



MINUTES PLANNING AND ZONING COMMISSION MEETING

May 12, 2022 | 6:30 PM

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

Call to Order

The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

Commissioners Present:

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

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
Management Analyst Patrick Hubbard

City Council Liaison Present:

Mayor Jim Olk

Public Hearing Agenda

- Public hearing to consider the request by NDC Holdings on behalf of Lucas Retail Shopping Center for a specific use permit to allow a drive-through restaurant on a proposed tract of land, zoned Commercial Business, being 1.619 acres, part of ABS A0821 William Snider Survey, Tract 16, 8.2121 Acres, Collin County Texas, located at the southeast corner of South Angel Parkway and McGarity Lane.**

Development Services Director Joe Hilbourn briefed the Commission on the request and recommended the following conditions:

- Tie the concept plan to the specific use permit
- All exterior lighting be placed on a timer, that turns all lighting, except security lighting, off 30 minutes after close of business, with lights shielded to prevent glare across property lines.
- Hours of operation from 6:00 a.m. to 1:00 a.m.
- A sign frame similar in style to the existing monument signs along Angel Parkway, shaped like an L with a decorative top.

The public hearing was opened at 6:33 pm and the following individual spoke regarding the request:

- Bret Flory, architect for the project, discussed with the Commission details of the project that included exterior materials, landscaping, lighting, and drive through flow around the building.

The public hearing was closed at 6:37 pm.

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Rusterholtz to recommend approval of the specific use permit to allow a drive-through restaurant on a proposed tract of land, zoned Commercial Business, being 1.619 acres, part of ABS A0821 William Snider Survey, Tract 16, 8.2121 acres, Collin County Texas, located at the southeast corner of South Angel Parkway and McGarity Lane with the conditions outlined below. The motion passed unanimously by a 5 to 0 vote.

- Tie the concept plan to the specific use permit
- All exterior lighting be placed on a timer, that turns all lighting, except security lighting, off 30 minutes after close of business, with lights shielded to prevent glare across property lines.
- Hours of operation from 6:00 a.m. to 1:00 a.m.
- A sign frame similar in style to the existing monument signs along Angel Parkway, shaped like an L with a decorative top.

2. Public hearing to consider a request by Adam and Eve Fowles, property owners of 1745 Stinson Road, in the Lozano Addition, Part of Lot 2 for a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space.

Development Services Director Joe Hilbourn briefed the Commission on the specific use permit request. The public hearing was opened at 6:43 pm and the following individual spoke on this item:

- Adam Fowles, 1745 Stinson, made himself available to answer questions.

There being no one else requesting to speak, the public hearing was closed at 6:44 pm.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to recommend approval of a specific use permit to allow a kitchen and food preparation area in an accessory building with habitable space and to include the deed restrictions with the specific use permit. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

3. 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.

John Rosenburg representing the applicant noted that they were still working on resolving matters with the adjoining neighbors and asked that this item be pulled from the agenda.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams to withdrawal the item from the agenda. The motion passed unanimously by a 5 to 0 vote.

4. **Discuss and review the Land Use Map and Zoning Map of the City of Lucas Comprehensive Plan and recommend proposed amendments if needed.**

The Commission reviewed the updated Land Use and Zoning Maps and made the following recommended amendments to the Land Use Map:

- Differentiate coloring between zoning districts AO and Open Space as each designation has its own definition and should be colored differently
- Give public and semi-public land a zoning designation appropriate to the area

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

5. **Consider approval of the minutes of the April 14, 2022, Planning and Zoning Commission meeting.**

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

6. **Executive Session.**

An Executive Session was not held at this meeting.

7. **Adjournment.**

MOTION: A motion was made by Commissioner Williams, seconded by Vice Chairman Tolson to adjourn the meeting at 7:01 pm. The motion passed unanimously by a 5 to 0 vote.


Dusty Kuykendall, Chairman

Tommy Tolson,
Vice Chairman


Stacy Henderson, City Secretary

