



City of Lucas  
Planning and Zoning Commission  
Regular Meeting  
May 12, 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 Andre Guillemaud  
Alternate Commissioner Scott Sperling

**Staff:**

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

**Commissioners Absent:**

Commissioner Brian Blythe  
Commissioner Joe Williams  
Alternate Commissioner Kevin Wier

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

Chairman Rusterholtz announced that Alternate Commissioner Sperling would be serving as a voting member in the absence of regular Commission members.

### Regular Agenda

**1. Consider approval of the minutes of the April 14, 2016 Planning and Zoning Commission meeting.**

Chairman Rusterholtz noted a correction on page 4, paragraph 9, the statement should read “and exempting buildings with two or three open sides.”

**MOTION:** *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to approve the minutes of the April 14, 2016 Planning and Zoning Commission meeting with the correction noted above. The motion passed unanimously by a 4 to 0 vote.*

2. Consider the request by Sue Blankenship on behalf of HC Inspiration Two, LLC for approval of a preliminary plat to develop 506 lots totaling 170.5 acres, of which 136 lots totaling 50.5 acres are within Lucas located in the Leroy Farmer Survey, Abstract No. 334, Mark Morris Survey, Abstract No. 561, and Orpha Shelby Survey, Abstract No. 799 more commonly known as Inspiration.

A brief presentation was given by Development Services Director Joe Hilbourn outlining specifics of the preliminary plat.

**MOTION:** *A motion was made by Alternate Commissioner Sperling, seconded by Commissioner Guillemaud to recommend approval of the preliminary plat as presented. The motion passed unanimously by a 4 to 0 vote.*

3. Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for final plat approval of Phase 2 consisting of 14 lots totaling 37.122 acres out of the Calvin Boles Survey, Abstract Number 28 for the property located at the northeast corner of East Winningkoff Road and Welborn Lane.

A brief presentation was given by Development Services Director Joe Hilbourn outlining specifics of the final plat.

**MOTION:** *A motion was made by Vice Chairman Keer, seconded by Alternate Commissioner Sperling, to recommend approval of the final plat as presented. The motion passed unanimously by a 4 to 0 vote.*

4. Consider the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a specific use permit for outside dining for a proposed restaurant for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners. The public hearing for this item was held on April 14, 2016.

A brief presentation was given by Development Services Director Joe Hilbourn outlining specifics of the proposed specific use permit. Mr. Hilbourn stated that staff recommends approving the specific use permit with the following conditions:

1. Outside dining only permitted in the front of the building
2. Outside dining permitted between 6:00 am and 10:00 pm
3. When outside dining not in use, the tables and chairs shall be removed
4. No music permitted for the outside dining area

The Commission discussed the location of the dining as well as the hours outside dining could be allowed.

Chairman Rusterholtz noted that Alternate Commissioner Wier passed along his comments regarding the request and stated the site plan did not clearly identify where outside dining occurred and should be consistent throughout the plan.

**MOTION:** *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to recommend approval of the specific use permit request for outside dining with the following conditions:*

1. *Outside dining only permitted in the front of the building*
2. *Outside dining permitted between 6:00 am and 10:00 pm*
3. *When outside dining not in use, the tables and chairs shall be removed*
4. *No music permitted for the outside dining area*

*The motion passed unanimously by a 4 to 0 vote.*

5. **Consider the request by Chris Rivas on behalf of M. Christopher Custom Homes, Ltd., for approval of a site plan for proposed office retail space for the property located at the northwest corner of the intersection of East and West Lucas Road more commonly known as Lucas Corners.**

Development Services Director Joe Hilbourn stated that with the approval of the specific use permit, a new site plan would be needed for the property depicting the new use.

**MOTION:** *A motion was made by Commissioner Guillemaud, seconded by Alternate Commissioner Sperling to recommend approval of the site plan for an office/retail space for the property located at the northwest corner of East and West Lucas Road. The motion passed unanimously by a 4 to 0 vote.*

6. **Discuss and provide direction to staff regarding updates to the Comprehensive Plan, Chapters 1 through 4, including the Future Land Use Map and Lucas Aerial Illustration Map.**

Development Services Director Joe Hilbourn presented to the Commission the original and revised versions of the Comprehensive Plan that contained modifications recommended by the Planning and Zoning Commission. Mr. Hilbourn asked that the Commission review the revised Comprehensive Plan and bring forward any comments to the June 9 meeting for final review.

Chairman Rusterholtz called forward the following individuals that asked to speak regarding this agenda item.

Mr. Dallas Robertson, property owner on Estates Parkway, stated that his property is located near the school and commercial areas and feels their neighborhood needs to be rezoned to a commercial use.

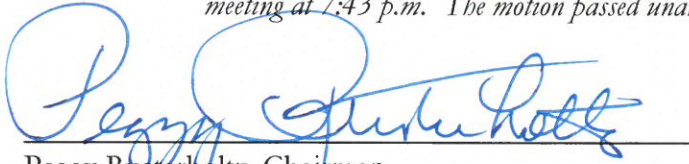
Rebecca Mark, 2550 Estates Parkway, noted that her property as well as her neighbors was surrounded by Lovejoy school property, commercial uses and a lift station. Ms. Mark stated that her neighborhood property values had not increased at the same rate as other properties in Lucas and thereby makes their homes more difficult to sell. Ms. Mark noted that having the eight residential property owners along Estates Parkway participate in changing their deed restrictions was not a viable option, as there was no guarantee they would be approved and she supported the change of her neighborhood to commercial zoning.

Loretta Spencer, 2500 Estates Parkway, came forward and concurred with her neighbor's comments.

Chairman Rusterholtz stated that the Commission was reviewing Chapters 1 through 4 of the Comprehensive Plan and would be making final decisions at their June 9, 2016 Planning and Zoning Commission meeting.

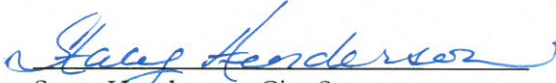
7. **Adjournment.**

**MOTION:** *A motion was made by Commissioner Guillemaud, seconded by Vice Chairman Keer to adjourn the meeting at 7:43 p.m. The motion passed unanimously with a 4 to 0 vote.*



Peggy Rusterholtz, Chairman

ATTEST:

  
Stacy Henderson, City Secretary