



MINUTES PLANNING AND ZONING COMMISSION MEETING

August 11, 2022 | 6:30 PM

Council Chambers

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 Adam Sussman
Commissioner Joe Williams
Alternate Commissioner Chris Bierman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
Management Analyst Kevin Becker
City Attorney Courtney Morris

Commissioners Absent:

Commissioner Peggy Rusterholtz
Alternate Commissioner James Foster

Regular Agenda

- 1. Consider the request by Todd Winters on behalf of Barrett Owens for approval of a final plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, at 1900 Estates Parkway more commonly known as Farmstead Phase Two.**

Development Services Director Joe Hilbourn gave a presentation on this item. Mr. Hilbourn stated that the drainage plans had been approved and that a detention pond had been added.

MOTION: A motion was made by Commissioner Sussman, seconded by Vice Chairman Tolson, to approve the final plat for an 18.858-acre parcel of land being part of the Jas Grayum Survey, Abstract 354 located on the north side of Estates Parkway and east of Orchard Road, at 1900 Estates Parkway more commonly known as Farmstead Phase Two. The motion passed unanimously by a 5 to 0 vote.

- 2. Discuss accessory buildings with habitable space regarding guest quarters in all residential zoning districts and provide guidance to staff.**

Development Services Director Joe Hilbourn gave a presentation on this item.

The Commission discussed square footage of accessory buildings being allowed on properties. The Commission agreed with the changes to the square footage of habitable space and making the square footage of attached garages, porches, and patios to equal 400 square feet combined for R1, AO, R1.5, and R2.

City Attorney Courtney Morris spoke about the definition changes that were being proposed for removing the definition of servant's quarters and adding a definition for guest quarters.

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

3. Consider approval of the minutes of the July 14, 2022, Planning and Zoning Commission meeting.


MOTION: A motion was made by Commissioner Sussman, seconded by Vice Chairman Tolson to approve the minutes of the July 14, 2022, Planning and Zoning Commission. Vice Chairman Tolson asked Commissioner Sussman if he would like to amend his motion to include City Attorney Joe Gorfida on page 1 of the minutes. Commissioner Sussman agreed to amend his motion. The motion passed unanimously by a 5 to 0 vote.

4. Executive Session.

An Executive Session was not held at this meeting.

5. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sussman to adjourn the meeting at 7:06 pm. The motion passed unanimously by a 5 to 0 vote.


Dusty Kuykendall, Chairman


Kevin Becker, Management Analyst

