



Planning & Zoning Commission
Regular Meeting
April 10, 2014, 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

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

Present (Absent):

Chairman Peggy Rusterholtz
Commissioner Brian Blythe
Commissioner Joe Williams

Vice-Chairman David Keer
Commissioner Andre Guillemaud
Alt. Commissioner Scott Sperling

Staff Present (Absent):

City Manager Joni Clarke
City Attorney Whitt Wyatt
Building Inspector Jim Hurley

Mayor Rebecca Mark

It was determined that Quorum was present.

Everyone was reminded to turn off or silence their cell phones.

Commissioner Brian Blythe led everyone in saying the Pledge of Allegiance.

Public Hearings

- 1) Public Hearing/Discuss and consider an amendment to the City of Lucas' Code of Ordinances, Chapter 14, Zoning, Subsection 14.04 "Supplementary Regulations", Division 2. Off-Street Parking and Loading by creating Sec. 14.04.039 concerning off-site parking allowing such alternative location of required parking space off-site.

The Public Hearing was opened at 7:00 p.m.

Building Inspector Jim Hurley came forward to present the facts on this item.

Staff is bringing forward a code change to address off-site parking. Currently the City's requirements are Off-site parking is not permitted. Staff is recommending a change to allow off-site parking.

This code change is in response to an agreement between the City and school district requiring more parking spaces at Lovejoy High School. The City is also adding non-residential uses both commercial and educational that could benefit both the City and the property owners by allowing off-site parking. Additional on-site parking in some instances creates a sea of parking that is not utilized except a couple of times a year, example Wal-Mart parking is sized for Holiday seasons.

The parking currently at Lovejoy High School is adequate to serve the daily needs of the school. The reason more parking is required is the stadium. At times because of the size and seating of the football stadium the school has more traffic than the current number of spaces can handle. Instead of requiring more spaces staff recommends allowing use of the schools other facilities like Willow Springs Middle school and a shuttle service instead of parking spaces. The City and School district have an MOU in place that requires the addition of parking spaces passed in 2009 requiring an additional 466 parking spaces.

Sec. 14.04.039 Off-site parking

Required parking for a development may be located off-site when authorized by City Council following a recommendation by the Planning and Zoning Commission. The City Council may authorize such alternative location of required parking space, along with any conditions determined necessary to promote safety as well as adequately serve the public interest, subject to the following condition:

A. Except for location, all other requirements relating to off-street parking shall be met;

B. Such space shall be conveniently usable without causing unreasonable;

1. Hazard to pedestrians;
2. Hazard to vehicular traffic;
3. Traffic congestion; or
4. Detriment to the appropriate use of other properties in the vicinity;

C. A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned, assuring the continued availability of the off-street parking facility for the development it is intended to serve, subject to a minimum of the following conditions.

1. Shuttling service provided to and from the offsite parking location starting a minimum of one hour prior to start of the event and for a minimum of one hour following the event.

2. Advertisement posted three business days prior to the event disclosing site of off-site parking and shuttle service.

This code change is in response to an actual need. There is no rush on this issue. If you are uncomfortable or have questions please table until the next meeting. Otherwise approve as presented.

There was no one present who wished to speak FOR or AGAINST this item.

Commissioner Andre Guillemaud asked about the agreement in existence and the timing on the additional parking with a projected cost of 1.3 million dollars that would only be used approximately 10 times per year. Commissioner Andre Guillemaud mentioned that the construction of additional parking was included in the school bond.

Chairman Peggy Rusterholtz and Commissioner Brian Blythe discussed sites that could be utilized by the school for off-site parking. Commissioner Andre Guillemaud emphasized safety and indicated that parking along Estates Parkway should be regulated. Chairman Peggy Rusterholtz mentioned the use of the Collin County Sheriff's Office staff to enhance safety.

Vice-Chairman David Keer asked whether off-site parking was legal and if it would only serve the High School and Building Inspector Jim Hurley indicated that the benefit specifically for the High School was that they would not be required to build the additional 466 spaces.

Mayor Rebecca Mark requested permission to address the Commission and encouraged the Planning and Zoning Commission to get all the necessary background information.

Commissioner Brian Blythe suggested discussing this situation with Development Services Director Joe Hilbourn and Chairman Peggy Rusterholtz confirmed that it would be beneficial to have a comprehensive understanding of the situation.

Commissioner Brian Williams wanted to verify if this code revision would apply to other locations. City Attorney Whit Wyatt clarified that on duty Sheriff Personnel would be required in order to write citations for parking infractions along Estate Parkway. The overall consensus of the Planning and Zoning Commission was to ensure that they had a solid foundation of understanding the issues.

MOTION: Commissioner Brian Blythe made a Motion to table the Public Hearing until June 12, 2014 Planning & Zoning Commission meeting. Vice-Chairman David Keer seconded the Motion. Motion carried. Vote: 5-0.

Regular Agenda

- 2) Discuss and Consider the approval of the minutes from the April 10, 2014, Planning & Zoning Commission meeting.

MOTION: Vice-Chairman David Keer made a Motion to approve the minutes as presented. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

- 3) Discuss and Consider the approval of an application for preliminary plat for a parcel of land situated in ABS A 0349 John Gray Survey, Tract 10, being a 30.6018± acres, located at the southwest corner of the intersection of Highland Drive and Stinson Road. [**Estates at Stinson Highlands**]

Building Inspector Jim Hurley came forward to present the facts on this item.

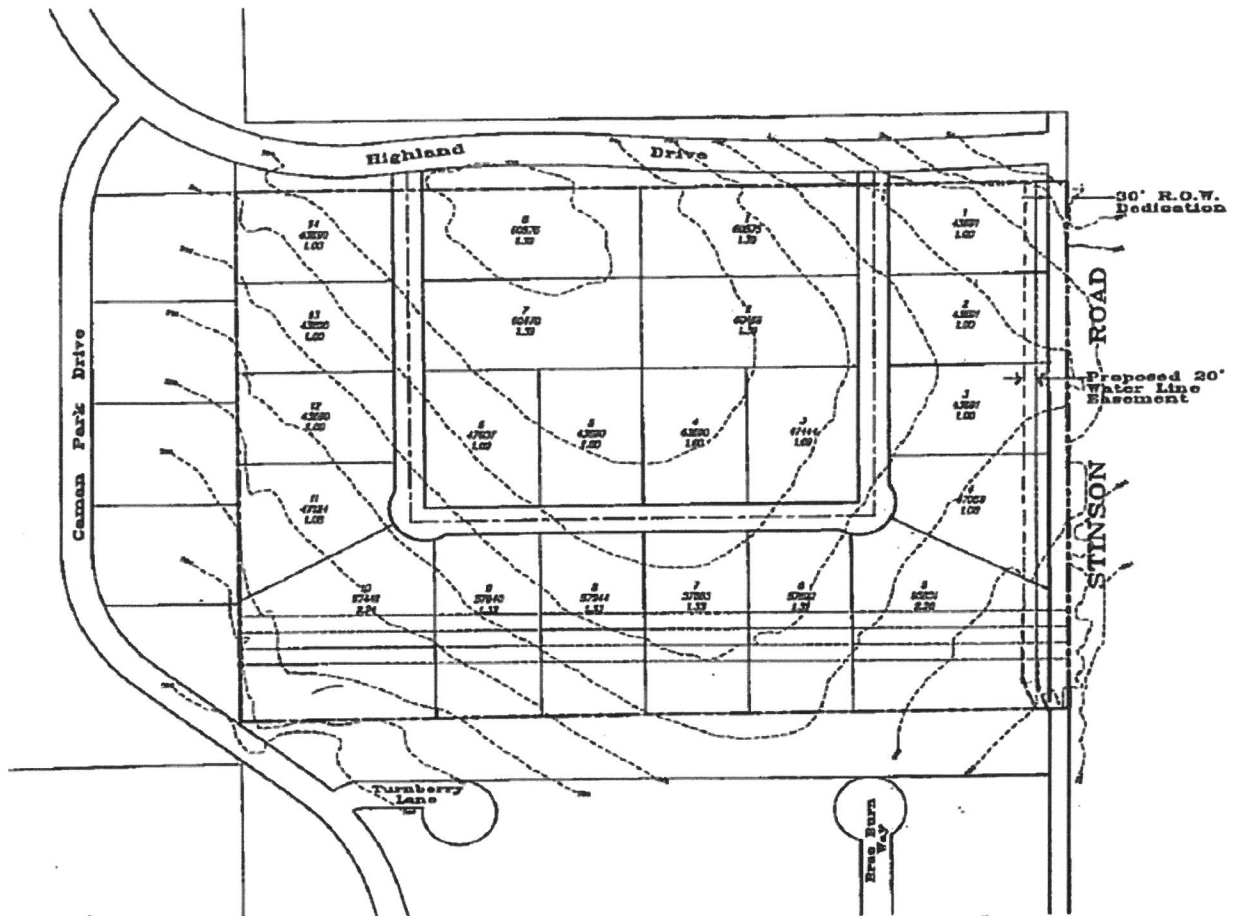
Stephen Sallman on behalf of the Warner Group, has brought forward a Preliminary Plat for a parcel of land situated in Abs A0349 John Gray Survey, Tract 10, being a 30.6018 acre tract of land. More commonly known as the Southwest corner of the intersection of Highland Drive and Stinson Road.

The property is in the city's ETJ. This property has an approved development agreement that gives consideration to annexation, zoning, number of lots, and special conditions. The development agreements lists R-1 for consideration for zoning, must annex within ten days of final plat approval plus special conditions.

1. Lot size minimum one acre, with a minimum of '150' of road frontage.
2. Setbacks: 50' front, 30' rear, 20' each side (or ten percent of lot width whichever is less).
3. Accessory building not to exceed 50% of the first floor air conditioned space of the main residence, must be made of the same materials as the main residence and must be behind the main residence.

The property is 30 +/- acres and the plat show 22 lots.

Approved Concept Plan



Commissioner Brian Blythe expressed his appreciation to the developer that they are willing to become a part of the City of Lucas.

Vice-Chairman David Keer inquired about outbuildings and if they were not built what would happen. Chairman Peggy Rusterholtz indicated that staff would check on this and that would not be an issue because staff would not issue a permit if there were any outstanding issues. This is a special condition that applies to the plat.

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Drive and Stinson Road. Commissioner Joe Williams seconded the Motion. Motion Carried. Vote: 5-0.

4) Adjournment.

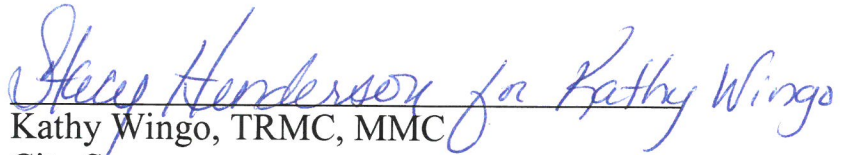
MOTION: Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:40 p.m. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on June 12, 2014.



Peggy Rusterholtz
Chairman

ATTEST:



Kathy Wingo, TRMC, MMC
City Secretary