



MINUTES PLANNING AND ZONING COMMISSION MEETING

November 11, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 7:00 pm. It was determined that a quorum was present and Alternate Member Chris Bierman would be seated as a voting member. The Pledge of Allegiance was recited.

Commissioners Present:

Chairman Peggy Rusterholtz
Commissioner Adam Sussman
(remotely arrived at 7:08pm)
Commissioner Tommy Tolson
Commissioner Dusty Kuykendall
Alternate Commissioner Chris Bierman

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

Commissioners Absent:

Vice Chairman Joe Williams
Alternate Commissioner James Foster

Public Hearing

1. **Public hearing to consider the request by Ron Lacock on behalf of Lucas Country Corner for a change in zoning from Residential 2-acre (R-2) to Commercial Business (C) on a parcel of land consisting of 5.831 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262-acre and a 0.54-acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation noting the proposed zoning meets the requirements of the approved development agreement. Mr. Hilbourn reviewed aspects of the development agreement and discussed where on the property two-story and one-story buildings could be located, and buffers between the residential and commercial districts consisting of screening walls or trees.

The public hearing was opened at 7:05 pm. The following individuals spoke during the public hearing:

- Mohammad Dezfoolin, owner of Lucas Food Mart, 175 Southview Drive, spoke in favor of the request.

- Ron Lacock, owner developer for Lucas Country Corner, 906 Santiago Trail, , spoke in favor of the request.

The public hearing was closed at 7:10 pm.

MOTION: A motion was made by Commissioner Kuykendall seconded by Commissioner Tolson to approve the request by Ron Lacock on behalf of Lucas Country Corner for a change in zoning from Residential 2-acre (R-2) to Commercial Business (C) on a parcel of land consisting of 5.831 acres situated in the James Anderson Survey, Abstract No. 17, Collin County, Texas, and being a part of a called 10.262-acre and a 0.54-acre tract of land leaving a remainder of 4.971 +/- tract of land R-2 more commonly known as the Lewis property at the intersection of East Lucas Road and West Lucas Road. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

2. **Consider the request by James Peters on behalf of Good Shepherd United Methodist Church for approval of a final plat for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation regarding the final plat.

MOTION: A motion was made by Commissioner Sussman seconded by Commissioner Kuykendall to approve the final plat for Good Shepherd United Methodist Church for the property situated in the Benjamin Sparks Survey, ABS A0813, Tract 73, being 4.0-acres located at 750 West Lucas Road. The motion passed unanimously by a 5 to 0 vote.

3. **Discuss stormwater design criteria and provide update to the Commission regarding proposed amendments to:**

1. Planning & Design Criteria for Stormwater Run-Off (Ordinance 2009-04-00644)
2. Stormwater Run-Off Regulations (Ordinance 2009-04-00645)
3. Flood Damage Prevention (Ordinance 2009-04-00646)

Development Services Director Joe Hilbourn gave a presentation discussing each of the ordinances outlined above that would be part of the review for the stormwater design criteria. Mr. Hilbourn asked that should the Commission have any suggested changes or questions to submit those to City staff for review.

City Engineer Joe Grajewski will be reviewing the stormwater design criteria and provide an update to the Commission at their December meeting.

4. **Consider the review process for updating the City of Lucas Comprehensive Plan.**

Development Services Director Joe Hilbourn gave a presentation discussing the requirement to review the Comprehensive Plan every five years. Mr. Hilbourn discussed the review schedule with the Commission outlining when each chapter would be brought before the Commission and noted

that the Parks and Open Space Board would be reviewing Chapter 6 related to parks and open space and the Trails Master Plan. The City Council would be reviewing the Thoroughfare Master Plan.

The Commission will be reviewing Chapters 1, 2 and 3 of the Comprehensive Plan at their December 9, 2021 meeting.

5. Consider approval of the minutes of the October 14, 2021, Planning and Zoning Commission meeting.

Chairman Rusterholtz noted some items missing from the minutes and asked the item be tabled.

MOTION: A motion was made by Chairman Rusterholtz seconded by Commissioner Sussman to table this item to the December 9, 2021 meeting. The motion passed unanimously by a 5 to 0 vote.

6. Adjournment.

MOTION: A motion was made by Commissioner Kuykendall seconded by Commissioner Tolson to adjourn the meeting at 7:34 pm. The motion passed unanimously by a 5 to 0 vote.


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

