



City of Lucas  
**Planning and Zoning Commission**  
Regular Meeting  
December 12, 2019  
7:00 PM  
City Hall – 665 Country Club Road – Lucas, Texas  
**MINUTES**

### **Call to Order**

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

It was determined that a quorum was present. Vice Chairman Keer 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:**

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

**Staff Present:**

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

**Commissioners Absent:**

Chairman Peggy Rusterholtz  
Commissioner Joe Williams  
Alternate Commissioner Adam Sussman

**City Council Liaison:**

Mayor Jim Olk

### **Regular Agenda**

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- 1. Consider approval of the minutes of the November 14, 2019 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Vice Chairman Keer seconded by Commissioner Johnson, to approve the minutes of the November 14, 2019 Planning and Zoning Commission meeting. The motion passed unanimously by a 4 to 0 vote.

- 2. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for a preliminary plat for a parcel of land being 17.646 acres of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas.**

Development Services Director Joe Hilbourn gave an overview of the preliminary plat noting that the parcel of land is currently zoned R-2, containing 17.646 acres of land, and proposed eight new residential lots. The proposed subdivision is over 600 feet long but does not exceed ten lots requiring a second point of egress. The subdivision proposed a single point of egress. Mr. Hilbourn stated that in order to compensate for the second point of egress, staff was requesting a 60-foot turn radius on the cul-de-sac, split entrance, and a looped water main in accordance with the City's Code of Ordinances.

The Commission asked if there were any drainage concerns related to the development.

Mr. Hilbourn noted that two retention ponds were included as part of the subdivision and they did not anticipate there being any drainage concerns.

Vice Chairman Keer asked if the geotechnical report had been received as was adequate.

Mr. Hilbourn stated that the report had been received and met all requirements.

Commissioner Tolson had several questions related to the plat that included:

- Was there a topographical survey submitted regarding drainage
  - Mr. Hilbourn stated a survey was submitted
- Were the storm drainage areas identified on the plat
  - Mr. Hilbourn stated storm drainage was identified on the plat
- Was stormwater management information supplied at the time of submittal
  - Mr. Hilbourn responded yes
- Were the drainage easements adequate to support stormwater drainage
  - Mr. Hilbourn responded they were adequate
- Was a tree survey submitted
  - Mr. Hilbourn responded yes
- Would the plat as designed, disturb or alter any existing stormwater control features for the subdivision such as detention ponds.
  - Mr. Hilbourn stated that the subdivision would not alter any existing stormwater control features

The Commission discussed how drainage would flow on the lots to the retention pond, as well as utility easements proposed within the subdivision.

The following individuals came forward to speak regarding the request:

Clay Russell, 14 Graham Lane, asked if the survey including surrounding properties.

Brian Umberger, Texas Development Services, stated that the survey submitted included surrounding properties of the subdivision, noting that the City required a drainage study that showed how drainage would flow in and out of the subdivision.

Mark Gerber, 34 Graham Lane, asked how the drainage would flow out of the neighborhood.

Mr. Umberger stated the drainage flow east and be distributed to a ditch traveling north that would drain to Country Club.

**MOTION:** A motion was made by Commissioner Johnson, seconded by Commissioner Guillemaud to approve the preliminary plat for a parcel of land being 17.646 acres of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas. The motion passed unanimously by a 4 to 0 vote.

**3. Executive Session.**

There was no Executive Session held at this meeting.

**4. Adjournment.**

**MOTION:** A motion was made by Commissioner Guillemaud, seconded by Commissioner Tolson to adjourn the meeting at 7:25pm. The motion passed unanimously by a 4 to 0 vote.

  
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David Keer, Vice Chairman

  
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Stacy Henderson, City Secretary

