



AGENDA

Planning and Zoning Commission Meeting

March 10, 2022 | 6:00 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, March 10, 2022, at 6:00 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 – 6:00 PM

1. Consider the request by Anderson Engineering on behalf of O'Reilly Auto Enterprises, LLC for final plat approval for an O'Reilly Auto Parts located on the east side of Angel Parkway approximately one-quarter mile south of McGarity Lane, and part of the William Snider Survey, Abstract No. 821, Tract 16, being 1.140 acres of a 20.79-acre tract on Lot 1, Block 1, of the O'Reilly Addition, located at 561 Angel Parkway, Lucas, Texas. **(Development Services Director Joe Hilbourn)**
2. Consider amendments to the Code of Ordinances, Chapter 13 Utilities, Exhibit A, Stormwater Run-Off Planning and Design Criteria Manual. **(On-Call Engineer Joe Grajewski, P.E., CFM)**
3. Discuss and review Chapter 7, Streets and Drainage, of the City of Lucas Comprehensive Plan including the Master Thoroughfare Plan and recommend proposed amendments if needed. **(Planning and Zoning Commission)**
4. Consider final review of amendments to Chapter 6, Parks, Recreation and Open Space of the City of Lucas Comprehensive Plan, including the updated Trails Master Plan. **(Planning and Zoning Commission)**
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. Discuss proposed amendments to Chapter 14, Zoning, Division 4, Specific Use Permits and provide direction to City staff. **(Development Services Director Joe Hilbourn)**
7. Discuss amending the City's Code of Ordinances, Chapter 14 Zoning, Article 14.01.004 Definitions by amending the definition of home occupation and provide direction to City staff. **(Development Services Director Joe Hilbourn)**
8. Consider approval of the minutes of the February 10, 2022, Planning and Zoning Commission meeting. **(City Secretary Stacy Henderson)**

Public Hearing Agenda – 7:00 PM

9. Public hearing to consider the request for a specific use permit submitted by the property owner Wal-Mart Real Estate for a drive-through restaurant on a .975-acre tract of land in the W. Snider Survey, Abstract Number 821, being part of Lot 1, Block A, Wal-Mart Lucas Addition, situated in the City of Lucas, Collin County, Texas.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action on the specific use permit request

10. Public hearing to consider the request for a specific use permit by property owner Yueteng Leng to allow a farmers market and agricultural classes to be held within renovated school buses at their property located at 880 Stinson Road within the Trails End Addition, Lot 2, in Lucas, Texas.
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take action on the specific use permit request

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.

11. Executive Session: An Executive Session is not scheduled for this meeting.
12. 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 March 4, 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.