



Planning & Zoning Commission  
Regular Meeting  
February 12, 2015 7:00 PM  
City Hall – 665 Country Club Road  
Minutes

Call to Order

Commissioner Rusterholtz called the meeting to order at 7:00p.m.

**Present:**

Chairman, Peggy Rusterholtz  
Vice Chairman, David Keer  
Commissioner, Brian Blythe  
Commissioner, Andre Guillemaud  
Alternate Commissioner, Scott Sperling  
Alternate Commissioner, Kevin Wier

**Absent:**

Commissioner, Joe Williams

**Staff:**

City Manager, Joni Clarke  
Development Services Director, Joe Hillbourn  
City Attorney, Joe Gorfida  
City Secretary, Stacy Henderson

Chairman Rusterholtz called the meeting to order at 7:00p.m.

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and the Pledge of Allegiance was recited.

Chairman Rusterholtz announced that with the absence of Commissioner Williams, Alternate Commissioner Sperling would be a voting member this evening.

Chairman Rusterholtz also announced that due to a conflict of interest relating to Agenda Item No. 1, being within the 500 foot notification area for the subject site, she was recusing herself and Vice Chairman Keer would be overseeing the meeting during this agenda item.

Public Hearing

**AGENDA ITEM NO. 1**

*Consider an application for a Planned Development, with an underlying zoning of R-2 for a parcel of land situated in the State of Texas, County of Collin, and City of Lucas, being part of the John Cahill Survey, Abstract No. 146 and part of the John Kerby Survey, Abstract No. 506, and being part of Lot 3R of Rock Creek Acres, an addition to the City of Lucas as*

*recorded in Volume 2013, Page 170 of the Collin County Map Records, more commonly known as the Enloe Property.*

Joe Hillbourn, Development Services Director, gave a presentation discussing the definition and requirements of a Planned Development district. Mr. Hillbourn discussed current R-2 zoning and the concept plan proposed by the developer. Some of the items proposed in the Planned Development District include:

- Front yard, rear yard and side yard setbacks
- Minimum 1 acre lot size
- Minimum dwelling size of 3,500 square feet
- Maximum lot count of ten lots with two open space areas
- Existing tree buffer be preserved along Blondy Jhune Road
- 7-acres open space, horse paddock, pond area

Mr. Hillbourn stated that staff recommends the Planned Development District contain a maximum of 8 lots, fences be wrought iron, 40% stone on all structures, and the tree buffer on the east side of the property be maintained with one large tree from the city's large tree list be planted every forty feet.

Commissioner Sperling asked what the lot size would be with eight lots rather than ten.

Mr. Hillbourn stated approximately two acres. With ten lots, the lot size would be approximately 1 ½ acres.

The Commission discussed with Mr. Hillbourn various R-2 code requirements and proposed items in the concept plan.

Mr. Craig Malan, Engineer for the Developer came forward and gave a presentation. He stated that the Planned Development District proposes ten (10) one acre lots, a gated community with private streets, potential equestrian amenities such as stables, paddock, exercise track area and a clubhouse and pond. He discussed adjacent development that contained properties of one acre. He stated that the west portion of the Planned Development District would be excavated and a barn and pond area would be located on that site making the west portion buildable.

Vice Chairman Keer opened the public hearing at 7:27p.m. and read the following emails received into the record that were opposed to the request:

Sue Brashear - opposed  
John Dunaway - opposed  
Randy Barnes - opposed  
Richard and Joann Garlington - opposed  
Victoria Howard - opposed

Vice Chairman Keer called the following individuals to speak during the public hearing:

Michael Churchill, 1125 Brockdale Park, was opposed to the request and expressed concerns that by allowing an exception to the zoning and allowing for higher density would affect property values and set a precedent for future development.

Christine Churchill, 1125 Brockdale Park, was opposed to the request asked that the zoning remain a minimum of 2 acres, and asked who would maintain the horse barn and own the land.

Amber Silverio, 251 Blondy Jhune Road, was opposed to the request and expressed her concerns relating to fencing around the perimeter of the property and how the open space would be maintained. Ms. Silverio also asked how the property would be excavated, and if the property would be sold as individual lots.

Carol Winston, 315 E. Blondy Jhune Road, was opposed to the request and expressed concerns about remediation and was also opposed to lots smaller than 2 acres.

Bob Winston, 315 E. Blondy Jhune, was opposed to the requested and said that R-2 zoning should be maintained and changing to smaller lots would set a precedent if approved for other planned developments.

Richard Vondracek, 401 Oak Brook, was opposed to the request and wanted the 2 acre lots to remain and ensure the entire site is remediated.

Gary Cox, 280 Blondy Jhune Road, was in favor of the request and would like to see the development occur in that area. He stated that he would like to see 2 acre sites developed, but would be in favor of one acre sites as well.

Vice Chairman Kerr closed the public hearing at 7:47p.m.

Mr. Hillbourn and the Commission discussed R-1 versus R-2 zoning requirements.

The Commission discussed various options available for this site.

**MOTION:** A motion was made by Commissioner Sperling, seconded by Commissioner Guillemaud to continue the public hearing to the March 12, 2015 Planning and Zoning Commission meeting. The motion passed unanimously by a 5-0 vote with Chairman Rusterholtz abstaining.

## Regular Agenda

Chairman Rusterholtz returned to the meeting at this time.

### **AGENDA ITEM NO. 2**

***Consider the minutes from the January 8, 2015 Planning and Zoning Commission meeting.***

**Motion:** Chairman Rusterholtz recommended tabling the minutes to the March 12, 2015 Planning and Zoning Commission meeting to make the following corrections:

Page 1, correction to Commissioner Wier's name in the attendance section;  
Page 1, Call to Order, Vice Chairman Keer called the meeting to order.

**AGENDA ITEM NO. 3**

*Consider approval of an off-site parking agreement for Lovejoy High School between the City of Lucas and Lovejoy ISD.*

A presentation was made by Development Services Director Joe Hillbourn.

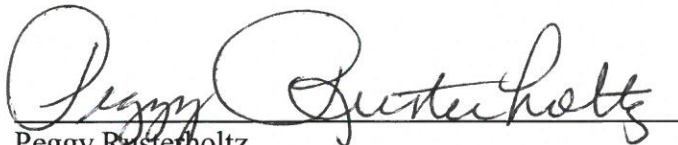
Commissioner Guillemaud expressed concern related to overflow parking on Estates Drive and asked if parking violations could be enforced.

City Manager, Joni Clarke said she would have a discussion with the Sheriff's Department regarding the safety concerns.

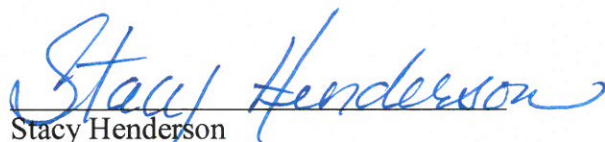
**MOTION:** A motion was made by Vice Chairman Keer and seconded by Commissioner Blythe to approve the off-site parking agreement for Lovejoy High School between the City of Lucas and Lovejoy ISD. The motion passed with the following vote: 5-0

**AGENDA ITEM NO. 4**

**MOTION:** Commissioner Blythe made a motion, seconded by Commissioner Guillemaud to adjourn the meeting at 8:27p.m. The motion passed with the following vote: 5-0.

  
Peggy Rusterholtz  
Chairman

ATTEST:

  
Stacy Henderson  
City Secretary