



City of Lucas
Planning and Zoning Commission
Regular Meeting
City Hall Council Chambers
and Video Conference
July 8, 2021
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Chairman Rusterholtz called the meeting to order at 7:00 pm. It was determined that Alternate Member Chris Bierman would serve as a voting member. A quorum was present, and the Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Commissioner Tommy Tolson
Commissioner Adam Sussman
Alternate Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris
Contract City Engineer Joe Grajewski

Commissioners Absent:

Vice Chairman Joe Williams
Commissioner Dusty Kuykendall
Alternate Commissioner James Foster

City Council Member Absent:

Mayor Jim Olk, Liaison

Public Hearing Agenda

- 1. Public hearing to consider the request by HomeRun Alley to amend an existing specific use permit to reduce the area from the entire site of 3.08-acres to 0.51-acres consisting only of the outdoor batting cages and an area for the outdoor infield located in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, Collin County, Texas located at 573 South Angel Parkway.**

The applicant requested to withdrawal their request. There was no action taken on this agenda item.

Regular Agenda

2. **Discuss adding to the Code of Ordinances, Schedule of Use Chart, allowing a moving company with office space and storage of moving trucks, determine allowable zoning districts, designation by right or with a specific use permit, and other incidental uses related to the proposed use.**

Development Services Director Joe Hilbourn gave a presentation.

After some discussion, a majority of the Commission present was in agreement to not amend the Code of Ordinances Schedule of Use chart allowing the use of a moving company office, and storage of moving trucks. There was no formal action taken on this item, it was for discussion purposes only.

3. **Review the City's submittal procedures and approval requirements relating to the platting process; review stormwater planning and design criteria, stormwater runoff regulations, and provide direction to staff on any recommended amendments.**

The Commission directed staff to update the following items related to the platting process requirements:

- Provide developer checklist and application as separate attachment with packet
- Provide a written report to the Planning and Zoning Commission with the plat submittal stating the review comments and noting any unresolved issues in compliance with Section 10.03.037(g)
- Create a streets/road manual for the Planning and Zoning Commission review and approval
- Tree survey and topographical survey requirements be removed from platting and included with construction plans except for minor plats
- Delete Section 10.03.043 (i) and (j) related to final plat approval before the Collin County Commissioners Court
- Create definition of public improvements, including when no public improvements are being completed, a preliminary plat is not required.
- Update the following language in in the following Sections:
 - Change planning and zoning committee to Planning and Zoning Commission
 - Change planning and zoning manager to Development Services Director or City Manager designee.
 - Change Planning department to Development Services

The Commission noted the following items that should occur at the August Planning and Zoning Commission meeting:

- Discuss Article 10 Stormwater Runoff
- Chairman Rusterholtz meet with contract City Engineer Joe Grajewski to discuss talking points related to stormwater runoff for the August meeting.
- Chairman Rusterholtz to review if building setback lines were better reflected in the construction plans and remove from the platting requirements.

A streets/roads manual will be brought back to the Commission for review at a later date.

4. Consider approval of the minutes of the June 10, 2021 Planning and Zoning Commission meeting.

MOTION: A motion was made by Alternate Commissioner Bierman seconded by Commissioner Tolson to approve the minutes of the June 10, 2021 Planning and Zoning Commission meeting. The motion passed unanimously by a 4 to 0 vote.

Executive Session Agenda


5. Executive Session.

An Executive Session was not held at this meeting.

6. Adjournment.

MOTION: A motion was made Commissioner Sussman, seconded by Alternate Commissioner Bierman to adjourn the meeting at 8:32 pm. The motion passed unanimously by a 4 to 0 vote.


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

