



AGENDA PLANNING AND ZONING COMMISSION MEETING

June 11, 2026 | 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, June 11, 2026, beginning at 6:30 PM or immediately following the Capital Improvements Advisory Committee Meeting 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/163/Watch-Live-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 May 14, 2026 Planning and Zoning Commission meeting.

Public Hearing

2. Conduct a public hearing to consider a request by Chris Bierman, property owner at 1765 Northfork Lane, Northfork Ranch (CLU), Block B, Lot 2, Lucas, Texas 75002 for a Specific Use Permit (SUP) to allow an accessory dwelling unit (ADU) totaling fourteen hundred sixty-two (1,462) square feet in size. **(Joe Hilbourn, Development Services Director)**

Regular Agenda

3. Consider approving a request by Hayden Moses with Liberty Bankers Life Insurance on behalf of Jeff Bednar for a preliminary plat for Strathmont Park, an addition to the City of Lucas being all of a 9.461-acre tract of land located in the John W Kirby Survey, Abstract No. 506. **(Joe Hilbourn, Development Services Director)**
4. Discuss updating the Code of Ordinance, Chapter 10 Subdivisions, Division 4 Standards and Requirements § 10.03.123 (a) (6) Streets and drainage. **(John Awezec, Planning & Zoning Commissioner)**

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.

5. An Executive Session is not scheduled for this meeting. ()

Adjournment

6. 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 5, 2026.

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.