



AGENDA

Planning and Zoning Commission Meeting

February 10, 2022 | 7:00 PM

Council Chambers | Video Conference

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 Thursday, February 10, 2022, at 7:00 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651 and by video conference, 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.

To join the meeting, please click this URL:

<https://us06web.zoom.us/j/92691972860?pwd=cWJxTnZGWW1hZDhDVlFNSXJwZFpTQT09>

and enter your name and email address.

Join by phone: 1-346-248-7799

Webinar ID: 926 9197 2860

Passcode: 813188

If you would like to watch the meeting live, and not participate via Zoom, you may go to the City's live streaming link at <https://www.lucastexas.us/live-streaming-videos/>.

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 City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Speak Remotely Via Zoom: If you would like to attend a meeting remotely and speak via Zoom, email the City Secretary at shenderson@lucastexas.us by 4:00 pm noting the item you wish to speak on and noting your attendance will be remote. Please note, any requests received after 4:00 pm will not be included at the meeting.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email the City Secretary at shenderson@lucastexas.us by no later than 4:00 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 4:00 pm will not be included at the meeting.

Call to Order

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

Regular Agenda

1. Consider approval of an application for a site plan, landscape plan, elevations, and preliminary plat submitted by the property owner Bill Shipley on behalf of Golden Chick for use as a commercial restaurant on a 0.833-acre tract of land in the William Snider Survey, Abstract Number 821, situated in the City of Lucas, located at 451 South Angel Parkway. **(Development Services Director Joe Hilbourn)**
2. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for a 17.646-acre parcel of land being part of the Jas Grayum Survey, Abstract CO-354 located on the west side of Country Club Road and north of Graham Lane at 2115 and 2125 Country Club Road, more commonly known as New Castle Estates. **(Development Services Director Joe Hilbourn)**
3. Consider the request by Michelle Tilotta with LJA Engineering on behalf of HC Highpoint, LLC for final plat approval of a parcel of land being 74.914 acres, part of the Orpha Shelby Survey, Abstract 799, more commonly known as Inspiration Phase 8B within the City of Lucas ETJ. **(Development Services Director Joe Hilbourn)**
4. Discuss the request by Michael and Kelly Sparks, owners of Sparks Loving Care located at 999 West Forest Grove Road, Lucas Texas to add Nursing Home/Assisted Living to the City's Code of Ordinances, Zoning Use Chart, in the R-2 zoning district by right or by a specific use permit. **(Development Services Director Joe Hilbourn)**
5. Discuss building setbacks, lot line definition, building line definition, and lot width requirements in all residential zoning districts. **(Development Services Director Joe Hilbourn)**
6. Consider final review and approval of amendments to Chapters 4, 5 and 6, including the Land Use Map and Trails Master Plan of the City of Lucas Comprehensive Plan and review Chapter 7 including the Master Thoroughfare Plan to discuss possible amendments. **(Planning and Zoning Commission)**
7. Consider approval of the minutes of the January 13, 2022, Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

Executive Agenda

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.

8. Executive Session: An Executive Session is not scheduled for this meeting.
9. 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, 2022.

Stacy Henderson, City Secretary

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 Stacy Henderson at 972-912-1211 or by email at shenderson@lucastexas.us at least 48 hours prior to the meeting.