



City of Lucas
Planning and Zoning Commission
Regular Meeting
January 14, 2021
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. Chairman Keer noted that Alternate Member Adam Sussman would be serving as a voting member with the absence of Commissioner Williams.

Commissioners Present:

Chairman David Keer
Vice Chairman Peggy Rusterholtz
Commissioner Tommy Tolson
Commissioner Dusty Kuykendall
Alternate Commissioner Adam Sussman (remotely)
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 (remotely)

Commissioners Absent:

Commissioner Joe Williams

Public Hearing Agenda

- 1. Public hearing to consider the request by Gouri R. Joshi on behalf of Our Haven Investment Property LLC, to rezone a parcel of land from Residential-2 to Residential-1 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 property is otherwise known as Cameron Estates.**

Development Services Director Joe Hilbourn gave a presentation discussing specifics of the request.

Chairman Keer opened the public hearing at 7:08 pm., with the following individuals that requested to speak regarding the request:

- Raja Raheel Khanzada, engineer representing the applicant, spoke in favor of the request.
- Stephanie Schertz, 1111 Snider Lane, Lucas spoke in opposition to the zoning change request.
- Joe Glorieux, 1110 Snider Lane, Lucas spoke in opposition to the request.
- Richard Schertz, 1111 Snider Lane, spoke in opposition to the zoning change request.
- Julie Rembold, 1345 Snider Lane, spoke in opposition to the request.

Chairman Keer noted that 51 emails had been received in opposition to the request and closed the public hearing at 7:18 pm.

MOTION: A motion was made by Vice Chairman Rusterholtz seconded by Commissioner Tolson to deny the rezoning request from Residential-2 to Residential-1 for a 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, known as Cameron Estates. The motion to deny passed unanimously by a 5 to 0 vote.

2. **Discussion and review only of an updated site plan of the Cornerstone Ranch proposal 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.**

The following individuals requested to speak.

- Greg Jacobs, 1415 Ford Lane, Lucas spoke in favor of the request.
- Cathey Gleason, 1 Manor Lane, Lucas spoke in opposition to the request.

Development Services Director Joe Hilbourn gave a presentation discussing zoning, density, maintaining the design of Forest Grove Road extension as was currently, and uses for the site.

David Heaton, Cornerstone Ranch discussed with the Commission changes made to the original submittal as well as draft planned development standards.

Alternate Commissioner Foster stated he had a conflict of interest regarding this request and would not be participating in the discussion.

The Commission discussed aspects of the proposed submittal and were in agreement that the uses and amenities proposed were not compatible with the Comprehensive Plan or surrounding residential area and were not in favor of moving forward with this type of Planned Development.

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

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

Vice Chairman Rusterholtz noted that she would continue in the role of Vice Chairman.

MOTION: A motion was made by Vice Chairman Rusterholtz, seconded by Alternate Commissioner Sussman to appoint David Keer as Chairman. The motion passed unanimously by a 5 to 0 vote.

4. Consider approval of the minutes of the December 10, 2020 Planning and Zoning Commission meeting.

MOTION: A motion was made by Chairman Keer, seconded by Commissioner Tolson to approve the minutes of the December 10, 2020 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

5. Executive Session.

An Executive Session was not held at this meeting.

6. Adjournment.

MOTION: A motion was made Chairman Keer, seconded by Alternate Commissioner Sussman to adjourn the meeting at 7:51pm. The motion passed unanimously by a 5 to 0 vote.


David Keer, Chairman


Stacy Henderson, City Secretary

