



MINUTES PLANNING AND ZONING COMMISSION MEETING

April 14, 2022 | 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. The Pledge of Allegiance was recited, and due to the absence of a regular member, Alternate Commissioner James Foster was appointed to serve as a voting member.

Commissioners Present:

Chairman Dusty Kuykendall
Vice Chairman Tommy Tolson
Commissioner Joe Williams
Commissioner Adam Sussman
Alternate Commissioner James Foster (*served as voting member*)
Alternate Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Management Analyst Patrick Hubbard
City Attorney Courtney Morris (*remote*)

City Council Liaison Present:

Mayor Jim Olk (*remote*)

Commissioner Absent:

Commissioner Peggy Rusterholtz

Public Hearing Agenda

- 1. Public hearing to consider a request by Christopher Lang, property owner of 1350 Lynn Lane, Glenbrook Estates, Lot 20 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.**

A presentation was given by Development Services Director Joe Hilbourn regarding the specific use permit request.

Chairman Kuykendall opened the public hearing at 7:03 pm.

Chris Lang, property owner of 1350 Lynn Lane, explained the accessory building was to accommodate living quarters for his mother and mother-in-law.

With no further comments, the public hearing was closed at 7:07 pm.

MOTION: A motion was made by Alternate Commissioner Foster, seconded by Commissioner Sussman to recommend approval of a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space at 1350 Lynn Lane, Glenbrook Estates, Lot 20. The motion passed unanimously by a 5 to 0 vote.

- 2. Public hearing to consider the request by Preston Walhood on behalf of Young Dean Homestead, Ltd. for a zoning change from AO to R-1 on a parcel of land consisting of 44.185 acres, located on the east side of Stinson Road, approximately 55 feet south of the roundabout.**

A presentation was given by Development Services Director Joe Hilbourn regarding the rezoning request.

The public hearing was opened at 7:10 pm and the following individuals spoke regarding this item:

- Michael Maxey, 1620 Enchanted Way, expressed concern regarding drainage coming from the new development.
- Jesse Aguilar, 1705 Stinson, expressed concern regarding the new development being located near his farmland and the new neighbors having opposition to the noise and odors associated with a farm.
- Elsie Winkfield, 1510 Enchanted Way, asked questions related to the development regarding screening walls between developments, the builders for the development and when the zoning change would take effect.
- Preston Walhood, developer for the property, located at 4040 N. Central Expressway in Dallas, stated they would develop the site in accordance with all City requirements, especially related to drainage.

With no further comments, the public hearing was closed at 7:27 pm.

The Commission discussed land use associated with the Comprehensive Plan, review of the Comprehensive Plan to ensure the best land use designations were in place, along with current designations in place for the proposed property of R-1.

MOTION: A motion was made by Vice Chairman Tolson, seconded by Commissioner Williams to recommend approval of the request by Preston Walhood on behalf of Young Dean Homestead, Ltd. for a zoning change from AO to R-1 on a parcel of land consisting of 44.185 acres, located on the east side of Stinson Road, approximately 55 feet south of the roundabout. The motion passed unanimously by a 5 to 0 vote.

3. Public hearing to consider approving amendments to the City's Code of Ordinances, Chapter 14, Zoning, Division 4, Specific Use Permits.

The public hearing was opened at 7:38 pm. There being no comments, the public hearing was closed.

MOTION: A motion was made by Vice Chairman Tolson, seconded by Commissioner Williams to approve amendments to the City's Code of Ordinances, Chapter 14, Zoning, Division 4 Specific use permits, submitted with the additional amendments outlined below. The motion passed unanimously by a 5 to 0 vote.

The additional amendments included the following:

- Section 14.02.081 (b)(3) change the word "on" to "of"
- Section 14.02.081 (e)(4) change the word "are" to "area"
- Section 14.02.082 (c) change the wording "may authorize one extension not to exceed twelve (12) months." to "may authorize one extension not to exceed six (6) months."

- 4. Public hearing to consider approving amendments to the City's Code of Ordinances, Chapter 14, Zoning, Section 14.01.004 Definitions, to amend the definition of home occupation and adding regulations for the operation of home occupations.**

The Commission reviewed proposed amendments to the home occupation definition and regulations that had been prepared by staff based on previous conversations and direction from the Commission. Vice Chairman Tolson submitted alternative language for the home occupation definition and regulations for the Commission to also consider.

The public hearing was opened at 7:54 pm, with no comments, the public hearing was closed.

Because the language submitted by Vice Chairman Tolson was different from what was included in the Planning and Zoning Packet and advertised, should the Commission want to discuss the new proposed language, the public hearing would either need to be tabled or the proposed language denied.

MOTION: A motion was made by Commissioner Sussman, seconded by Alternate Commissioner Foster to deny the amendments to home occupation as submitted. The motion to deny the amendments as submitted passed by a 4 to 1 vote with Commissioner Williams voting in opposition.

Regular Agenda

- 5. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for New Castle Estates, 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.**

This item was removed from the agenda at the applicant's request. There was no action taken on this item.

- 6. 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 proposed changes to Chapter 7 Streets and Drainage and the Master Thoroughfare Plan and had no additional changes.

There was no motion required on this item.

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

The Commission reviewed the proposed changes to building setbacks, lot line definition, building line definition, and lot width requirements for all residential zoning districts and had no additional changes. There was no motion required on this item. It will be brought back to the Commission at their May meeting for required public hearings for ordinance amendments.

- 8. Consider changing the start time of Planning and Zoning Commission meetings from 7:00 pm to 6:30 pm and setting a date to begin the new schedule.**

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Williams to approve starting Planning and Zoning Commission meetings at 6:30 pm beginning on May 12, 2022. The motion passed unanimously by a 5 to 0 vote.

9. Consider approval of the minutes of the March 10, 2022, Planning and Zoning Commission meeting.

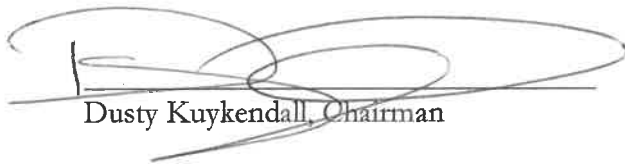
MOTION: A motion was made by Alternate Commissioner Foster, seconded by Commissioner Williams to approve the March 10, 2022, minutes as presented. The motion passed unanimously by a 5 to 0 vote.

10. Executive Session.

An Executive Session was not held at this meeting.

11. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Vice Chairman Tolson to adjourn the meeting at 8:35 pm. The motion passed unanimously by a 5 to 0 vote.



Dusty Kuykendall, Chairman



Stacy Henderson, City Secretary

