



AGENDA

Planning and Zoning Commission Meeting

February 8, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the City of Lucas Planning and Zoning Commission will be held on February 8, 2024, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the Assistant City Manager prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email Kent Souriyasak, Assistant City Manager at kent@lucastexas.us no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Consent Agenda

All items listed under the consent agenda are considered routine and are recommended to the Planning and Zoning Commission for a single vote approval. If discussion is desired, an item may be removed from the consent agenda for a separate vote.

1. Consent Agenda:
 - A. Approval of the minutes of the January 11, 2024 Planning and Zoning Commission meeting.
 - B. Approval of the final plat submitted by the property owner Bill Shipley on behalf of Golden Chick for a commercial restaurant situated on a 0.833-acre tract of land out of the William Snider Survey, Abstract Number 821, located at 451 South Angel Parkway in the City of Lucas, Collin County, Texas.

- C. Approval of the final plat submitted by Colton Smith with Spiars Engineering and Brock Babb with Centurion American Development Group, LLC on behalf of the property owners Mehrdad Moayed and Steve Lenart with Lenart Development Company, LLC for Enchanted Creek Phase 2A, the property being 31.149 acres out of the James Anderson Survey, Abstract Number 17, and the John McKinney Survey, Abstract Number 596, located 700 feet north of the intersection of Enchanted Way and Lillyfield Drive in the City of Lucas, Collin County, Texas.

Public Hearing Agenda

2. Conduct a public hearing and consider a Specific Use Permit (SUP) application submitted by Bill Shipley on behalf of Caliber Collision to permit a Caliber Collision paint and body shop with minor automotive located in the William Snider Survey, Abstract Number 821, Tract 16, being 1.75 acres of a 5.7601 acres tract of land, more commonly known as a tract of land on McGarity Lane, 500 feet east of the intersection of Angel Parkway and McGarity Lane. **(Canceled)**
3. Conduct a public hearing and consider a request by the owner Ryan Mullholand with Homerun Alley on behalf of Boson Motors for an amendment to the zoning use chart to permit electric equipment assembly and sales.
- A. Presentation by Development Services Director Joe Hilbourn
B. Conduct Public Hearing
C. Take action on the request
(Presenter: Development Services Director Joe Hilbourn)
4. Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled “Zoning” excluding Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. **(Presenter: Development Services Director Joe Hilbourn)**

Executive Session

As authorized by Section 551.071 of the Texas Government Code, the Planning and Zoning Commission may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

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

Adjournment

6. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on February 2, 2024.

Kent Souriyasak, Assistant City Manager

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Assistant City Manager Kent Souriyasak at 972-912-1213 or by email at kent@lucastexas.us at least 48 hours prior to the meeting.