



City of Lucas
Planning and Zoning Commission
February 11, 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, February 11, 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

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

Public Hearing Agenda

1. Public hearing to consider a request by Austin and Wendy Sears, property owners of 204 Estelle Lane, in the Huntwick Addition, Blk B, Lot 9 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the proposed specific use permit request

Regular Agenda

2. Consider the request by Claymoore Engineering on behalf of Homerun Alley, LLC for final plat approval of Homerun Alley located at 573 South Angel Parkway, ABS A0821, in the William Snider Survey, Tract 60, being 3.08 acres. **(Development Services Director Joe Hilbourn)**
3. Consider approval of the minutes of the January 14, 2021 Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

Executive Session Agenda

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.

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

Certification

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 on or before 6:00 p.m. on February 4, 2021.

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 at least 48 hours prior to the meeting.



City of Lucas

Planning & Zoning Agenda Request

February 11, 2021

Item No. 01

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Public hearing to consider a request by Austin and Wendy Sears, property owners of 204 Estelle Lane, in the Huntwick Addition, Blk B, Lot 9 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

- A. Presentation by Development Services Director Joe Hilbourn
- B. Conduct public hearing
- C. Take action regarding the proposed specific use permit request

Background Information

This lot is currently zoned R-2, and the applicant is requesting to construct an accessory building with habitable space that meets the City's requirements. The specific use permit request is to allow a food preparation area within the accessory building.

Section 14.04.304 (a) of the City's Code of Ordinances requires that an addition of a kitchen/food preparation area require a specific use permit in R-2 or AO zoning districts that contain a single-family home and states the following:

Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

Attachments/Supporting Documentation

- 1. Location Map
- 2. Site plan and kitchen layout
- 3. Public Notice
- 4. Septic System Report

Budget/Financial Impact

NA

Recommendation

Staff recommends approval of the specific use permit request as presented.



City of Lucas
Planning & Zoning Agenda Request
February 11, 2021

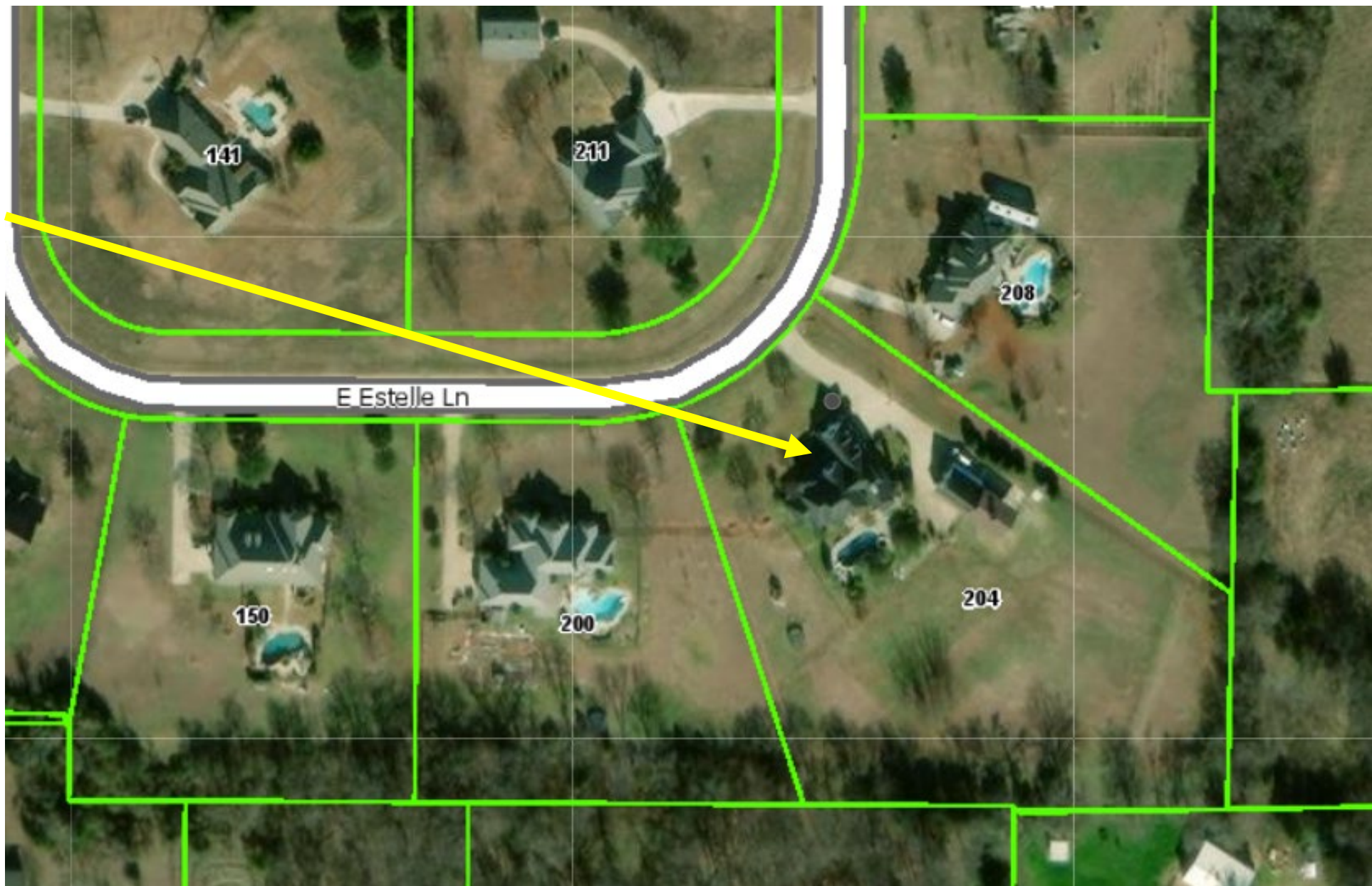
Item No. 01

Motion

I make a motion to recommend to the City Council to approve/deny the specific use permit request for 204 Estelle Lane, in the Huntwick Addition, Blk B, Lot 9 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

Location Map

204 E Estelle Lane



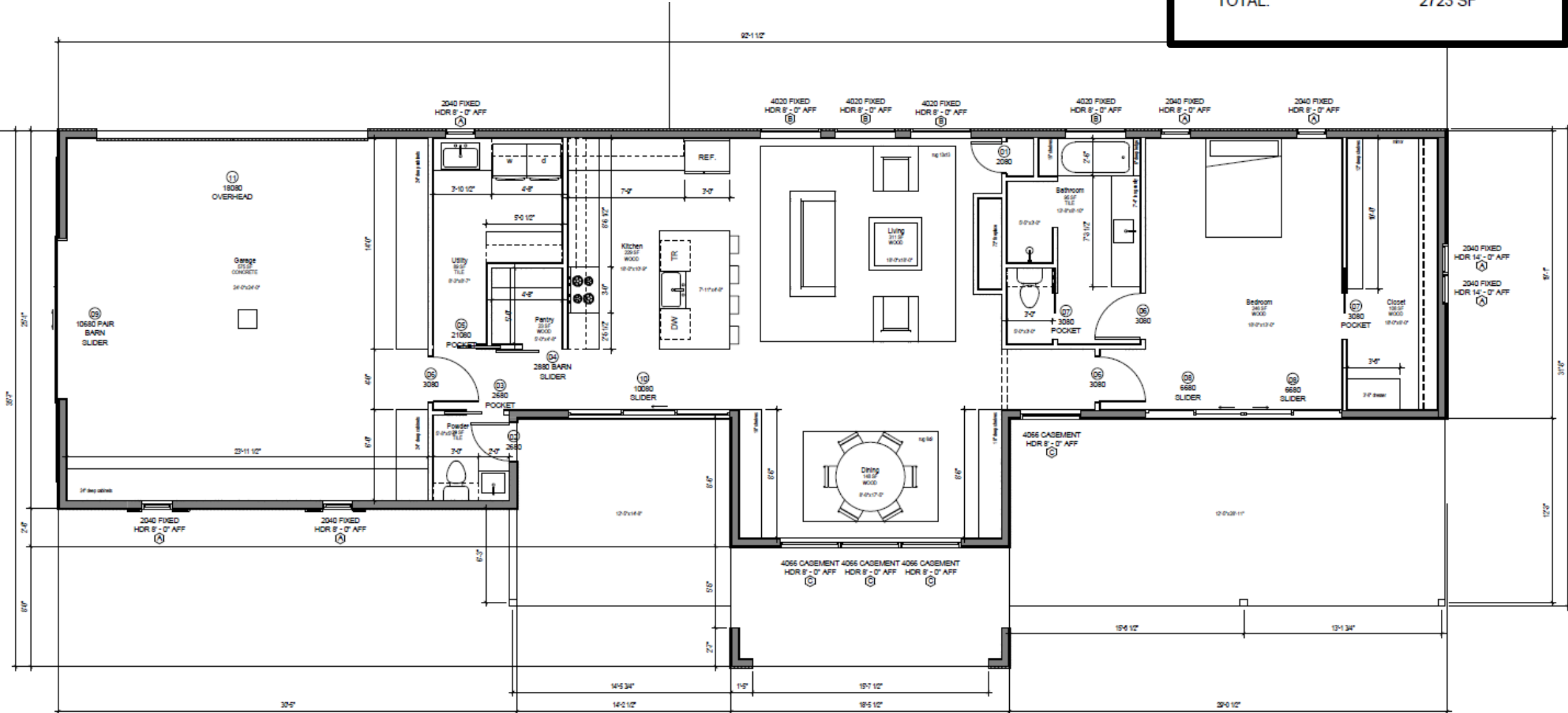
Proposed Site Plan



Proposed Accessory Building

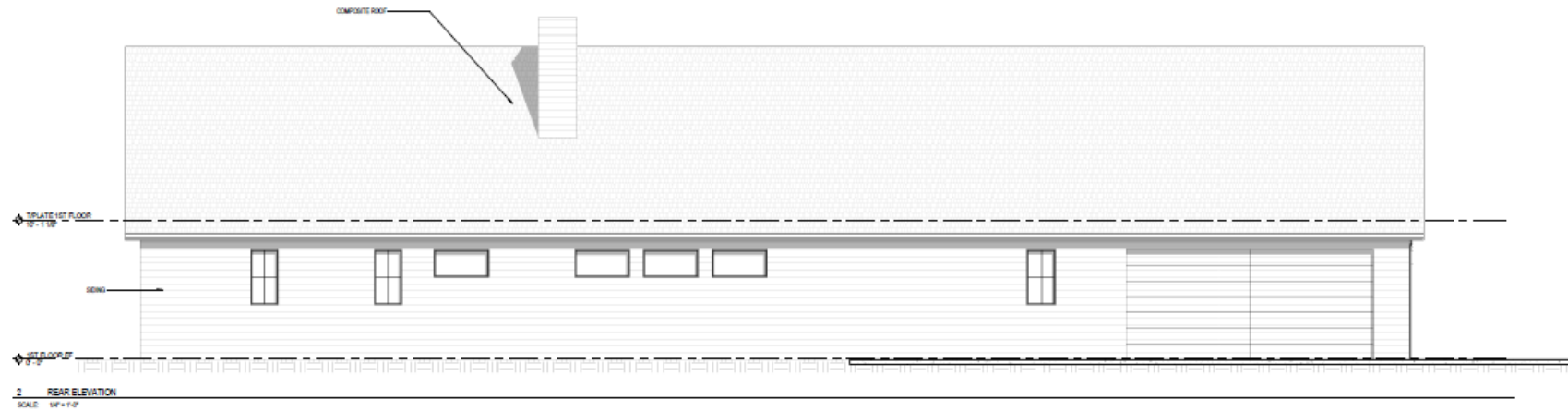
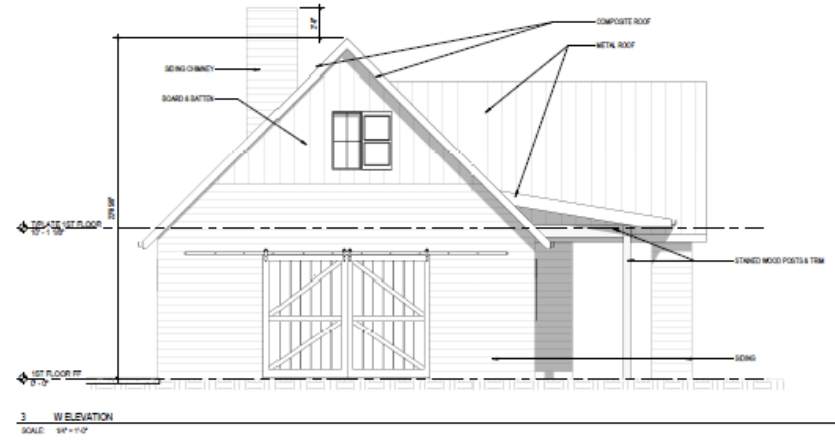
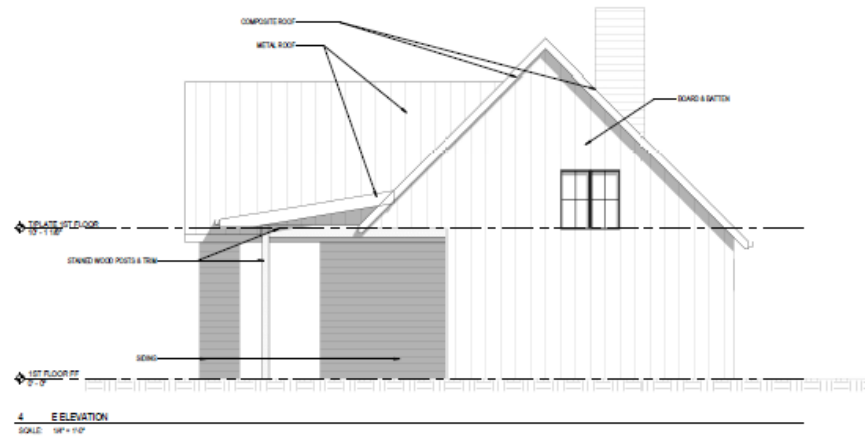
BUILDING AREA

CONDITIONED AREA	1496 SF
COVERED PORCH	606 SF
GARAGE	621 SF
TOTAL:	2723 SF



Front Elevation







NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, February 11, 2021 at 7:00 p.m. and City Council will conduct a second public hearing on Thursday, March 4, 2021 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a Specific Use Permit (SUP) application to permit a kitchen and food preparation area more particularly described as follows:

*Austin and Wendy Sears, property owners at 204 Estelle, HUNTWICK ADDITION, BLK B, LOT 9; Lucas, Texas 75002 has submitted an application for a SUP to permit a kitchen with a food preparation area(s) in an accessory building with habitable space required by code section **Sec. 14.04.304 General accessory buildings and structures regulations.***

i) In R-2 or AO zoning districts that contain a single-family home:

a. Kitchen, cooking or a food preparation area may be permitted on property with a specific use permit. The specific use permit may only be granted provided the owners of the property enact a deed restriction with the city as party to the deed restriction that prohibits the use of the habitable space to be used for lease/barter agreement other than that of the full-time domestic staff providing support to the property.

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 and it will be presented at the Hearing. If you have any questions about the above hearing you may contact jhilbourn@lucastexas.us.

DAVID WATKINS, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Sun creek Drive
Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

SEPTIC SYSTEM SURVEY REPORT

NAME: *Austin Sears (469) 583-0434*
ADDRESS: *204 Estelle Lane*

DATE: *October 9, 2020*
CITY: *Lucas, Texas 75002*
COUNTY: *Collin*

PROJECT DESCRIPTION

There is an existing 4474 s.f. 4 bedroom home with water saving devices located on the property. There is currently a conventional OSSF located on the property to receive the wastewater from the home which consists of two (2) 500 gallon tanks and a conventional distribution field located on the south side of the house. The existing Conventional OSSF is operating properly and the owner is planning to keep the system in service. The owner is planning to construct a casita that is 1496 s.f. in size with 1 bedroom and a garage as shown on the attached drawing. It is planned to install a 500 GPD Aerobic Spray ATU to receive the water from the proposed casita. The proposed Aerobic ATU does not overlap any of the existing conventional OSSF system.

The attached drawing shows the location of the existing and proposed OSSF tanks and distribution fields.



David L. Watkins

10/12/2020

Inspector shall not be liable to any person or entity (corporation, partnership, association or otherwise) in any way for any statements made herein or statements made incident to this septic system survey report.

NOTE: IT SHOULD BE UNDERSTOOD THAT DATA GIVEN IN THIS REPORT DOES NOT COVER THE INSTALLATION OF ANY OF THE COMPONENTS OF THE SEWAGE SYSTEM. DESIGN, CONSTRUCTION, INSTALLATION AND FINAL INSPECTION SHOULD BE BASED ON SPECIFIC CONDITIONS AFFECTING EACH LOCATION AND MEET THE REQUIREMENTS OF STATE AND LOCAL REGULATORY AUTHORITIES.

DAVID WATKINS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Suncrest Drive
Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

AEROBIC SYSTEM DESIGN

NAME: *Austin Sears (469) 583-0434*
ADDRESS: *204 Estelle Lane*

DATE: *October 9, 2020*
CITY: *Lucas, Texas 75002*
COUNTY: *Collin*

DESIGN PARAMETERS

Facility: *1496 s.f. Casita with 1 bedroom w/water saving devices*

Lot Size: *2.969 Acres*

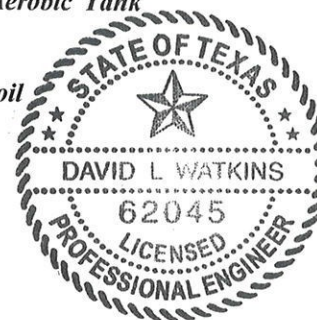
Design Capacity (Gallons/Day): *180 gpd – Single family dwelling (one or two bedrooms) less than 1,500 s.f. for spray distribution field*
360 gpd – Three bedrooms less than < 2,501 sq. ft. for Aerobic Tank sizing

Max Loading Rate (Gal/sf/Day): *For aerobic spray distribution, 0.045 gal/s.f./day for Class IV soil*

Required Application Area (sf): *180 gpd divided by 0.045 Gal/sf/day = 4,000 s.f.*

Design Loading Rate (Gal/sf/Day): *0.042*

Design Application Area (sf): *4,245 s.f.*



SYSTEM PARAMETERS

Interceptor Tank Volume: *500 gallon septic tank* Aeration Tank Volume: *500 gallon aerobic tank*

Chlorinator: *PVC "T" Stackable – Free Flowing or Liquid Chlorinator*

David L. Watkins

Pump Tank Volume: *500 gallon*

Pump Horsepower: *½ HP Grundfos 22SQE05A - 80 or equal* 10/12/2020

Number and Type of Sprinklers: *2-26' radius spray heads @ 360° rotation (K-rain nozzles or equal).*

A timer be required because the proposed sprinklers are located less than 20-feet from the property line.

SITE EVALUATION

Well: *No*

Pond/Stream: *No*

Drainage Easement: *Yes*

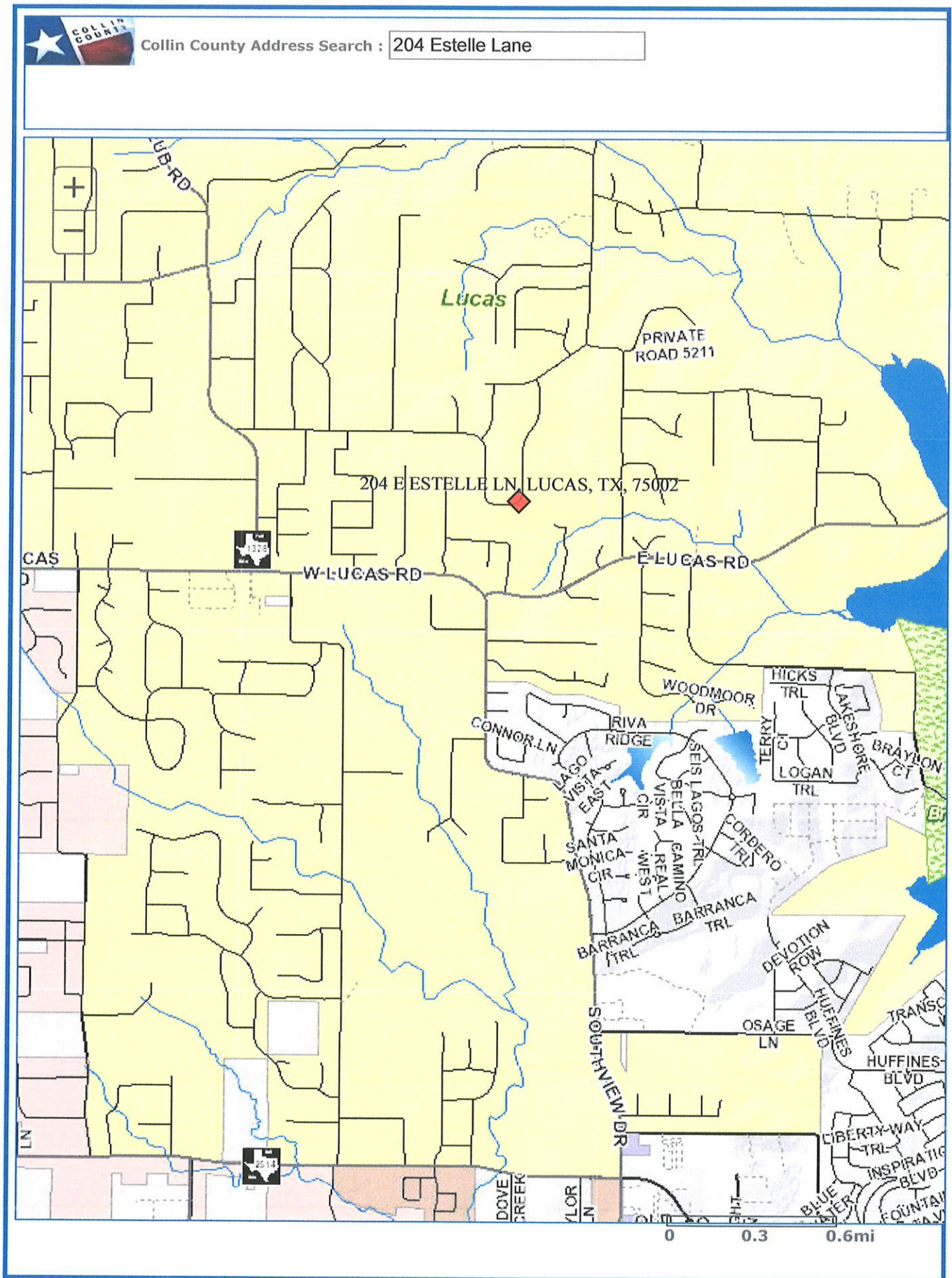
Terrain: *3-4 percent*

Soil Classification: *Class IV Clay* Vegetation Type: *Native Grasses & Trees*

100-Year Floodplain: *No*

Engineer shall not be liable to any person or entity (corporation, partnership, association or otherwise) in any way for any statements made herein or statements made incident to this OSSF system report.

NOTE: IT SHOULD BE UNDERSTOOD THAT DATA GIVEN IN THIS REPORT DOES NOT COVER INSTALLATION OF THE SEWAGE SYSTEM. DESIGN, CONSTRUCTION, INSTALLATION AND FINAL INSPECTION SHOULD BE BASED ON SPECIFIC CONDITIONS AFFECTING EACH LOCATION AND MEET REQUIREMENTS OF STATE AND LOCAL REGULATORY AUTHORITY.



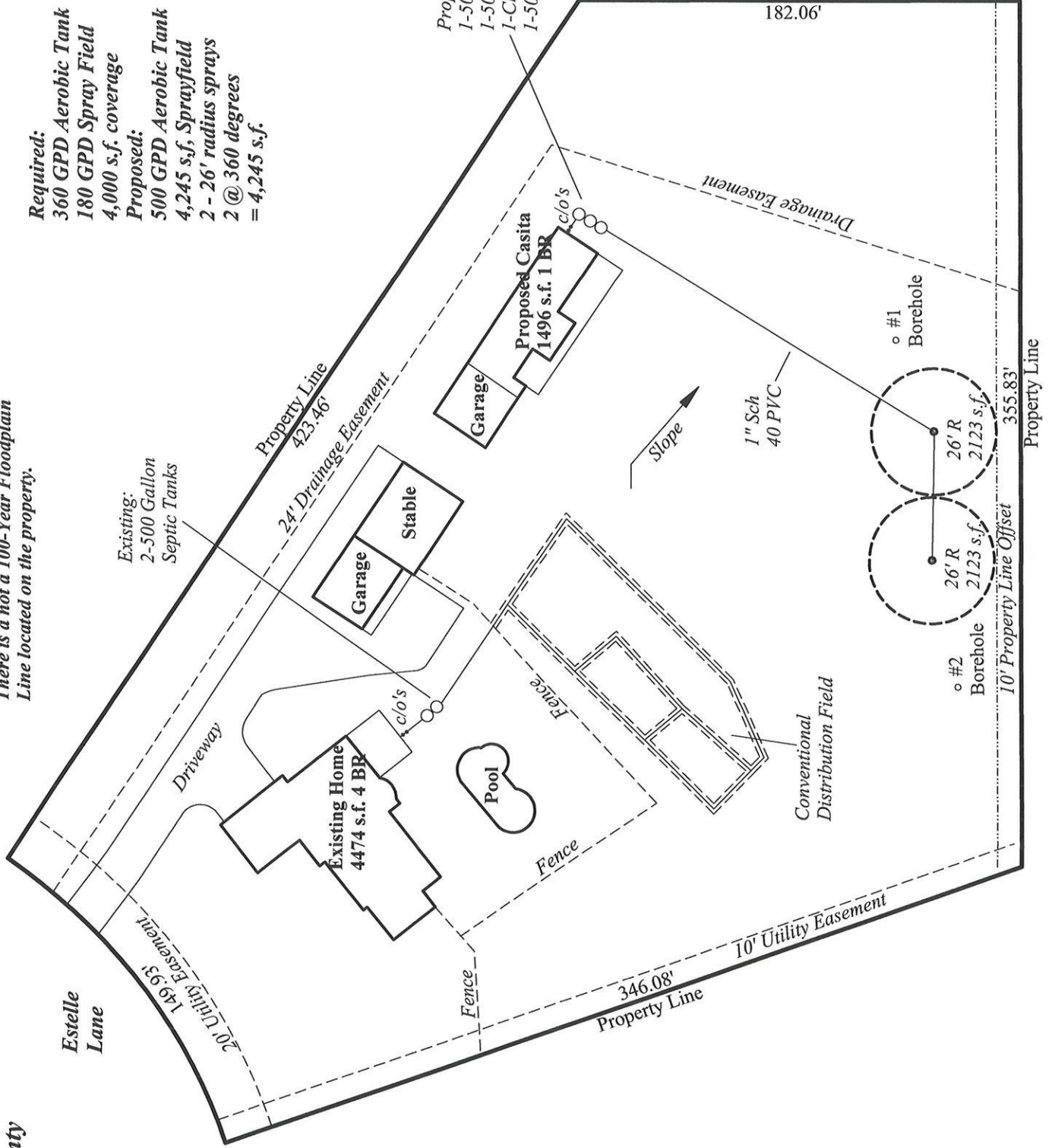
Austin Sears (469) 583-0434
 204 Estelle Lane
 Lucas, Texas 75002
 Collin County

October 9, 2020

There is not a 100-Year Floodplain
 Line located on the property.

- Required:**
 360 GPD Aerobic Tank
 180 GPD Spray Field
 4,000 s.f. coverage
- Proposed:**
 500 GPD Aerobic Tank
 4,245 s.f. Sprayfield
 2 - 26' radius sprays
 2 @ 360 degrees
 = 4,245 s.f.

North
 Scale: 1" = 60'



David L. Watkins

10/12/2020

DAVID WATKINS, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Sun creek Drive
 Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

SOIL EVALUATION REPORT

NAME: *Austin Sears (469) 583-0434*
 ADDRESS: *204 Estelle Lane*

DATE: *October 9, 2020*
 CITY: *Lucas, Texas 75002*
 COUNTY: *Collin*

SOIL BORINGS

	Hole #1	Hole #2	Hole #3
Depth (Feet)			
0	0 – 48” Dark Clay	0 – 48” Dark Clay	
1			
2			
3			
4			
Soil Classification	CL IV	CL IV	
Texture Class	Clay	Clay	
Structure	Blocky	Blocky	
Presence of Mottling	No	No	
Restrictive Horizon	No	No	
Groundwater	No	No	
Flood Hazard	No	No	
Upper Watershed	No	No	
Presence of Ponds/streams/wells	No	No	
Topography	3-4% Slope	3-4% Slope	

Site suitable for a standard subsurface conventional system: No

Comments:

10/12/2020

David L. Watkins

I certify that the above analysis is based upon field observations and are accurate to the best of my knowledge and belief.

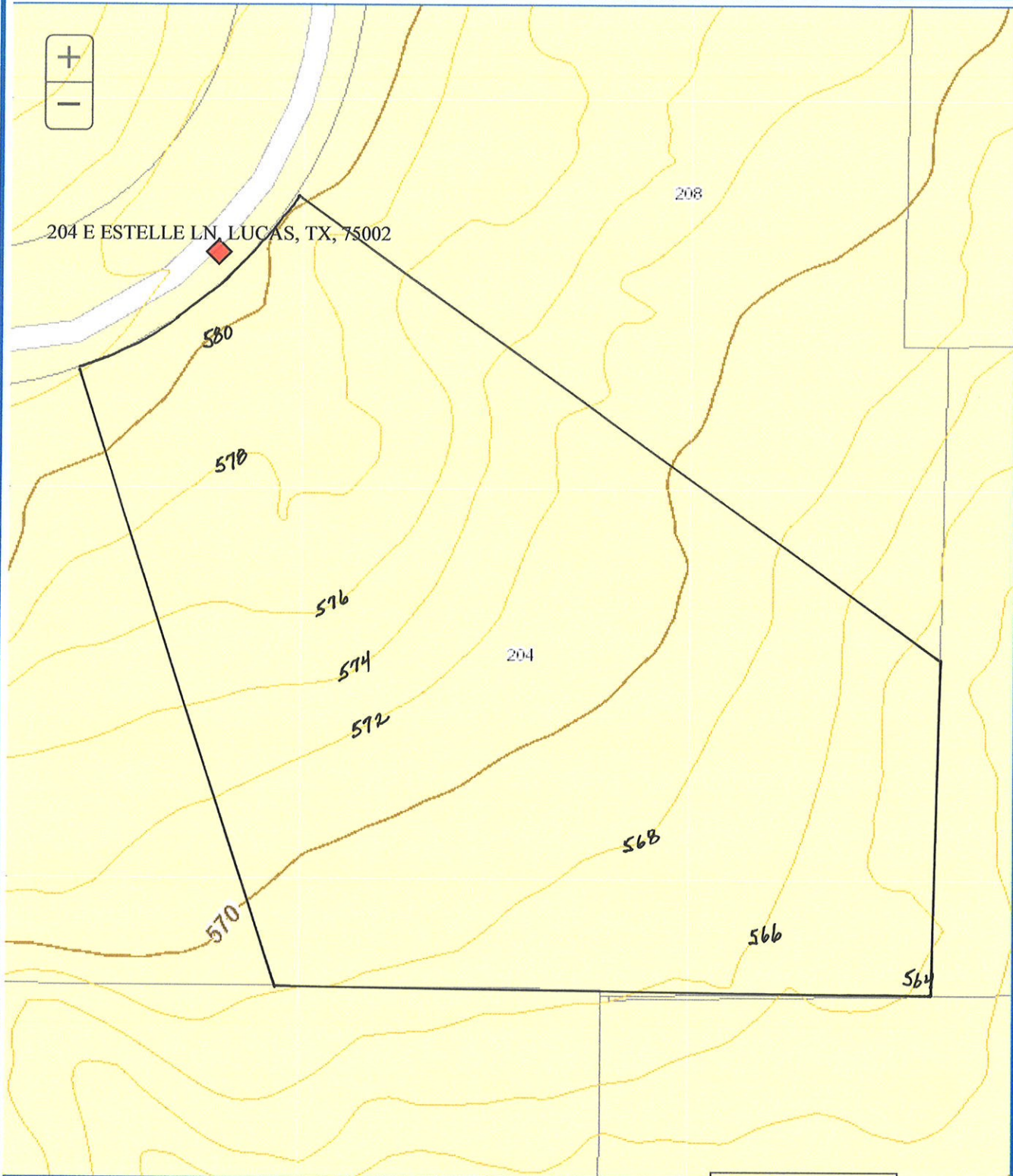




Collin County Address Search : 204 Estelle Lane



204 E ESTELLE LN, LUCAS, TX, 75002



Austin Sears
 204 Estelle Lane
 Lucas, Texas 75002

October 9, 2020

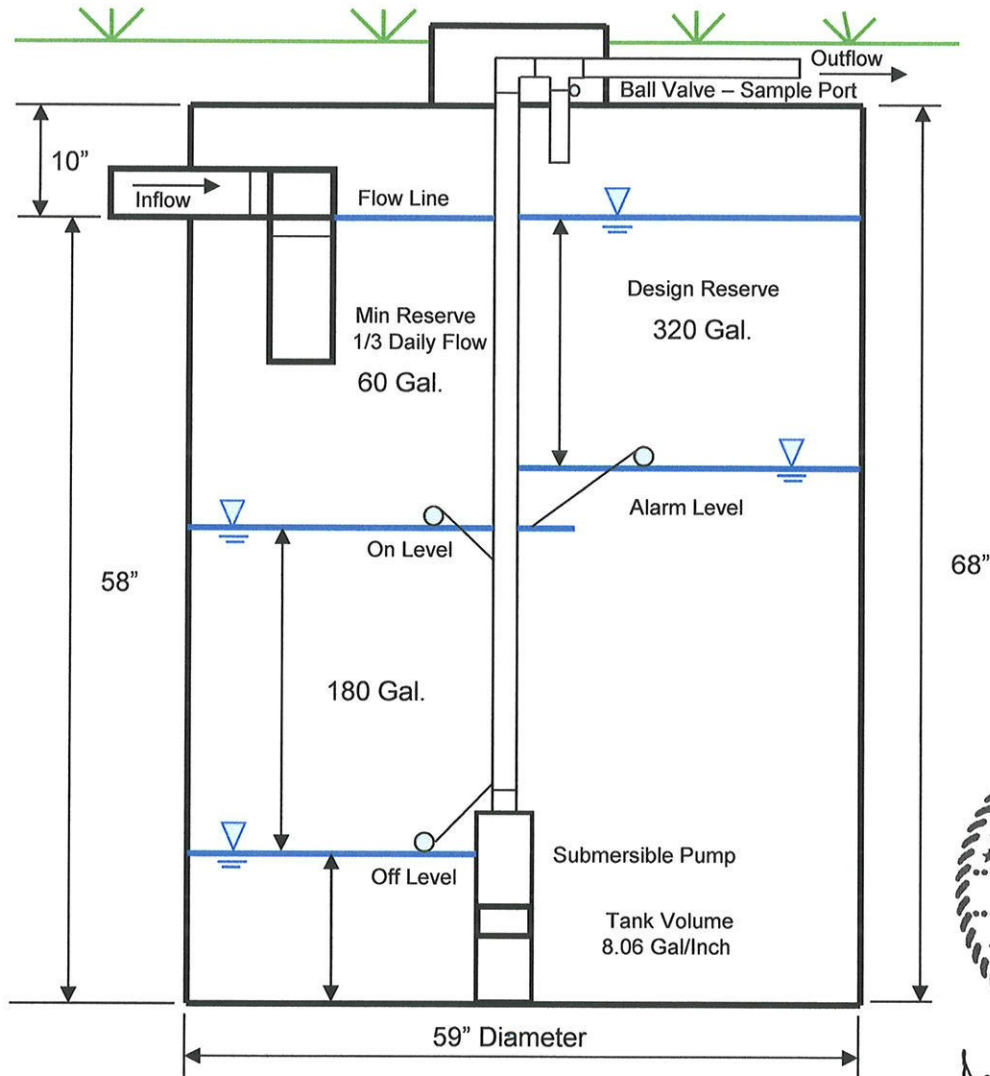
DAVID WATKINS, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 62045

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 Allen, Texas 75013

Email: dlwatkins5@gmail.com

Cell: (214) 728-2161

500 GALLON PUMP TANK



David L. Watkins
 10/12/2020

Pump Time = 18.8 min

Elevation/Press Head: 38.0 Ft

Volume = 180 Gallons/Dose/Zone

Discharge Pipe 1" Sch 40 PVC
0.5 Hp pump at 5.6 gpm
 delivers 100 ft of head

Flow Rate: 5.6 gpm

Pressure: 30 psi

Approximately 1 Doses/Day



City of Lucas

Planning & Zoning Agenda Request

February 11, 2021

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Consider the request by Claymoore Engineering on behalf of Homerun Alley, LLC for final plat approval of Homerun Alley located at 573 South Angel Parkway, ABS A0821, in the William Snider Survey, Tract 60, being 3.08 acres.

Background Information

This site has an approved specific use permit, site plan, landscape plan, elevations, and preliminary plat. The site is 3.08 acres and is zoned Commercial Business. This plat meets all City requirements.

Attachments/Supporting Documentation

1. Final Plat

Budget/Financial Impact

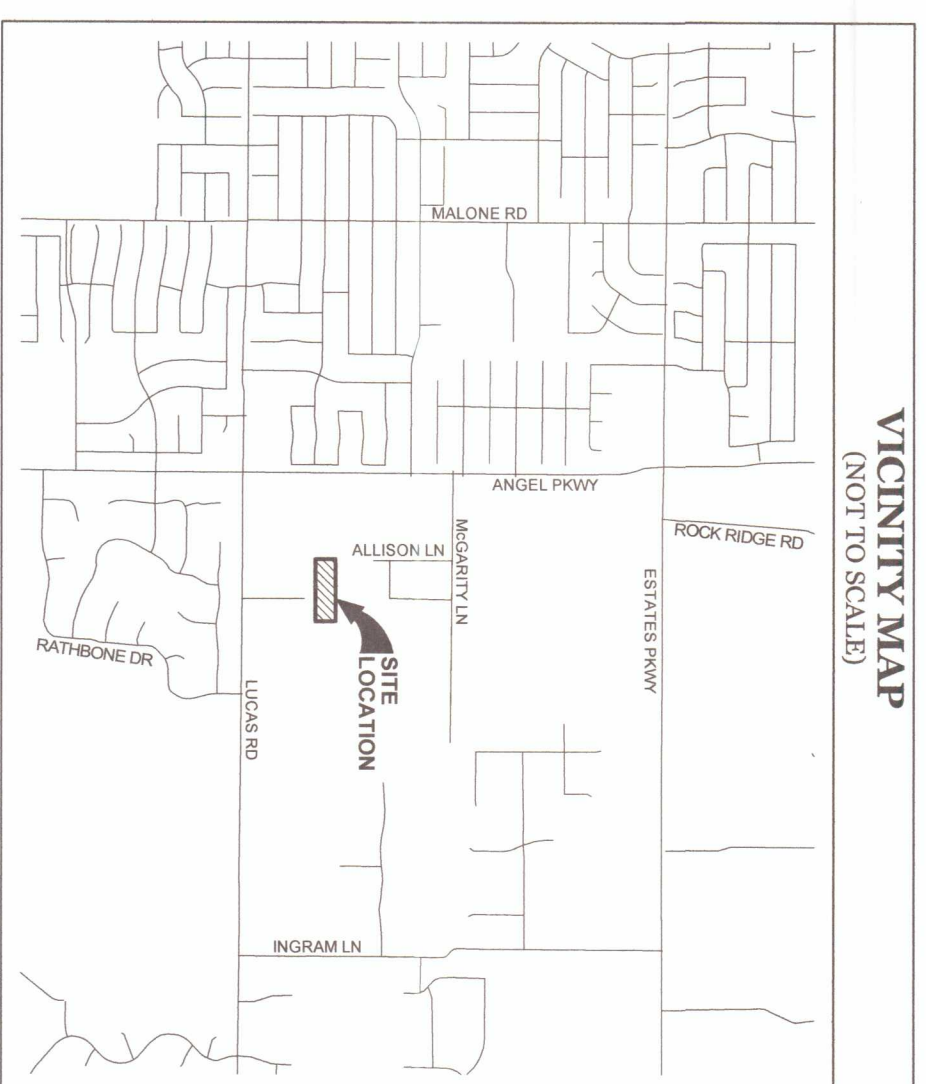
NA

Recommendation

Staff recommends approving the final plat as presented.

Motion

I hereby make a motion to approve/deny the final plat of Homerun Alley located at 573 South Angel Parkway, ABS A0821, in the William Snider Survey, Tract 60, being 3.08 acres.



GENERAL NOTES

- 1) The purpose of this plat is to create an official lot of record from a tract of land.
- 2) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0405.
- 3) The grid coordinates shown on this plat are based on GPS observations utilizing the Allera RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 4) Sealing a portion of this addition by meters and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6) The bearings shown on this plat are based on GPS observations utilizing the Allera RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°46'46" W	126.29
L2	N 89°43'45" E	36.73
L3	N 89°13'14" E	101.94
L4	S 00°46'46" E	24.00
L5	S 89°13'14" W	107.94
L6	S 00°46'46" E	68.99
L7	S 89°43'45" E	26.51
L8	N 00°46'46" W	9.32
L9	N 89°13'14" E	34.00
L10	N 89°13'14" E	9.62
L11	S 00°46'46" E	6.45
L12	N 89°43'45" E	16.02
L13	N 00°10'30" W	15.00
L14	N 89°43'45" E	8.01
L15	S 00°10'30" E	483.68
L16	N 89°43'45" E	483.68
L17	N 00°38'54" W	189.00

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.25	30.00	53°57'24"	N 28°11'56" E	27.22
C2	40.41	54.00	42°52'26"	N 20°39'27" E	39.47
C3	22.45	30.00	42°52'26"	N 20°39'27" E	21.93
C4	18.40	30.00	35°08'34"	S 73°12'29" E	18.11
C5	47.12	30.00	90°00'00"	S 44°13'14" W	42.43
C6	40.41	54.00	42°52'26"	S 20°39'27" W	39.47
C7	40.41	54.00	42°52'26"	S 20°39'27" W	21.93
C8	29.01	30.00	55°24'12"	S 28°29'52" E	21.99

LEGEND

RG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
CHRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER

P.R.C.C.T. = PLAT RECORDS,
COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PLAT RECORDS,
COLLIN COUNTY, TEXAS

Project
1912-028-05
Date
08/09/2020
Drafter
JDC

EAGLE SURVEYING
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Chrymore Engineering, Inc.
301 S. Calumet Street, Suite 40
Denton, TX 76201
(817) 281-1497

OWNER
Homerun Alley, LLC
5311 Westfield Dr.
Parker, TX 75022
(714) 292-6515

CERTIFICATE OF APPROVAL

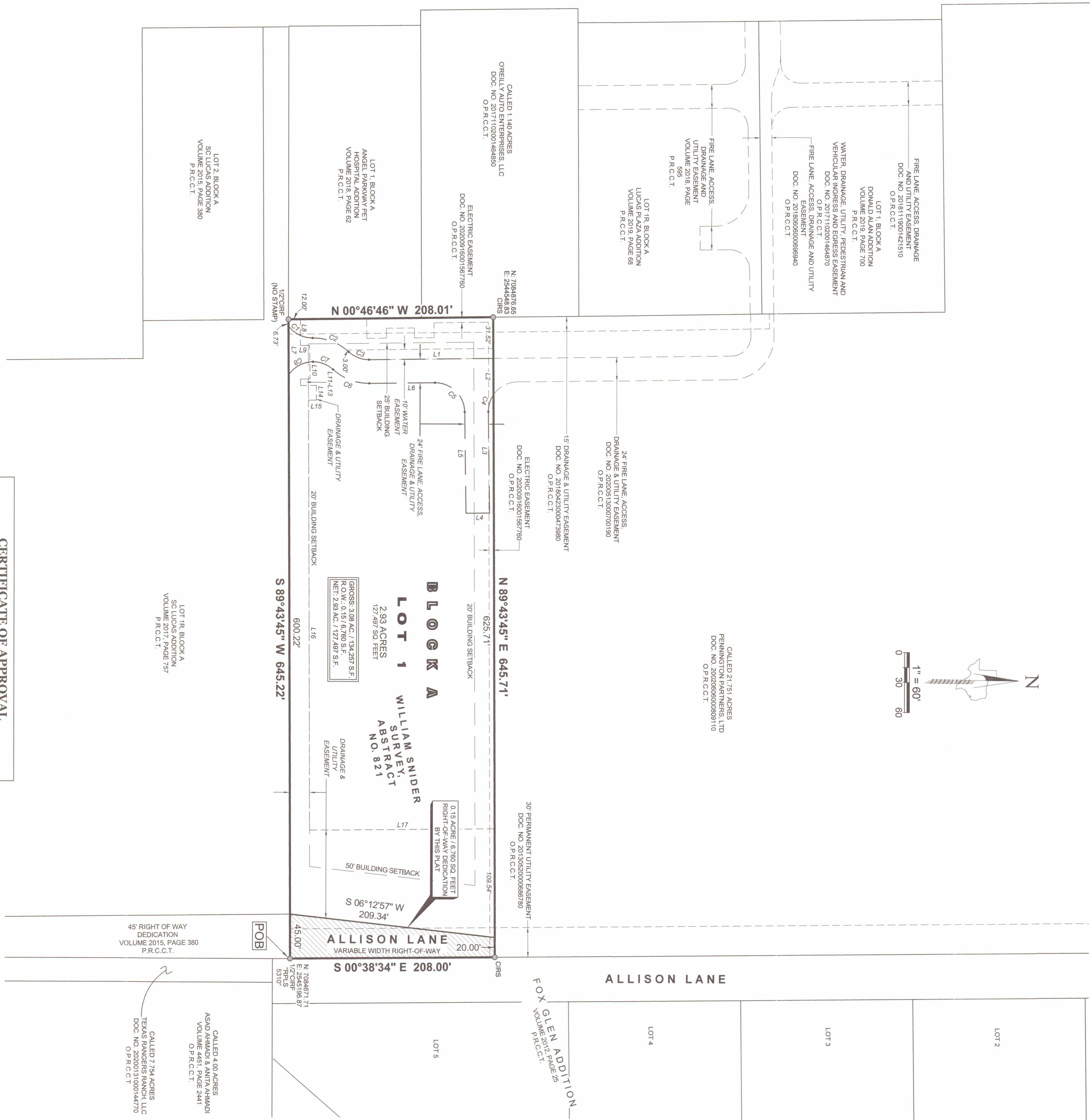
The Director of Public Works of the City of Lucas, Texas, hereby certifies that all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Lucas, Texas as to which his/her approval is required.

Director of Public Works _____ Date _____

P&Z CERTIFICATE OF APPROVAL

APPROVED by the City of Lucas Planning and Zoning Commission on this _____ day of _____, 2021.

Planning and Zoning Chairman _____
ATTEST:
City Secretary _____



OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF COLLIN \$

WHEREAS, HOMERUN ALLEY, LLC, is the owner of a 3.08 acre tract of land out of the WILLIAM SNIDER SURVEY, ABSTRACT NUMBER 821, situated in the City of Lucas, Collin County, Texas and being all of a called Tract 1 (3.08 acre tract) conveyed to HOMERUN ALLEY, LLC, by deed of record in Document No. 20200424000597050 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found in the West right-of-way line of Allison Lane 145 foot wide (right-of-way), being the Northeast corner of that certain 76 foot wide right-of-way dedicated in SC Lucas Addition, a subdivision of record in Volume 2015, Page 380 of the Plat Records of Collin County, Texas, also being the Southeast corner of said 3.08 acre tract and thence;

THENCE, S89°43'45" W, leaving the West right-of-way line of Allison Lane, along the South line of said 3.08 acre tract, being in part, the common North line of said 45 foot wide right-of-way dedicated in SC Lucas Addition and in part, the common North line of Lot 1R, Block A of Replat of Lot 1R, Block A of SC Lucas Addition, a subdivision of record in Volume 2017, Page 1 of the Plat Records, a distance of 645.22 feet to a 1/2 inch iron rod with unstamped yellow plastic cap found at the Southeast corner of Lot 1, Block A of Replat of Lot 1R, Block A of SC Lucas Addition, a subdivision of record in Volume 2018, Page 62 of said Plat Records, being the Southwest corner of said 3.08 acre tract and thence;

THENCE, N00°46'46" W, leaving the North line of said 3.08 acre tract, being in part, the common East line of said Lot 1 and in part, the common East line of a called 1.140 acre tract of land conveyed to O'Reilly Auto Enterprises, LLC by deed of record in Document No. 201711020014684850 of said Official Public Records, a distance of 208.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner of said 3.08 acre tract, from which a 1/2 inch iron rod with yellow plastic cap stamped "HULTI-ZOLLARS" found at the Northeast corner of said 1.140 acre tract bears N00°46'46" W, a distance of 88.99 feet;

THENCE, N89°43'45" E, leaving the East line of said 1.140 acre tract, along the North line of said 3.08 acre tract, a distance of 645.71 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West right-of-way line of Allison Lane for the Northeast corner of said 3.08 acre tract;

THENCE, S00°38'34" E, along the West right-of-way line of Allison Lane and the common East line of said 3.08 acre tract, a distance of 208.00 feet to the **POINT OF BEGINNING** and containing a gross area of 3.08 Acres, or (134,257 Square Feet) of land and a net area (post dedication) of 2.93 Acres, or (127,497 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, HOMERUN ALLEY, LLC, does hereby adopt this plat, designating herein described property as **HOME RUN ALLEY ADDITION**, an addition to the City of Lucas, Collin County, Texas, and does hereby dedicate to public use forever all streets, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements hereby reserved for the initial use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to use the easements shown hereon for the purpose and consideration herein expressed. No improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its lines, structures or appurtenances, shall be placed in any way, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER, HOMERUN ALLEY, LLC, a Texas limited partnership

BY: _____ Date _____
Ryan Mulholland

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared **RYAN MULHOLLAND**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS \$
COUNTY OF DENTON \$

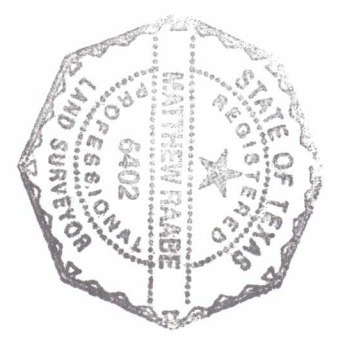
MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lucas, Collin County, Texas.

Matthew Raabe, R.P.L.S. # 64022
STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 22nd day of September, 2021.

Misson Decker
Notary Public in and for the State of Texas



FINAL PLAT
HOME RUN ALLEY ADDITION
LOT 1, BLOCK A
ZONED: C

BEING 3.08 ACRES OF LAND SITUATED IN THE
WILLIAM SNIDER SURVEY, ABSTRACT NO. 821,
CITY OF LUCAS, COLLIN COUNTY, TEXAS



City of Lucas Planning & Zoning Agenda Request February 11, 2021

Item No. 03

Requester: City Secretary Stacy Henderson

Agenda Item Request

Consider approval of the minutes of the January 14, 2021 Planning and Zoning Commission meeting.

Background Information

NA

Attachments/Supporting Documentation

1. January 14, 2021 Planning and Zoning Commission minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve the minutes of the January 21, 2021 Planning and Zoning Commission meeting.



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