



MINUTES PLANNING AND ZONING COMMISSION MEETING

January 11, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Vice-Chairman Joe Williams
Commissioner Chris Bierman
Commissioner James Foster
Commissioner Frank Hise
Alternate Commissioner Sean Alwardt
Alternate Commissioner John Awezec

Staff Present:

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

City Council Liaison Absent:

Mayor Jim Olk

Commissioners Absent:

Chairman Tommy Tolson

Call to Order

The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited. Vice-Chairman Williams announced Alternate Commissioner Alwardt as a voting member.

Training Agenda

1. **Provide training for the Planning and Zoning Commission conducted by the City Attorney.**

City Attorney Courtney Morris provided training to the Planning and Zoning Commission on topics including role of the commission, authority, zoning changes, specific use permits, plan approvals, platting, meetings, public information act, and open meetings act.

Consent Agenda

2. **Consent Agenda:**

- A. **Approval of the minutes of the December 14, 2023 Planning and Zoning Commission meeting.**

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

Regular Agenda

3. **Consider approving a request by Sudhir Sakaria on behalf of 3R Land Properties L.C. for a preliminary plat for Sandalwood Estates, an addition to the City of Lucas being all of a 25.13-acre tract of land located in the Lewis P. Turner Survey, Abstract Number 901, and the John Gary Survey, Abstract Number 349, otherwise known as 7259 East Parker Road, Lucas, Texas.**

Development Services Director Joe Hilbourn gave a presentation on this item regarding the proposed subdivision which includes 20 lots where 19 are residential building lots and one open space lot for detention. Mr. Hilbourn explained two of the lots were in the floodplain and this requires a conditional letter of map revision for approval by the Federal Emergency Management Agency (FEMA). Mr. Hilbourn indicated if it does not get approved, the lots will change to 19 lots with two open space lots. Mr. Hilbourn indicated a minor change of 10% or less will not require a new plat.

MOTION: A motion was made by Commissioner Foster, seconded by Commissioner Bierman to approve the request by Sudhir Sakaria on behalf of 3R Land Properties L.C. for a preliminary plat for Sandalwood Estates, an addition to the City of Lucas being all of a 25.13-acre tract of land located in the Lewis P. Turner Survey, Abstract Number 901, and the John Gary Survey, Abstract Number 349, otherwise known as 7259 East Parker Road, Lucas, Texas. The motion passed unanimously by a 5 to 0 vote.

4. **Consider the appointment of a Chairman and Vice-Chairman of the Planning and Zoning Commission to serve for a period of one year with a term ending December 31, 2024.**

MOTION: A motion was made by Commissioner Bierman, seconded by Commissioner Foster to appoint Tommy Tolson as Chairman and Joe Williams as Vice-Chairman of the Planning and Zoning Commission for a period of one year with a term ending December 31, 2024. The motion passed unanimously by a 5 to 0 vote.

5. **Executive Session: There is not an executive session scheduled for this meeting.**

6. **Adjournment.**

Vice-Chairman Williams adjourned the meeting at 7:41 pm.



Tommy Tolson, Chairman



Kent Souriyasak, Assistant City Manager

