



City of Lucas
Planning & Zoning Commission
Regular Meeting
August 13, 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, Brian Blythe
Alternate Commissioner, Scott Sperling
Alternate Commissioner, Kevin Wier

Staff:

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

Absent:

Commissioner, Joe Williams

Council Liaison:

Mayor, Jim Olk

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

City Manager Joni Clarke came forward and discussed the Founders Day event on October 24, 2015 and stated if anyone was interested in assisting with judging the costume contest to see her after the meeting.

Public Hearings

- 1. Consider the request by Todd Winters on behalf of Cleve Adamson Custom Homes for approval of a zoning change request from 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 W. Kerby Survey, Abstract No. 506, being part of Tract 1 of Tokalaun Equestrian Addition, an addition to the City of Lucas and containing 6.942 acres of land more commonly known as a tract of land adjacent to Mary Lee Lane just north of the intersection of Mary Lee and Blondy Jhune Road.**

A brief presentation was given by Development Services Director Joe Hilbourn.

Chairman Rusterholtz opened the public hearing at 7:04pm asking if anyone wanted to speak regarding this agenda item. There being none, the public hearing was closed at 7:04pm.

MOTION: *A motion was made by Commissioner Blythe, seconded by Vice Chairman Keer to approve the zoning change request from 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 W. Kerby Survey, Abstract No. 506, being part of Tract 1 of Tokalaun Equestrian Addition, an addition to the City of Lucas and containing 6.942 acres of land. The motion passed unanimously by a 6 to 0 vote.*

Regular Agenda

2. Consider approval of the minutes of the July 9, 2015 Planning and Zoning Commission meeting.

MOTION: *A motion was made by Vice Chairman Keer, seconded by Commissioner Guillemaud to approve the minutes as submitted. The motion passed unanimously by a 6 to 0 vote.*

3. Consider the request by Todd Wintters on behalf of Cleve Adamson Custom Homes for approval of a preliminary plat for a parcel of land situated in the State of Texas, County of Collin and City of Lucas, being part of the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, an addition to the City of Lucas containing 25.492 acres of land more commonly known as a tract of land adjacent to Mary Lee Lane north of the intersection of Mary Lee and Blondy Jhune Road.

A brief presentation was given by Development Services Director Joe Hilbourn stating the property was zoned R-2 with a minimum lot size of 2 acres with 11 lots proposed.

MOTION: *A motion was made by Commissioner Blythe, seconded by Commissioner Guillemaud to approve the preliminary plat for a parcel of land situated in the City of Lucas, being part of the John W. Kerby Survey, Abstract No. 506, being part of Tract 1 and Tract 2 of Tokalaun Equestrian Addition, an addition to the City of Lucas containing 25.492 acres. The motion passed unanimously by a 6 to 0 vote.*

4. Discuss updates to the City of Lucas Comprehensive Plan as it relates to Economic Development and provide direction to Staff on what type of commercial business the Planning and Zoning Commission considers viable for the City of Lucas.

Development Services Director Joe Hilbourn and the Commission discussed feedback that was received from the Town Hall meeting.

The Commission also discussed the Comprehensive Plan and areas of the City that were currently zoned commercial.

The Commission discussed commercial businesses that would be desirable within the City.

- Feed store
- Sit down style family restaurant
- Grocery store such as Central Market
- Plant nursery
- Senior housing
- Dry cleaners

- Donut shop
- Personal services
- Unique shops

The Commission discussed placing a survey on the website with various commercial business options allowing the residents to choose which best meets their needs. It was also discussed having information at Founders Day for residents to make their views known.

No action was taken, this was a discussion item only.

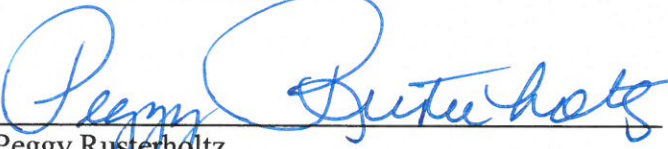
5. Discuss procedures related to inquiries from potential developers or applicants.

City Attorney Joe Gorfida stated that should a Commissioner be contacted by a developer regarding a pending or potential zoning case, they should refer the developer to City Staff. All information regarding a potential development should be brought to the Commissioners at one time.

Chairman Rusterholtz asked that should the Commission receive any phone calls from potential developers to forward those to City Staff.


6. Adjournment.

***MOTION:** A motion was made by Commissioner Guillemaud, seconded by Commissioner Blythe to adjourn the meeting at 7:44pm. The motion passed unanimously with a 6 to 0 vote.*



Peggy Rusterholtz
Chairman

ATTEST:



Stacy Henderson
City Secretary

