



MINUTES PLANNING AND ZONING COMMISSION MEETING

September 8, 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
Commissioner Peggy Rusterholtz
Commissioner Adam Sussman
Commissioner Joe Williams

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
Management Analyst Kevin Becker
City Attorney Courtney Morris (*arrived 6:40 pm*)

Commissioners Absent:

Vice Chairman Tommy Tolson
Alternate Commissioner James Foster
Alternate Commissioner Chris Bierman

City Council Liaison Present:

Mayor Jim Olk

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 gave a presentation on this item and answered questions from the Commission. Mr. Hilbourn stated that this item should be either tabled or denied bringing the item back for further discussion.

The Commission discussed the definitions of the building code and habitable space and wanted to look at adding information regarding the number of allowable homes and accessory buildings per acre.

Mayor Olk spoke to the Commission and stated that the Commission can review and discuss the possibility of creating new definitions to present to City Council for changes.

Chairman Kuykendall opened the public hearing at 6:47 pm.

With no further comments, the public hearing was closed at 6:47 pm.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Sussman, to deny the consideration of amendments to allowable size of accessory buildings in order to have another discussion on the item. The motion passed unanimously by a 4 to 0 vote.

- 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 gave a presentation on this item.

Chairman Kuykendall opened the public hearing at 6:50 pm.

With no further comments, the public hearing was closed at 6:50 pm.

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Williams, to recommend to the City Council to approve the request by Christopher White, property owner of 1110 East Winningkoff Road, to rezone a parcel of land from MHD (Manufacture 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. The motion passed unanimously by a 4 to 0 vote.

- 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.**

There was no discussion on this item as it was pulled from the Agenda.

- 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 gave a presentation on this item.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Sussman, to approve vacating 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. The motion passed unanimously by a 4 to 0 vote.

- 5. Consider approval of the minutes of the August 11, 2022, Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Sussman, seconded by Commissioner Williams to approve the minutes of the July 14, 2022, Planning and Zoning Commission meeting. The motion passed unanimously by a 4 to 0 vote.

- 4. Executive Session.**

An Executive Session was not held at this meeting.

5. **Adjournment.**

Chairman Kuykendall adjourned the meeting at 6:54 pm.



Dusty Kuykendall, Chairman



Kevin Becker, Management Analyst

