



City of Lucas  
**Planning and Zoning Commission**  
**March 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, March 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. Continuation of a 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. Continuation of public hearing
  - C. Take action regarding the proposed specific use permit request

## **Regular Agenda**

---

2. Consider approval of the minutes of the February 11, 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.*

3. Executive Session: An Executive Session is not scheduled for this meeting.
4. 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](http://www.lucastexas.us) on or before 6:00 p.m. on March 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](mailto:shenderson@lucastexas.us) at least 48 hours prior to the meeting.*



# City of Lucas

## Planning & Zoning Agenda Request

### March 11, 2021

Item No. 01

Requester: Development Services Director Joe Hilbourn

### Agenda Item Request

---

Continuation of a 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. Continuation of public hearing
- C. Take action regarding the proposed specific use permit request

### Background Information

---

This item was continued from the February 11, 2021 Planning and Zoning Commission meeting.

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



**City of Lucas**  
**Planning & Zoning Agenda Request**  
**March 11, 2021**

Item No. 01

**Recommendation**

---

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

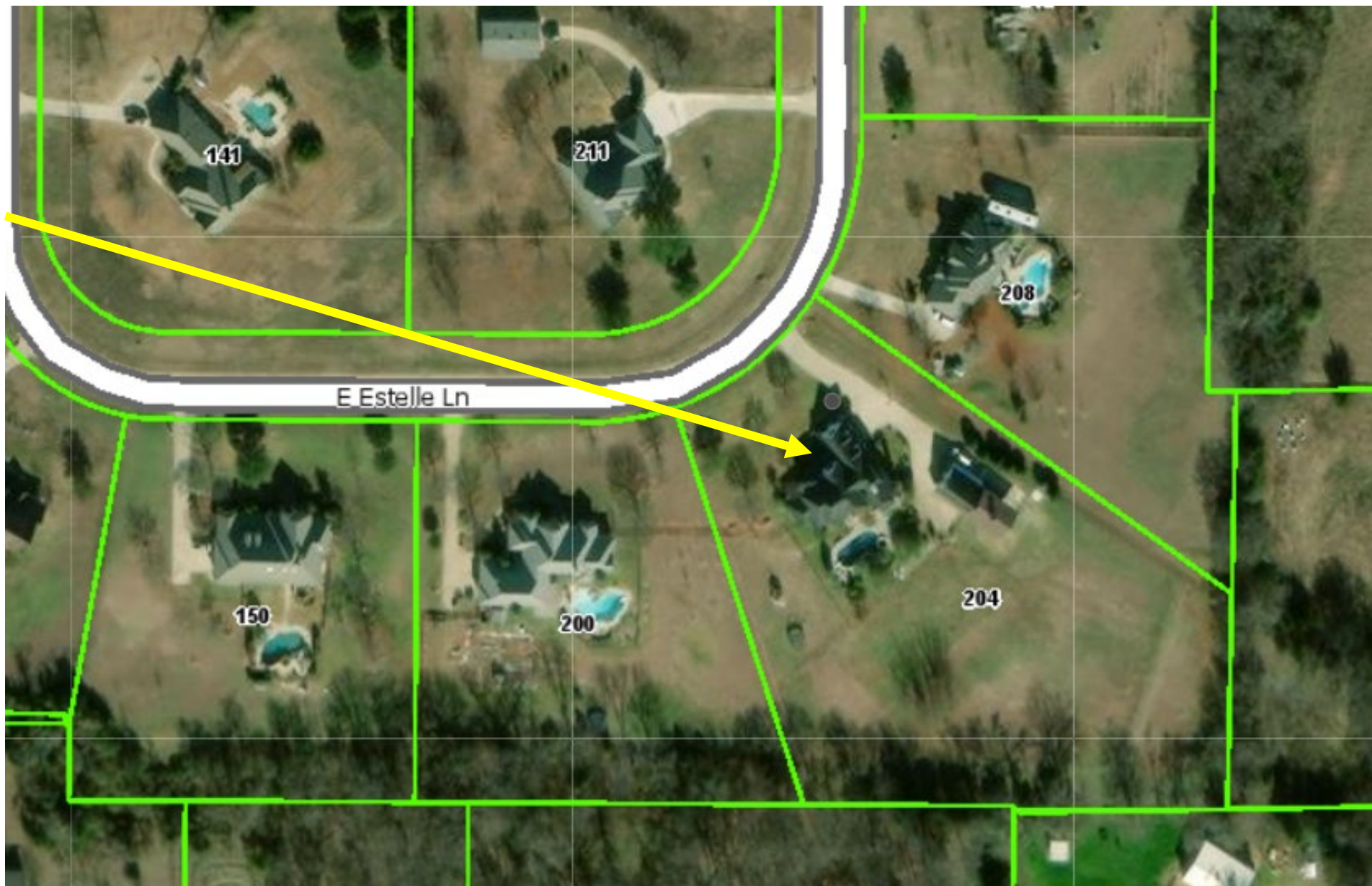
**Motion**

---

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



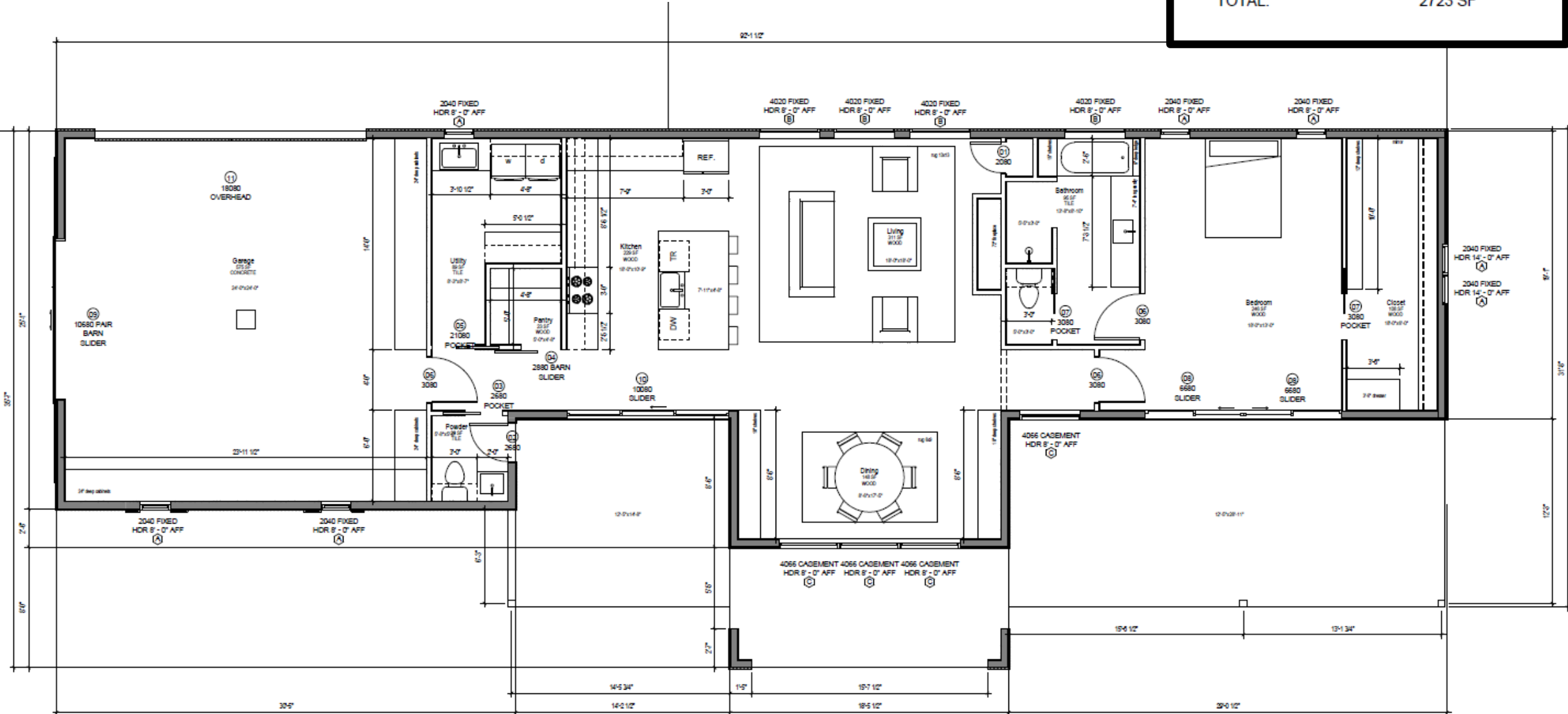
# Proposed Site Plan



# Proposed Accessory Building

## BUILDING AREA

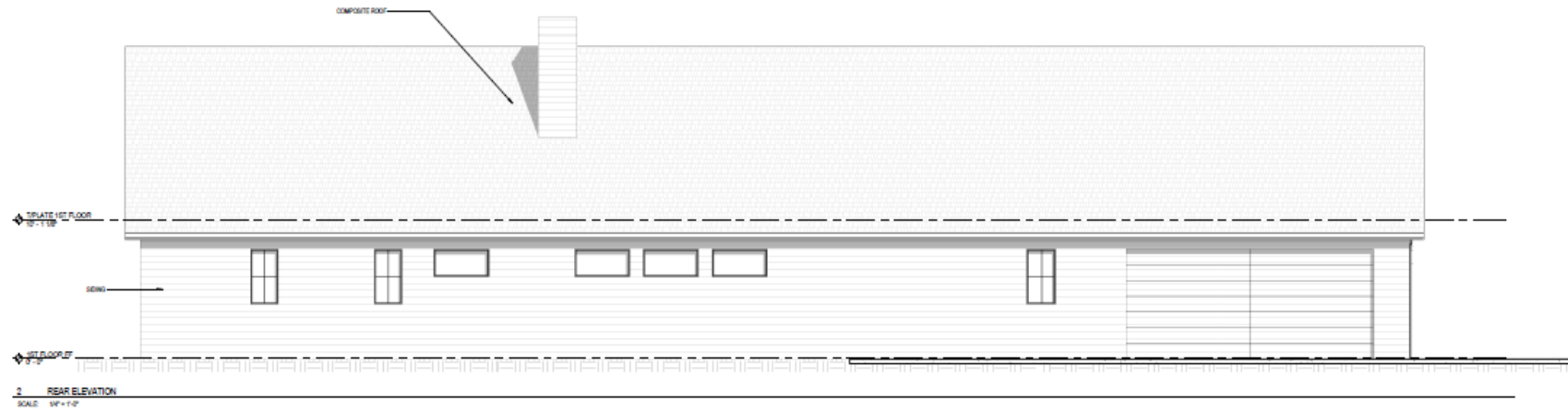
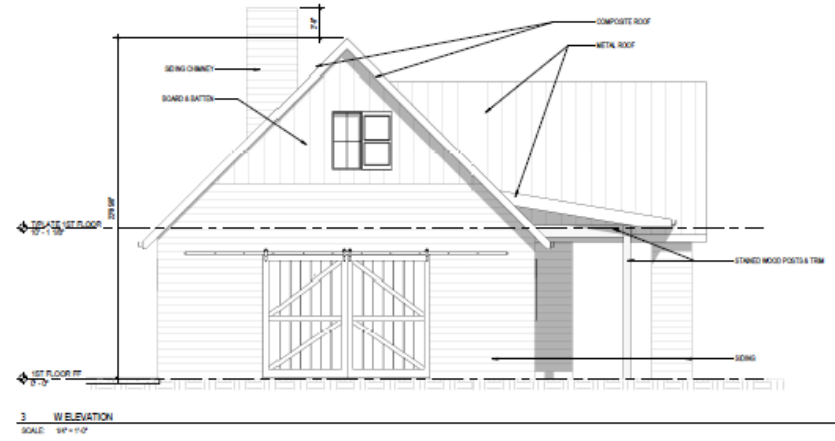
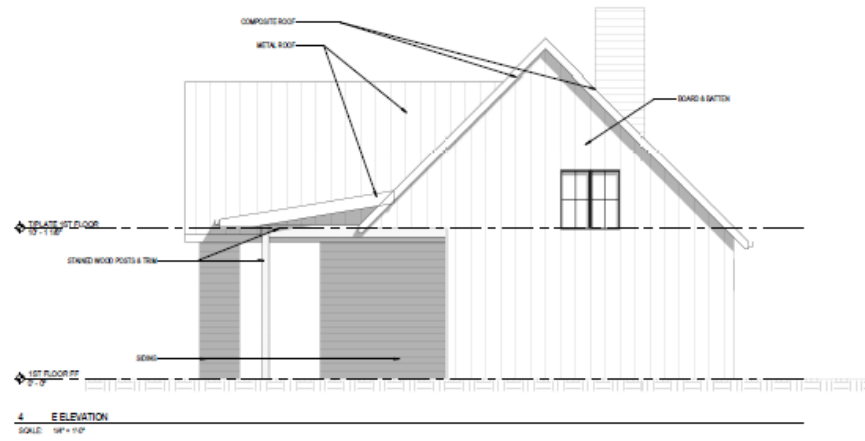
CONDITIONED AREA	1496 SF
COVERED PORCH	606 SF
GARAGE	621 SF
TOTAL:	2723 SF



# 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](mailto: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](mailto: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*

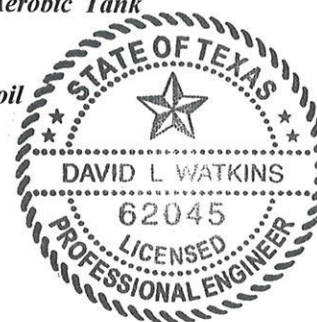
Design Capacity (Gallons/Day): *180 gpd – Single family dwelling (one or two bedrooms) less than 1,500 s.f. for spray distribution field*  
*360 gpd – Three bedrooms less than < 2,501 sq. ft. for Aerobic Tank sizing*

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*

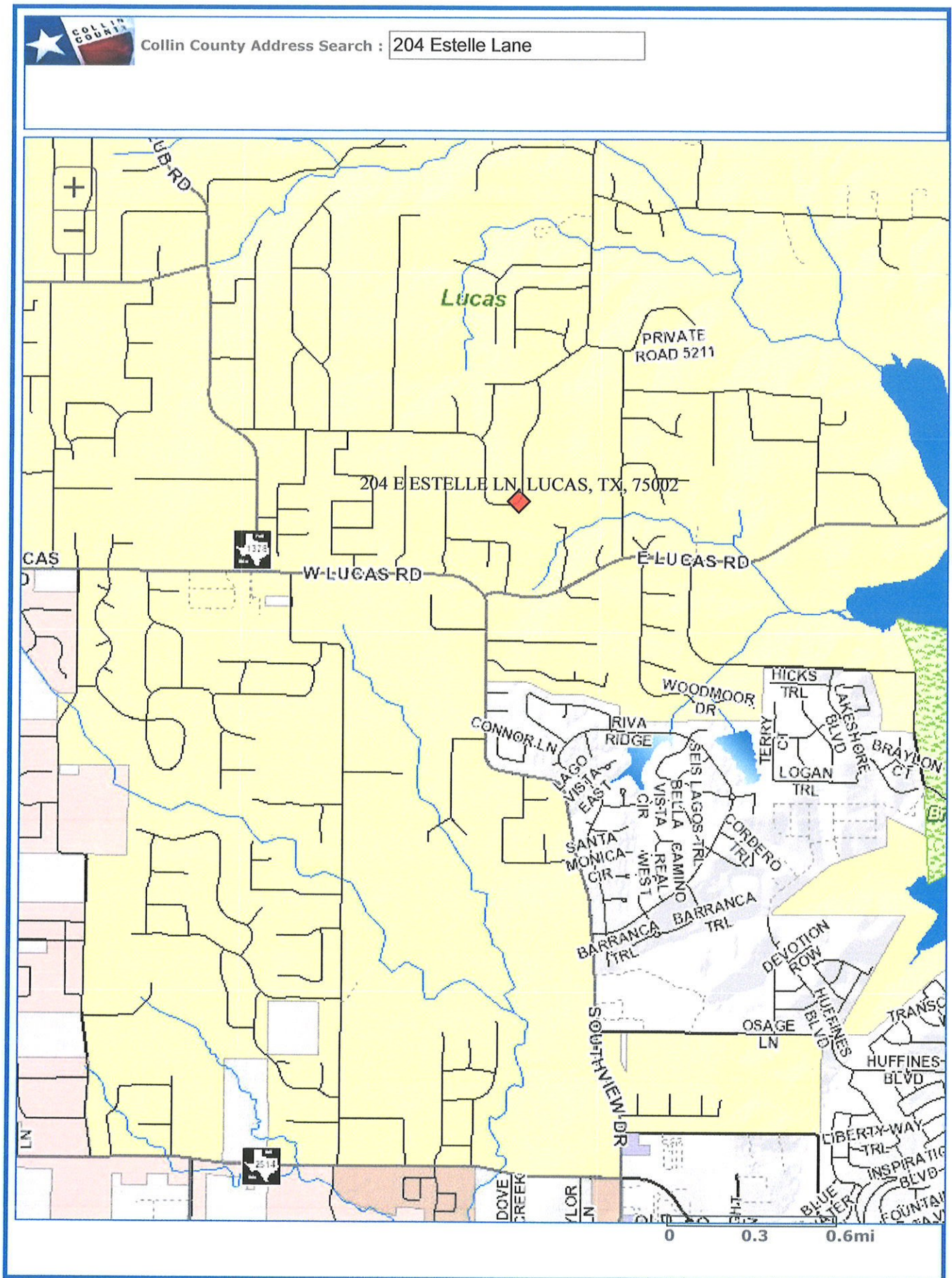
Terrain: *3-4 percent*

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.



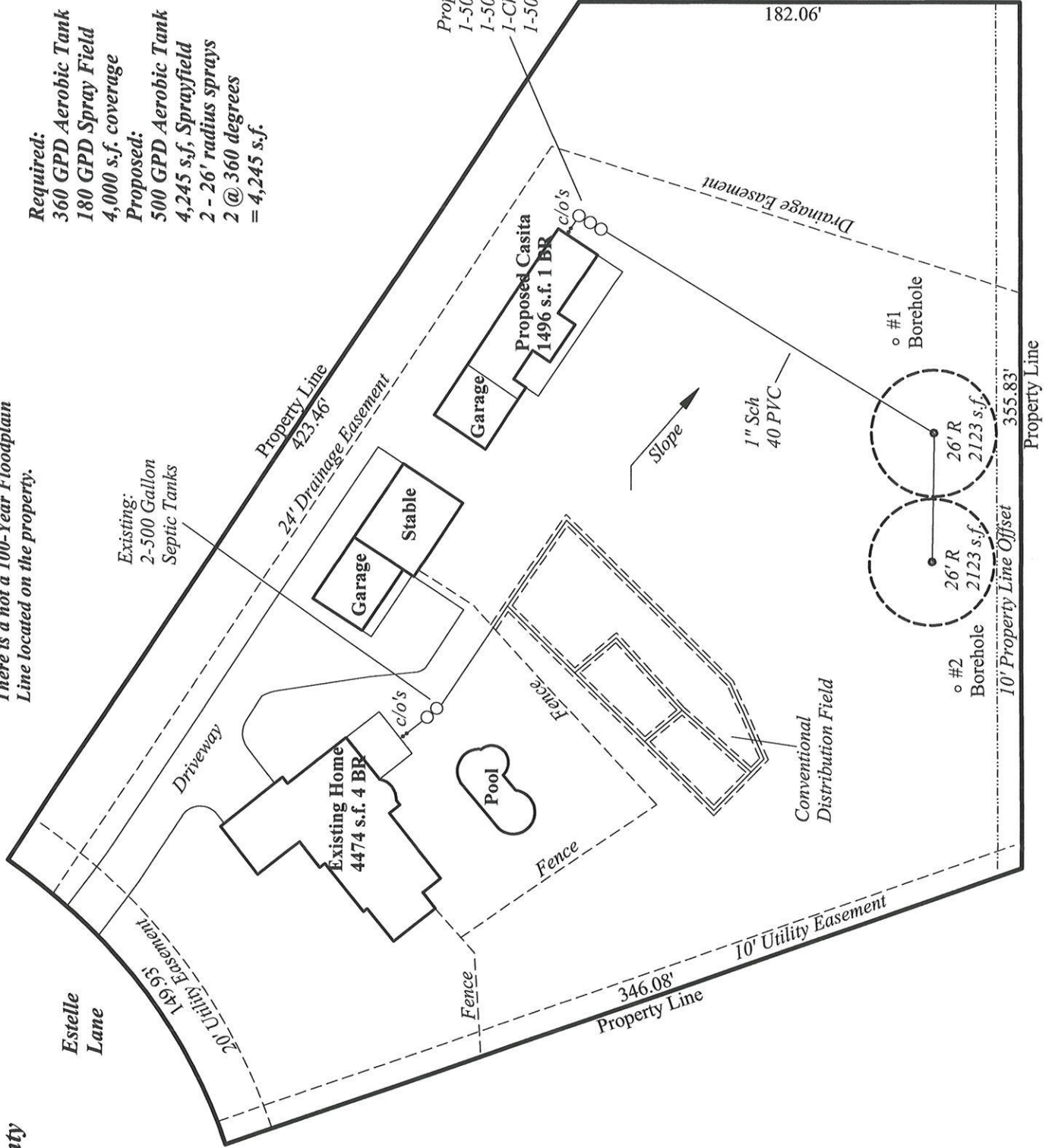
Austin Sears (469) 583-0434  
 204 Estelle Lane  
 Lucas, Texas 75002  
 Collin County

October 9, 2020

There is a 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.

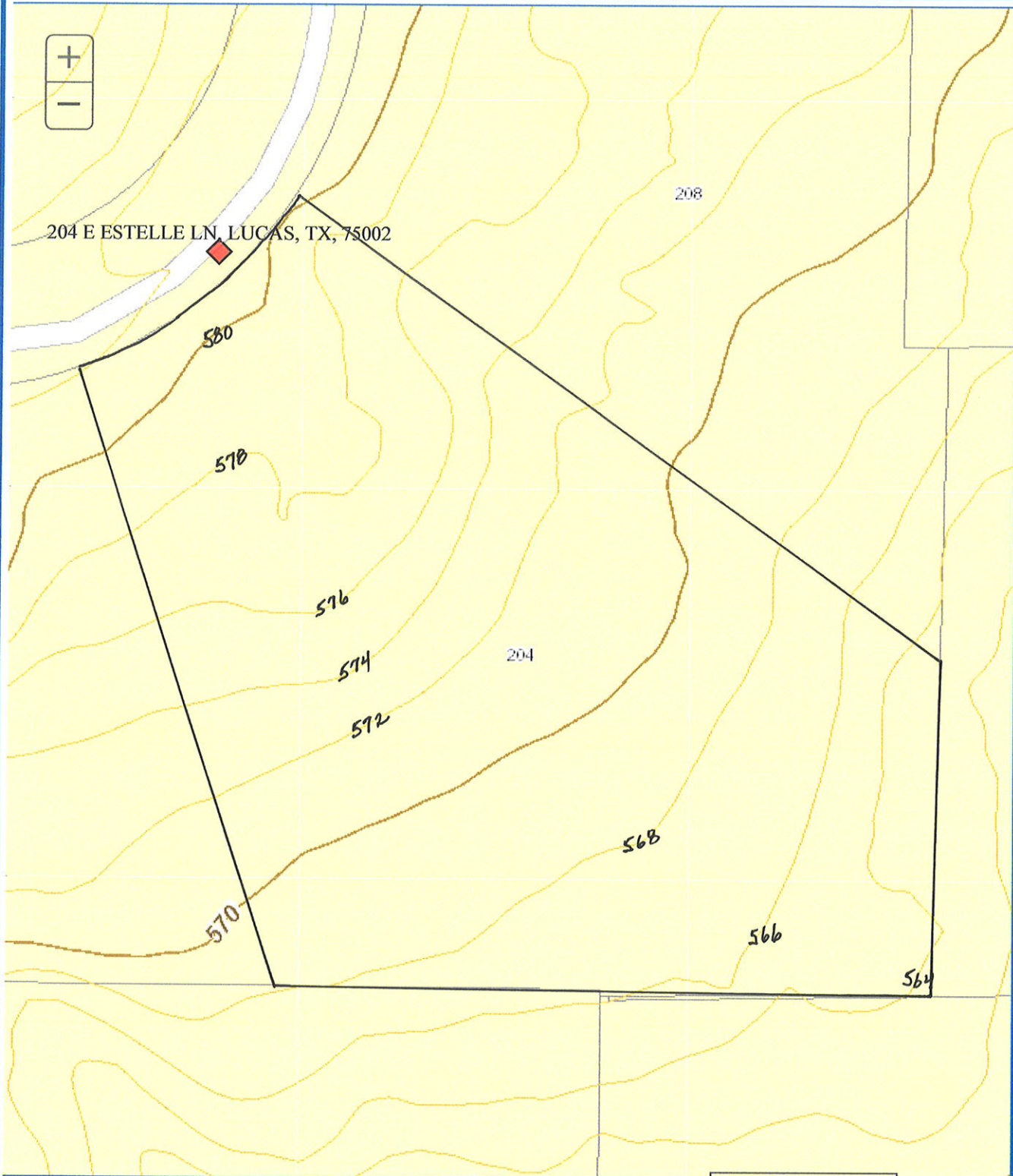




Collin County Address Search : 204 Estelle Lane



204 E ESTELLE LN, LUCAS, TX, 75002





Austin Sears  
 204 Estelle Lane  
 Lucas, Texas 75002

October 9, 2020

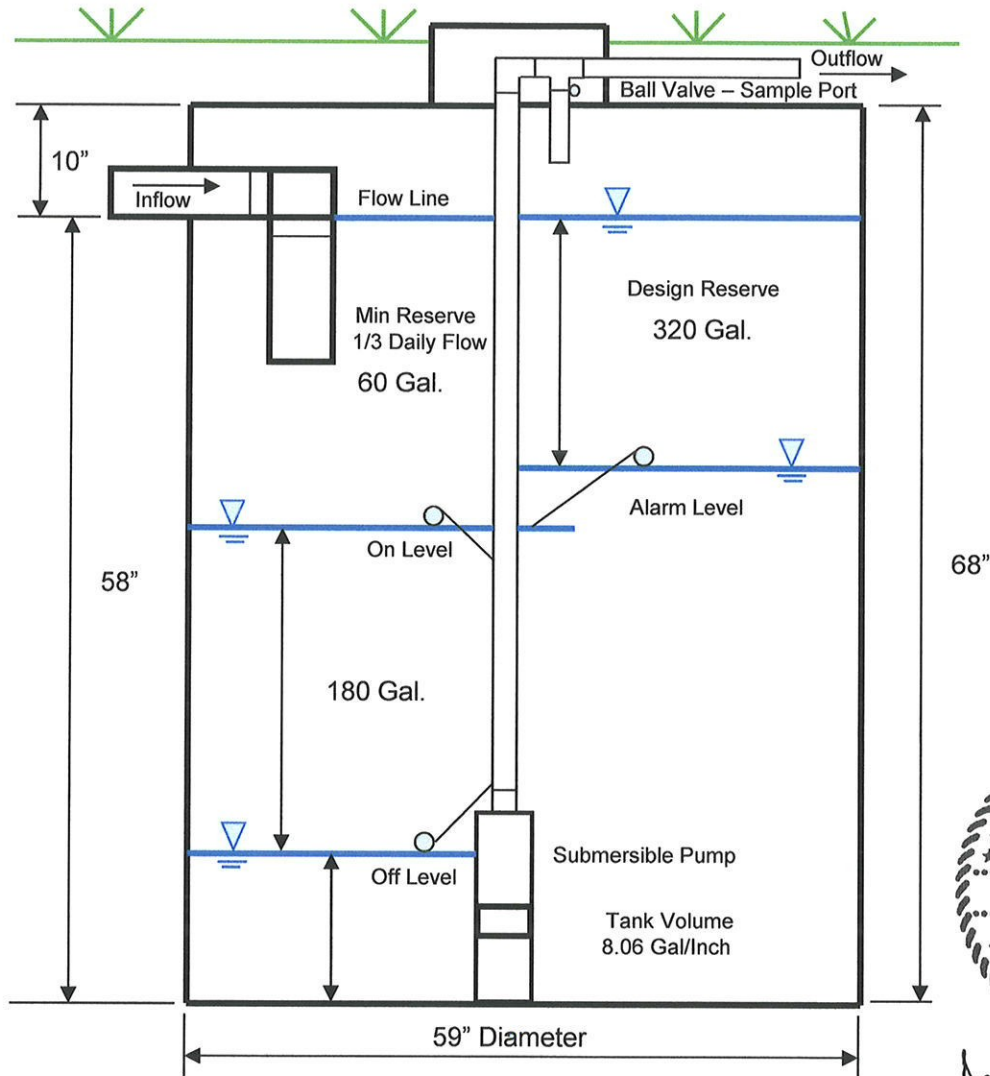
**DAVID WATKINS, P.E.**  
 LICENSED PROFESSIONAL ENGINEER NO. 62045

419 Sun creek Drive  
 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**  
**March 11, 2021**

Item No. 02

Requester: City Secretary Stacy Henderson

**Agenda Item Request**

---

Consider approval of the minutes of the February 11, 2021 Planning and Zoning Commission meeting.

**Background Information**

---

NA

**Attachments/Supporting Documentation**

---

1. February 11, 2021 Planning and Zoning Commission minutes.

**Budget/Financial Impact**

---

NA

**Recommendation**

---

NA

**Motion**

---

I make a motion to approve the minutes of the February 11, 2021 Planning and Zoning Commission meeting.



City of Lucas  
**Planning and Zoning Commission**

Regular Meeting  
By Video Conference Only  
February 11, 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.

This meeting was held via Zoom only due to inclement weather.

**Commissioners Present:**

Chairman David Keer  
Vice Chairman Peggy Rusterholtz  
Commissioner Joe Williams  
Commissioner Tommy Tolson  
Commissioner Dusty Kuykendall  
Alternate Commissioner Adam Sussman

**Staff Present:**

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

**City Council Liaison:**

Mayor Jim Olk

**Commissioners Absent:**

Alternate Commissioner James Foster

**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.**

Chairman Keer noted that the applicant had requested to table their request to the March 11, 2021 Planning and Zoning Commission meeting in order to be able to attend in person due to weather conditions.

Chairman Keer opened the public hearing at 7:03 pm, there was no one from the audience that requested to speak. The public hearing was not closed and remained open for the March 11, 2021 meeting.

**MOTION:** A motion was made by Chairman Keer, seconded by Vice Chairman Rusterholtz to continue the public hearing to the March 11, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

## **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.**

**MOTION:** A motion was made by Vice Chairman Rusterholtz, seconded by Commissioner Tolson to approve the final plat for Homerun Alley, LLC located at 573 South Angel Parkway, ABS A0821, in the William Snider Survey, Tract 60, being 3.08 acres. The motion passed unanimously by a 5 to 0 vote.

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

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Tolson to approve the minutes of the January 14, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

## **Executive Session Agenda**

---

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

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 7:09 pm. The motion passed unanimously by a 5 to 0 vote.

---

David Keer, Chairman

---

Stacy Henderson, City Secretary