



# MINUTES PLANNING AND ZONING COMMISSION MEETING

December 9, 2021 | 7:00 PM

Council Chambers | Video Conference  
City Hall | 665 Country Club Road, Lucas, Texas

## Call to Order

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

### Commissioners Present:

Chairman Peggy Rusterholtz  
Vice Chairman Joe Williams (*remote*)  
Commissioner Adam Sussman (*remote*)  
Commissioner Tommy Tolson  
Commissioner Dusty Kuykendall  
Alternate Commissioner James Foster  
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 Present:

Mayor Jim Olk

## Public Hearing

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1. **Public hearing to consider the request by Bill Shipley on behalf of Golden Chick for a Specific Use Permit (SUP) to allow a drive-thru restaurant on a proposed tract of land, zoned Commercial Business, being 0.833 acres, on Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821, Collin County Texas, also known as 451 South Angel Parkway.**

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

The public hearing was opened at 7:06 pm, there being no one wishing to speak, the public hearing was closed at 7:07 pm.

Jay Alexander, representing Golden Chick, discussed proposed hours of operation noting that normal hours of operation were from 10 am to 10 pm.

**MOTION:** A motion was made by Chairman Rusterholtz, seconded by Commissioner Sussman to approve the specific use permit for Golden Chick to allow a drive-thru restaurant on a proposed tract of land, zoned Commercial Business, being 0.833 acres, on Lot 1, Block A, Pennington Addition, William Snider Survey, Abstract No. 821, Collin County Texas, also known as 451 South Angel Parkway with the conditions outlined below. The motion passed unanimously by a 5 to 0 vote

1. Tie the attached concept plan to the specific use permit
2. All exterior lighting will be on a timer, that turns all lights except security lighting off thirty minutes after close of business.
3. Hours of operation from 10:00 am. to 10:00 pm.
4. Exterior lighting shall omit no glare across property lines.

## Regular Agenda

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2. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for a 17.646-acre parcel of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane, more commonly known as 2115 and 2125 Country Club Road, Lucas, Texas.

The applicant requested this item be withdrawn; therefore, there was no action taken on this item.

3. Consider the request by Todd Winters on behalf of Barrett Owens for approval of a preliminary plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, more commonly known as 1900 Estates Parkway, Lucas, Texas.

Development Services Director Joe Hilbourn gave a presentation regarding the preliminary plat explaining that drainage plans had not yet been approved as the applicant was waiting on information from City staff before drainage plans could be submitted.

The following individuals spoke regarding this request:

- Todd Winters, engineer for the project assured the Commission they would meet all drainage requirements.
- Barrett Owens, applicant, spoke in favor of moving forward with the preliminary plat and would meet all necessary requirements for drainage.
- Lynn McKnight, 1250 Farmstead, spoke in favor of the request.
- Joel Speers, 1209 Farmstead, spoke in favor of the request.

**MOTION:** A motion was made by Commissioner Tolson, seconded by Chairman Rusterholtz to conditionally approve the preliminary plat on behalf of Barrett Owens for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, more commonly known as 1900 Estates Parkway, Lucas, Texas with the condition the developer deliver all drainage plans to City staff prior to final plat submittal, and the preliminary plat be approved conditionally because it does not meet the following requirements of the City's Code of Ordinances: Section 10.03.032 Submission Dates; Section 10.03.033 Official Filing Date; Section 10.03.034 General Approval Criteria; Section 10.03.039(3) Standards for Approval of Preliminary Plats; Section 10.03.040(b)(1) Data Requirement for Preliminary Plats; and Section 10.04.020 Preliminary Plats. Commissioner Tolson noted that the conditional approval is considered a disapproval per Section 10.03.037i of the Code of Ordinances. The motion passed by a 4 to 1 vote with Commissioner Sussman voting in opposition due to the preliminary plat submittal being incomplete prior to submission to the Planning and Zoning Commission.

4. **Consider updates to Chapters 1, 2 and 3 of the City of Lucas Comprehensive Plan dated March 2017.**

The Commission agreed to make edits to a working document that would be forwarded from City staff for incorporation into the Comprehensive Plan. There was no action on this item, it was for discussion purposes only.

5. **Consider approval of the minutes of the October 14, 2021 and November 11, 2021, Planning and Zoning Commission meeting.**

**MOTION:** A motion was made by Commissioner Tolson seconded by Commissioner Kuykendall to approve the minutes of the October 14, 2021 and November 11, 2021 Planning and Zoning Commission meetings. The motion passed unanimously by a 5 to 0 vote.

6. **Adjournment.**

**MOTION:** A motion was made by Commissioner Sussman seconded by Commissioner Williams to adjourn the meeting at 8:02 pm. The motion passed unanimously by a 5 to 0 vote.

  
Peggy Rusterholtz, Chairman

  
Stacy Henderson, City Secretary

