



City of Lucas
Planning and Zoning Commission
Regular Meeting
August 8, 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 Members Tommy Tolson and Adam Sussman would be seated as a voting members. 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 Tim Johnson
Alternate Commissioner Tommy Tolson
Alternate Commissioner Adam Sussman

Staff Present:

City Manager Joni Clarke
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
City Engineer Stanton Foerster

Commissioners Absent:

Commissioner Andre Guillemaud
Commissioner Joe Williams

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.**

Chairman Rusterholtz stated that the applicant has requested this item be withdrawn; therefore, no action was taken on this item.

Regular Agenda

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

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Sussman to approve the minutes as presented. The motion passed by a 4 to 0 vote with Vice Chairman Keer abstaining.

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

Commissioner Johnson suggested an ordinance be put in place requiring residents to maintain and properly clear their ditches. He also suggested an impact study be required when subdividing property.

Chairman Rusterholtz submitted a list of possible discussion items for the drainage workshop. She also added that stipulations should be put in place when there are developments started but never completed. The work done up to that point could cause additional runoff and flooding and suggested the City find ways to rectify the situation when that occurs.

City Engineer Stanton Foerster discussed the runoff and flooding caused when residents fill in their ditch or build berms on their property. Mr. Foerster also discussed the challenges associated with determining drainage needs in older neighborhoods and the value of a drainage study that included elevations.

There was no action on this item, it was for discussion purposes only.

4. Executive Session.

There was no Executive Session held at this meeting.

5. Adjournment.

MOTION: A motion was made by Commissioner Sussman, seconded by Vice Chairman Keer to adjourn the meeting at 7:31pm. The motion passed unanimously by a 5 to 0 vote.


Chairman Rusterholtz, Chairman


Stacy Henderson, City Secretary

