



City of Lucas  
**Planning and Zoning Commission**  
Regular Meeting  
City Hall Council Chambers  
and Video Conference  
August 12, 2021  
7:00 PM

City Hall – 665 Country Club Road – Lucas, Texas

## MINUTES

### Call to Order

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

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Vice Chairman Joe Williams  
Commissioner Dusty Kuykendall  
Commissioner Tommy Tolson  
Alternate Commissioner Chris Bierman  
Alternate Commissioner James Foster

**Staff Present:**

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

**Commissioners Absent:**

Commissioner Adam Sussman

**City Council Liaison Present:**

Mayor Jim Olk

### Public Hearing Agenda

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- 1. Public hearing to consider a request made by Dynamic Engineering Consultants, PC on behalf of property owner James Irwin to rezone a parcel of land from Agricultural (AO) to Residential 2-acres (R2), being 22.661 acres, situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas.**

Chairman Rusterholtz opened the public hearing at 7:03 pm.

The following emails received were read into the record:

- Michael King, 1200 Bloom Street, Lucas
- Ken Bird, 4 Orchard Drive, Lucas

The following individual came forward to speak:

- Warren Hill, Dynamic Engineering representing the applicant, spoke in favor of the request.

The public hearing was closed at 7:06 pm.

**MOTION:** A motion was made by Vice Chairman Williams, seconded by Alternate Commissioner Foster to recommend approval to rezone a parcel of land from Agricultural (AO) to Residential 2-acres (R2), being 22.661 acres, situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas. The motion passed unanimously by a 5 to 0 vote.

## Regular Agenda

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- 2. Review the City's submittal procedures and approval requirements relating to the platting process and provide direction to City staff on any recommended amendments. Receive an update from Engineer Joe Grajewski, PE, CFM regarding the approach to creating an updated stormwater manual and provide guidance to staff.**

The Planning and Zoning Commission reviewed each page of Chapter 10 Subdivision regulations discussing proposed amendments. An updated redlined version of the amendments will be brought forward to the Commission at their September 9, 2021, meeting for further review.

The Commission ended their review on page 21 of 39 of the subdivision regulations, reviewing up to Division 4, Section 10.03.088. The remainder of the section will be reviewed at the September 9, 2021, meeting.

The Commission took a break at 9:13 pm. and reconvened at 9:17 pm.

City of Lucas Engineer Joe Grajewski discussed his review of the City's current stormwater manual, his recent meeting with the City of Allen regarding their drainage design manuals, and that he would also be conducting a review of the Town of Fairview's drainage designs. Mr. Grajewski noted that he would not recommend a new drainage design manual, but certain elements within the existing manual need to be addressed.

The following recommendations were made related to the stormwater manual:

- Engineer Joe Grajewski review the Town of Fairview stormwater manual
- Mr. Grajewski to identify key elements that are lacking within the City's stormwater manual and offer suggestions for improvements at the September 9, 2021 meeting
- Continue to review and analyze any new developments to ensure all drainage elements are being met

- 3. Provide an update to the Planning and Zoning Commission on legislative bills that passed in the 87th legislative session.**

City Attorney Courtney Morris discussed bills that passed in the last two legislative sessions that directly affected the Planning and Zoning Commission, and in particular HB 3167 relating to platting approvals with conditions or disapproval.

The Commission asked for further information relating to SB 1090, which will be brought back and discussed by the City Attorney at a later date.

There was no formal action on this item, it was for discussion purposes only.

**4. Consider approval of the minutes of the July 8, 2021, Planning and Zoning Commission meeting.**

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

**Executive Session Agenda**

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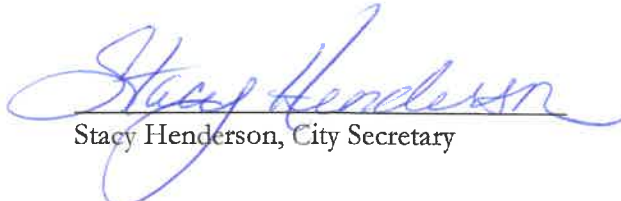
**5. Executive Session.**

An Executive Session was not held at this meeting.

**6. Adjournment.**

**MOTION:** A motion was made Vice Chairman Williams, seconded by Commissioner Tolson to adjourn the meeting at 10:05 pm. The motion passed unanimously by a 5 to 0 vote.

  
Peggy Rusterholtz, Chairman

  
Stacy Henderson, City Secretary

