



Planning & Zoning Commission
Regular Meeting
July 10, 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
Alternate Commissioner Scott Sperling

Vice-Chairman David Keer and Commissioner Andre Guillemaud were absent. Therefore, Alternate Commissioner Scott Sperling will be a voting member for tonight's meeting.

Staff Present (Absent):

City Manager Joni Clarke

Mayor Rebecca Mark

City Secretary Kathy Wingo

Development Services Director Joe Hilbourn

It was determined that Quorum was present.

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

Commissioner Joe Williams led everyone in saying the Pledge of Allegiance.

Public Hearings

- 1) Public Hearing/discuss and consider an application for a zoning change from AO to R-2 for a parcel of land situated in the State of Texas, County of Collin, and City of Lucas located along Ingram Road described as being part of the W.G. McKinney Survey, Abstract No. 583 being resurvey of a called 17.50 acre tract of land as recorded under Document No. 20060725001048350 of the Collin County Land Records. **[Konrad Ranch]**

This item was removed from the agenda and will be re-noticed for the August 14, 2014, Planning & Zoning Commission meeting.

- 2) Public Hearing/discuss and consider an application request submitted by Starbucks for a Specific Use Permit (SUP) for the operation of a drive through for a parcel of land described as being a 1.478 acre tract of land out of the William Snider Abstract Number 821, City of Lucas, Collin County, Texas, or more commonly known as Lot 3 of the Lucas Wal-Mart addition. **[Starbucks]**

The Public Hearing was opened at 7:02 p.m.

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

The Public Hearing was closed at 7:02 p.m.

Harry Chapman, Colleyville, Texas, representative of Starbucks, stated that the hours of operation and signage was acceptable.

MOTION: Commissioner Brian Blythe made a Motion to recommend approval of an application submitted by Starbucks for a Specific Use Permit (SUP) for the operation of a drive through for a parcel of land described as being a 1.478 acre tract of land out of the William Snider Abstract Number 821, City of Lucas, Collin County, Texas, or more commonly known as Lot 3 of the Lucas Wal-Mart addition with two conditions: hours of operation not to exceed 5 AM to midnight, and signage to be the same type as surrounding commercial entities. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

- 3) Public Hearing/discuss and consider an application request submitted by Wendy's for a Specific Use Permit (SUP) for the operation of a drive through for a parcel of land described as being a 1.478 acre tract of land out of the William Snider Abstract Number 821, City of Lucas, Collin County, Texas, or more commonly known as Lot 3 of the Lucas Wal-Mart addition. **[Wendy's]**

The Public Hearing was opened at 7:10 p.m.

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

The Public Hearing was closed at 7: 13 p.m.

Terry Nichol, Rockwall, Texas, representative of Wendy's came forward to ask if the hours of operation could extend until 1 a.m. on the weekend from May to September.

MOTION: Commissioner Joe Williams made a Motion to recommend approval of an application submitted by Wendy's for a Specific Use Permit (SUP) for the operation of a drive through for a parcel of land described as being a 1.478 acre tract of land out of the William Snider Abstract Number 821, City of Lucas, Collin County, Texas, or more commonly known as Lot 3 of the Lucas Wal-Mart addition with two conditions: hours of operation not to exceed 5 AM to midnight, with the exception of May 1st through September 1st closing time to be 1:00 a.m., the signage and stonework to be the same type as surrounding commercial entities. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 4-0.

Regular Agenda

- 4) Discuss and consider the approval of the minutes from the June 12, 2014, Planning & Zoning Commission meeting.

MOTION: Commissioner Brian Blythe made a Motion to approve the minutes from the June 12, 2014, Planning & Zoning Commission meeting. Alternate Commissioner Scott Sperling seconded the Motion. Motion carried. Vote: 4-0.

- 5) Discuss and consider the approval of site plan for Lot 3 of the Lucas Wal-Mart Addition a tract of land containing 1.478 acres of land, with proposed site containing two commercial buildings; one being a 1,752 square feet a Starbucks with a drive through, and a 3,485 square feet a Wendy's restaurant with a drive through.

MOTION: Commissioner Brian Blythe made a Motion to recommend approval of the site plan for Lot 3 of the Lucas Wal-Mart Addition a tract of land containing 1.478 acres of land, with proposed site containing two commercial buildings; one being a 1,752 square feet a Starbucks with a drive through, and a 3,485 square feet a Wendy's restaurant with a drive through. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4-0.

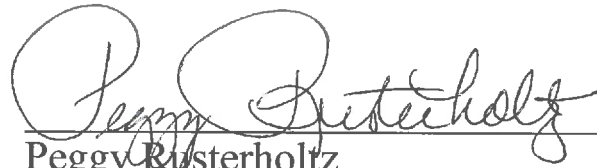
- 6) Discuss and consider a minor plat application submitted by Sarah Colter for Abs A0824 Jas M Snider Survey, Tract 10, 4.098 acres and Abs A0824 Jas M Snider Survey, Tract 41, 4.0 acres otherwise known as 1125 Country Club Road.

MOTION: Commissioner Brian Blythe made a Motion to recommend approval of the minor plat application submitted by Sarah Colter for Abs A0824 Jas M Snider Survey, Tract 10, 4.098 acres and Abs A0824 Jas M Snider Survey, Tract 41, 4.0 acres otherwise known as 1125 Country Club Road. Alternate Commissioner Scott Sperling seconded the Motion. Motion carried. Vote: 4-0.

- 7) Adjournment.

MOTION: Commissioner Joe Williams made a Motion to adjourn the meeting at 7:25 p.m. Alternate Commissioner Scott Sperling seconded the Motion. Motion carried. Vote: 4-0.

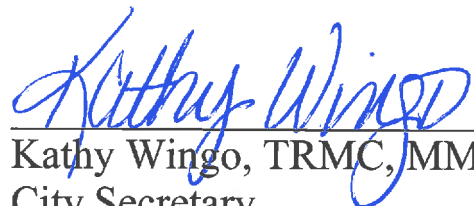
These minutes were approved by a majority vote of the Planning & Zoning Commission members on August 14, 2014.



Peggy Rusterholtz
Chairman



ATTEST:



Kathy Wingo, TRMC, MMC
City Secretary