



City of Lucas
Planning and Zoning Commission
Regular Meeting
November 12, 2020
7:00 PM
City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Chairman Keer called the 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 Tommy Tolson
Commissioner Joe Williams
Alternate Commissioner Dusty Kuykendall
Alternate Commissioner Adam Sussman

Staff Present:

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

City Council Liaison:

Mayor Jim Olk

Public Hearing Agenda

- 1. Public hearing to consider the request by Homerun Alley to amend an existing specific use permit to allow exterior field lighting and live batting practice on a 3.08 acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas located at 573 South Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation regarding the specific use permit request.

The public hearing was opened at 7:06 pm and the following individuals spoke during the public hearing:

- Ken Judd, 405 Pennington, spoke against the request.
- Ryan Mulholland, owner of Homerun Alley spoke in favor of the request.
- Muhammad Hayat, developer for Homerun Alley, spoke regarding the request and lighting proposed.

Chairman Keer read emails received from Lucas residents into the record:

- Austin Sears, 204 Estelle Lane, in favor of the request
- Steve and Vanessa Maxwell, 430 Pennington, opposed to the request
- Jose Mendoza, 410 Pennington, opposed to the request
- Marc Keller, 450 Pennington, opposed to the request
- Stacy Geipe, 420 Pennington, opposed to the request
- Ken Judd, 445 Pennington, opposed to the request
- Erika Busey, Pennington, opposed to the request
- Gul Khan, 400 Pennington, opposed to the request
- Stan and Claire Therneau, 435 Pennington, opposed to the request

The public hearing was closed at 7:16 pm.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Tolson to deny the request to amend an existing specific use permit by Homerun Alley to allow exterior field lighting and live batting practice on a 3.08 acre tract of land located at 573 South Angel Parkway. The motion to deny passed unanimously by a 5 to 0 vote.

Executive Session Agenda

8. Executive Session.

The Planning and Zoning Commission convened into Executive Session at 7:25 pm.

The Planning and Zoning reconvened from Executive Session at 8:02 pm. There was no action taken as a result of the Executive Session.

Public Hearing Agenda continued:

2. Public hearing to consider amendments to the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, by adding Division 12 Personal Broadband Antenna and Support Structures.

Chairman Keer opened the public hearing at 8:04 pm and the following individuals spoke during the public hearing:

- Aubrey Stock, 1615 Lynn Lane, spoke against Sections 14.04.441 4a and 4b of the proposed amendments.
- Courtney Morris, City Attorney, spoke stating the ordinance was in compliance with FCC rules.
- Paul Rathgeb, 10 Rollingwood Drive, discussed Section 4 of the proposed amendments regarding WISPs stating it was a commercial use.
- Mark Skaggs, 1807 Chatfield Lane, spoke in favor of finding a solution to the internet concerns.
- Kenny Corley, 1045 Clove Glen, spoke against the request.
- Matt Stroud, 5 Citrus Way, spoke against the request.
- Josh Mercer, 950 Honeysuckle Lane, spoke regarding the request and the use of towers.

- Amye Mercer, spoke in favor of the request and spoke to installation of personal antennas.
- Jodi Mejia, 2385 E. Hendrix, spoke in favor of the request.
- Bryan Howard, Estelle Lane, spoke against the request.
- Shane Noack, 21 Rollingwood Circle, spoke against the request.
- Laura Howard, spoke regarding placement of towers in residential areas and against the request.

Chairman Keer closed the public hearing at 8:31pm.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to approve amendments to the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, by adding Division 12 Personal Broadband Antenna and Support Structures with the addition that antenna and support structure be added to the Schedule of Uses, Chapter 14 for Residential and Agriculture districts. The motion carried unanimously by a 5 to 0 vote.

3. Public hearing to consider amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways, to address driveway culvert installation and design criteria.

Chairman Keer opened the public hearing at 8:42 pm, there being no one wishing to speak the public hearing was closed at 8:43 pm.

The following corrections were made to the amendments:

- Section 14.04.038 (b) Driveways be amended to include: ...minimum 16 gauge galvanized corrugated steel;
- Section 14.04.038 (b) (3) Driveways be amended to include: No header is required for temporary culverts.
- Section 14.04.038 (c) Driveways be amended to include: ...shall be maintained by property owner...

MOTION: A motion was made by Commissioner Johnson, seconded by Commissioner Rusterholtz to approve amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.04 Supplementary Regulations, Section 14.04.038 Driveways, to address driveway culvert installation and design criteria with the corrections presented. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

4. Consider amending the City's Code of Ordinances, Chapter 10 Stormwater Design Manual, Section J to amend driveway culvert installation and design criteria.

The following corrections were made to the amendments:

- Section 14.04.038 (b) Driveways be amended to include: ...minimum 16 gauge galvanized corrugated steel;

- Section 14.04.038 (b) (3) Driveways be amended to include: No header is required for temporary culverts.
- Section 14.04.038 (c) Driveways be amended to include: ...shall be maintained by property owner...

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to approve amending, Chapter 10 Stormwater Design Manual, Section J to amend driveway culvert installation and design criteria with the corrections presented. The motion carried unanimously by a 5 to 0 vote.

5. **Consider a request by Gouri R. Joshi on behalf of Our Haven Investment Property LLC, to vacate the existing plat of Cameron Estates creating 14 single family lots being all of a 32.80 tract of land situated in the J. Thompson Survey, ABS # 893, located at the northeast corner of the intersection of Snider Lane and Shady Lane.**

Development Services Director Joe Hilbourn gave presentation on the request.

Raja Khanzada, the applicant, spoke in favor of the request.

MOTION: A motion was made by Commissioner Williams seconded by Commissioner Tolson to approve vacating the existing plat of Cameron Estates creating 14 single family lots being all of a 32.80 tract of land situated in the J. Thompson Survey, ABS #893, located at the northeast corner of the intersection of Snider Lane and Shady Lane. The motion passed unanimously by a 5 to 0 vote.

6. **Consider approval of the minutes of the October 8, 2020 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Tolson to approve the minutes of the October 8, 2020 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

7. **Consider the appointment of a Vice Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2021.**


MOTION: A motion was made by Vice Chairman Johnson, seconded by Commissioner Williams to appointment Peggy Rusterholtz as the new Vice Chairman of the Planning and Zoning Commission to serve for a period of one year ending December 31, 2021. The motion passed unanimously by a 4 to 0 vote, with Commissioner Tolson abstaining.

9. **Adjournment.**

MOTION: A motion was made Vice Chairman Johnson, seconded by Chairman Keer to adjourn the meeting at 9:04 pm. The motion passed unanimously by a 5 to 0 vote.



David Keer, Chairman



Stacy Henderson, City Secretary

