



## MINUTES

### PLANNING AND ZONING COMMISSION MEETING

January 13, 2022 | 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  
Commissioner Tommy Tolson  
Commissioner Dusty Kuykendall  
Alternate Commissioner James Foster (*voting member*)  
Alternate Commissioner Chris Bierman (*remote*)

#### Staff Present:

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

#### City Council Liaison Present:

Mayor Jim Olk

#### Commissioners Absent:

Commissioner Adam Sussman

#### Regular Agenda

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**1. Discuss proposed revisions to the City's Stormwater Run-Off Planning and Design Criteria Manual.**

Engineer Joe Grajewski gave a presentation regarding revisions to the stormwater planning and design manual discussing recommended changes that included: 1) adding required information to be submitted with drainage plans; and 2) adopting the National Oceanic and Atmospheric Administration Atlas 14 Point Precipitation Frequency Estimates.

The Commission directed Mr. Grajewski to move forward with his recommended changes and bring back to the Commission for consideration.

**2. Consider the request by Josh Edge on behalf of James Irwin for a preliminary plat for a parcel of land being 22.679 acres, part of the Jas Lovelady Survey, Abstract 538, Tract 21, located on the south side of West Lucas Road and north of Stinson Road, located between 505 West Lucas Road and 685 West Lucas Road.**

The applicant requested this item be withdrawn, there was no action taken on this item.

**3. Consider the request by Stephen DiNapoli for an amended 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, more commonly known as 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane, Lucas, Texas, (Barratt Lake Estates).**

Development Services Director Joe Hilbourn discussed with the Commission minor changes that had been made to the plat that included one less lot, and the addition of a cul-de-sac.

**MOTION:** A motion was made by Vice Chairman Williams, seconded by Commissioner Kuykendall to approve the amended 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, more commonly known as 950 Winningkoff Road, 970 Winningkoff Road, and 905 Christian Lane, Lucas, Texas. The motion passed unanimously by a 5 to 0 vote.

4. **Consider final review and approval of amendments to Chapters 1, 2, and 3 of the City of Lucas Comprehensive Plan and review Chapters 4, 5, and 6 of the Comprehensive Plan to discuss possible amendments.**

The Commission made several final edits to Chapters 1, 2 and 3 and completed their review of these chapters. The Commission will send their revisions to Chapters 4, 5 and 6 to the City Secretary for inclusion and review at the February 10, 2022, Commission meeting.

5. **Consider the appointment of a Chairman and Vice Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2022.**

**MOTION:** A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Williams to nominate Dusty Kuykendall as Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2022. The motion passed unanimously by a 5 to 0 vote.

**MOTION:** A motion was made by Commissioner Kuykendall, seconded by Vice Chairman Williams to nominate Tommy Tolson as Vice Chairman of the Planning and Zoning Commission to serve for a period of one (1) year with a term ending December 31, 2022. The motion passed unanimously by a 5 to 0 vote.

6. **Consider approval of the minutes of the December 9, 2021, Planning and Zoning Commission meeting.**

The Commission reviewed minor revisions made to the minutes of the December 9, 2021, Planning and Zoning Commission meeting.

**MOTION:** A motion was made by Alternate Commissioner Foster, seconded by Vice Chairman Tolson to approve the minutes as amended. The motion passed unanimously by a 5 to 0 vote.

7. **Adjournment.**

**MOTION:** A motion was made by Commissioner Williams seconded by Alternate Commissioner Foster to adjourn the meeting at 7:32 pm. The motion passed unanimously by a 5 to 0 vote.

  
Peggy Rusterholtz, Chairman

  
Stacy Henderson, City Secretary