



City of Lucas  
**Planning and Zoning Commission**  
**January 14, 2021**  
**7:00 PM**  
City Hall – Council Chambers  
and Video Conference  
665 Country Club Road – Lucas, Texas

*Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, January 14, 2021 at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.*

On March 16, 2020 Governor Abbott suspended some provisions of the Open Meetings Act in response to the COVID-19 emergency. In order to practice safe distancing, Lucas Planning and Zoning Commission meetings will be open to on-site visitors in a limited capacity of 15 audience members. Planning and Zoning Commission meetings will also be available through Zoom Webinar from your computer or smartphone. To join the meeting, please click this URL:

- <https://zoom.us/j/92691972860?pwd=cWJxTnZGWW1hZDhDVIFNSXJwZFpTQT09> and enter your name and email address.
- Join by phone: 1-346-248-7799
- Webinar ID: 926 9197 2860
- Passcode: 813188

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

## **Call to Order**

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- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

## Public Hearing Agenda

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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)**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take action on the rezoning request

## Regular Agenda

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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. **(Development Services Director Joe Hilbourn)**
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. **(Planning and Zoning Commission)**
4. Consider approval of the minutes of the December 10, 2020 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

## Executive Session Agenda

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*As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.*

5. Executive Session: An Executive Session is not scheduled for this meeting.
6. Adjournment.

## Certification

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*I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 6:00 p.m. on January 8, 2021.*

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*Stacy Henderson, City Secretary*

*In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Stacy Henderson at 972-912-1211 or by email at [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning and Zoning Commission Request

### January 14, 2021

Item No. 01

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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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.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct Public Hearing
- C. Take action on the rezoning request

#### **Background Information**

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The property is located at the northeast corner of Snider Lane and Shady Lane and is currently zoned R-2 and had an approved final plat. The final plat was never recorded with Collin County records and was vacated at the December 3, 2020 City Council meeting at the owner's request. The property was rezoned from AO to R-2 on May 1, 2006, and the final plat was approved at the August 14, 2006 City Council meeting.

#### **Attachments/Supporting Documentation**

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- 1. Public notice
- 2. Depiction
- 3. Legal description

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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Staff recommends denying the application to rezone the property from R-2 to R-1. This request does not comply with the City's Comprehensive Plan and additional lots would place a strain on existing infrastructure in the area. This area of the City is rural in nature with narrow winding roads and limited public improvements.



# City of Lucas

Item No. 01

## Planning and Zoning Commission Request

January 14, 2021

### **Motion**

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I make a motion to recommend to the City Council approving/denying the request by Gouri R. Joshi on behalf of Our Haven Investment Property LLC, to rezone a parcel of land from R-2 to R-1 being all of a 32.80 tract of land located at the northeast corner of the intersection of Snider Lane and Shady Lane.



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas (the "City"), will conduct a Public Hearing on Thursday, January 14, 2021 at 7:00 p.m. and City Council will conduct a second Public Hearing on Thursday, February 4, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request for a change in zoning from R-2 to R-1 on a parcel of land consisting of 32.80 acres of land from a tract of land situated in the J. Thompson Survey, Abstract No. 893, Collin County, Texas, and being all of that certain tract of land conveyed to Our Haven Investments Property, LLC, by General Warranty Deed with Vendor's Lien as recorded in Instrument No. 20160407000413150, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with cap for corner, said point being at the southwest corner of said Our Haven Investments Property, LLC tract, same point being in the southeast corner of that certain tract of land conveyed to Jennifer Emery by deed as recorded in Instrument No. 20191211001574620, Official Public Records, Collin County, Texas, said point being at the intersection of Snider Lane and Shady Lane, said point also being in the north line of that certain tract of land conveyed to United States of America by deed as recorded in Volume 755, Page 382, Deed Records, Collin County, Texas;

THENCE North 01 degrees 29 minutes 25 seconds East, along the west line of said Our Haven Investments Property, LLC tract and along the centerline of said Shady Lane, a distance of 1346.40 feet to an 1/2 inch iron rod set with cap for corner, said point being the northwest corner of said Our Haven Investments Property, LLC tract, same point being the southwest corner of that certain tract of land conveyed to Tommy Glen Adams by deed as recorded in Instrument No. 20101022001149850, Official Records, Collin County, Texas;

THENCE South 88 degrees 30 minutes 35 seconds East, departing the centerline of said Shady Lane and along the common line of said Adams tract and said Our Haven Investments Property, LLC tract, passing a 1/2 inch iron rod found with cap stamped "Roome" for corner at a distance of 21.09 feet, and continuing for a total distance of 1056.00 feet to a 1/2 inch iron rod found with cap stamped "Roome" for corner, said point being the northeast corner of said Our Haven Investments Property, LLC tract, same point being the southeast corner of said Adams tract, said point being in the west line of that certain tract of land conveyed to Reba Motsinger by deed as recorded in Instrument No. 20080602000656180, Official Public Records, Collin County, Texas;

THENCE South 01 degrees 02 minutes 45 seconds West, along the common line of said Motsinger tract and said Our Haven Investments Property, LLC tract, a distance of 1346.44 feet to 1/2 inch iron rod set for corner, said point being the southwest corner of that certain tract of

land conveyed to Richard W. Schertz and Stephanie M. Schertz by deed as recorded in Instrument No. 20130816001163530, Official Public Records, Collin County, Texas, same point being the southeast corner of said Our Haven Investments Property, LLC tract, same point being in the centerline of said Snider Lane;

THENCE South 88 degrees 03 minutes 35 seconds West, along the south line of said Our Haven Investments Property, LLC tract and along the center line of said Snider Lane, a distance of 1066.44 feet to the POINT OF BEGINNING and containing 1,428,829 square feet or 32.80 acres of computed land.

More commonly known as the North East corner of Shady Lane and Snider Lane.

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email [shenderson@lucastexas.us](mailto:shenderson@lucastexas.us) and it will be presented at the hearing. If you have any question about the request, contact Joe Hilbourn at [jhilbourn@lucastexas.us](mailto:jhilbourn@lucastexas.us).



STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS Our Haven Investments Property, LLC, is the owner of a 32.80 acre tract of land out of the J. Thompson Survey Abstract No. 893 in Collin County Texas, being being all of that certain tract of land conveyed to Our Haven Investments Property, LLC, by General Warranty Deed with Vendor's Lien as recorded in Instrument No. 20160407000413150, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with cap for corner, said point being at the southwest corner of said Our Haven Investments Property, LLC tract, same point being in the southeast corner of that certain tract of land conveyed to Jennifer Emery by deed as recorded in Instrument No. 20191211001574620, Official Public Records, Collin County, Texas, said point being at the intersection of Snider Lane and Shady Lane, said point also being in the north line of that certain tract of land conveyed to United States of America by deed as recorded in Volume 755, Page 382, Deed Records, Collin County, Texas;

THENCE North 01 degrees 29 minutes 25 seconds East, along the west line of said Our Haven Investments Property, LLC tract and along the centerline of said Shady Lane, a distance of 1346.40 feet to an 1/2 inch iron rod set with cap for corner, said point being the northwest corner of said Our Haven Investments Property, LLC tract, same point being the southwest corner of that certain tract of land conveyed to Tommy Glen Adams by deed as recorded in Instrument No. 20101022001149850, Official Records, Collin County, Texas;

THENCE South 88 degrees 30 minutes 35 seconds East, departing the centerline of said Shady Lane and along the common line of said Adams tract and said Our Haven Investments Property, LLC tract, passing a 1/2 inch iron rod found with cap stamped "Roome" for corner at a distance of 21.09 feet, and continuing for a total distance of 1056.00 feet to a 1/2 inch iron rod found with cap stamped "Roome" for corner, said point being the northeast corner of said Our Haven Investments Property, LLC tract, same point being the southeast corner of said Adams tract, said point being in the west line of that certain tract of land conveyed to Reba Motsinger by deed as recorded in Instrument No. 20080602000656180, Official Public Records, Collin County, Texas;

THENCE South 01 degrees 02 minutes 45 seconds West, along the common line of said Motsinger tract and said Our Haven Investments Property, LLC tract, a distance of 1346.44 feet to 1/2 inch iron rod set for corner, said point being the southwest corner of that certain tract of land conveyed to Richard W. Schertz and Stephanie M. Schertz by deed as recorded in Instrument No. 20130816001163530, Official Public Records, Collin County, Texas, same point being the southeast corner of said Our Haven Investments Property, LLC tract, same point being in the centerline of said Snider Lane;



THENCE South 88 degrees 03 minutes 35 seconds West, along the south line of said Our Haven Investments Property, LLC tract and along the center line of said Snider Lane, a distance of 1066.44 feet to the POINT OF BEGINNING and containing 1,428,829 square feet or 32.80 acres of computed land.



# City of Lucas

## Planning and Zoning Commission Request

### January 14, 2021

Item No. 02

Requester: Development Services Director Joe Hilbourn

#### **Agenda Item Request**

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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.

#### **Background Information**

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At the December 10, 2020 Planning and Zoning Commission meeting, David Heaton with Cornerstone Ranch brought forward a request for a Planned Development for a tract of land consisting of 49.832 +/- acres that is currently vacant. This property is zoned Agricultural (AO) and the applicant is requesting a Planned Development zoning.

The Planning and Zoning Commission denied the request but gave suggestions to bring an updated proposal back to the Commission to be further evaluated. The Commission's concerns were based around the proposed use fitting in with the existing rural environment.

Mr. Heaton will be providing an updated site plan for discussion and the applicant is still in the process of preparing the deviations for the Planned Development document.

This item is for discussion purposes only, no formal action will be taken at this meeting.

#### **Attachments/Supporting Documentation**

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1. Updated site plan.

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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No action, this item is for discussion purposes only.

# ZONING CONCEPT PLAN - EXHIBIT B



existing tree mass across from proposed entry

E. Forest Grove RD

assumed r.o.w.

dry creek bed drainage feature

assumed r.o.w.

W. Forest Grove RD

drive for fire access only

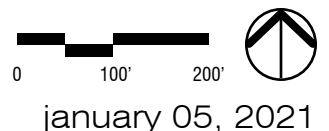
## legend

- 01. ENTRANCE GATE
- 02. ADMINISTRATION
- 03. GARDEN
- 04. BARN
- 05. GREENHOUSE
- 06. CHAPEL
- 07. PRAYER GARDEN
- 08. DINING
- 09. RECREATION
- 10. ARTS CENTER
- 11. PASTURE
- 12. RESIDENCES
- 13. MEADOWS
- 14. LANDSCAPE FENCING AND FEATURES

This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations.



Cornerstone Ranch  
Build Out Concept Plan  
Lucas Texas



january 05, 2021

# ZONING CONCEPT PLAN - EXHIBIT B



## legend

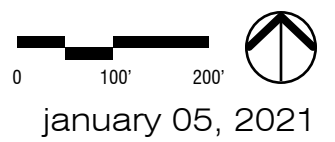
- |                    |                                    |
|--------------------|------------------------------------|
| 01. ENTRANCE GATE  | 09. RECREATION                     |
| 02. ADMINISTRATION | 10. ARTS CENTER                    |
| 03. GARDEN         | 11. PASTURE                        |
| 04. BARN           | 12. RESIDENCES                     |
| 05. GREENHOUSE     | 13. MEADOWS                        |
| 06. CHAPEL         | 14. LANDSCAPE FENCING AND FEATURES |
| 07. PRAYER GARDEN  |                                    |
| 08. DINING         |                                    |

This Concept Plan is for illustrative purposes only and subject to change. This Concept Plan, along with development regulations (for Planned Development requests), are intended to describe the intent of the Planned Development. Significant deviations from this Concept Plan, as determined by the Development Services Director, will require an amendment to the Concept Plan and, as necessary, the development regulations.



**brent design**  
designing the space between

Cornerstone Ranch  
Build Out Concept Plan  
Lucas Texas





# City of Lucas

## Planning and Zoning Commission Request

### January 14, 2021

Item No. 03

Requester: Planning and Zoning Commission

#### **Agenda Item Request**

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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.

#### **Background Information**

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The City's Code of Ordinances, Section 1.05.035 states that the Planning and Zoning Commission shall elect a chairman and vice chairman from its membership annually.

At the Planning and Zoning Commission's November 12, 2020 meeting, Peggy Rusterholtz was nominated as Vice Chairman for the Commission and can continue in this position if desired.

#### **Attachments/Supporting Documentation**

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NA

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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I make a motion to appoint \_\_\_\_\_ as Chairman of the Planning and Zoning Commission for a period of approximately one (1) year with a term ending December 31, 2021.

If Needed:

I make a motion to appoint \_\_\_\_\_ as Vice Chairman of the Planning and Zoning Commission for a period of approximately one (1) year with a term ending December 31, 2021.



# City of Lucas

## Planning and Zoning Commission Request

### January 14, 2021

Item No. 04

Requester: City Secretary Stacy Henderson

#### **Agenda Item Request**

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

#### **Background Information**

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NA

#### **Attachments/Supporting Documentation**

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1. December 10, 2020 Planning and Zoning Commission minutes.

#### **Budget/Financial Impact**

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NA

#### **Recommendation**

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NA

#### **Motion**

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I make a motion to approve the minutes of the December 10, 2020 Planning and Zoning Commission meeting.



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**

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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**

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- 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**

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### **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**

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### **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.

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David Keer, Chairman

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Stacy Henderson, City Secretary