



# MINUTES PLANNING AND ZONING COMMISSION MEETING

February 10, 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 Dusty Kuykendall  
Vice Chairman Tommy Tolson  
Commissioner Joe Williams  
Commissioner Peggy Rusterholtz  
Commissioner Adam Sussman

### Staff Present:

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

### Commissioners Absent:

Alternate Commissioner James Foster  
Alternate Commissioner Chris Bierman

### City Council Liaison Present:

Mayor Jim Olk

## Regular Agenda

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- 1. Consider approval of an application for a site plan, landscape plan, elevations, and preliminary plat submitted by the property owner Bill Shipley on behalf of Golden Chick for use as a commercial restaurant on a 0.833-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, located at 451 South Angel Parkway.**

Development Services Director Joe Hilbourn gave a presentation discussing elements of the site plan, landscape plan, and preliminary plat and noted that staff was recommending approval of the request.

**MOTION:** A motion was made by Commissioner Williams, seconded by Commissioner Sussman to recommend approval of the site plan, landscape plan, elevations, and preliminary plat submitted by the property owner Bill Shipley on behalf of Golden Chick for use as a commercial restaurant on a 0.833-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, located at 451 South Angel Parkway. The motion passed unanimously by a 5 to 0 vote.

- 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 at 2115 and 2125 Country Club Road, more commonly known as New Castle Estates.**

Chairman Kuykendall noted that the applicant had requested their item be withdrawn from the agenda. There was no action taken on this item.

3. **Consider the request by Michelle Tilotta with LJA Engineering on behalf of HC Highpoint, LLC for final plat approval of a parcel of land being 74.914 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8B within the City of Lucas ETJ.**

Development Services Director Joe Hilbourn gave a presentation discussing elements of the final plat and noted that staff was recommending approval of the request.

**MOTION:** A motion was made by Commissioner Rusterholtz, seconded by Commissioner Sussman to approve the final plat for a parcel of land being 74.914 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8B within the City of Lucas ETJ. The motion passed unanimously by a 5 to 0 vote.

4. **Discuss the request by Michael and Kelly Sparks, owners of Sparks Loving Care located at 999 West Forest Grove Road, Lucas Texas to add Nursing Home/Assisted Living to the City's Code of Ordinances, Zoning Use Chart, in the R-2 zoning district by right or by a specific use permit.**

Development Services Director Joe Hilbourn gave a presentation discussing differences between allowing a use by right or with a specific use permit, and how the state defines a community home versus an assisted living facility. The Comprehensive Plan calls for a community home to be allowed in commercial and light industrial districts only.

The following individuals spoke regarding this request:

- Kelly Sparks, owner of Loving Care Home on Forest Grove Road, discussed their desire to move their facility to a location within Lucas where currently the zoning did not allow for an assisted living type facility. The applicant expressed their desire to allow an assisted living facility to be located within an R-2 zoning district by specific use permit.
- Carla and Jerry Coleman, 900 Honeysuckle, spoke in favor of allowing an assisted living facility to locate within an R-2 zoning district.
- Liz Gray, 18 Estates Road, spoke against allowing a deviation from current R-2 zoning standards.

Chairman Kuykendall noted that seven emails were received in favor of the request, and six emails opposed to the request.

The Commission discussed how various sized assisted living facilities could locate on a property should the use be added to R-2 zoning; and therefore, the Commission was not in favor of moving forward with any zoning use change to the R-2 zoning district.

There was no formal action taken on this item.

**5. Discuss building setbacks, lot line definition, building line definition, and lot width requirements in all residential zoning districts.**

The Commission discussed current definitions in the City's Code of Ordinances outlining lot lines, building lines, and lot width requirements in residential zoning districts. The Commission asked staff to provide clearer definitions at the next meeting to further define setbacks for accessory buildings; definition of lot width at the front and back of a lot; and side yard setbacks related to corner lots.

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

**6. Consider final review and approval of amendments to Chapters 4, 5 and 6, including the Land Use Map and Trails Master Plan of the City of Lucas Comprehensive Plan and review Chapter 7 including the Master Thoroughfare Plan to discuss possible amendments.**

The Commission discussed proposed changes to the Master Thoroughfare Plan and made minor edits to Chapters 4 and 5. The Commission requested an updated Master Thoroughfare Plan that would be reviewed at the next meeting that shows what roads had been completed. Chapter 6 Parks and Recreation along with an updated Trails Master Plan would also be brought back to the next meeting for final review and approval.

The following individual spoke regarding this item:

- Alec Morris, 1229 Highland Drive, discussed his concerns with a connection proposed on the Thoroughfare Plan at Highland Drive and Lewis Lane. The amount of roadway traffic that would increase and would prefer a connection not be made at this location.

There was no action taken on this item.

**7. Consider approval of the minutes of the January 13, 2022, Planning and Zoning Commission meeting.**

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

**8. Adjournment.**

**MOTION:** A motion was made by Commissioner Williams seconded by Vice Chairman Tolson to adjourn the meeting at 8:48 pm. The motion passed unanimously by a 5 to 0 vote.

  
Dusty Kuykendall, Chairman

  
Stacy Henderson, City Secretary

