



Planning & Zoning Commission
Regular Meeting
May 14, 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
Alternate Commissioner, Scott Sperling

Council Liaison Present:

Mayor Rebecca Mark

Staff:

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

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

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and Commissioner Wier led the Pledge of Allegiance.

Commissioner Wier announced that he was recusing himself from the meeting at 7:01 p.m. due to a conflict of interest related to Agenda Item No. 2. Commissioner Wier completed the Conflict of Interest Affidavit and is on file in the City Secretary's office.

Consent Agenda

The following items were placed on the consent agenda for consideration.

- 1. Consider approval of the minutes of the April 9, 2015 Planning and Zoning Commission meeting.**
- 2. Consider an application for a minor plat for the Sullivan Addition, Lots 1 and 2 being a parcel of land situated in Calvin Boles Survey, Abstract Number 28, City of Lucas, Collin County, Texas, being 8 acres of land.**

3. **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.**
4. **Consider approval of a final plat for Rimrock Estates situated in the James Grayum Survey ABS NO 354 being a 20.56 acre tract of land.**

MOTION: A motion was made by Commissioner Williams, seconded by Commissioner Blythe to approve the Consent Agenda as presented. The motion passed unanimously by a 5-0 vote.

Commissioner Wier returned to the Council Chambers at 7:03 p.m.

<h2>Public Hearing</h2>

5. **Consider approval a zoning change request from R-1 to C for a parcel of land being a 31,156 square foot tract of land situated in the Leroy Farmer Survey, Abstract Number A0334, and M.L. Morris survey, Abstract number A0561, City of Lucas, Collin County Texas, being a part of Lot 36 of the Meadows Addition, an addition in the City of Lucas recorded in Volume 9, Page 30, being all of a tract of land conveyed to Santiago Santibanez, as recorded in Volume 5368, Page 5889.**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

Development Services Director Joe Hilbourn gave a presentation stating the lot was part of the Meadowbrook platted subdivision. Mr. Hilbourn stated that as part of the platting requirements, dedicated right-of-way for FM 1378 will be required and once that occurs, the lot will no longer meet lot size requirements.

Mr. Mike Jusko, representing the property owner, Mr. Santibanez, stated that the property owner would like to construct his personal home on the front portion of the lot and construct a workshop and a small office building on the back portion of the lot for their concrete business. Mr. Jusko stated no outside storage will be on site and there will be approximately 30 employees associated with the business that will work off-site at job locations and not traveling through the neighborhood.

Chairman Rusterholtz opened the public hearing at 7:08p.m. and stated that the Commission received an email from Dan Walls, 7 Broadmoor Way, Wylie, expressing his opposition to the request and the Commission also received a petition signed by eighteen (18) residents that reside on Greenfield and surrounding areas that were also opposed to the request.

Mr. Dan Walls, owner of lots 24, 25 and 26 in the Meadows Addition spoke in opposition to the request.

Mr. Terry Congdon, 4 Greenfield Way, Wylie, spoke in opposition to the business portion of the request.

Ms. Linda Etheridge, 820 Meadowbrook, Lucas, spoke in opposition to the request.

Ms. John Lant, 720 Meadowbrook, Wylie, spoke in opposition to the request.

Mr. Santiago Santibanez stated that this was a family business and he would also build his family home on this property.

Chairman Rusterholtz closed the public hearing at 7:19p.m.

Commissioners Blythe and Guillemaud stated they had concerns that the request did not meet the requirements of the Comprehensive Plan.

Chairman Rusterholtz stated that the request did not meet the Comprehensive plan requirements and would adversely affect the residents in the neighborhood.

MOTION: A motion was made by Vice Chairman Keer, seconded by Commissioner Blythe, to recommend denial of the zoning change request from R-1 to C for a parcel of land being a 31,156 square foot tract of land situated in the Leroy Farmer Survey, Abstract Number A0334, and M.L. Morris survey, Abstract number A0561, City of Lucas, Collin County Texas, being a part of Lot 36 of the Meadows Addition, an addition in the City of Lucas recorded in Volume 9, Page 30, being all of a tract of land conveyed to Santiago Santibanez, as recorded in Volume 5368, Page 5889. The motion passed unanimously by a 5 – 0 vote.

Chairman Rusterholtz announced that she would be moving forward in the agenda to Agenda Item No. 7, the Comprehensive Plan Update.

Regular Agenda

7. Consider updates as it relates to the Comprehensive Plan.

Chairman Rusterholtz called the following individuals forward to speak:

Mr. John Dunaway, 120 McMillan, Lucas, requested that schools be considered as part of the Comprehensive Plan update in order to keep up with the growing population in Lucas and continue with the exemplary school status that exist currently.

Mr. Craig Boardman, 610 Connell Lane, Lucas, stated that the Comprehensive Plan should continue as is currently in order to maintain the large lot sizes, existing zoning, and maintain the rural lifestyle.

Louis Frisbie, Consultant with Metropolitan Infrastructure, working with the City to update the Comprehensive Plan, explained the process involved in updating the Comprehensive Plan and stated community involvement is needed to update the plan.

Mayor Rebecca Mark encouraged the residents to remain involved in the community, take part in the Comprehensive Plan update, attend meetings whenever possible and spread the word to get more residents involved.

The Commission discussed getting the word out to the residents regarding updates to the Comprehensive Plan through the City newsletter and website and also suggested the City hold a Town Hall meeting on June 7 at 2:00p.m. to encourage community involvement.

City Manager Joni Clarke stated she would have the Town Hall suggestion on the next City Council agenda for May 21, 2015.

Public Hearing - Continued

Chairman Rusterholtz returned to Agenda Item No. 6.

6. Consider updates to the City's Code of Ordinance for the following sections:

- **Sec. 14.01.004 Definitions**
- **Sec. 14.03.113 Area regulations**
- **Sec. 14.03.173 Area regulations**
- **Sec. 14.03.233 Area regulations**
- **Sec. 14.03.293 Building regulations**
- **Sec. 14.03.296 Site plan approval**
- **Sec. 14.03.297 Landscaping plan approval**
- **Sec. 14.03.353 Development regulations**
- **Sec. 14.03.472 Building regulations**
- **Sec. 14.04.253 General provisions**
- **Sec. 14.04.304 General accessory buildings and structures regulations**
- **Any changes the commission may wish to entertain.**

- A. Presentation by Development Services Director Joe Hilbourn**
- B. Conduct Public Hearing**
- C. Take Action**

Development Services Director Joe Hilbourn and the Commission reviewed the Code of Ordinance, Section 14 relating to definitions; area regulations; building regulations; site plan approval; landscaping plan approval; development regulations; building regulations; general provisions; and general accessory buildings and structure regulations, discussing items that needed to be changed, updated or removed.

Chairman Rusterholtz announced that there was no one in the audience wanting to speak regarding this request.

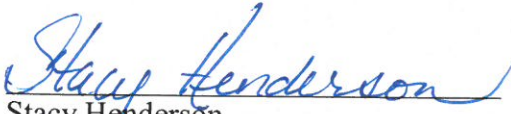
Development Services Director Hilbourn stated he would bring the updates to the Code of Ordinances back to the Commission at their June meeting for ordinance approval.

7. Adjournment.

MOTION: A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to adjourn the meeting at 9:28pm. The motion passed unanimously with a 5 - 0 vote.


Peggy Rusterholtz
Chairman

ATTEST:


Stacy Henderson
City Secretary