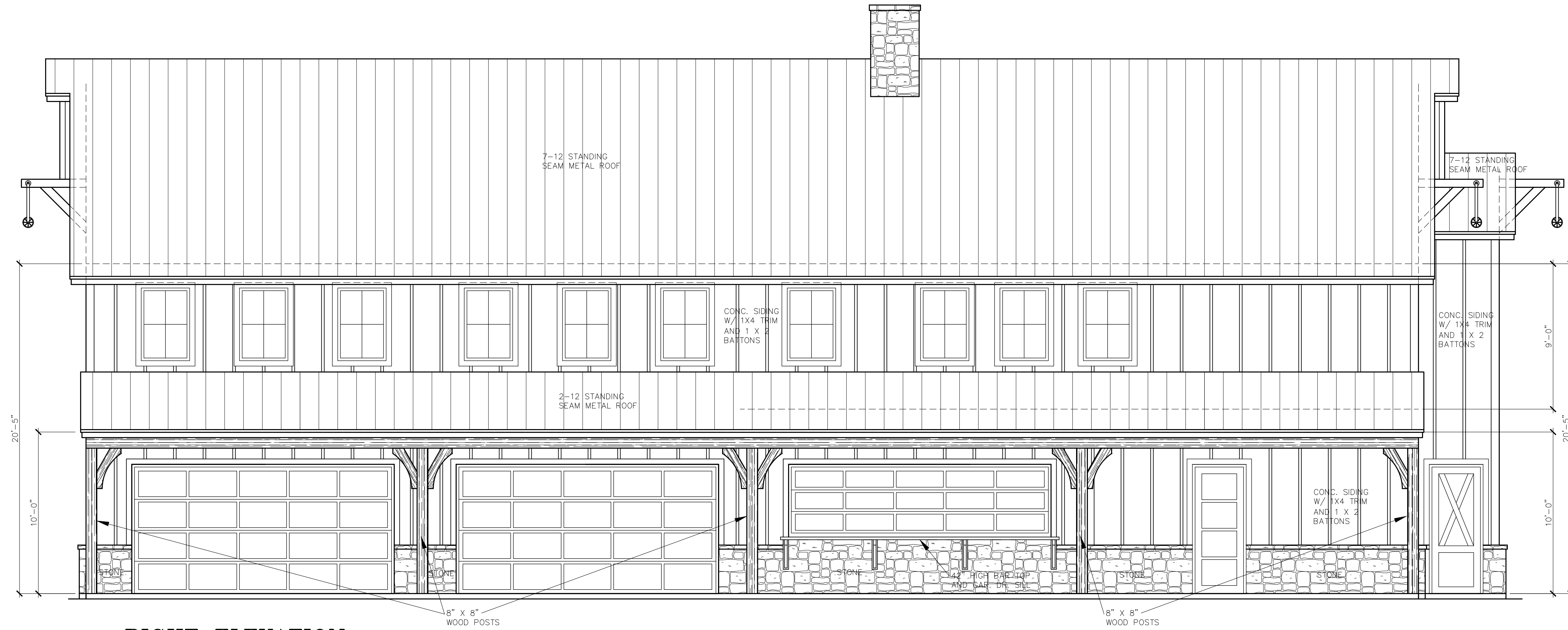
DWG # JW-WEST.DWG
FILE # D:\VRD\DRAWINGS
DISK # \WESNER
DATE 3/20/19
REVISIONS: 4/4/19

Sheet Number

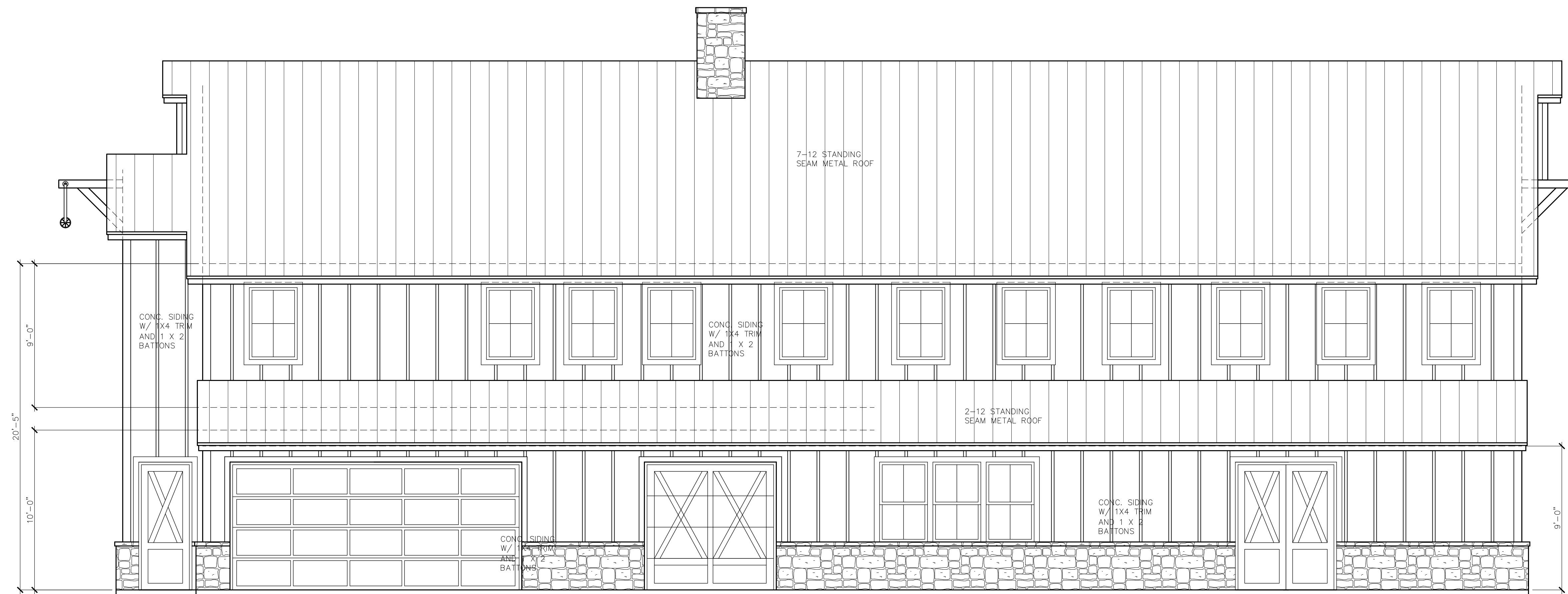
3

Plan Number

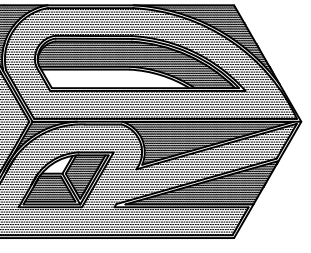
WEST



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



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



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.

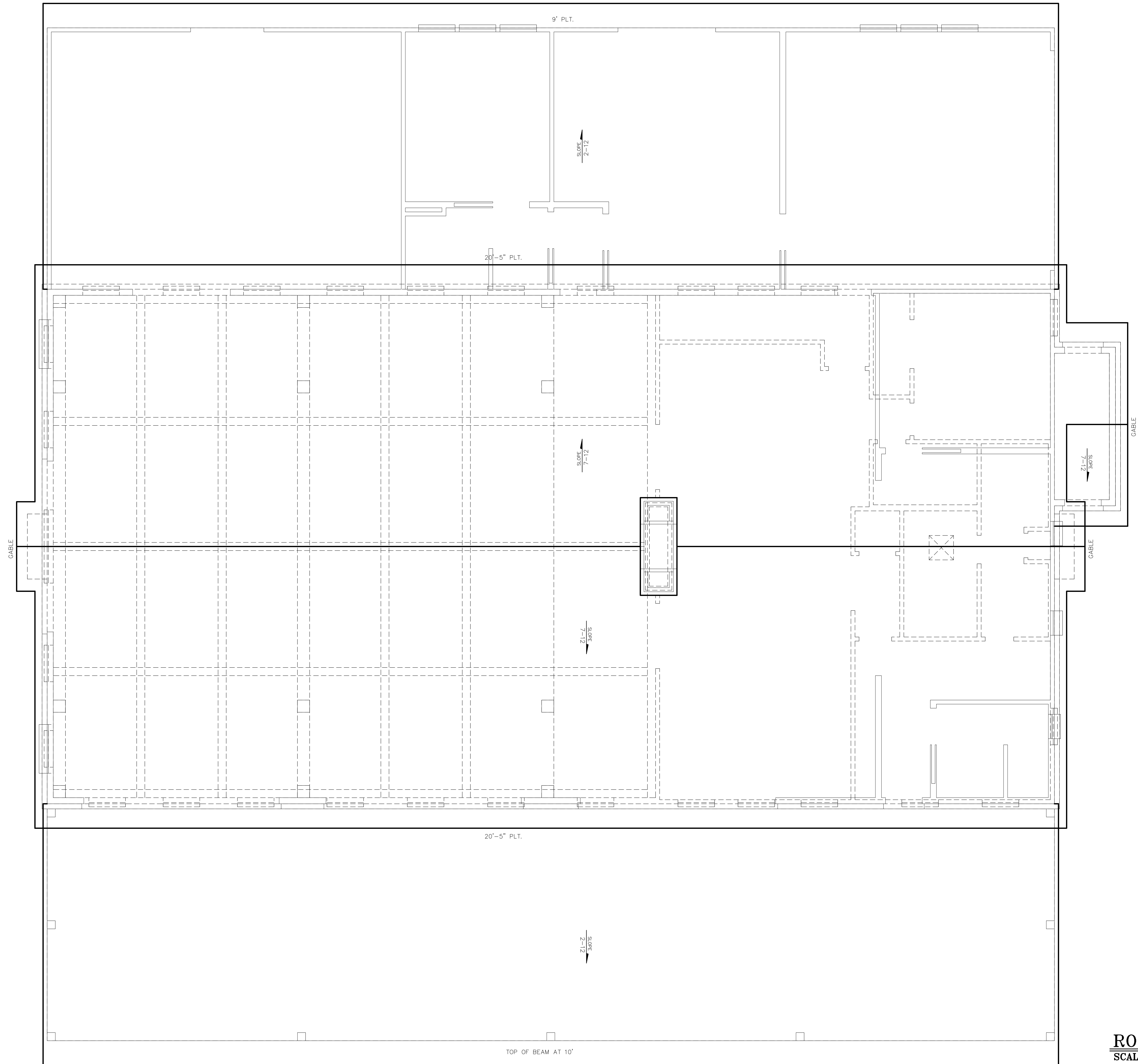
DWG # JW-WEST.DWG
FILE # D:\VRD\DRAWINGS
DISK # \WESNER
DATE 3/20/19
REVISIONS: 4/4/19

Sheet Number

4

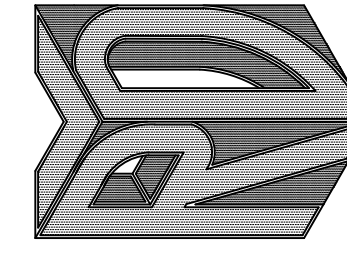
Plan Number

WEST



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

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

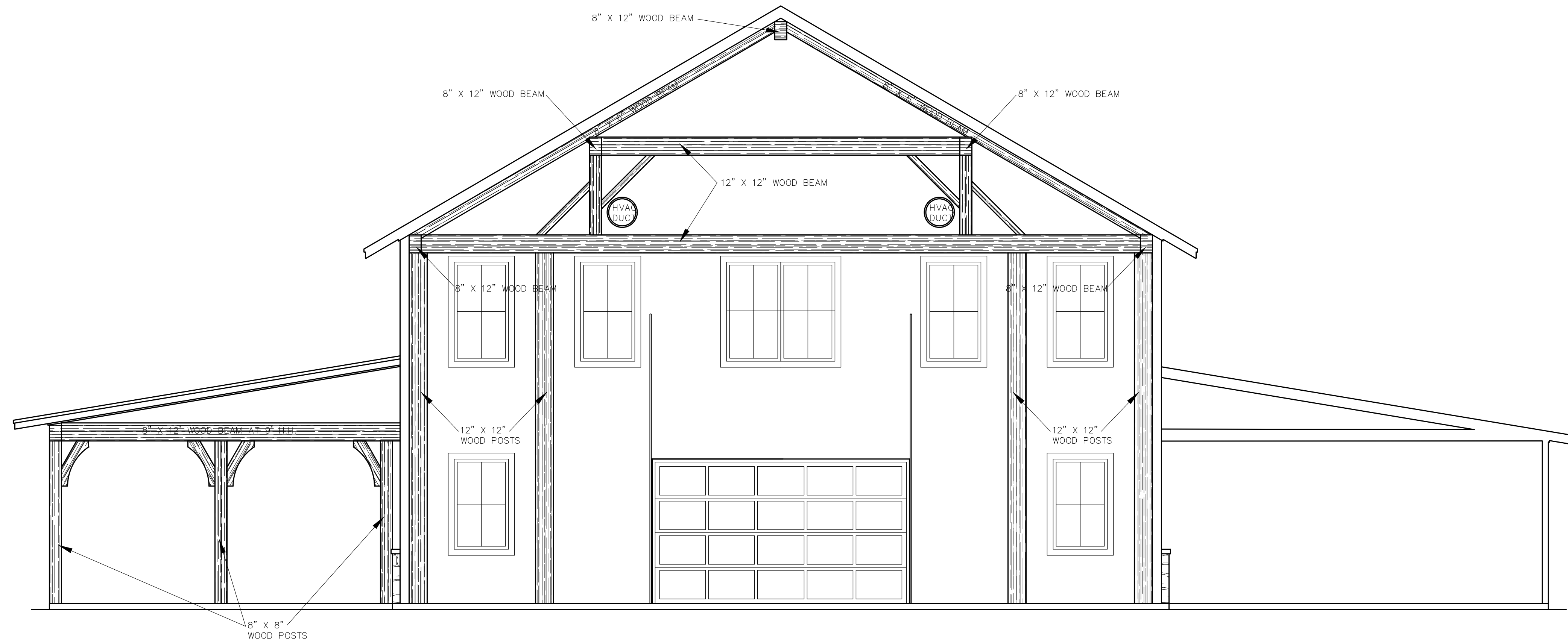


THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. DO NOT SCALE THESE DRAWINGS. BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED. LOCAL CODES, ORDINANCES, AND RESTRICTIONS 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.

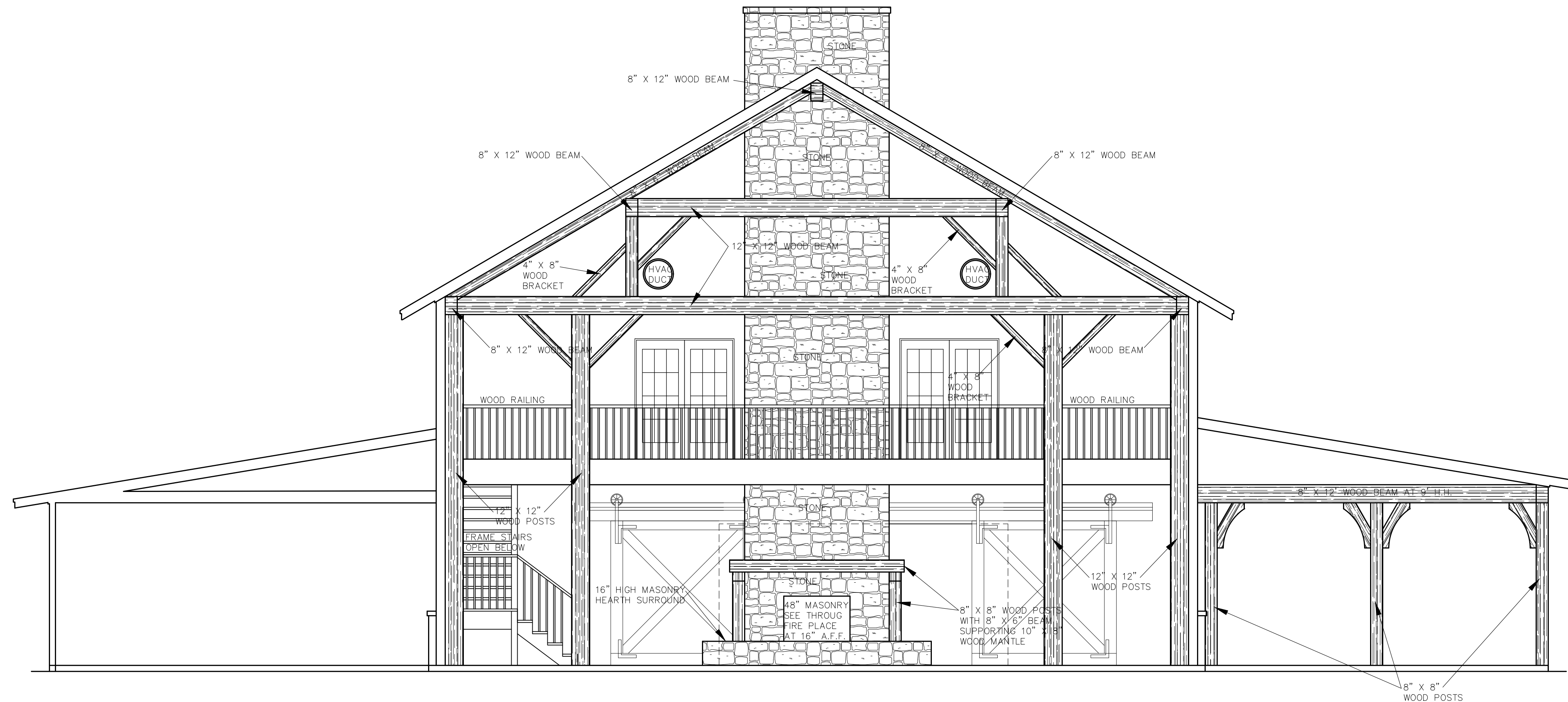
1121 W. FOREST GROVE RD.
 LOT: 1R BLK: A
 LUCKY 7 FARM
 LUCAS, TEXAS
 PLAN: WEST RES.

DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

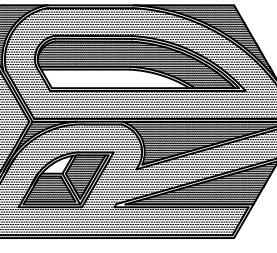
Sheet Number
5
 Plan Number
WEST



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



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



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.

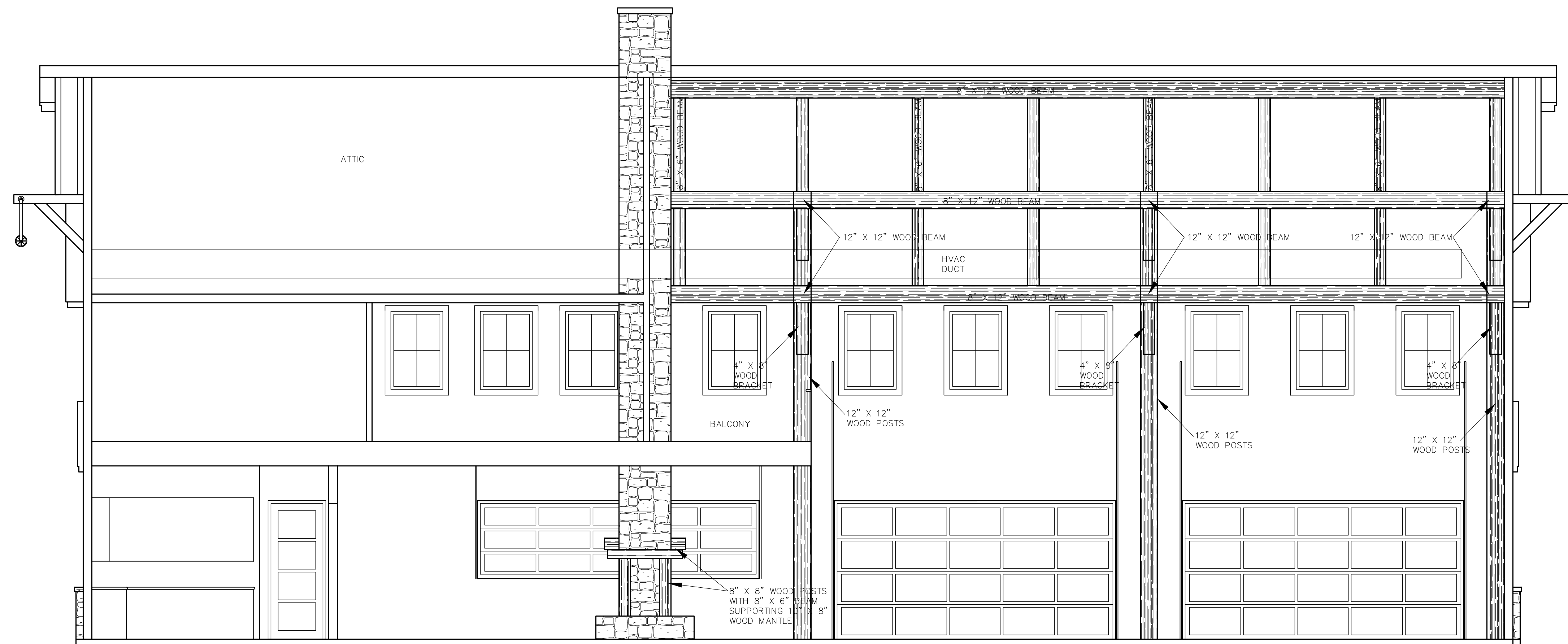
DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

Sheet Number

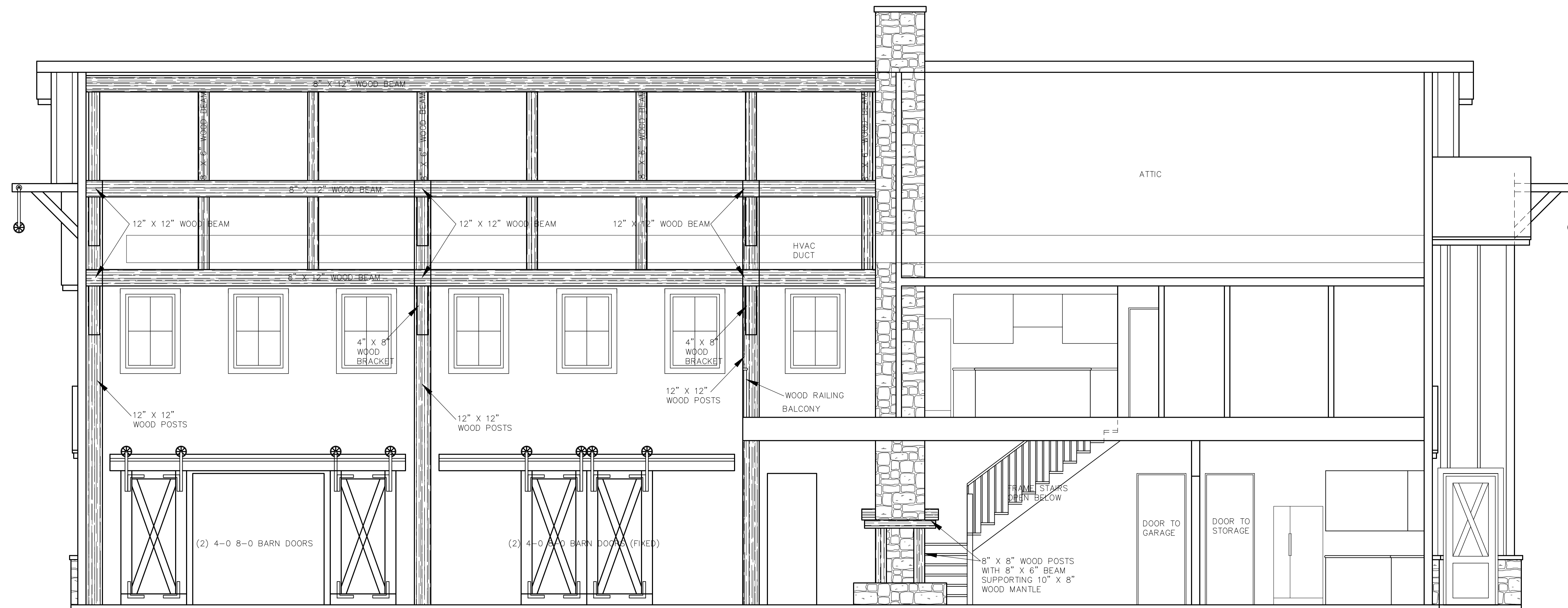
6

Plan Number

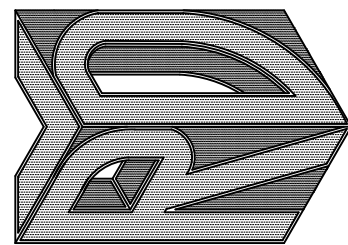
WEST



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



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



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.

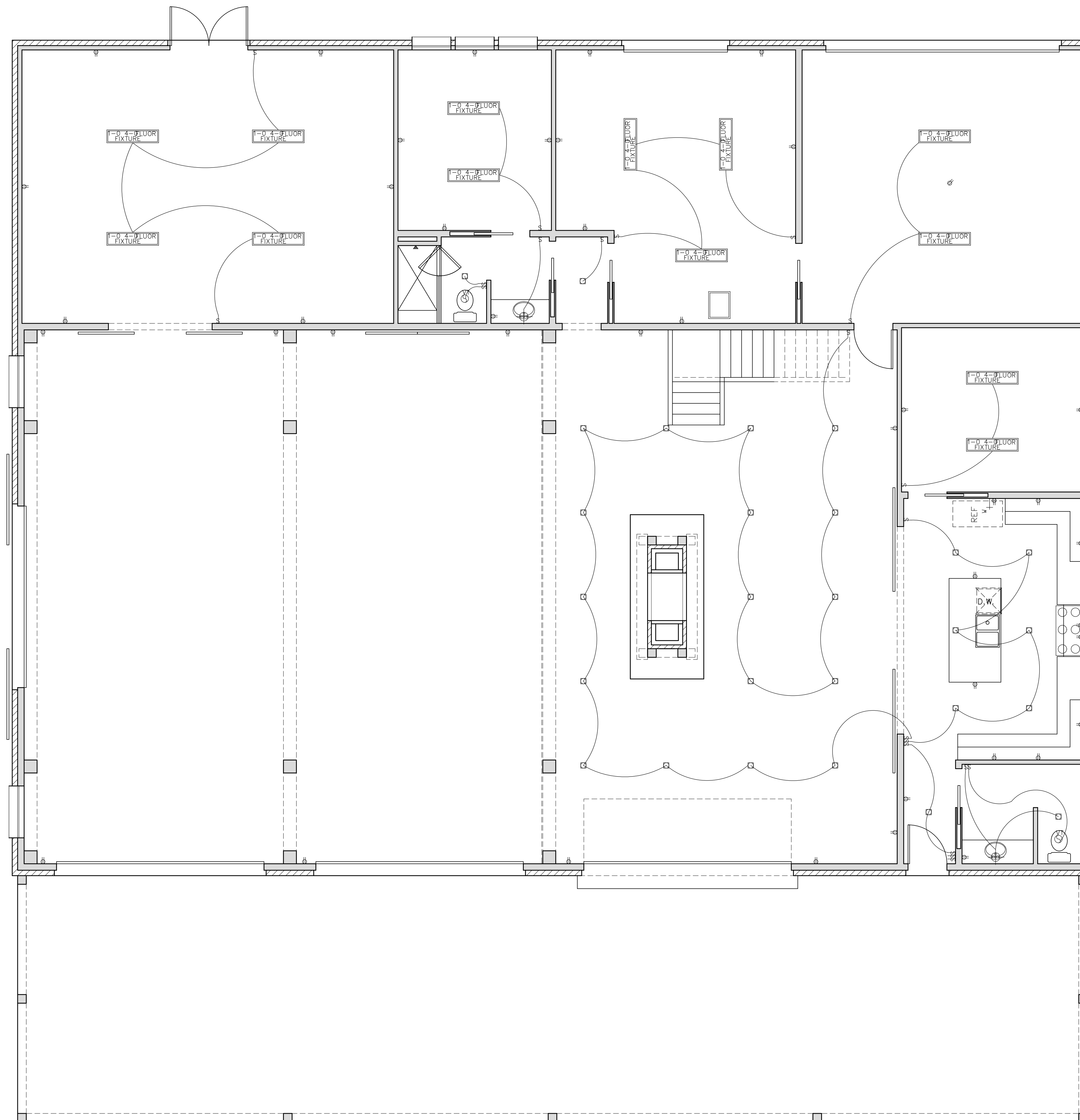
DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

Sheet Number

7

Plan Number

WEST



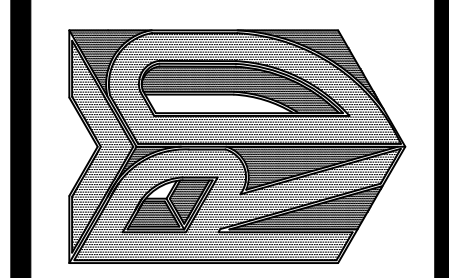
ELECTRICAL LEGEND

	110 V DUPLEX RECEPTICAL
	110 V DUPLEX REC. GROUND FAULT CIRCUIT INTERRUPT
	110 V DUPLEX REC. WATER PROOF GROUND FAULT CIRCUIT INTERRUPT
	220 V RECEPTICAL
	SURFACE MOUNT LIGHT
	RECESSED CAN LIGHT
	FLUORESCENT LIGHT FIXTURE
	EXT. FLOOD LIGHT FIXTURE
	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, E3902.1 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



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.

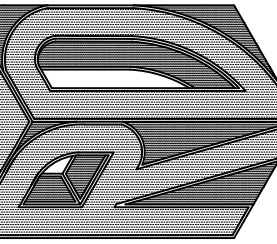
DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

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



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.

DWG # JW-WEST.DWG
 FILE # D:\VRD\DRAWINGS
 DISK # \WESNER
 DATE 3/20/19
 REVISIONS: 4/4/19

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, August 8, 2019 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, August 15, 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 jhillbourn@lucastexas.us.



City of Lucas

Planning and Zoning Agenda Request

August 8, 2019

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the July 11, 2019 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. July 11, 2019 Planning and Zoning Commission minutes

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the July 11, 2019 Planning and Zoning Commission meeting.



City of Lucas
Planning and Zoning Commission

Regular Meeting

July 11, 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. Chairman Rusterholtz stated that Alternate Member Tommy Tolson would be seated as a voting member. Everyone was reminded to turn off or silence their cell phones and the Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
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

Commissioners Absent:

Vice Chairman David Keer
Alternate Commissioner Adam Sussman

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 explained that the special use permit proposed a minor automotive repair shop with used car sales. Mr. Hilbourn noted that the minor automotive repair use with a secondary use of state vehicle inspections fits the area and surrounding uses. However, a used car lot raised concerns related to parking, lighting, signage, and congestion at the limited intersection area. Mr. Hilbourn noted that staff recommends approval of the minor automotive repair shop and denial of the used car sales.

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

Khalil Hussein, 995 West Lucas Road, stated that he would like to have an inspection business at this location that could also conduct minor automotive repairs. Mr. Hussein stated that he did not want a used car lot but would like to be able to sell vehicles on occasion. He also stated that if more parking spaces were needed for his business that additional vehicle parking could be added at the back portion of the lot.

Chairman Rusterholtz read into the record an email received from Misty Lambert stating concerns about the proposed automotive repair/used car sales use creating more traffic in the area and with its close proximity to schools and children walking created a dangerous situation.

There being no one else wishing to speak, the public hearing was closed at 7:08 pm.

Commissioner Guillemaud expressed his concern with granting a specific use permit for used car sales as the permit goes with the land and the property owner or future property owner would be allowed to have a used car sales lot.

Chairman Rusterholtz stated that she was not in favor of either proposal as there were already several existing auto repair businesses at the intersection, and the property was not a good location for used car sales and increased traffic.

Commissioner Guillemaud asked about long term storage at this location.

Mr. Hilbourn stated that long term storage was not allowed and would require a specific use permit. The property was in violation of zoning currently as there was a boat parked on the property for sale and boat/vehicle sales was not allowed without a specific use permit.

The Commission discussed where additional parking could be located on site as well as code requirements for an approved all-weather surface.

Mr. Hussein stated that he would like to withdraw his request for used auto sales and request his specific use permit be considered for a minor automotive repair shop only.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to recommend approval of the specific use permit for a minor automotive repair shop only in a Commercial zoning district for the property located at 995 West Lucas Road. The motion passed by a 4 to 1 vote with Chairman Rusterholtz voting in opposition.

2. Public hearing to consider a request for a specific use permit 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 explained that the request proposes a kitchen and food preparation area in an accessory building with habitable space. The lot is currently zoned AO and has 29 acres. The property owners have an existing building permit to construct an accessory building with habitable space that meets the City's requirements but would like to amend the approved building plans to allow a food preparation area in the accessory building under construction. Mr. Hilbourn stated that currently there were two other accessory buildings being constructed, a small 240 square foot accessory building and a 2,400 square foot building.

Chairman Rusterholtz opened the public hearing at 7:23 pm.

Sean Watts, 1115 Snider asked for clarification regarding the two buildings and which building would be a home.

Julie Rembold, 1345 Snider, stated that they were constructing a new building for their parents, and they were also constructing a barn on site to house their cattle and tractors.

Chairman Rusterholtz asked if she understood that the deed would prevent the owner from renting the property and that the accessory building was to be used for family/visitor use only.

Ms. Rembold discussed with the Commission why the building could not be rented and the Code of Ordinance requirements.

Stephanie Schertz, 1111 Snider Lane, asked why deed restrictions were needed and if the property could be subdivided.

Mr. Hilbourn stated that the property could be subdivided but would be required to meet all subdivision regulations that included adequate roadway frontage to Snider Lane. Mr. Hilbourn also explained that the City does not allow accessory buildings to be rented in residential zoning districts per the City's Zoning Ordinance.

There being no one else wishing to speak, the public hearing was closed at 7:29 pm.

Commissioner Tolson asked how the City could enforce the deed restrictions if a rental situation occurred.

Mr. Hilbourn stated that the City could not enforce deed restrictions and would enforce a rental situation through the City's Code of Ordinances.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to approve the specific use permit for a kitchen and food preparation area in an accessory building with habitable space for the property located at 1345 Snider Lane, Abs A0477 T D James Survey, Tract 80. The motion passed unanimously by a 5 to 0 vote.

3. 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.

Chairman Rusterholtz explained that this item was not posted correctly on the agenda and therefore could not be heard or discussed at this meeting.

There was no action or discussion taken on this item.

Regular Agenda

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

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

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

City Engineer Stanton Foerster explained that the City Council would like to hold a joint meeting with the Commission on September 12 regarding drainage in the City, the City's role on public and private property, and determine a vision for the future in addressing drainage throughout the City. Mr. Foerster stated that he would like to develop an agenda for the meeting and asked for topics of discussion. The following items were suggested for the upcoming agenda:

- Drainage requirements for less than five acres
- Review the City's current codes regarding drainage before the September 12 meeting so that the Commission is familiar with existing requirements
- The water shed pond behind the Bait Shop at Southview/West Lucas Road should be taken into consideration
- Reach out to Army Corp of Engineers regarding resources they may have available related to drainage in the area
- Education regarding different types of easements including Federal flow easements and the 100-year flood plain
- Budgeting for the future, drainage fees
- Determine if Public Improvement Districts were a viable option to fund drainage improvements
- Requiring drainage study/impact from property owners

The Commission asked that the City Engineer attend their August meeting and bring forward existing ordinances that are in place for drainage.

6. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Tolson to adjourn the meeting at 8:19 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

August 8, 2019

Item No. 03

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

The City Council has requested to conduct a drainage workshop with the Planning and Zoning Commission at their September 12, 2019 meeting. City Engineer Stanton Foerster met with the Commission at their July 11, 2019 meeting to discuss agenda topics for the upcoming meeting and identified the following suggested items:

- Drainage requirements for less than five acres
- Review the City's current codes regarding drainage before the September 12 meeting so that the Commission is familiar with existing requirements
- Include the water shed pond behind the Bait Shop at Southview/West Lucas Road as part of the drainage discussion
- Reach out to Army Corp of Engineers regarding resources they may have available related to drainage in the area
- Education regarding different types of easements, including Federal flow easements and the 100-year flood plain
- Budgeting for the future, drainage fees
- Determine if Public Improvement Districts are a viable option to fund drainage improvements
- Requiring drainage study/impact from property owners

City Staff emailed to the Commission ordinance links pertaining to drainage from the City of Lucas and the City of Fairview for review prior to the August 8 meeting.

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