



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

Call to Order

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

**Present:**

Chairman, Peggy Rusterholtz  
Vice Chairman, David Keer  
Commissioner, Andre Guillemaud  
Alternate Commissioner, Scott Sperling

**Absent:**

Commissioner, Joe Williams  
Commissioner, Brian Blythe  
Alternate Commissioner, Kevin Wier

**Staff:**

City Manager, Joni Clarke  
Development Services Director, Joe Hilbourn  
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 several Commissioners, Alternate Commissioner Sperling would be a voting member this evening.

Public Hearing

**AGENDA ITEM NO. 1**

***Consider the approval of an application for a specific use permit for a self-storage facility on a parcel of land containing 4.417 acres situated in the William Snider survey, Abstract number 821, tract 32, and lot 1 of the SC Lucas Addition.***

A presentation was made by Development Services Director Joe Hilbourn discussing the specific use permit requirements and square footage of the building consisting of air conditioned self-storage space totaling 38,000 square feet; non air-conditioned space totaling 56,888 square feet; office space totaling 1,800 square feet and total square footage of the development totaling 96,688 square feet.

Mr. Hilbourn also discussed staff recommendation outlining the following items:

- 100% Austin Stone on east and west elevations
- 50% Austin Stone on north and south elevations
- All colors shall be neutral tan and browns
- The length of Building B be shortened to allow for a hammer head on the site plan
- Monument sign frame in the shape of an L with Austin Stone to match existing signage frames on Angel Parkway
- Tie elevations with above comments to the specific use permit including wall signage
- Tie the site Concept Plan to the specific use permit with allowance for code requirements during the Site Plan and Landscape Plan approval process.
- Eight foot masonry screening wall on the west side of the detention pond with one large tree every twenty feet, and a small tree between each large tree staggered in two rows on the east side of the masonry screening wall (connect to Wal-Mart screen wall).

Commissioner Guillemaud asked if any outside storage or truck rental was proposed with this development.

Mr. Hilbourn stated that no outside storage or truck rental was proposed and is prohibited by ordinance.

The Commission discussed at length proposed lighting around the development, placement of unit doors, landscaping and fence/masonry design elements.

Chairman Rusterholtz opened the public hearing asking if anyone wanted to speak regarding this agenda item.

Ms. Mary Feagin, 575 Country Club, Fairview, spoke in favor of the request and stated she would work with the City on any design elements for the development.

Chairman Rusterholtz closed the public hearing at 7:17pm.

Chairman Rusterholtz stated that Commissioner Wier could not be in attendance this evening but had several comments relating to this agenda item. Commissioner Wier's comments were read into the record:

- 100% stone or brick for all building facades that face public right-of-way or residential property;
- No open or outdoor storage allowed;
- The conduct of sales, or other business activity other than storage shall be prohibited within any individual storage unit;
- A maximum of one (1) large load moving van may be located on site for the use of tenants;
- All doors shall be a neutral color;
- A single residential unit for a caretaker/manager shall be permitted;
- Where the site abuts a residential district, there shall be a minimum of a 20-foot wide, irrigated landscape buffer between the property line and the exterior walls or screening

walls of the facility. A minimum of one (1) three inch (3") caliper shade tree, planted 30 feet on center, and two (2) ornamental trees planted at 15 feet on center is required;

- Open space and landscaped area should be generally located at the exterior of the building clusters - all interior landscaping areas would be used for staging, loading;
- With exception of signage areas along the building face, all buildings shall be a neutral color;
- No truck or trailer rental.

The Commission discussed that the facility or individual units should not be used for garage sales or market sales of any kind. The Commission also discussed masonry requirements and access to the property.

Ms. Feagin stated that the development will have security alarms and surveillance cameras, but no guard or caretaker will live on site.

The Commission discussed landscaping on the east side of the building creating a buffer near the residential area.

Chairman Rusterholtz announced that the Commission would be going into Executive Session at 7:43pm to seek legal advice from the City Attorney.

The Commission reconvened into the public hearing at 7:55pm.

**MOTION:** A motion was made by Commissioner Guillemaud, seconded by Commissioner Sperling to recommend approval of the specific use permit for a self-storage facility on a parcel of land containing 4.417 acres situated in the William Snider survey, Abstract number 821, tract 32, and Lot 1 of the SC Lucas Addition with the following conditions. The motion passed unanimously by a 4-0 vote.

1. 100% Austin Stone on east and west elevations;
2. 50% Austin Stone on north and south elevations;
3. All colors shall be neutral tan and browns;
4. The length of Building B be shortened to allow for a hammer head on the site plan
5. Monument sign frame in the shape of an L with Austin Stone to match existing signage frames on Angel Parkway;
6. Tie elevations with above comments to the specific use permit including wall signage;
7. Tie the site Concept Plan to the specific use permit with allowance for code requirements during the Site Plan and Landscape Plan approval process;
8. Add eight foot masonry screening wall on the west side of the detention pond with one 3 inch large caliper tree every twenty feet, and a small tree between each large tree staggered in two rows on the east side of the masonry screening wall;
9. The conduct of sales or other business activity other than storage shall be prohibited within any individual storage unit.
10. No on-site residence for caretaker/manager shall be permitted;
11. No storage of U-Haul type truck or trailer shall be permitted on site;
12. No outside storage shall be permitted on site;
13. All fencing be wrought iron with masonry and stone posts and be 8 feet in height.

## AGENDA ITEM NO. 2

*Consider an application for a specific use permit for a self-storage facility on a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway.*

A presentation was made by Development Services Director Joe Hilbourn discussing signage, elevations and the retail space proposed in front of the development. Mr. Hilbourn discussed the square footage of the development consisting of air conditioned self-storage space totaling 86,000 square feet; non air-conditioned space totaling 55,389 square feet; and square footage of the entire development totaling 141,389 square feet.

Mr. Hilbourn also discussed staff's recommendation including the following:

- 100% Austin Stone on the east and west elevations;
- 50% Austin Stone on the north and south elevations;
- Change orange band, and garage doors to a more neutral color of brown or tan. Band on west elevation and north and south elevations around signage can remain;
- Attach the monument sign and wall signage to the specific use permit;
- Construct monument sign in similar design to existing signs, with iron ornament on top of monument sign;
- Attach landscape plan and site plan to the specific use permit.
- Require connections between buildings to be masonry with a gate for fire access;
- Add one small tree from the approved tree list between each large tree on the east elevation.
- Sod open area east of main building currently showing decomposed granite;
- Consider requiring Commercial retail spaces on the west side.

Commissioner Sperling stated he was concerned that the elevations do not reflect a retail center.

The Commission discussed the elevations of the development and proposed parking as well as the signage and elevations.

Chairman Rusterholtz opened the public hearing and asked if anyone wanted to speak regarding this agenda item.

Mr. William Cothrum with Master Plan Consultants, representing Public Storage stated he was in favor of the request and gave a presentation. He discussed the security they would have on-site, elevations and the approximate area of residents the development would be serving. He also stated that additional trees have been added to create more of a buffer around the site. Mr. Cothrum stated that they would not have moving trucks on site nor outside storage.

Mr. Maxwell Fisher, with Master Plan consultants, representing Public Storage spoke in favor of the request and also discussed signage, band color and the need for the band to remain as part of the Public Storage brand and that the facility would also have a caretaker quarters available on site for security purposes.

Chairman Rusterholtz closed the public hearing at 8:34pm.

Chairman Rusterholtz read into the record the comments from Commissioner Wier related specifically for this agenda item:

- More perimeter trees/landscaping along north face of development;
- The interior open space labeled as decomposed granite should not be allowed;
- Masonry fence and opaque gate at main entrance in lieu of wrought iron;
- Additional landscaping/buffering along east property line – across from residential.

Vice Chairman Keer stated that he did not consider this development as the best use for the property as it was located directly on Angel Parkway that is a main entrance to the City.

Commissioner Guillemaud concurred and believed a retail development would be a better use for this site.

Chairman Rusterholtz expressed her concern relating to the frontage of the property being developed in such a way and the need for Public Storage to keep its branding on all the buildings.

**MOTION:** A motion was made Vice Chairman Keer, seconded by Commissioner Guillemaud to recommend denial of the self-storage facility on a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of Tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway. The motion was denied unanimously by a 4-0 vote.

### **AGENDA ITEM NO. 3**

*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.*

Chairman Rusterholtz announced that the applicant has withdrawn their request and this item will not be moving forward.

## Regular Agenda

### **AGENDA ITEM NO. 4**

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

**MOTION:** A motion was made by Chairman Rusterholtz and seconded by Commissioner Guillemaud to approve the minutes of January 8, 2015 as submitted. The motion passed unanimously by a 4-0 vote.

**AGENDA ITEM NO. 5**

*Consider approval of the minutes from the February 12, 2015 Planning and Zoning Commission meeting.*

**MOTION:** A motion was made by Commissioner Guillemaud and seconded by Vice Chairman Keer to approve the minutes of February 12, 2015 as submitted. The motion passed unanimously by a 4-0 vote.

**AGENDA ITEM NO. 6**

*Consider an application for site plan approval for a self-storage facility on a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway.*

Development Services Director Joe Hilbourn stated that this item could not be heard since Agenda Item No. 2, the specific use permit, was denied.

**AGENDA ITEM NO. 7**

*Discuss and consider an application for landscape plan approval for a parcel of land containing 5.92 acres situated in the William Snider survey, Abstract number 821, being a part of tract 16, more commonly known as the Pennington Parcel immediately north of the existing KWIK lube located on Angel Parkway.*

Development Services Director Joe Hilbourn stated that this item could not be heard since Agenda Item No. 2, the specific use permit, was denied.

**AGENDA ITEM NO. 8**

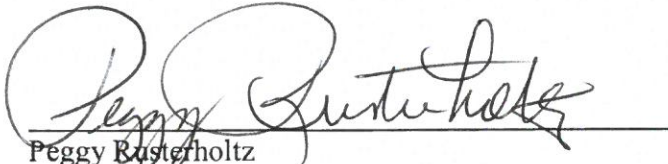
*Consider approval of a final plat for Enchanted Creek phase 1B. Situated partially in the I. & G. N. RY. CO. Survey abstract number 1060 and partially in the John McKinney Survey abstract number 596 City of Lucas. Collin County Texas being 54.875 acres more commonly known as the Hunt Property.*

Development Services Director Joe Hilbourn stated that this item had been withdrawn because public improvements are not complete.


**AGENDA ITEM NO. 9**

***Adjournment.***

**MOTION:** A motion was made by Commissioner Sperling and seconded by Commissioner Guillemaud to adjourn the meeting at 8:48pm. The motion passed unanimously with a 4-0 vote.

  
Peggy Rusterholtz  
Chairman

ATTEST:

  
Stacy Henderson  
City Secretary