

Planning & Zoning Commission
Regular Meeting
February 14, 2013, 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

The meeting was called to order at 7:00 p.m. by Chairman Karen Hurtt.

Present:

Chairman Karen Hurtt
Commissioner Sean McCaffity
Commissioner Brian Blythe
Alt Commissioner Joe Williams
Mayor Rebecca Mark
City Manager Jeff Jenkins

Vice-Chairman Peggy Rusterholtz
Commissioner David Keer
Alt Commissioner Andre Guillemaud
City Secretary Kathy Wingo
Development Services Director Joe Hilbourn
City Attorney Joe Gorfida

It was determined that a Quorum was present.
Everyone was reminded to turn off or silence cell phones.
Commissioner Brian Blythe led everyone in saying the Pledge of Allegiance.

Public Hearings

- 1) Public Hearing/Discuss and Consider an application request by Kwik Industries for a Special Use Permit (SUP) for the operation of a Kwik Lube Minor Automotive Repair Center. The property to be considered is located along Angel Parkway, Lucas, Collin County, Texas, and described as follows ABS A0821 William Snider Survey, Tract 32, 6.47 acres.

The Public Hearing was opened at 7:01 p.m.

Development Services Director Joe Hilbourn gave an overview of the application.

On behalf of Kwik Lube Industries, Scott Pendley, has submitted an application for a Special Use Permit (SUP) for a minor automotive use facility on the Sterling property located just north of the Wal-Mart.

Minor automotive is permitted in the Commercial Business (CB) district with a SUP. The proposed building would be approximately 3,652 square feet in size. The lot size is 35,991 square feet and a minimum lot size requirement in the CB district is 30,000 square feet.

Impervious coverage is 40%, a maximum allowed is 75% of the total lot area; 18,124 square feet would be paved; 14,215 square feet would be landscaped area (the required area for landscaping is 8,998 square feet).

Staff is recommending approval with the following provisions:

- Hours of operation, Monday thru Friday 7:00 A.M. to 8:00 P.M., Saturday 8:00 A.M. to 8:00 P.M., Sunday 10:00 A.M. to 6:00 P.M.
- Incorporate Austin stone into the exterior elevations on the North, South, and West side of the building, a minimum of 50%.
- Monument sign similar in design and nature to the Wal-Mart if applicable.
- Carry though landscape and sidewalk similar to the existing Wal-Mart.

Scott Pendley, the applicant, came forward to answer any questions that the commissioners might have of the project. Mr. Pendley stated that they would be happy to comply with all the recommendations that the City Staff is asking.

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

The Public Hearing was closed at 7:09 p.m.

The hours of operation are special condition that can be controlled by the Special Use Permit (SUP). The SUP will run with the property.

MOTION: Commissioner Sean McCaffity made a Motion to recommend approval of the request by Kwik Industries for a Special Use Permit (SUP) for the operation of a Kwik Lube Minor Automotive Repair Center. The property to be considered is located along Angel Parkway, Lucas, Collin County, Texas, and described as follows ABS A0821 William Snider Survey, Tract 32, 6.47 acres with the stipulations of the hours of operation to be, Monday thru Friday 7:00 A.M. to 8:00 P.M., Saturday 8:00 A.M. to 8:00 P.M., Sunday 10:00 A.M. to 6:00 P.M.; Austin stone to be added into the exterior elevations on the North, South, and West side of the building, a minimum of 50%; monument sign to be similar in design and nature to the Wal-Mart; landscaping and sidewalk will be similar to the existing Wal-Mart; there will be no outside storage of tires or vehicles. Vice-Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5-0.

Regular Agenda

- 2) Discuss and Consider the approval of the minutes from the January 10, 2013, Planning & Zoning Commission meeting.

City Secretary Kathy Wingo stated that just above the Motion in Item # 2 there are two lines of text that has been removed.

Commissioner David Keer corrected the Motion to appoint Commissioner Peggy Rusterholtz as Vice-Chairman, stated that he abstained from the vote.

The first Motion for Item # 2 has Alternate Commissioner Andre Guillemaud's first name spelled incorrectly.

Vice-Chairman Peggy Rusterholtz wished to make a correction in the second paragraph under Item # 3, third line, change the word "an" to "as".

MOTION: Commissioner Brian Blythe made a Motion to approve the minutes from the January 10, 2013, Planning & Zoning Commission meeting with the noted changes. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 3) Discuss and Consider the approval of the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing.

Rudy Rivas, on behalf of M. Christopher Custom Homes has submitted a final plat for the Belmont Park Subdivision, formerly known as Rockland Farm Phase 3. The subdivision consists of 43.707 acres, with 3.578 acres dedicated right-of-way (ROW), leaving a net of 40.126 acres. The average lot size is 2.11 acres; 19 total lots. The subdivision does conform to the city's requirement for frontage and size, all the public improvements are 100% completed, and it conforms to the approved preliminary plat. Staff recommends approval.

MOTION: Vice-Chairman Peggy Rusterholtz made a Motion to approve the final plat for Belmont Park, a parcel of land being 43.634 Acres, ABS A0538 JAS LOVELADY SURVEY, TRACT 48, for applicant Rudy Rivas on behalf of M. Christopher Investments. This parcel is 1300' West of Stinson Road and 2650' South of Lucas Road. More commonly known as Rockland Farms Phase 3 and/or Stinson Crossing. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 4) Discuss and Consider the approval of a site plan for a proposed commercial development located at the corner of E. Lucas Road and W. Lucas Road, the property is currently zoned commercial.

Rudy Rivas, on behalf of M. Christopher Custom Homes, has submitted an application for site plan approval for the Strain property located at the corner of East and West Lucas Road.

The property, consisting of four (4) lots, is currently zoned Commercial Business (CB) and has a variance for setbacks, approved by the Board of Adjustments. The proposed building is 18,309 square feet; the depiction included with the application references a drive-thru and a refueling station.

Development Services Director Joe Hilbourn reviewed the basic requirements for a site plan approval.

There are some major concerns with the application as presented; no Special Use Permit (SUP) in place for a refueling station, no SUP for a drive-thru, the proposed building crosses existing property lines, and overall does not meet the majority of the district requirements.

Staff recommends that the Planning & Zoning Commission provide the developer feedback on the proposed refueling station and drive-thru and deny as presented.

The City Attorney Joe Gorfida stated that the applicant could withdraw the site plan and work with City Staff to work on the site plan.

Brian Reid, representative of M. Christopher Custom Homes, came forward to address the commission and answer any questions. The applicant is looking for guidance on the best use of this property and asking for input from the City.

The Commission is concerned with the development of this property because of the traffic in this area. Chairman Karen Hurtt went on to say that the applicant should work with the Staff to find an acceptable use for this property and make sure that it conforms to the city's requirements.

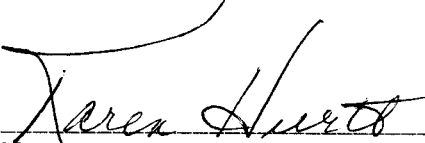
Mr. Reid stated that the applicant wishes to withdraw the application at this time.

5) Adjournment.

MOTION: Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:36 p.m. Commissioner David Keer seconded the Motion. Motion carried. Vote: 5-0.


These minutes were approved by a majority vote of the Planning & Zoning Commission on March 14, 2013.





Karen Hurtt, Chairman

ATTEST:



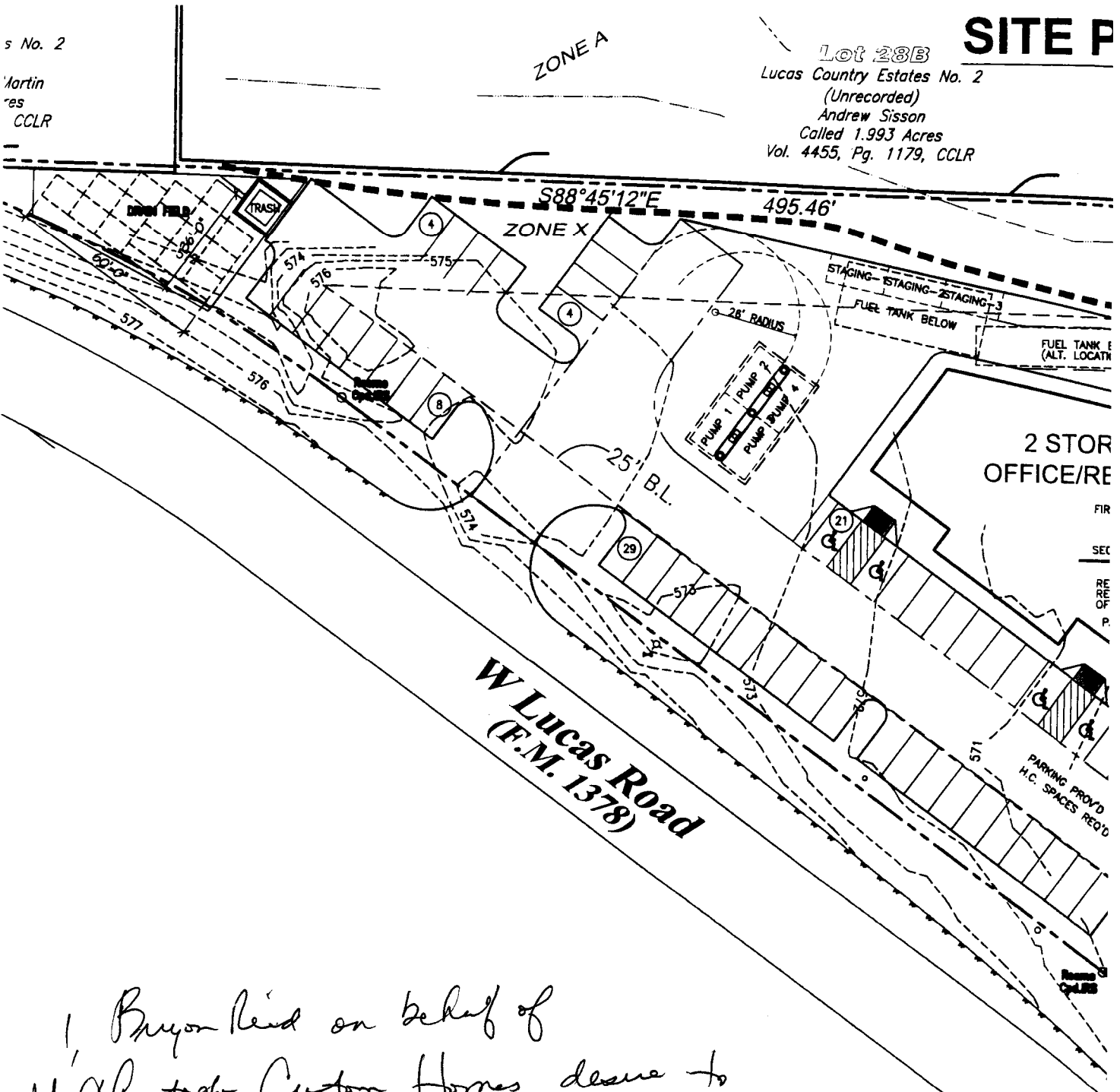
Kathy Wingo, TRMC, MMC, City Secretary

s No. 2

Martin
res
CCLR

SITE P

Lot 28B
Lucas Country Estates No. 2
(Unrecorded)
Andrew Sisson
Called 1.993 Acres
Vol. 4455, Pg. 1179, CCLR



W Lucas Road
(E.M. 1378)

I, Bryan Reid on behalf of
M Christopher Custom Homes desire to
withdraw the site plan for Lucas Corners

2/14/13