



Planning & Zoning Commission
Regular Meeting
April 9, 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
Commissioner, Joe Williams
Commissioner, Brian Blythe
Alternate Commissioner, Kevin Wier

Absent:

Alternate Commissioner, Scott Sperling

Staff:

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

Council Liaison:

Mayor Rebecca Mark

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 she was recusing herself at 7:01pm due to a conflict of interest being within the notification area of the proposed request. Vice Chairman Keer presided over the meeting.

Public Hearing

- 1. Consider the request by BDM Developers for a zoning change with an underlying zoning of R-2 and AO to 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.**

A presentation was given by Development Services Director Joe Hilbourn.

Vice Chairman Keer opened the public hearing at 7:04pm.

Gary Cox, 280 Blondy Jhune, spoke in favor of the request and would like to see the property developed.

Amber Silverio, 251 E. Blondy Jhune, spoke in favor of request and would also like to see the property developed. Ms. Silverio asked for clarification on the location of the drive approach as the current drive approach to the property was in close proximity to her property.

Vice Chairman Keer closed the public hearing at 7:06 pm.

Development Services Director Hilbourn stated that the drive approach would remain in its current location.

MOTION: A motion was made by Commissioner Blythe, seconded by Commissioner Williams to approve an application for a zoning change request, with an underlying zoning of R-2 and AO to R-2 for a parcel of land situated in the State of Texas, Collin County and the 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. The motion passed unanimously by a 4-0 vote with Chairman Rusterholtz recusing herself from this item.

Regular Agenda

Chairman Rusterholtz returned to the meeting at 7:11pm.

2. Consider approval of the minutes of the March 12, 2015 Planning and Zoning Commission meeting.

Commissioner Guillemaud stated on page 2, paragraph 2, bullet point 4, the word height should be changed to length and also on page 3, paragraph 8, No. 4 the word height should also be changed to length as well.

MOTION: A motion was made by Commissioner Blythe, seconded by Vice Chairman Keer to approve the minutes as amended. The motion passed unanimously by a 5-0 vote.


3. Consider an application submitted by Todd Winters with Engineering Concepts on behalf of Barry Ranch for preliminary plat approval. For a parcel of land being 18.401 acres of land situated in the James Grayum Survey, ABS number 354, city of Lucas, Collin County, Texas.

A presentation was given by Development Services Director Joe Hilbourn stating the preliminary plat meets all zoning requirements.

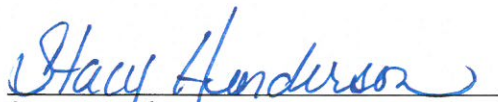
MOTION: A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to approve the application by Todd Winters with Engineering Concepts on behalf of Barry Ranch for preliminary plat approval for a parcel of land being 18.401 acres of land situated in the James Grayum Survey, ABS Number 354, City of Lucas, Collin County, Texas. The motion passed unanimously by a 5-0 vote.

4. **Adjournment.**

MOTION: A motion was made by Chairman Rusterholtz, seconded by Commissioner Williams to adjourn the meeting at 7:17pm. The motion passed unanimously with a 5-0 vote.


Peggy Rusterholtz
Chairman

ATTEST:


Stacy Henderson
City Secretary

