



MINUTES PLANNING AND ZONING COMMISSION MEETING

December 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:

Vice Chairman Tommy Tolson
Commissioner Joe Williams
Commissioner Adam Sussman
Alternate Commissioner Chris Bierman (*voting member*)

Staff Present:

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

Commissioners Absent:

Chairman Dusty Kuykendall
Commissioner Peggy Rusterholtz
Alternate Commissioner James Foster

City Council Liaison Present:

Mayor Jim Olk

Public Hearing Agenda - **Cancelled**

1. **Public hearing to consider a request by the City of Lucas to rezone a tract of land on the Southeast corner of the intersection of Estelle Lane and Country Club Road from Commercial Business to Residential 2 acre, situated in the Ben Sparks Survey, Abstract No. A0813, Tract 74, 0.95 acres.**

The public hearing was cancelled.

Regular Agenda

2. **Discuss accessory building regulations in the City of Lucas.**

Development Services Director Joe Hilbourn gave a brief description of the discussions that have occurred on this item so far. Mr. Hilbourn stated some of the concerns that have been brought forth by citizens and City staff are the shapes of accessory buildings and how large they are in comparison to main structures. Mr. Hilbourn also stated that there should be further discussion on standard shapes and sizes of accessory buildings when moving forward with a decision on how to move forward with this item.

Commissioner Chris Bierman asked if there is a limit to the number of accessory buildings. Mr. Hilbourn advised there is no limit at this time. Mr. Hilbourn also clarified that a property owner can have up to 30 percent lot coverage.

Commission Adam Sussman asked Mr. Hilbourn if the issue regarding the design of the buildings would be better addressed as a setback issue, or should it be an actual design issue. Mr. Hilbourn advised it could be both a design issue and a setback issue.

Christine Hughes, 821 Saddlebrook Drive, spoke on this item stating that her biggest concern is restricting value and growth in Lucas. Mrs. Hughes is in agreement on setting boundaries that will make Lucas a more visually pleasing area, however she does not want the regulations so restrictive that it brings down property values.

Wayne Millsap, 318 Mcmillen Road, spoke on this item stating that he believes the City already has policies in place that work and that the City should possibly look more into the aesthetics of accessory buildings.

Alison Burchett, 211 Forestview Drive, spoke on this item stating that she does not believe the City should have more regulations to limit what people can do with their properties.

Vice Chairman Tolson asked the Commission how many single-family detached buildings that City wants to allow to be on a residential lot. Commission Sussman advised non-habitable accessory buildings are not an issue that should cause a concern; however, he believes the size issue of the habitable spaces is a legitimate concern. Vice Chairman Tolson advised Mr. Hilbourn the definition of habitable space is not clear and that should be addressed. The Commission had a discussion on what the real issue is, such as how many dwellings should be on a lot, should the number of dwellings on a lot be determined by the size of the lot, and the definition of habitable space.

Mayor Olk spoke to the Planning and Zoning Commission to help clarify zoning and accessory usage definitions.

Wayne Millsap, 318 Mcmillen Road, spoke again on this item restating that there should be more clarity in the definitions and that the aesthetics of accessory buildings should be discussed.

Christine Hughes, 821 Saddlebrook Drive, spoke again on this item asking how many complaints there really are regarding accessory buildings. Mrs. Hughes advised, in her opinion, enforcing the regulations already in place would be better than changing the allowable size of buildings.

Mayor Olk spoke advising that the Planning and Zoning Commission was directed by City Council to look into this issue, because it was a big enough problem to be forwarded on to them.

Vice Chairman advised this discussion will continue at the next Planning and Zoning Commission meeting.

MOTION: No motion taken as this was a discussion item only.

3. Consider approval of the minutes of the November 10, 2022 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Sussman, to approve the minutes of the November 10, 2022 Planning and Zoning Commission meeting. The motion passed unanimously by a 4 to 0 vote. Alternate Commissioner Chris Bierman was a voting member on this item.

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 Bierman to adjourn the meeting at 7:46 pm. The motion passed unanimously by a 4 to 0 vote. Alternate Commissioner Chris Bierman was a voting member on this item.



~~Dusty Kuykendall, Chairman~~

Tommy Tolson -
Vice Chairman



~~Erin Day, City Secretary~~

Kent Souriyasak,
Assistant City Manager