



City of Lucas
Planning and Zoning Commission
Regular Meeting
December 10, 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 Peggy Rusterholtz
Commissioner Tommy Tolson
Commissioner Joe Williams
Commissioner Dusty Kuykendall
Alternate Commissioner Adam Sussman
Alternate Commissioner James Foster

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 Lucas Christian Academy to amend an existing specific use permit to allow a sports pavilion on a 15.875-acre tract of land in the Lucas Christian Church Addition, Blk A, Lot 1, situated in the City of Lucas, Collin County, Texas located at 505 West Lucas Road.**

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

Chairman Keer opened public hearing at 7:05 pm and the following individuals spoke regarding the request.

- Laura McCarthy, 12 Prado Verde spoke against the request.
- Frank Heiss, 9 Prado Verde, spoke against the request.
- Dan Rembold, Lucas resident spoke against the request.
- Harry Everett, representing Lucas Christian Academy, 2445 Edmonson spoke in favor of the request and discussed lighting, and amenities of the pavilion.

- Judy Anderson, 425 Stinson, spoke against the request.
- Steve Gunn, 5 Prado Verde, spoke against the request.
- Daniel Reed, 425 Stinson Road, spoke against the request.

The public hearing was closed at 7:25 pm.

The Commission discussed the request with City staff and the applicant, Lucas Christian Academy.

MOTION: A motion was made by Chairman Keer, seconded by Vice Chairman Rusterholtz, to recommend approval of the request by Lucas Christian Academy to amend an existing specific use permit to allow a sports pavilion on a 15.875-acre tract of land in the Lucas Christian Church Addition, Blk A, Lot 1, situated in the City of Lucas, Collin County, Texas located at 505 West Lucas Road with the following conditions:

- Sports pavilion to be used by Lucas Christian Academy only, the pavilion cannot be leased or rented
- Pavilion may be used from 8:00 am to 7:00 pm
- No exterior lights allowed on the pavilion
- No amplified sound system in the pavilion
- No lighting can be placed around the pavilion that would create a glare, downcast lighting must be used inside the pavilion

The motion passed unanimously by a 5 to 0 vote.

2. **Public Hearing to consider the request by David Heaton on behalf of property owners, Lea Hamilton, Rebecca Hamilton and Vicky Parsons for a request to rezone approximately 49.832 acres of land currently zoned Agricultural (AO) to a residential Planned Development, located south and east of East Forest Grove Road approximately .25 miles west of Orr Road, being part of the Calvin Boles Survey, Abstract A0028, Tract 168.**

Development Services Director Joe Hilbourn gave a presentation regarding the request discussing security lighting, motion sensors, hours of operation, concept plan, amenities proposed, and details associated with a Planned Development district.

The applicant, David Heaton, Cornerstone Ranch, gave a presentation and spoke regarding the facility, phases of construction, amenities, their clients, residential care, buffer from surrounding neighbors, and spoke in favor of the request.

Chairman Keer opened the public hearing at 8:24 pm and noted that 32 emails were received in favor of the request, and 11 emails opposed to the request. The following individuals spoke regarding the request:

- Stacy Quisenberry, 2706 Wolf Creek spoke in favor of the request.
- Laura Giles, 14 Graham Lane, spoke against the request.
- Harry Everett, 2445 Edmonson, spoke in favor of the request.
- Julie McLaughlin, 375 Coyote Run, spoke in favor of the request.
- Greg Jacobs, 1415 Ford Lane, spoke in favor of the request.

- Eric Ballard, 1100 Clove Glen Court, spoke against the request.
- Shawn Warren, 1 Horseman Drive, spoke against the request.
- Michael Elliott, 250 St. James Drive, President of the Stonegate Homeowners Association, spoke in favor of the request, but expressed the need that allowed uses on the property be identified.

Chairman Keer closed the public hearing at 8:54 pm.

Alternate Commissioner James Foster noted that he had a conflict of interest with this request and would not be discussing or voting on the matter.

The Commission discussed the request at length with City staff and the applicant, David Heaton of Cornerstone Ranch, the thoroughfare plan, proposed extension of Forest Grove Road, amenities of the facility, underlying zoning, future uses allowed within a Planned Development district, traffic, and parking on site.

MOTION: A motion was made by Vice Chairman Rusterholtz, seconded by Commissioner Kuykendall to deny the request without prejudice by David Heaton on behalf of property owners, Lea Hamilton, Rebecca Hamilton and Vicky Parsons for a request to rezone approximately 49.832 acres of land currently zoned Agricultural (AO) to a residential Planned Development, located south and east of East Forest Grove Road approximately .25 miles west of Orr Road, being part of the Calvin Boles Survey, Abstract A0028, Tract 168. The motion to deny passed unanimously by a 5 to 0 vote.

The Commission asked that review of the City's Thoroughfare Plan be placed on the next Planning and Zoning Commission agenda, as well as a discussion item only with Cornerstone Ranch regarding any updates to their existing proposal that would fit the characteristics of R2 zoning.

Regular Agenda

3. **Consider approval of the minutes of the November 12, 2020 Planning and Zoning Commission meeting.**

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

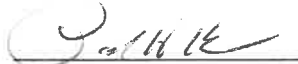
Executive Session Agenda

4. **Executive Session.**

An Executive Session was not held at this meeting.

5. **Adjournment.**

MOTION: A motion was made Chairman Keer, seconded by Commissioner Williams to adjourn the meeting at 9:47pm pm. The motion passed unanimously by a 5 to 0 vote.



David Keer, Chairman



Stacy Henderson, City Secretary

