AGENDA

Planning and Zoning Commission Meeting
June 8, 2023 | 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 June 8, 2023, 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 City Secretary 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 Erin Flores, City Secretary at eflores@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

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

Regular Agenda

1. Consider the request by Dave Wilcox (on behalf of Liberty Bank) for a final plat for Hendrick Estates, a parcel of land being 73.4268 acres of land located on the north and south sides of Blondy Jhune Road and east of Country Club Road, being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3. **(Development Services Director Joe Hilbourn)**

2. Consider the approval of the Declaration and Protective Covenants for Hendrick Estates, a parcel of land being 73.4268 acres of land being part of the Peter Lucas Survey, A-537; J.W. Kerby Survey, A-506; James Grayum Survey, A-506, Tracts 1, 2, & 3. **(Development Services Director Joe Hilbourn)**

3. Discuss updating the City of Lucas Code of Ordinances, Chapter 14 titled "Zoning." **(Development Services Director Joe Hilbourn)**

4. Consider the appointment of a Chair of the Planning and Zoning Commission to serve for a term ending December 31, 2023 and appoint a Vice-Chair if needed. **(Planning and Zoning Commission)**

5. Consider the 88th Legislative Session and discuss any proposed bill or significant resolution that may have an impact on the City of Lucas and provide guidance to the City Attorney and City Manager. **(Planning and Zoning Commission, City Attorney Courtney Morris, City Manager Joni Clarke)**

6. Consider approval of the minutes of the May 11, 2023 Planning and Zoning Commission Meeting. **(Management Analyst Joshua Menhennett)**

Public Hearing

7. Conduct a public hearing and consider a Specific Use Permit (SUP) application to permit an accessory building in the front of the main structure at 253 East Blondy Jhune Road, Lot 5 of Rock Creek Acres, Lucas, Texas zoned R-2 (Residential 2-Acre).

    A. Presentation by Development Services Director Joe Hilbourn
    B. Conduct public hearing
    C. Take action on 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.

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

9. Reconvene from Executive Session.

10. 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 June 2, 2023.

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Joshua Menhennett, Management Analyst

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 City Secretary Erin Flores at 972-912-1211 or by email at eflores@lucastexas.us at least 48 hours prior to the meeting.