



Planning & Zoning Commission
Regular Meeting
March 18, 2014, 7:00 PM
City Hall – 665 Country Club Road
Minutes

Call to Order

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

Present (Absent):

Chairman Peggy Rusterholtz
Commissioner Brian Blythe
Commissioner Joe Williams

Vice-Chairman David Keer
Commissioner Andre Guillemaud (Absent)
Alt. Commissioner Scott Sperling (Absent)

Staff Present (Absent):

City Manager Joni Clarke
Development Services Director Joe Hilbourn

City Secretary Kathy Wingo

It was determined that Quorum was present.

Everyone was reminded to turn off or silence their cell phones.

Vice-Chairman David Keer led everyone in saying the Pledge of Allegiance.

Regular Agenda

- 1) Discuss and Consider the approval of the minutes from the February 13, 2014, Planning & Zoning Commission meeting.

Chairman Peggy Rusterholtz stated that she had given the City Secretary a list of grammatical errors for correcting on the minutes.

MOTION: Commissioner Brian Blythe made a Motion to approve the minutes from the February 13, 2014, Planning & Zoning Commission meeting with the corrections given to the City Secretary. Vice-Chairman David Kerr seconded the Motion. Motion carried. Vote: 4-0.

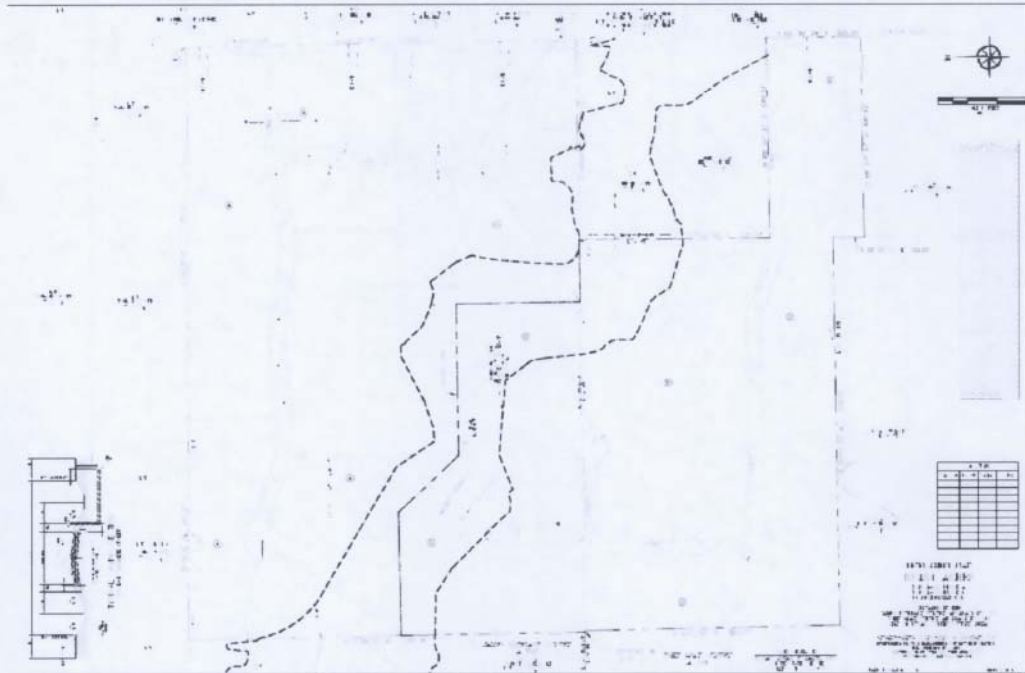
- 2) Discuss and Consider a preliminary plat for a tract of land situated in the James Lovelady Survey Abstract number 538. This is the second phase of Oakbrook Subdivision 44.089 acres out of a total of a 92 ± acre tract of land, consisting of twenty-two (22) lots; lots in the city are currently zoned R-1.5; and lots in the county conform to R-1.5. **[Oakbrook Estates Phase II]**

Development Services Director Joe Hilbourn presented the facts to the members of the commission.

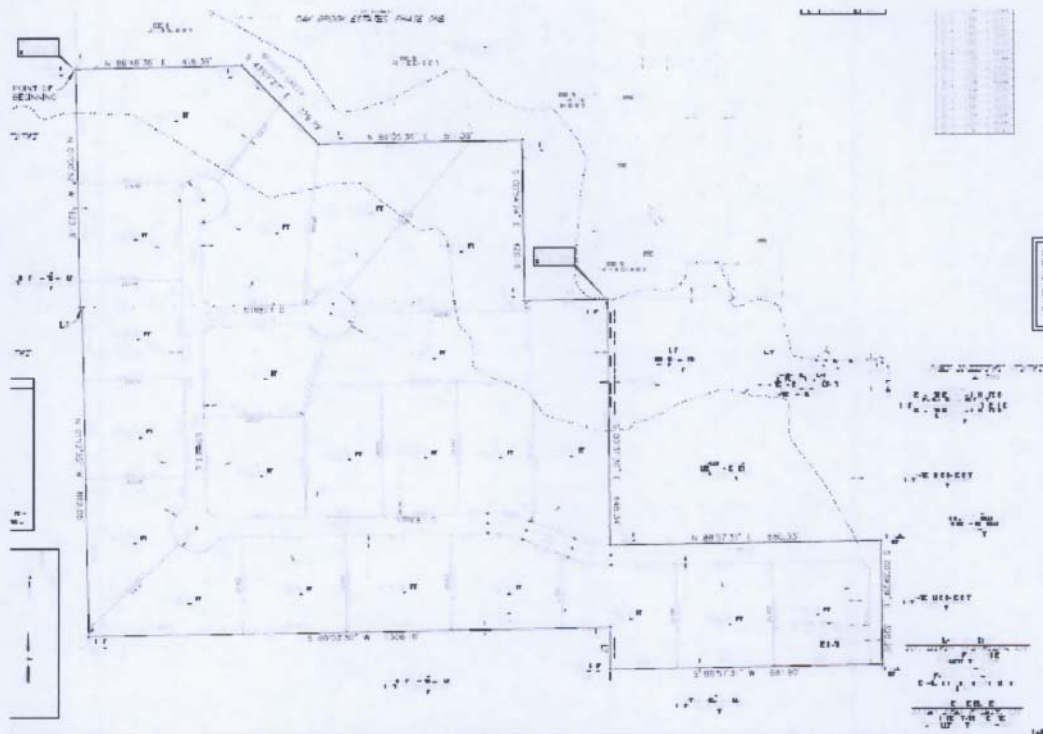
Todd Winters, on behalf of Liberty Bank, has submitted an application for a preliminary plat for a 92 acre parcel of land on Stinson Road known as Oakbrook Estates.

This parcel has an approved development agreement with an approved concept plan that gives consideration to the number of lots. The original property size included 87 acres, currently the size is 92 ± acres. The property is currently zoned R-1.5 and R-2, the five additional acres are zoned R-1.5. The developer will extend part of a city water line project in lieu of impact fees.

Approved Concept Plan:



Phase II Preliminary Plat:



This is an administrative approval, therefore, Staff recommends approval.

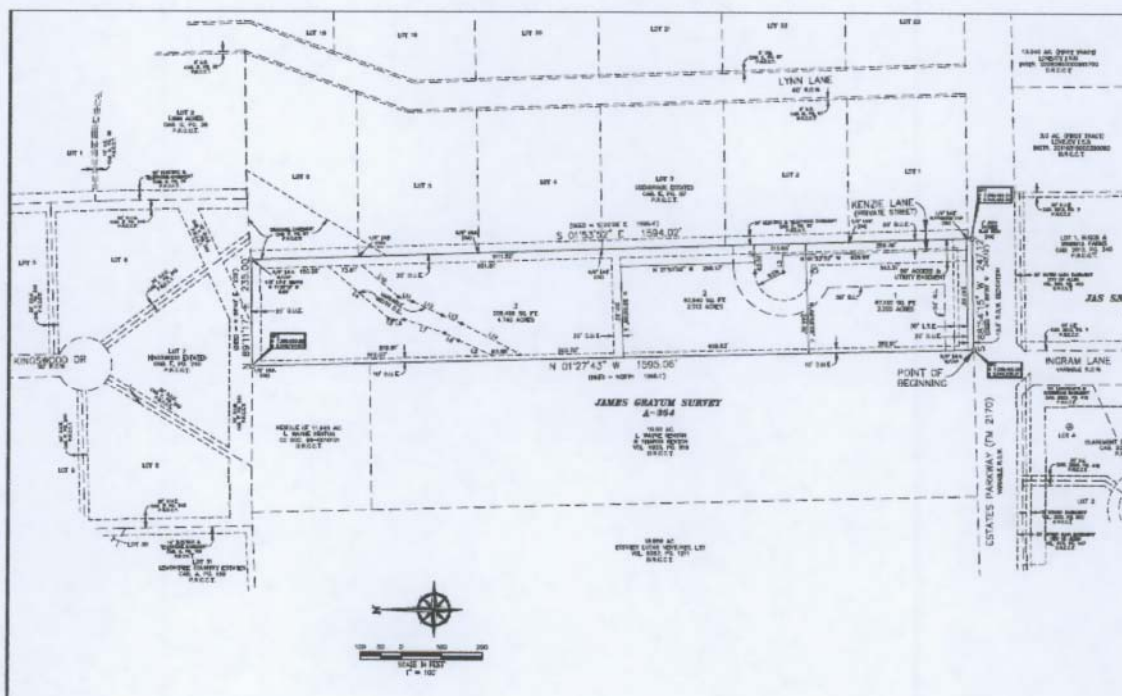
MOTION: Commissioner Brian Blythe made a Motion to approve preliminary plat for a tract of land situated in the James Lovelady Survey Abstract number 538. This is the second phase of Oakbrook Subdivision 44.089 acres out of a total of a 92 ± acre tract of land, consisting of twenty-two (22) lots; lots in the city are currently zoned R-1.5; and lots in the county conform to R-1.5. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

- 3) Discuss and Consider the approval of the final plat of Ella Brooke Estates, a tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 8.834 acre tract of land described in deed to Scott Allen Rogers and Marifrances Kelly Rogers, as recorded in Instrument # 20130325000392770, Deed Records, Collin County Texas. **[Ella Brook Estates]**

Development Services Director Joe Hilbourn presented the facts to the members of the commission.

Todd Winters has submitted an application for final plat for Ella Brook Estates located on Estates Parkway. The subdivision consists of three (3) lots which are zoned R-2. The lots conform to the R-2 district, lot size includes the private road. All lots have more than one (1) acre outside the private road. There is one point of entrance, the road has less than ten (10) lots and is shorter than 600'. The developer has agreement to provide easements to allow for looping the water main if the property to the west should develop.

Ella Brook Final Plat:



Staff recommends approval.

MOTION: Vice-Chairman David Keer made a Motion to approve the final plat of Ella Brooke Estates, a tract of land situated in the City of Lucas, Collin County, Texas, and being part of the James Grayum Survey, Abstract No. 354, and being all of that certain 8.834 acre tract of land described in deed to Scott Allen Rogers and Marifrances Kelly Rogers, as recorded in Instrument # 20130325000392770, Deed Records, Collin County Texas. Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 4-0.

- 4) Discuss and Consider the approval of a preliminary plat for of a tract of land situated in the L & G N Survey Abstract Number 1060, and the John McKinney Survey Abstract Number 596 being 41.527 acres out of 232.162 acre tract of land. This is the first phase in a proposed 120 lot subdivision located off of Parker Road, more commonly known as the Hunt property. **[Hunt]**

Development Services Director Joe Hilbourn presented the facts to the members of the commission.

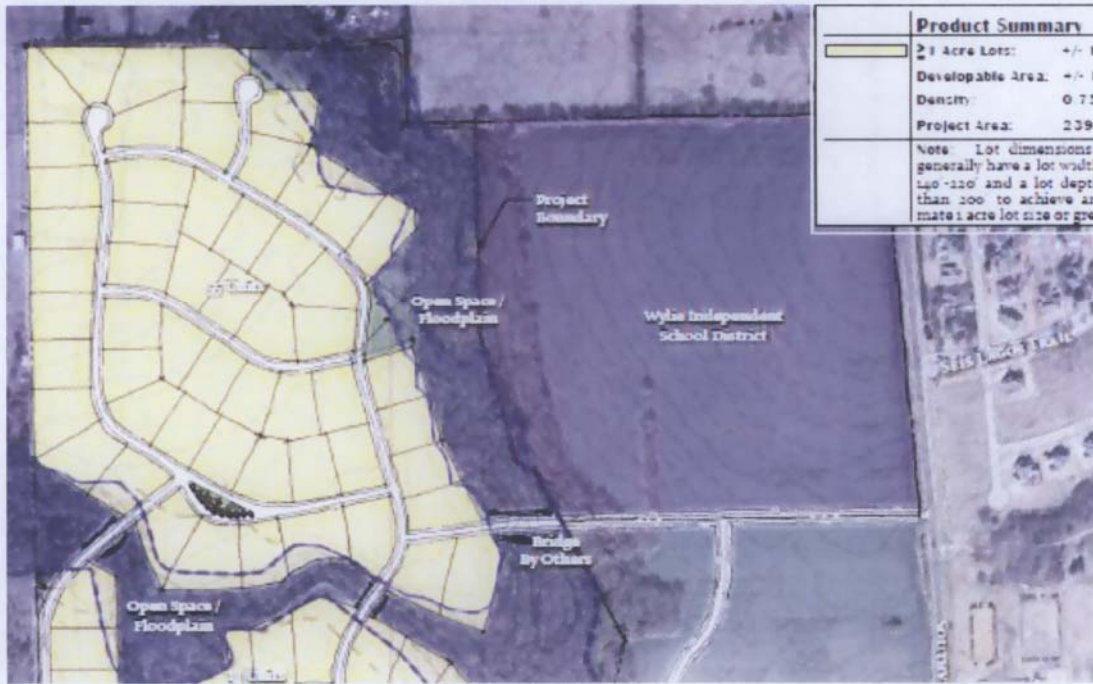
Matt Dorsett, with Spires Engineering, has filed an application on behalf of CTMTG Lucas for preliminary plat approval for 30 lots of a proposed 120 lot subdivision, commonly known as the Hunt property.

The property has an approved development agreement with an approved concept plan. The property currently is zoned R-1 with a total of 120± lots. Phase I of the subdivision is approximately 30 lots. All lots meet with the city's subdivision regulations. There is approximately 239± acres giving an overall density to the subdivision of 1.99 acres per lot. The lot density for Phase I is approximately 1.38 acres per lot gross and 1.15 acres net.

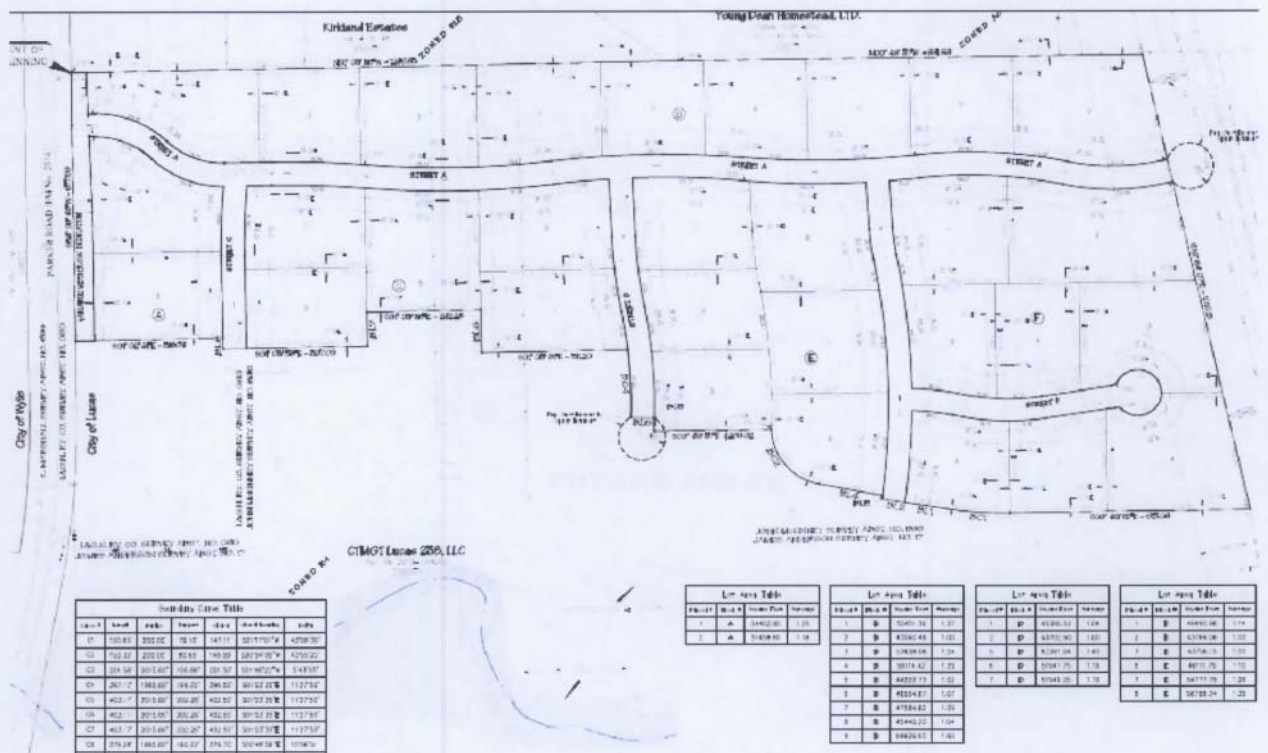
Approved, southern half of Concept Plan:



Approved, northern half of Concept Plan:



Preliminary Plat:



Staff recommends approval as presented.

MOTION: Commissioner Joe Williams made a Motion to approve the preliminary plat for of a tract of land situated in the L & G N Survey Abstract

Number 1060, and the John McKinney Survey Abstract Number 596 being 41.527 ± acres out of 232.162 ± acre tract of land. This is the first phase in a proposed 120 lot subdivision located off of Parker Road, more commonly known as the Hunt property. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 4-0.

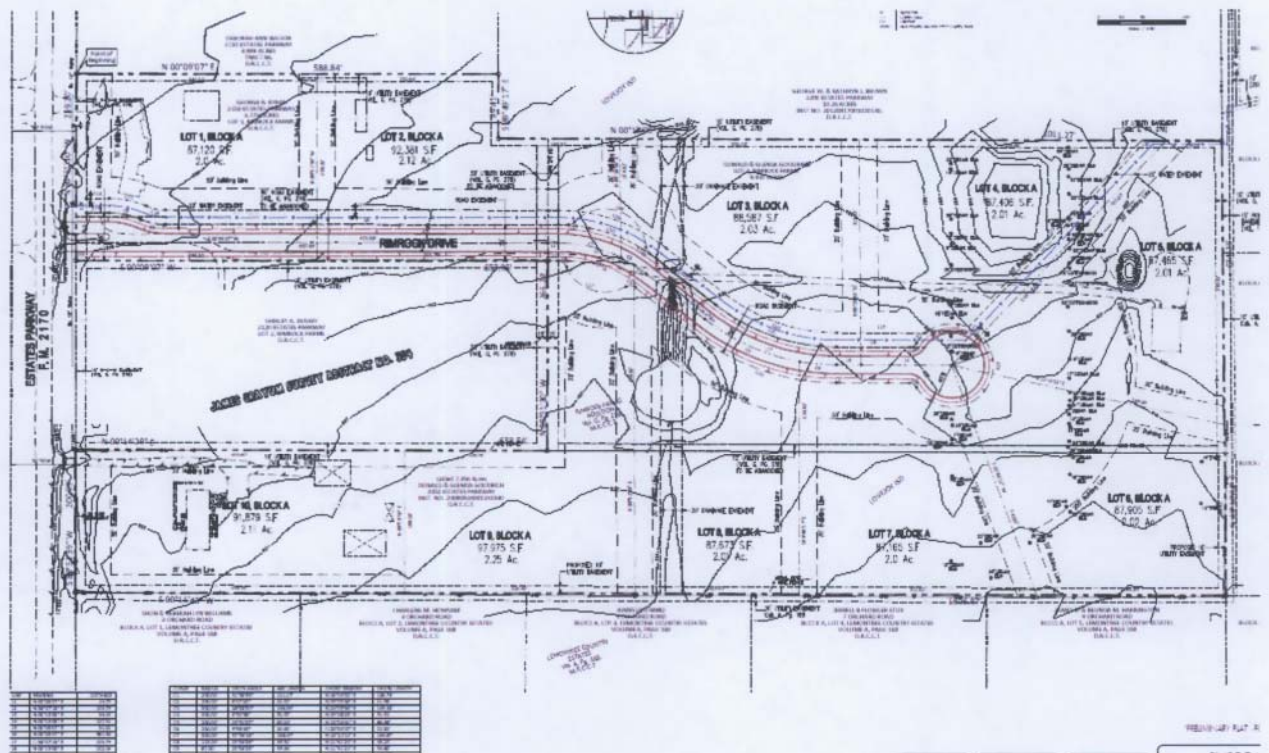
- 5) Discuss and Consider the approval of a preliminary plat submitted by Matt Moore on behalf of George Rybar and Donald & Glenda Goodrich, for Rimrock Estates, a tract of land situated in the James Grayum Survey, Abstract # 354 being 20.564 acres of land, creating ten (10) new lots with Tracts 1 and 3, the property is currently zoned R-2 and located along Estates Parkway. **[Rimrock Estates]**

Development Services Director Joe Hilbourn presented the facts to the members of the commission.

Matt Moore, on behalf of George Rybar and Donald & Glenda Goodrich, has submitted an application for a preliminary plat for a ten (10) lot subdivision located on Estates Parkway.

The property is currently zoned R-2 and includes a private road. The lots include the road in lot calculation. There is a total of 20.56 acres with a lot density, gross and net, of 2.056 acres. The subdivision has one entrance. Roads with only one entrance, over 600 feet and ten (10) lots or less, require a split entrance, mid-point turn around, expanded end turn around radius from 45' to 60', and a looped water main.

Preliminary Plat:



Staff recommends approval.

MOTION: Commissioner Brian Blythe made a Motion to approve the preliminary plat submitted by Matt Moore on behalf of George Rybar and Donald & Glenda Goodrich, for Rimrock Estates, a tract of land situated in the James Grayum Survey, Abstract # 354 being 20.564 acres of land, creating ten (10) new lots with Tracts 1 and 3, the property is currently zoned R-2 and located along Estates Parkway. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

- 6) Discuss and Consider the approval of **Ordinance # 2014-04-00XXX** of the City Council of the City of Lucas, Collin County, Texas, amending the Lucas Code of Ordinances by amending Chapter 10 titled "Subdivisions" by amending Article 10.03 titled "Subdivision and Development Ordinance" by amending Division 4 titled "Standards and Requirements" by amending Section 10.03.123 titled "Streets and Drainage" by amending Subsection 10.03.123(a) titled "Streets" and Subsection 10.03.123(b) titled "Private Drives" by adding and amending requirements for Private Drives; by amending Subsection 10.03.123(d) titled "Street Name Signs" by amending regulations for street name signs; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of two thousand dollars (\$2,000) for each offense; and providing for an effective date.

Development Services Director Joe Hilbourn presented the facts to the members of the commission.

Staff has brought forth this proposed code change to require private streets to be dedicated to the Homeowners Association and to clarify the private road design criteria and signage.

Proposed changes include adding private drive to the street type; minimum right-of-way width of 50'; and pavement width of 24'. Private drives shall not be placed in the ROW but within an access, drainage, and utility easement. Remove "private drives serving less than 4 houses shall have a minimum right-of-way width of 50'" and replace with "shall have a minimum pavement width of 24' constructed in accordance with the paving design manual".

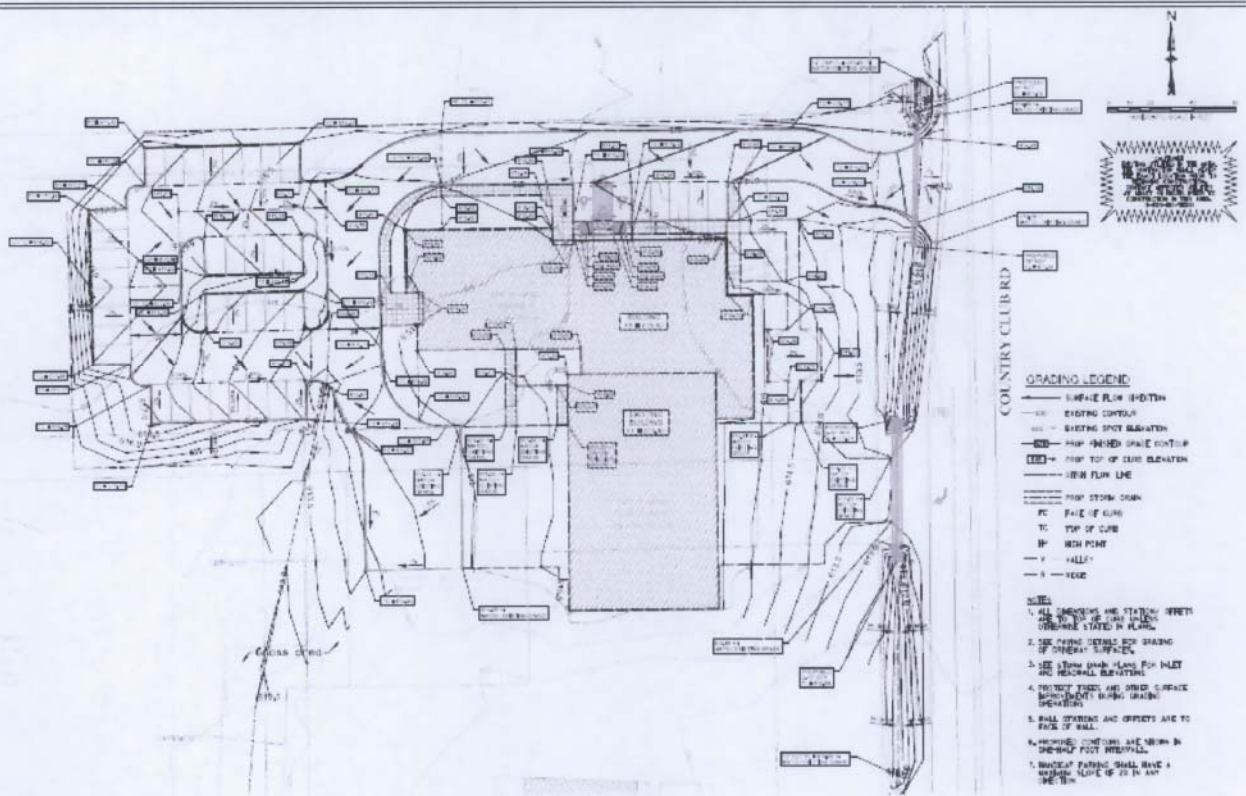
Staff does not support these proposed changes.

MOTION: Vice-Chairman David Keer made a Motion to table this item until the next available meeting. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 4-0.

- 7) Discuss and Consider the site plan submitted by the City of Lucas for the Lucas Fire Station Expansion Project, located at 185 Country Club.

Development Services Director Joe Hilbourn presented the facts to the members of the commission.

Joe Hilbourn, on behalf of the City of Lucas, has made application for site plan approval for an addition to the city's existing fire station. The site has an existing 8,000 square foot fire station. The proposed addition would add 9,300 square feet. The site currently includes three (3) lots and will be platted at the completion of the



Staff recommends approval.

MOTION: Commissioner Brian Blythe made a Motion to approve the site plan submitted by the City of Lucas for the Lucas Fire Station Expansion Project, located at 185 Country Club. Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 4-0.

8) Adjournment.

MOTION: Vice-Chairman David Keer made a Motion to adjourn the meeting at 7:46 p.m. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

These minutes were approved by a majority vote of the members of the Planning & Zoning Commission on April 10, 2014.



Peggy Rusterholtz
 Peggy Rusterholtz
 Chairman

ATTEST:

Kathy Wingo
 Kathy Wingo, TRMC, MMC
 City Secretary