



City of Lucas  
**Planning and Zoning Commission**  
Regular Meeting  
City Hall Council Chambers  
and Video Conference Only  
May 13, 2021  
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

## MINUTES

### Call to Order

---

Vice Chairman Rusterholtz called the meeting to order at 7:00 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited.

Vice Chairman Rusterholtz announced at Alternate Member James Foster would be serving as a voting member.

#### **Commissioners Present:**

Vice Chairman Peggy Rusterholtz  
Commissioner Joe Williams  
Commissioner Tommy Tolson  
Commissioner Dusty Kuykendall  
Alternate Commissioner Adam Sussman (*left meeting at 8:03 pm*)  
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:**

Mayor Jim Olk, Liaison  
City Councilmember David Keer

### Public Hearing Agenda

---

1. **Public hearing to consider the request by Tractor Supply for a Specific Use Permit to allow outside storage on a 5.56-acre section of a tract of land in the William Snider Survey, Abstract Number 821, Tract 16 situated in the City of Lucas, Collin County, Texas, located at 495 South Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation regarding the specific use permit request.

The applicant, Drew Donosky with Clay Moore Engineering, discussed with the Commission the garden center, proposed outside storage, where equipment would be kept, times of deliveries to the store, proposed screening from the residential area, and store hours from 8 am to 9 pm.

Vice Chairman Rusterholtz opened the public hearing 7:08 pm, there being no one wishing to speak, the public hearing was closed at 7:09 pm.

**MOTION:** A motion was made by Vice Chairman Rusterholtz, seconded by Commissioner Kuykendall to approve the specific use permit for Tractor Supply to allow outside storage on a 5.56-acre section of a tract of land located at 495 South Angel Parkway with the following conditions. The motion passed unanimously by a 5 to 0 vote.

- The outside storage be contained to the two areas shown on the site plan
- The screening wall, trees, and plants provided on the east property line be perpetually maintained to screen the residential area from the commercial business.
- The site plan, landscape plan and elevations be tied to the specific use permit

## **Regular Agenda**

---

2. **Consider approval of an application for a site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Tractor Supply for use as a commercial farm and garden retail center on a 5.56-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas, located at 573 Angel Parkway.**

This item could not be acted upon due to an incorrect address posted on the agenda.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Tolson to deny the application for site plan, landscape plan and elevations due to an incorrect address posted and that the item be brought back with the correct address and final plat added to the request. The motion passed unanimously by a 5 to 0 vote.

City Attorney Courtney Morris informed the Commission that the wording of the motion needed to include specific wording related to denial without prejudice.

**MOTION:** A motion was made by Commissioner Tolson, seconded by Commissioner Williams to reconsider and rescind the previous motion. The motion to rescind the previous motion passed unanimously by a 5 to 0 vote.

**MOTION:** A motion was made by Vice Chairman Rusterholtz, seconded by Commissioner Williams to deny the request without prejudice for the site plan, landscape plan, and elevations submitted by the property owner Bill Shipley on behalf of Tractor Supply for use as a commercial farm and garden retail center due to the property being addressed incorrectly as 573 Angel Parkway and the final plat was not included in the public notice. The motion to deny without prejudice passed unanimously by a 5 to 0 vote.

3. **Consider the request by Tom Goodwin on behalf of Trinity Tabernacle for a final plat located in the Ben Sparks Survey, ABS A0813, tract 17, being a 7.278-acre tract of land, located at 1130 West Lucas Road, Lucas, Texas 75002.**

Commissioner Williams recused himself from this agenda item due to a conflict of interest.

**MOTION:** A motion was made by Commissioner Kuykendall, seconded by Alternate Commissioner Foster to approve the final plat of Trinity Tabernacle located in the Ben Sparks Survey, ABS A0813, tract 17, being a 7.278-acre tract of land, located at 1130 West Lucas Road. The motion passed unanimously by a 5 to 0 vote.

4. **Consider the request by Stephen DiNapoli for preliminary plat approval for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, located at 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane.**

Alternate Commissioner Sussman recused himself from this agenda item due to a conflict of interest.

The following individuals spoke regarding this item:

Kim Nopper, 980 Winningkoff discussed her concerns with the proposed request related to drainage, fencing, neighborhood lighting, tree replacement, and neighborhood entrance.

Andy Nopper, 980 Winningkoff spoke in opposition to the request expressing concerns related to the proposed entrance and drainage.

The Commission discussed the drainage study, plat requirements and reviewed the construction plans, noting the plat met all City requirements.

**MOTION:** A motion was made by Commissioner Kuykendall, seconded by Commissioner Williams to approve the preliminary plat for a parcel of land, being 41.512 acres, part of the John Thompson Survey, Abstract 893 and the G. Ducase Survey, Abstract 270 located on the northeast side of Winningkoff Road and north of Christian Lane, located at 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane. The motion passed by a 4 to 1 vote with Commissioner Tolson voting in opposition.

5. **Consider approval of the minutes of the April 8, 2021 Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Commissioner Tolson, seconded by Commissioner Kuykendall to approve the minutes of the April 8, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

6. **Consider the appointment of a Chairman of the Planning and Zoning Commission to serve for a term ending December 31, 2021 and appoint Vice Chairman if needed.**

**MOTION:** A motion was made by Commissioner Tolson, seconded by Commissioner Williams to appoint Peggy Rusterholtz as Chairman of the Planning and Zoning Commission

with a term ending December 31, 2021. The motion passed unanimously by a 5 to 0 vote.

**MOTION:** A motion was made by Chairman Rusterholtz, seconded by Alternate Commissioner Foster to appoint Joe Williams as Vice Chairman of the Planning and Zoning Commission with a term ending December 31, 2021. The motion passed unanimously by a 5 to 0 vote.

## **Executive Session Agenda**

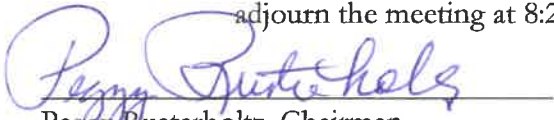
---

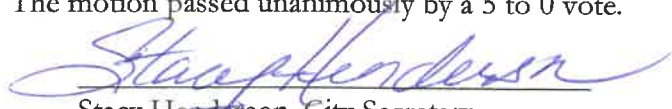
### **7. Executive Session.**

An Executive Session was not held at this meeting.

### **8. Adjournment.**

**MOTION:** A motion was made Chairman Rusterholtz, seconded by Vice Chairman Williams to adjourn the meeting at 8:20 pm. The motion passed unanimously by a 5 to 0 vote.

  
Peggy Rusterholtz, Chairman

  
Stacy Henderson, City Secretary

