



Planning & Zoning Commission  
Regular Meeting  
January 9, 2014, 7:00 PM  
City Hall – 665 Country Club Road  
Minutes

Call to Order

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

Present:

Commissioner Peggy Rusterholtz

Commissioner Brian Blythe

Commissioner Joe Williams

City Secretary Kathy Wingo

Development Services Director Joe Hilbourn

Commissioner David Keer

Commissioner Andre Guillemaud

Alt Commissioner Scott Sperling

Planning Coordinator Donna Bradshaw

It was determination that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Everyone stood and joined with Christian Farrell, Boy Scout Troop 224, 41 Pecan Grove Circle, Lucas, Texas, in saying the Pledge of Allegiance.

Regular Agenda

- 1) Discuss and Consider the approval of the minutes from the November 14, 2013 Planning & Zoning Commission meeting.

Chairman Peggy Rusterholtz suggested on page 3 of 4, Item # 6, last sentence prior to the Motion, changing the word "with" to "regarding".

**MOTION:** Commissioner Brian Blythe made a Motion to approve the minutes from the November 14, 2013 Planning & Zoning Commission meeting with the suggested change. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

- 2) Discuss and Consider the approval of a preliminary plat for a tract of land situated in the James Lovelady Survey Abstract Number 538, Phase I of the Oakbrook Subdivision, 48.05 acres out of a total of a 92 +/- acre tract of land, consisting of twenty two lots, with a mixed zone of R-1.5 and R-2.

Todd Winters, on behalf of Liberty Bank, has submitted an application for a preliminary plat for a 92 acre parcel of land on Stinson Road commonly known as Oakbrook Estates.

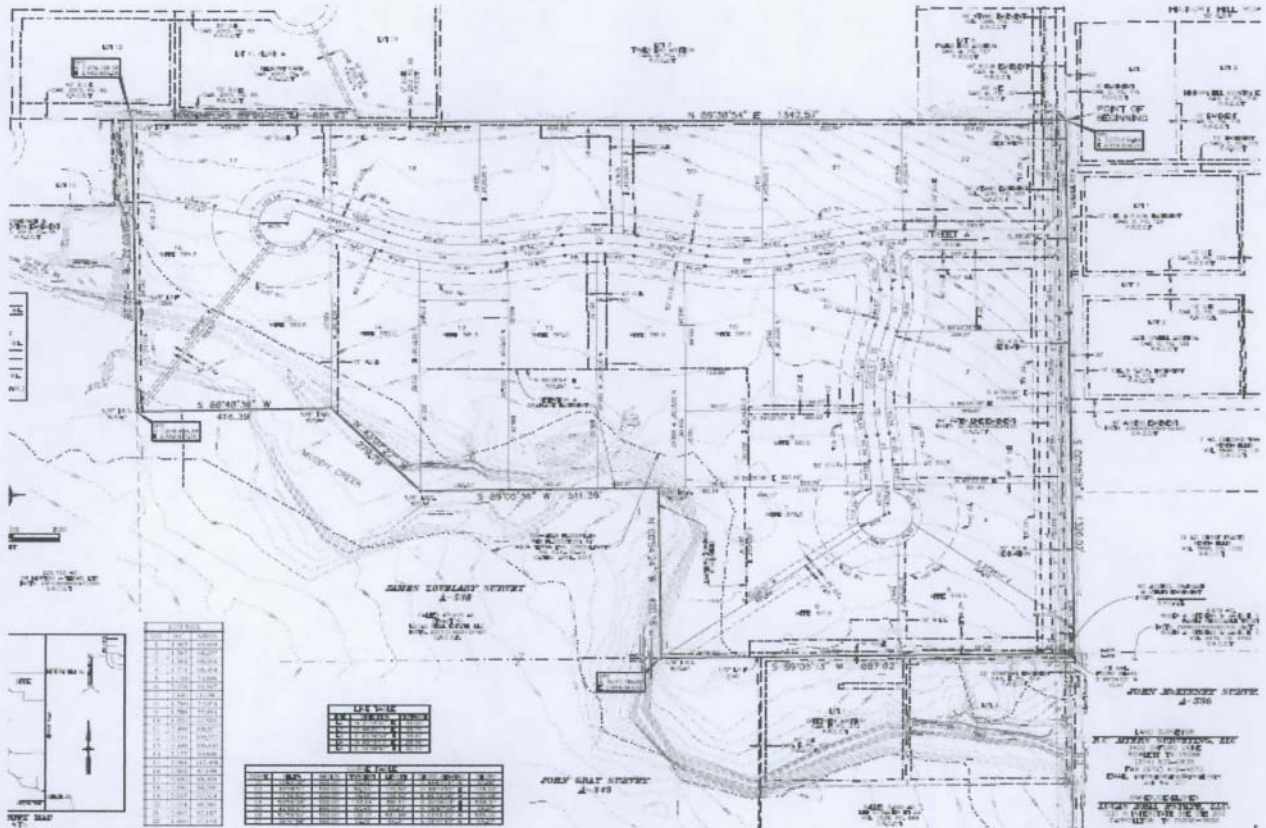
The parcel has an approved development agreement with an approved concept plan that gives consideration to the number of lots. The original property size was 87 acres, however, the developer has five (5) more acres under contract. The total lots changed from 42 to 44 with the additional 5 lots. The property is currently zoned R-



1.5 and R-2; the additional 5 acres is zoned R-1.5. The lot density of the 92 ± acres is 44 lots equal 1 lot per 2.1 acres gross; net 87 acres with 44 lots with 1 lot per 1.9 acres net. Phase I will have 15 of the 22 lots being 2 acres; Phase II will have 6 of 22 lots being 2 acres.

Instead of a bridge across the two properties, with an emergency exit through Stinson Highlands, there will be two dead-end cul-de-sacs with 22 lots each.

The developer will extend part of a city's waterline project in lieu of Impact Fees in that actual amount.



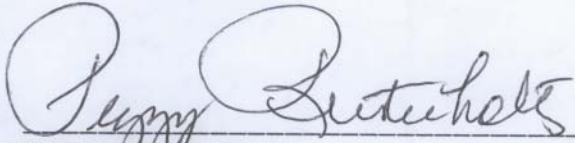
**MOTION:** Vice-Chairman David Keer made a Motion to approve the preliminary plat for a tract of land situated in the James Lovelady Survey Abstract Number 538, Phase I of the Oakbrook Subdivision, 48.05 acres out of a total of a 92 +/- acre tract of land, consisting of twenty two lots, with a mixed zone of R-1.5 and R-2. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

### 3) Adjournment.

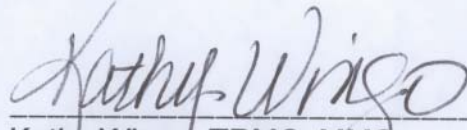
**MOTION:** Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:09 p.m. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the Planning & Zoning Commission on February 13, 2014.



  
Peggy Rusterholtz  
Chairman

ATTEST:

  
Kathy Wingo, TRMC, MMC  
City Secretary