



City of Lucas
Planning & Zoning Commission
Regular Meeting
March 10, 2016
7:00 PM
City Hall – 665 Country Club Road

MINUTES

Call to Order

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

Commissioners Present:

Chairman Peggy Rusterholtz
Vice Chairman David Keer
Commissioner Joe Williams
Commissioner Andre Guillemaud
Alternate Commissioner Kevin Wier

Staff:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

Commissioners Absent:

Commissioner Brian Blythe
Alternate Commissioner Scott Sperling

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones.

Chairman Rusterholtz noted that Troop Member Wallar from Troop 358 was in the audience and asked that he lead the Commission in the Pledge of Allegiance.

Chairman Rusterholtz also announced that Alternate Commissioner Wier would be serving as a voting member.

Public Hearing

- 1. Consider amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Nursing Home Facility.**

Development Services Director Joe Hilbourn gave a brief presentation explaining that a new definition for Nursing Home Facility had been created and was a separate definition from Senior Independent Living Facility.

Chairman Rusterholtz opened the public hearing at 7:03 p.m., with there being no one wishing to speak, the public hearing was closed.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Williams to recommend approval of amending Section 14.01.004, Subsection B, Definitions of the City's Code of Ordinances to create a new definition for Nursing Home Facility. The motion passed unanimously by a 5 to 0 vote.*

Regular Agenda

2. **Consider approval of the minutes of the February 11, 2016 Planning and Zoning Commission meeting.**

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes of the February 11, 2016 Planning and Zoning Commission meeting. The motion passed unanimously by a 5 to 0 vote.*

3. **Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop eleven lots totaling 69.019 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane, being a replat of Lot 1 of the Ford's Cattle Ranch.**

Development Services Director Joe Hilbourn gave a presentation stating public improvements such as water mains and roadways were already in place and surrounding road repairs associated with the Developers Agreement would be made once 75 percent of the lots were permitted. Mr. Hilbourn stated that Phase 1 of the project would consist of eleven lots with one undeveloped lot remaining.

The Commission discussed details associated with Lots 6 and 7 having private drives off of Winningkoff Road.

MOTION: *A motion was made by Alternate Commissioner Wier, seconded by Commissioner Guillemaud, to recommend approval of the request by James Roberts on behalf of Logan Ford Ranch Estates for approval of a preliminary plat to develop eleven lots totaling 69.019 acres for the property located at the northeast corner of East Winningkoff Road and Welborn Lane, being a replat of Lot 1 of the Ford's Cattle Ranch. The motion passed unanimously by a 5 to 0 vote.*

4. **Discuss amending Section 10.03.123 Streets and Drainage, Subsection (i) Street lighting of the City's Code of Ordinances to consider the requirements of providing lighting at street intersections within new subdivisions and at streets connecting to new subdivisions.**

Development Services Director Joe Hilbourn stated that at the March 3, 2016 City Council meeting, the installation, maintenance and cost of streetlights within subdivisions was discussed. The City Council directed the Planning and Zoning Commission to review the subdivision ordinance regarding the requirement of streetlights within residential subdivisions. Mr. Hilbourn stated that currently developers were given the option to provide street lighting within

subdivisions, but were required to provide streetlights at various roadway intersections. Mr. Hilbourn discussed the Dark Sky Ordinance in place currently.

Commissioner Guillemaud stated that the language in the ordinance should be clarified stating that the developer incurs all costs associated with the installation of streetlights within a subdivision.

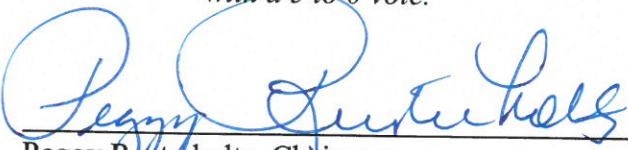
Alternate Commissioner Wier stated that the City Engineer should be given the authority to determine if an intersection or other location was deemed dangerous and given the discretion to have streetlights installed where needed.

The Commission discussed various types of lighting and asked that this item be brought back to their April 14, 2016 meeting with additional information and sample lighting to review.

There was no formal action taken on this item.


5. Adjournment.

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:26 p.m. The motion passed unanimously with a 5 to 0 vote.*



Peggy Rusterholtz, Chairman

ATTEST:



Stacy Henderson, City Secretary

