



AGENDA

Planning and Zoning Commission Meeting

July 14, 2022 | 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 July 14, 2022, 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/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.

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 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

Public Hearing Agenda

1. Public hearing to consider amendments to building setbacks, lot line definition, building line definition, and lot width requirements in all residential zoning districts. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action regarding proposed zoning amendments

Regular Agenda

2. Consider approval of the Declaration and Protective Covenants for New Castle Estates, 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. **(Development Services Director Joe Hilbourn)**

3. Consider the request by Brian Umberger on behalf of Pankaj Srivastava for approval of a final plat for New Castle Estates, 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. **(Development Services Director Joe Hilbourn)**
4. Consider approval of an application for elevations submitted by the property owner, Mahmoud Properties, for use as a commercial retail and office center on a 2.25-acre tract of land in the Jas Lovelady Survey, Abstract Number ABS A0538, Tract 14 situated in the City of Lucas, Collin County, Texas, located at 995 West Lucas Road. **(Development Services Director Joe Hilbourn)**
5. Consider the request by Michelle Tilotta with LJA Engineering on behalf of Inspiration West, LLC. for approval of a preliminary plat for a parcel of land being 73.159 acres, part of the James Anderson Survey, Abstract No. 17 and the Dennis Kinsaul Survey, Abstract No. 502, more commonly known as Inspiration Phase 10 within the City of Lucas Extraterritorial Jurisdiction (ETJ). **(Development Services Director Joe Hilbourn)**
6. Discuss accessory buildings with habitable space (guest/servant quarters) in all residential zoning districts and provide guidance to staff. **(Development Services Director Joe Hilbourn)**
7. Discuss the Attorney General Opinion regarding professional engineers signing subdivision plats and provide direction to City staff if needed. **(Vice Chairman Tommy Tolson)**
8. Consider approval of the minutes of the June 9, 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.

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