



AMENDED AGENDA
Planning and Zoning Commission Meeting
September 8, 2022 | 6:30 PM
Council Chambers
City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the City of Lucas Planning and Zoning Commission will be held on September 8, 2022, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Management Analyst Kevin Becker at kbecker@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Regular Agenda

1. Public hearing to consider amendments to allowable size of accessory buildings with habitable space regarding guest quarters in all residential zoning districts. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning amendments

2. Public hearing to consider a request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufactured Home District) to Residential 2-acres, situated in the Thomas D. James Survey, Abstract No. 477, a 3.65 acre Tract 1, 3.59 acre Tract 2, and 3.59 acre Tract 3. **(Development Services Director Joe Hilbourn)**

- A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding the ~~proposed specific use permit~~ zoning request
3. Consider the request by Randy Helmburger on behalf of Christopher White for a preliminary plat for a parcel of land, being 10.83 acres, part of the Thomas D. James Survey, Abstract 477, City of Lucas, Collin County Texas, located on the south side of East Winningkoff Road and east of Welborn Lane, more commonly known as 1110 East Winningkoff Road. **(Development Services Director Joe Hilbourn)**
 4. Consider a request by Karl D. Williams, to vacate the existing plat of Wendy Farms Addition creating 13 single family lots being all of a 53.788 tract of land situated in the John W. Kirby Survey, Abstract 506, Peter F. Lucas Survey Abstract 537, and the Benjamin Sparks Survey Abstract 813 located on the north end of Wendy Lane, more commonly known as 1355 Wendy Lane. **(Development Services Director Joe Hilbourn)**
 5. Consider approval of the minutes of the August 11, 2022, Planning and Zoning Commission meeting. **(Management Analyst Kevin Becker)**

Executive Agenda

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

6. Executive Session: An Executive Session is not scheduled for this meeting.
7. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on September 2, 2022.

Joni Clarke, City Manager

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Management Analyst Kevin Becker at 972-912-1214 or by email at kbecker@lucastexas.us at least 48 hours prior to the meeting.