



AGENDA PLANNING AND ZONING COMMISSION MEETING

July 10, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

Notice is hereby given that a meeting of the Lucas Planning and Zoning Commission will be held on Thursday, July 10, 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 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. 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 Planning and Zoning 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 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 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 June 12, 2025 Planning and Zoning Commission meeting.
Morgan Kowaleski, Executive Administrative Assistant

Public Hearing

2. Conduct a public hearing to consider amendments to the City of Lucas Code of Ordinances, Chapter 14, titled “Zoning,” Article 14.01, titled "General Provisions” and Article 14.03 titled “Districts.”
 - A. Presentation by Joe Hilbourn, Development Services Director
 - B. Conduct public hearing
 - C. Take action on public hearing item
(Joe Hilbourn, Development Services Director)

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 July 4, 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 tkimball@lucastexas.us at least 48 hours prior to the meeting.



**City of Lucas
Planning and Zoning Commission
Agenda Request
July 10, 2025**

Requester: Morgan Kowaleski, Executive Administrative Assistant

Agenda Item Request:

Approval of the minutes of the June 12, 2025 Planning and Zoning Commission meeting.

Background Information:

Attachments/Supporting Documentation:

1. 06-12-2025 Planning and Zoning Commission Minutes

Budget/Financial Impact:

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

June 12, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Commissioner Sean Alwardt
Commissioner John Awezec
Commissioner Frank Hise
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
Alternate Commissioner Brian Dale

City Council Liaison Present:

Mayor Dusty Kuykendall

Call to Order

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

Consent Agenda

1. Consent Agenda:

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

MOTION: A motion was made by Commissioner Awezec, seconded by Commissioner Alwardt to approve the consent agenda as corrected. The motion unanimously passed by a 5-0 vote.

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)**

Chairman Tolson opened the public hearing at 6:35 pm.

No members of the public appeared to provide comments.

Chairman Tolson closed the public hearing at 6:36 pm.

MOTION: A motion was made by Chairman Tolson, seconded by Commissioner Alwardt to approve amendments to the City of Lucas Code of Ordinance, Article 14.04 titled “Supplementary Regulations”, Division 8 titled “Accessory Buildings, Structures and Uses”. The motion passed unanimously by a 5-0 vote.

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

Chairman Tolson adjourned the meeting at 6:38 pm.

Tommy Tolson, Chairman

Morgan Kowaleski, Executive Admin Assistant



**City of Lucas
Planning and Zoning Commission
Agenda Request
July 10, 2025**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

Conduct a public hearing to consider amendments to the City of Lucas Code of Ordinances, Chapter 14, titled "Zoning," Article 14.01, titled "General Provisions" and Article 14.03 titled "Districts."

Background Information:

The city has been going through Chapter 14 for some time, one of the changes was to the side yard setbacks and an additional definition.

§ 14.03.113 Principal dwelling regulations.

(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').

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

§ 14.03.113 Principal dwelling regulations. (R-2 zoning District)

(a) Size of yards.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

§ 14.03.173 Principal dwelling regulations. (R-1.5 zoning District)

(a) Size of yards.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

§ 14.03.232 Principal dwelling regulations. (R-1 zoning District)

(a) Size of yards.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

The definition for Game/Party Room/Art studio/Pool House is needed for clarifying the specific ADU type.

14.01.004 Definitions.

Game/Party Room/Art studio/Pool House. Building area that does not have a permanent interconnection with the principal dwelling, is located on the same lot as the principal dwelling, the use of is which is solely for private, non-commercial recreational use by the occupants of the home and/or guests, and is not intended for use as an ADU that contains space for sleeping, cooking and/or eating.

Attachments/Supporting Documentation:

1. Notice of Public Hearing
2. Ordinance

Budget/Financial Impact:

Recommendation:

Staff recommends to approve the changes presented.

Motion:

I make a motion to approve/deny amendments to the City of Lucas Code of Ordinance, Chapter

14, titled "Zoning," Article 14.01, titled "General Provisions" and Article 14.03 titled "Districts."



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, July 10, 2024, at 6:30 p.m., and City Council will conduct a second public hearing on Thursday, August 7, 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 14.01, titled “General Provisions” and Article 14.03 titled “Districts.”

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.



ORDINANCE #2025-06-01018
[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 14.03 TITLED "DISTRICTS," TO AMEND PROVISIONS FOR SIZE OF YARDS IN THE R2, R1.5, AND R1 DISTRICTS; 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 14.01 titled "General Provision," Division 1 titled "Generally," Section 14.01.004 titled "Definitions" is hereby amended as follows:

14.01.004 Definitions.

...

Floor area. The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding porches, carports, garages or unfinished cellars.

Game/Party Room/Art studio/Pool House. Building area that does not have a permanent interconnection with the principal dwelling, is located on the same lot as the principal dwelling, the use of is which is solely for private, non-commercial recreational use by the occupants of the home and/or guests, and is not intended for use as an ADU that contains space for sleeping, cooking and/or eating.

...

SECTION 2. That Chapter 14 titled “Zoning,” Article 14.03 titled “Districts,” Division 3 titled “R2 Single-Family Residential District,” Section 14.03.113 titled “Principle Dwelling Regulations” is hereby amended as follows:

§ 14.03.113 Principal dwelling regulations.

(a) Size of yards.

...

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way for street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

...

SECTION 3. That Chapter 14 titled “Zoning,” Article 14.03 titled “Districts,” Division 4 titled “R1.5 Single-Family Residential District,” Section 14.03.173 titled “Principle Dwelling Regulations” is hereby amended as follows:

§ 14.03.173 Principal dwelling regulations.

(a) Size of yards.

...

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way for street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

...

SECTION 4. That Chapter 14 titled “Zoning,” Article 14.03 titled “Districts,” Division 5 titled “R1 Single-Family Residential District,” Section 14.03.233 titled “Principle Dwelling Regulations” is hereby amended as follows:

§ 14.03.233 Principal dwelling regulations.

(a) Size of yards.

...

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. Side yards adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No side yard for allowable nonresidential uses shall be less than seventy-five feet (75').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50'). No rear yard for allowable nonresidential uses shall be less than seventy-five feet (75').

...

SECTION 5. 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 6. 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 7. 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 8. 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 9. 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