



City of Lucas
Planning and Zoning Commission
Video Conference Regular Meeting
August 13, 2020
7:00 PM
City Hall – 665 Country Club Road – Lucas, Texas
MINUTES

Call to Order

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

It was determined that a quorum was present, and the Pledge of Allegiance was recited.

Commissioners Present:

Chairman David Keer
Vice Chairman Tim Johnson
Commissioner Peggy Rusterholtz
Commissioner Joe Williams
Commissioner Tommy Tolson
Alternate Commissioner Adam Sussman
Alternate Commissioner Dusty Kuykendall

Staff Present:

Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris

Public Hearing Agenda

- 1. Public hearing to consider amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 8. Accessory Buildings, Structures and Uses, Section 14.04.302 Accessory structures, buildings and uses permitted, and Section 14.04.304 General accessory buildings and structures regulations to require storage containers in a residential district to be located a minimum of 10 feet behind the main structure, to require storage containers in the commercial business, and light industrial district to be behind the main structure, and to require detached accessory buildings to be a minimum of 10 feet behind the main structure unless they are architecturally compatible with the main structure.**

Development Services Director Joe Hilbourn gave a presentation reviewing the proposed amendments.

Commissioner Rusterholtz asked if a storage pod would be considered an accessory building.

Mr. Hilbourn explained that storage pods were allowed within Light Industrial, Agricultural, and Commercial districts on properties greater than five acres. Residents would still be allowed to use

storage pods for moving or construction purposes as long as a letter is submitted requesting permission and requiring the pods be removed at the completion of the project. Mr. Hilbourn further explained that state law had changed, and the City can no longer regulate building materials being used.

The Commission discussed with Mr. Hilbourn ways in which the storage building could be obscured from public view and compatibility with the main structure.

Chairman Keer opened the public hearing at 7:11 pm., and read an email received from Maureen Miller, Lucas resident who was opposed to the request and wanted to ordinance to remain unchanged.

There being no one else wishing to speak, the public hearing was closed at 7:13 pm.

The Commission discussed with Mr. Hilbourn the requirements that would have to be met otherwise a Board of Adjustment variance would be required.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Rusterholtz, to approve amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Division 8. Accessory Buildings, Structures and Uses, Section 14.04.302 Accessory structures, buildings and uses permitted, and Section 14.04.304 General accessory buildings and structures regulations to require storage containers in a residential district to be located a minimum of 10 feet behind the main structure, to require storage containers in the commercial business, and light industrial district to be behind the main structure, and to require detached accessory buildings to be a minimum of 10 feet behind the main structure unless they are architecturally compatible with the main structure. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

2. Consider approval of the minutes of the May 14, 2020 Planning and Zoning Commission meeting.

Commissioner Tolson asked that the following amendment be made to the minutes on page 4, last paragraph, as the statement was not accurate. The paragraph should read as follows and the portion of the sentence removed has been struck through:

“Commissioner Tolson discussed differences between temporary culverts and permanent culverts, noting that permanent culverts had a hard surface over them. Materials to be used to meet standards were discussed as well as removing temporary culverts within 18 months once completed with a construction project.” ~~to be replaced with a permanent culvert.~~

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

Executive Session Agenda

3. Executive Session.


An Executive Session was not held at this meeting.

4. Adjournment.

MOTION: A motion was made by Commissioner Tolson, seconded by Vice Chairman Johnson to adjourn the meeting at 7:22 pm. The motion passed unanimously by a 5 to 0 vote.



David Keer, Chairman



Stacy Henderson, City Secretary

