



MINUTES PLANNING AND ZONING COMMISSION MEETING

March 10, 2022 | 6:00 PM

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

Call to Order

The meeting was called to order at 6:00 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited. In the absence of a regular member, an alternate member is selected as a voting member.

Commissioners Present:

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

Alternate Commissioner James Foster
Alternate Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Management Analyst Patrick Hubbard
On-Call Engineer Joe Grajewski
City Attorney Courtney Morris

City Council Liaison Present:

Mayor Jim Olk

Regular Agenda

1. **Consider the request by Anderson Engineering on behalf of O'Reilly Auto Enterprises, LLC for final plat approval for an O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16, being 1.140 acres of a 20.79-acre tract on Lot 1, Block 1, of the O'Reilly Addition, located at 561 Angel Parkway, Lucas, Texas.**

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Williams to approve the final plat for O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16, being 1.140 acres of a 20.79-acre tract on Lot 1, Block 1, of the O'Reilly Addition, located at 561 Angel Parkway, Lucas, Texas. The motion passed unanimously by a 5 to 0 vote.

2. **Consider amendments to the Code of Ordinances, Chapter 13 Utilities, Exhibit A, Stormwater Run-Off Planning and Design Criteria Manual.**

The Commission discussed amendments made by the City's On-Call Engineer Joe Grajewski and recommended the words "standard construction" be added in front of the word "details" on Section A, paragraph 2, items i and j.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Sussman to recommend approval of the amendments to the Code of Ordinances, Chapter 13 Utilities, Exhibit A, Stormwater Run-Off Planning and Design Criteria Manual with the additions that the words “standard construction” be added in front of the word “details” on Section A, paragraph 2, items i and j, and language previously approved by the Planning and Zoning Commission and City Council related to culvert design as part of Chapter 13, Exhibit A, Item J be included as part of the amendment. The motion passed unanimously by a 5 to 0 vote.

3. Discuss and review Chapter 7, Streets and Drainage, of the City of Lucas Comprehensive Plan including the Master Thoroughfare Plan and recommend proposed amendments if needed.

The Commission reviewed the Thoroughfare Plan discussing roadways improvements that had been completed since its adoption in 2017, proposing to maintain all roadways as two-lane roads, noting that the proposed connection from Highland Drive to Lewis Lane was not seen as beneficial, nor was straightening Stinson Road due to traffic concerns.

The Commission discussed amending Chapter 7 of the Comprehensive Plan to have language more generic to eliminate continuous updating as well as having staff include language related to bridges.

The Commission moved to Public Hearing Agenda Items 9 and 10 at 7:00 pm and will return to Agenda Item 3 once the Public Hearing Agenda was completed.

Public Hearing Agenda

9. Public hearing to consider the request for a specific use permit submitted by the property owner Wal-Mart Real Estate for a drive-through restaurant on a .975-acre tract of land in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A, Wal-Mart Lucas Addition, situated in the City of Lucas, Collin County, Texas.

Development Services Director Joe Hilbourn gave a presentation discussing elements of the specific use permit request noting that the development would remove parking spaces from the Wal-Mart parking lot, but that the minimum number of parking spaces required for the entire Wal-Mart site were being met. The following conditions were being recommended by City staff.

1. All exterior lighting be on a timer, that turns all lights except security lighting off 30 minutes after close of business.
2. Hours of operation are 6:00 a.m. to 1:00 a.m.
3. Exterior lighting shall omit no glare extending beyond the property line.
4. Signage should include a monument sign consistent with surrounding monument signs along Angel Parkway.
5. The specific use permit be terminated if the project has not started within 12 months.
6. Tie the attached concept plan to the specific use permit.

The public hearing was opened at 7:04 pm, there being no one wishing to speak, the public hearing was closed.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Rusterholtz to recommend approval of the specific use permit submitted by Wal-Mart Real Estate for a drive-through restaurant on a .975-acre tract of land in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A, Wal-Mart Lucas Addition, situated in the City of Lucas, Collin County, Texas with the following conditions:

1. All exterior lighting be on a timer, that turns all lights except security lighting off 30 minutes after close of business.
2. Hours of operation are 6:00 a.m. to 1:00 a.m.
3. Exterior lighting shall omit no glare extending beyond the property line.
4. Signage should include a monument sign consistent with surrounding monument signs along Angel Parkway.
5. The specific use permit be terminated if the project has not started within 12 months.
6. Tie the attached concept plan to the specific use permit.

The motion passed unanimously by a 5 to 0 vote.

10. **Public hearing to consider the request for a specific use permit by property owner Yueteng Leng to allow a farmers market and agricultural classes to be held within renovated school buses at their property located at 880 Stinson Road within the Trails End Addition, Lot 2, in Lucas, Texas.**

The applicant requested their item be withdrawn from the agenda; therefore, no action was taken on this item, and it was removed from the agenda.

Regular Agenda (Continued)

The Commission returned to Regular Agenda Item No. 3 at 7:07 pm.

3. **(Continued) Discuss and review Chapter 7, Streets and Drainage, of the City of Lucas Comprehensive Plan including the Master Thoroughfare Plan and recommend proposed amendments if needed.**

Eileen Mougel, 651 Stinson Road, spoke against straightening Stinson Road due to the potential for increased traffic and speeding.

The Commission noted that any comments or edits to Chapter 7 would be provided to the City Secretary for inclusion and further discussion at the April 14, 2022, meeting.

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

4. **Consider final review of amendments to Chapter 6, Parks, Recreation and Open Space of the City of Lucas Comprehensive Plan, including the updated Trails Master Plan.**

MOTION: A motion was made by Commissioner Sussman, seconded by Vice Chairman Tolson to recommend approval of the amendments to Chapter 6, Parks, Recreation and Open Space of the City of Lucas Comprehensive Plan, including the updated Trails Master Plan. The motion passed unanimously by a 5 to 0 vote.

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

Development Services Director Joe Hilbourn discussed with the Commission proposed modifications to building setbacks requirements and lot line definitions. The Commission discussed requiring platting of each lot within the City that would establish lot lines and the ability to obtain easements. The Commission also discussed how property owners would be affected by this requirement. The Commission discussed setbacks for accessory buildings, and associated requirements.

Commissioner Rusterholtz submitted proposed language to be considered as part of the amendments. Mr. Hilbourn noted he would review the submitted language and bring back proposed amendments to the April 14, 2022, meeting.

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

6. Discuss proposed amendments to Chapter 14, Zoning, Division 4, Specific Use Permits and provide direction to City staff.

City Attorney Courtney Morris discussed with the Commission items that could be considered as amendments to specific use permit requirements as part of Chapter 14 zoning. The Commission agreed with Ms. Morris' comments and asked that proposed language be prepared for the April 14, 2022, meeting for further consideration.

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

7. Discuss amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.01.004 Definitions by amending the definition of home occupation and provide direction to City staff.

Development Services Director Joe Hilbourn discussed with the Commission current regulations in place for home-based businesses and proposed language to update the regulations. The Commission discussed the number of allowable employees, how to determine the number of employees visiting a residence, how often employees could come to a residence, and enforcement associated with a home-based business. The Commission discussed including locations such as the garage and accessory buildings as part of the home-based business definition, and the type of businesses to be considered in a residential neighborhood that do not create a commercial activity.

The following individuals spoke regarding home-based businesses:

- Elizabeth Fagan, 760 Stinson, shared concerns related to businesses located in accessory buildings or places such as busses.
- Shawn Wilson, 760 Stinson, discussed parking and traffic nuisances associated with home occupation that can turn into a commercial business.

- James Sheridan, 651 Bastrop, shared concerns about accessory buildings being used as a commercial business.
- Dan Silva, 12 Hickory Hill, spoke in opposition to home-based businesses in a residential district.
- Liz Grey, Ranch Estates, shared concerns regarding the number of vehicles and traffic associated with home-based businesses.

There was no action on this item, the Commission directed staff to revise language related to home occupation and bring back for further consideration.

8. Consider approval of the minutes of the February 10, 2022, Planning and Zoning Commission meeting.

Commission Rusterholtz noted that the minutes should be amended to reflect the name of the new Chairman.

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

11. Adjournment.

MOTION: A motion was made by Vice Chairman Tolson seconded by Commissioner Williams to adjourn the meeting at 8:38 pm. The motion passed unanimously by a 5 to 0 vote.


Dusty Kuykendall, Chairman


Stacy Henderson, City Secretary

