



City of Lucas  
**Planning and Zoning Commission**

Regular Meeting

City Hall Council Chambers  
and Video Conference Only

April 8, 2021

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.

Chairman Keer announced that Alternate Member Adam Sussman would be serving as a voting member.

**Commissioners Present:**

Chairman David Keer  
Vice Chairman Peggy Rusterholtz  
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:**

Commissioner Joe Williams  
Alternate Commissioner James Foster

### Regular Agenda

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1. **Consider approval of the minutes of the March 11, 2021 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Vice Chairman Rusterholtz seconded by Commissioner Kuykendall to approve the minutes of the March 11, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

2. **Consider the request by Colin Helffrich on behalf of Carl Williams for preliminary plat approval for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane.**

Development Services Director Joe Hilbourn gave a presentation on the preliminary plat noting that it met all City requirements.

**MOTION:** A motion was made by Vice Chairman Rusterholtz seconded by Commissioner Tolson to approve the preliminary plat for a parcel of land being 53.788 acres, part of the John W Kirby Survey, Abstract 506, Peter F Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane. The motion passed unanimously by a 5 to 0 vote.

3. **Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for final plat approval of a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ.**

Development Services Director Joe Hilbourn gave a presentation on the final plat noting it met all City requirements.

**MOTION:** A motion was made by Alternate Commissioner Sussman seconded by Chairman Keer to approve the final plat for a parcel of land being 13.961 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8A within the City of Lucas ETJ. The motion passed unanimously by a 5 to 0 vote.

4. **Consider the request by Michelle Tilotta with LJA Engineering on behalf of Lavon Development LLC for a final plat approval of a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ.**

Development Services Director Joe Hilbourn gave a presentation on the final plat noting it met all City requirements.

**MOTION:** A motion was made by Chairman Keer seconded by Commissioner Kuykendall to approve the final plat for a parcel of land being 33.643 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 7B-1, within the City of Lucas ETJ. The motion passed unanimously by a 5 to 0 vote.

## **Executive Session Agenda**

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5. **Executive Session.**

An Executive Session was not held at this meeting.

6. **Adjournment.**

**MOTION:** A motion was made Commissioner Tolson seconded by Vice Chairman Rusterholtz to adjourn the meeting at 7:14 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

