



MINUTES PLANNING AND ZONING COMMISSION MEETING

November 9, 2023 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Peggy Rusterholtz
Commissioner Chris Bierman
Commissioner James Foster
Alternate Commissioner Frank Hise
Alternate Commissioner Sean Alwardt

Staff Present:

Assistant City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
City Attorney Courtney Morris

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.

Consent Agenda

1. Consent Agenda:

A. Approval of the minutes of the October 12, 2023 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Foster, seconded by Commissioner Williams to approve the consent agenda as presented. The motion passed unanimously by a 5 to 0 vote.

Public Hearing Agenda

2. Continuation of a Public Hearing and consider a Specific Use Permit (SUP) application filed by Aaron Aldape to permit an accessory dwelling unit with more than 600 square feet of habitable space at 121 Estelle Lane, Lucas, Texas, and being more particularly described as Lot 8, Block C of the Huntwick Addition. (Canceled)

Chairman Tolson indicated this public hearing has been canceled and the applicant has withdrawn their request.

Regular Agenda

3. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning".

Development Services Director Joe Hilbourn provided background information on recent issues related to accessory buildings and proposed changes to the requirements. The Planning and Zoning Commission discussed the proposed changes and provided additional feedback such as changing the term "accessory dwelling unit" and adding clarification to "accessory building with living space" and "accessory building without living space".

The Planning and Zoning Commission discussed cosmetic tattooing and if it should be included in the use chart. Mayor Olk suggested cosmetic tattooing could be considered incidental use and does not have to be included in the use chart. After further discussion, the Planning and Zoning Commission agreed not to include cosmetic tattooing in the use chart.

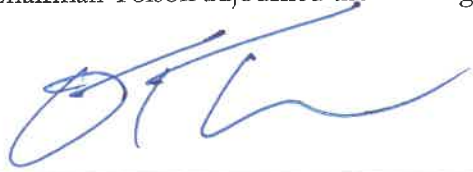
The Planning and Zoning Commission recommended clarifying “area regulations” as the “principal dwelling area regulations” within each residential district’s section.

City Attorney Courtney Morris recommended revising Section 14.04.073 (Smoke and Particulate Matter) to refer to requirements by the Texas Commission on Environmental Quality (TCEQ).

The Planning and Zoning Commission discussed the upcoming schedule for Chapter 14 which includes City Council review in December followed by public hearings in January. Chairman Tolson requested that a new copy of all the proposed changes of Chapter 14 is sent to the Planning and Zoning Commission.

4. Adjournment.

Chairman Tolson adjourned the meeting at 7:49 pm.



Tommy Tolson, Chairman



Kent Souriyasak, Assistant City Manager

