



AGENDA

PLANNING AND ZONING COMMISSION MEETING

June 12, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, June 12, 2025, beginning 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 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Commission will be physically present at this 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 Executive Administrative Assistant 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 Executive Administrative Assistant, Morgan Kowaleski at mkowaleski@lucastexas.us by 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 March 13, 2025 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinance, Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. (Development Services Director Joe Hilbourn)
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the amendment request

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.

3. An Executive Session is not scheduled for this meeting.

Adjournment

4. 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, TX 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on June 6, 2025.

Morgan Kowaleski, Executive Administrative Assistant

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 Toshia Kimball at 972.912.1211 or by email at kimball@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Planning and Zoning Agenda Request

June 12, 2025

Requester: Executive Administrative Assistant Morgan Kowaleski

Agenda Item Request

Consent Agenda:

- A. Approval of the minutes of the March 13, 2025 Planning and Zoning Commission meeting.

Background Information

N/A

Attachments/Supporting Documentation

- 1. March 13, 2025 Planning and Zoning Commission Meeting minutes

Budget/Financial Impact

N/A

Recommendation

Staff recommends approval of the Consent Agenda as presented.

Motion

I make a motion to approve the Consent Agenda as presented.



MINUTES **PLANNING AND ZONING COMMISSION MEETING**

March 13, 2025 | 6:35 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Commissioner Sean Alwardt
Commissioner John Awezec
Alternate Commissioner Jonathan Underhill

Staff Present:

City Manager John Whitsell
Development Services Director Joe Hilbourn
Executive Admin Assistant Morgan Kowaleski
City Attorney Courtney Morris

Commissioners Absent:

Vice-Chairman Joe Williams
Commissioner Frank Hise
Alternate Commissioner Brian Dale

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

The meeting was called to order at 6:30 pm.

Chairman Tolson announced that Alternate Commissioner Underhill will act as a voting member for tonight's meeting.

Consent Agenda

1. Consent Agenda:

A. Approval of the minutes of the February 13, 2025 Planning and Zoning Commission meeting.

MOTION: A motion was made by Commissioner Alwardt, seconded by Commissioner Awezec to approve the consent agenda as corrected. The motion unanimously passed by a 4-0 vote.

Regular Agenda

2. Consider approving a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349, otherwise known as the southeast corner of Lewis Lane and Shepherds Creek.

Development Services Director Joe Hilbourn presented this agenda item.

Douglas Mousel, of Plano Texas, spoke with the Commission in favor of this item.

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Alwardt to approve, without variances, a request by JW Partners on behalf of Griffin, Lewis, McCahill & Gillis. for a preliminary plat for Wildflower Estates, an addition to the City of Lucas being all of a 39.7-acre tract of land located in the Hearne Survey, Abstract 426, Turner Survey, Abstract 901, and Gray Survey, Abstract 349.

3. **Discuss amendments to the City of Lucas Code of Ordinances, Article 14.01 titled General Provisions, Article 14.03 Districts, Division 3, 4, and 5, Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”.**

Development Services Director Joe Hilbourn presented this agenda item.
No action was required on this item.

4. **Executive Session: There was not an executive session scheduled for this meeting.**
5. **Adjournment.**

Chairman Tolson adjourned the meeting at 6:54 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant



City of Lucas Planning & Zoning Agenda Request June 12, 2025

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider amendments to the City of Lucas Code of Ordinance, Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. (Development Services Director Joe Hilbourn)

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

Background Information

The city has been going through Chapter 14 for some time, one of the changes was to ADU square footage size, below is what the city adopted.

§ 14.04.304 General accessory buildings and structures regulations.

(4) Accessory Dwelling Units (ADUs).

...

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2 zoning districts, a maximum of nine hundred (900) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

(ii) In R-1.5 zoning districts, a maximum of six hundred (600) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and two hundred (1,200) square feet.

(iii) In R-1 and AO zoning districts, a maximum of six hundred (600) square feet. An additional four hundred (400) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand (1,000) square feet.



City of Lucas Planning & Zoning Agenda Request June 12, 2025

I believe this is what was discussed, but it was never properly implemented.

§ 14.04.304 General accessory buildings and structures regulations.

(4) Accessory Dwelling Units (ADUs).

...

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2, R1.5, R-1 and AO zoning districts, a maximum of nine hundred (900) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

Attachments/Supporting Documentation

1. Ordinance
2. Public Notice

Budget/Financial Impacts

N/A

Recommendation

Staff recommends approving the changes presented.

Motion

I make a motion to approve/deny amendments to the City of Lucas Code of Ordinance, Article 14.04 titled "Supplementary Regulations", Division 8 titled "Accessory Buildings, Structures and Uses".



ORDINANCE #2025-06-01019
[Amending Code of Ordinances Chapter 14 Zoning]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 14 TITLED "ZONING," ARTICLE 14.04 TITLED "SUPPLEMENTARY REGULATIONS," DIVISION 8 TITLED "ACCESSORY BUILDINGS, STRUCTURES AND USES," SECTION 14.04.304 TITLED "GENERAL ACCESSORY BUILDINGS AND STRUCTURES REGULATIONS" TO AMEND PROVISIONS FOR YARD SIZE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lucas, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Lucas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all interested persons, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended as follows:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS, THAT:

SECTION 1. That Chapter 14 titled "Zoning," Article 14.04 titled "Supplementary Regulations," Division 8 titled "Accessory Buildings, Structures and Uses," is hereby amended as follows:

...

§ 14.04.304 General accessory buildings and structures regulations.

...

(4) Accessory Dwelling Units (ADUs).

...

(B) Specific regulations for ADU square footage based on zoning district:

- (i) In R-2, R1.5, R-1 and AO zoning districts, a maximum of nine hundred (900) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.**

~~(ii) In R-1.5 zoning districts, a maximum of six hundred (600) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and two hundred (1,200) square feet.~~

~~(iii) In R-1 and AO zoning districts, a maximum of six hundred (600) square feet. An additional four hundred (400) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand (1,000) square feet.~~

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lucas and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lucas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS ____ DAY OF _____, 2025.

APPROVED:

Dusty Kuykendall, Mayor

APPROVED AS TO FORM:

ATTEST:

Joseph J. Gorfida, Jr., City Attorney

Toshia Kimball, City Secretary



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Planning & Zoning Commission of the City of Lucas, Texas will conduct a public hearing on Thursday, June 12, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, June 19, 2024, at 6:30 p.m. at Lucas City Hall, 665 Country Club Road, Lucas, Texas to consider amendments to the City of Lucas Code of Ordinances, Chapter 14 titled Zoning, Article 14.04, titled Supplementary Regulations, Division 8 titled Accessory Buildings, Structures and Uses.

Those wishing to speak FOR or AGAINST the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas 75002, email tkimball@lucastexas.us and it will be presented at the hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.