



MINUTES PLANNING AND ZONING COMMISSION MEETING

May 11, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Dusty Kuykendall
Vice-Chairman Tommy Tolson
Commissioner Peggy Rusterholtz
Commissioner Joe Williams
Alternate Commissioner Chris Bierman (*voting member*)

Commissioners Absent:

Commissioner Adam Sussman
Alternate Commissioner James Foster

Staff Present:

City Manager Joni Clarke
Assistant City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
City Attorney Courtney Morris
City Secretary Erin Flores
Management Analyst Joshua Menhennett

City Council Liaison Present:

Mayor Jim Olk

Call to Order

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

Chair Kuykendall gave information regarding a public hearing being held by TxDOT regarding the widening of FM 1378.

Commissioner Rusterholtz congratulated Chairman Kuykendall on his election to City Council and thanked him for his time served on the Planning and Zoning Commission.

Public Hearing Agenda

1. **Conduct a public hearing and consider approving a request for a change in zoning from AO (Agricultural and Open Space) to R-2 (Residential 2-acre) on a tract of land being 23.691 acres of land located in the Peter F. Lucas survey, abstract number 537, town of Lucas, Collin County, Texas, being all of the Jason Blakely and Jessica Blakely called 23.691 acre tract 23 +/- parcel of land, more commonly known as 355 Winningkoff Road.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct public hearing**
 - C. **Take action on Zoning Change Request**

Development Services Director Joe Hilbourn gave a presentation highlighting the background of the request, proposed lot location, and staff recommendation.

Chairman Kuykendall opened the public hearing at 6:34 pm.

J. R. Douglas, representing Jason and Jessica Blakely, spoke about their excitement about the future of the proposed home sites.

Chairman Kuykendall closed the public hearing at 6:34 pm.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Vice-Chairman Tolson, to approve a request for a change in zoning from AO (Agricultural and Open Space) to R-2 (Residential 2-acre) on a tract of land being 23.691 acres of land located in the Peter F. Lucas survey, abstract number 537, town of Lucas, Collin County, Texas, being all of the Jason Blakely and Jessica Blakely called 23.691 acre tract 23 +/- parcel of land, more commonly known as 355 Winningkoff Road. The motion passed unanimously by a 5 to 0 vote.

2. **Conduct a public hearing and consider approving a request for a Planned Development zoning overlay on a parcel of land zoned Commercial Business (CB) on a tract of land being 42.339 acres (1,884,296 square feet) in the James Anderson Survey, Abstract Number 17, City of Lucas, Collin County, Texas, more commonly known as the Hunt tract at the northwest corner of the Parker Road and Country Club Road intersection.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct public hearing**
 - C. **Take action on Zoning Change Request**

This agenda item was pulled from the agenda at the applicant's request.

MOTION: There was no motion needed for this item.

Regular Agenda

3. **Consider corrections to the request by Majed Khalaf on behalf of Mahmoud Properties for a site plan, landscape plan, and elevations for use as a commercial retail and office center on a 2.25-acre tract of land in the Jas Lovelady Survey, Abstract Number ABS A0538, Tract 14 situated in the City of Lucas, Collin County, Texas, located at 995 West Lucas Road.**

Development Services Director Joe Hilbourn gave a presentation explaining the changes to the site plan, landscape plan, and elevations, which conform with the Planning and Zoning Commissions' recommendations made at the April 13, 2023 meeting.

MOTION: A motion was made by Commissioner Rusterholtz, seconded by Commissioner Williams, to accept the request by Majed Khalaf on behalf of Mahmoud Properties for a site plan, landscape plan, and elevations for use as a commercial retail and office center on a 2.25-acre tract of land in the Jas Lovelady Survey, Abstract Number ABS A0538, Tract 14 situated in the City of Lucas, Collin County, Texas, located at 995 West Lucas Road. The motion passed unanimously by a 5 to 0 vote.

4. **Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning", and create a timeline for review with established future milestones.**

Development Services Director Joe Hilbourn explained that staff is seeking direction from the Commission on updating Chapter 14 of the City Code of Ordinances. Commissioner Rusterholtz opined that changes to regulations regarding accessory dwelling units may need to be made upon conclusion of the Texas Legislative Session, in case there are new laws passed. Chairman Kuykendall

recommended that the review be conducted in sections to promote ease of review. City Attorney Courtney Morris asked the Commission if there were any sections in particular or issues in the current verbiage that should be addressed. Mayor Jim Olk opined that a recommendation from all members of the Lucas City Council would provide guidance for review.

City Manager Joni Clarke advised the Commission that City staff could work to create a plan that would group sections that are alike together to make the review easier. Commissioner Rusterholtz advised that an item of note is the section related to nonconforming uses and standards.

Mr. Hilbourn advised that staff would create a schedule for review of Chapter 14. City Attorney Morris advised that specific use permit regulations and the zoning appeals process have already been reviewed, as well as accessory dwelling unit regulations. Chairman Kuykendall asked how input from the City Council would be received. Mayor Olk advised there would be an item on a future agenda for discussion.

City Attorney Morris advised that another item of interest is the Schedule of Uses Chart. Commissioner Williams pointed out that home-based business regulations have already been reviewed recently.

Chairman Kuykendall directed that after receiving feedback from the City Council and a schedule from staff, the Commission can begin discussions on the update.

MOTION: There was no motion needed for this item.

- 5. Consider the 88th Legislative Session and discuss any proposed bill or significant resolution that may have an impact on the City of Lucas and provide guidance to the City Attorney and City Manager.**

City Attorney Courtney Morris advised the Commission on various legislative items in the 88th Texas Legislative Session.

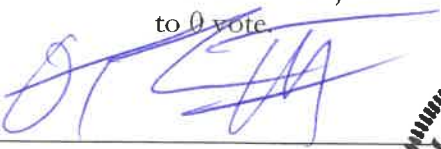
MOTION: There was no motion needed for this item.

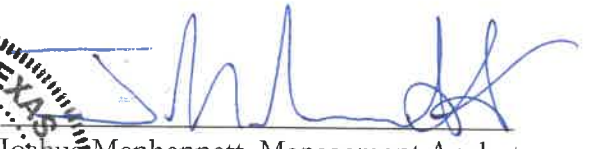
- 6. Consider approval of the minutes of the April 13, 2023 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Rusterholtz, to approve the minutes of the April 13, 2023 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.

- 7. Adjournment.**

MOTION: A motion was made by Commissioner Williams, seconded by Alternate Commissioner Bierman to adjourn the meeting at 6:54 pm. The motion passed unanimously by a 5 to 0 vote.


Tommy Tolson, Vice-Chairman


Joshua Menhennett, Management Analyst

