



Planning & Zoning Commission
Regular Meeting
August 14, 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 Vice-Chairman David Keer
Commissioner Brian Blythe Commissioner Andre Guillemaud
Commissioner Joe Williams
Alternate Commissioner Scott Sperling (Absent)

Staff Present:

Mayor Rebecca Mark City Manager Joni Clarke
Planning Coordinator Donna Bradshaw
Development Services Director Joe Hilbourn

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Boy Scout Jared Williams, of Troop 358, was in attendance to earn his Communication Badge. Jared led 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, 1st Public Hearing, the 2nd Public Hearing will be held on September 4, 2014 by the City Council.]**

The Public Hearing was opened at 7:03 p.m.

There were a number of residents who were AGAINST this item, see the list below.

John Gammon, 17 Estates, Lucas, Texas
John Kapp, 2 Estates, Lucas, Texas
Don Zriny, 380 Ingram, Lucas, Texas
Melissa Kinion, 15 Estates, Lucas, Texas
Cheryl Massey, 11 Estates, Lucas, Texas
Ronald & Sue Harper, 9 Estates, Lucas, Texas
Michelle Long, 14 Estates, Lucas, Texas
Karen Denito, 12 Estates, Lucas, Texas
Tim Long, 14 Estates, Lucas, Texas
Heike Wright, 16 Estates, Lucas, Texas.

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

The Public Hearing was closed at 7:12 p.m.

MOTION: Commissioner Brian Blythe made a Motion to recommend approval of the 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. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 4:1, Vice-Chairman David Keer abstained.

Regular Agenda

- 2) Discuss and consider the approval of the minutes from the July 10, 2014, Planning & Zoning Commission meeting.

MOTION: Commissioner Andre Guillemaud made a Motion to approve the minutes from the July 10, 2014, Planning & Zoning Commission meeting. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 4:1, Vice-Chairman David Keer abstained.

- 3) Discuss and consider the approval of the preliminary plat of Konrad Ranch, 3 tracts of land situated in the City of Lucas, Collin County, Texas, and being part of the W G McKinney Survey: ABS A0583 W G McKinney Survey, Tract 12, 2.73± acres, ABS A0583 W G McKinney Survey, Tract 13, 6.06± acres and ABS A0583 W G McKinney Survey, Tract 15, 8.71± acres for applicant James J. Roberts.

MOTION: Commissioner Brian Blythe made a Motion to recommend approval of the preliminary plat of Konrad Ranch, 3 tracts of land situated in the City of Lucas, Collin County, Texas, and being part of the W G McKinney Survey: ABS A0583 W G McKinney Survey, Tract 12, 2.73± acres, ABS A0583 W G McKinney Survey, Tract 13, 6.06± acres and ABS A0583 W G McKinney Survey, Tract 15, 8.71± acres for applicant James J. Roberts. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 4:1, Vice-Chairman David Keer abstained.

- 4) Discuss and consider the approval of the landscape plan for Lot 3 of the Lucas Wal-Mart Addition located at the intersection of Angel Parkway and W. Lucas Road, also known as the Wendy's and Starbucks.

MOTION: Vice-Chairman David Keer made a Motion to approve the landscape plan for Lot 3 of the Lucas Wal-Mart Addition located at the intersection of Angel Parkway and W. Lucas Road, also known as the Wendy's and Starbucks. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5:0.

- 5) Discuss and consider a final plat for Lot 3 Block A of the SC Lucas Addition, more commonly known as Murphy Express located along Angel Parkway.

MOTION: Commissioner Joe Williams made a Motion to approve the final plat for Lot 3 Block A of the SC Lucas Addition, more commonly known as Murphy Express located along Angel Parkway. Vice-Chairman David Keer seconded the Motion. Motion carried. Vote: 5:0.

- 6) Discuss and consider the approval of the preliminary plat of Bristol Park, a parcel of land being 46.14± acres, ABS A0349 John Gray Survey, Tract 1, submitted by Todd Winters on behalf of Cowtown Meadows, located at the NW corner of Highland Drive and Stinson Road.

MOTION: Commissioner Brian Blythe made a Motion to approve the preliminary plat of Bristol Park, a parcel of land being 46.14± acres, ABS A0349 John Gray Survey, Tract 1, submitted by Todd Winters on behalf of Cowtown Meadows, located at the NW corner of Highland Drive and Stinson Road. Chairman Peggy Rusterholtz seconded the Motion. Motion carried. Vote: 5:0.

- 7) Discuss and consider giving Staff direction on a potential ordinance regarding the installation of fences, permitting of fences, requirements for fences and style of fences.

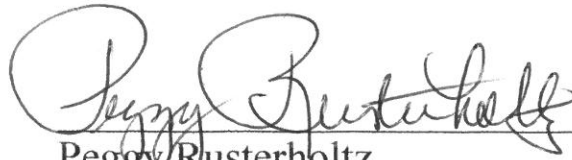
MOTION: Vice-Chairman David Keer made a Motion to TABLE this item until the September meeting. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5:0.

- 8) Adjournment.

MOTION: Commissioner Brain Blythe made a Motion to adjourn the meeting at 7:58 p.m. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5:0.

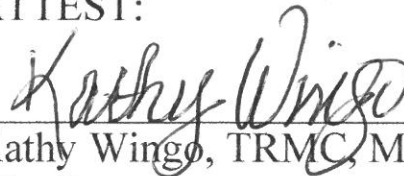
These minutes were approved by a majority vote of the Planning & Zoning Commission members on September 11, 2014.





Peggy Rusterholtz
Chairman

ATTEST:



Kathy Wingo, TRMC, MMC
City Secretary

MEETING DATE: 8/14/14
ITEM # 1 and 3

AFFIDAVIT OF CONFLICT OF INTEREST

STATE OF TEXAS §
§
COUNTY OF COLLIN §

I DAVID KEEF as a member of the Planning & Zoning Commission of the City of Lucas, Texas, make this affidavit and hereby state on oath that I, or a person related to me, has a substantial interest in a business entity or tract of real property that would be peculiarly affected by a vote or decision of the Planning & Zoning Commission as those terms are defined in Chapter 171, TEX. LOC. GOV'T CODE.

The business entity or property is KONRAD RANCIT

I have a substantial interest in this business entity or property for the following reasons: (check all which are applicable)

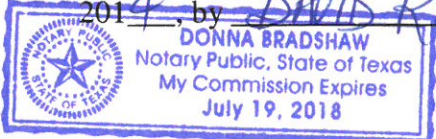
- Ownership of 10% or more of the voting stock or shares of the business entity.
- Ownership of 10% or more or \$15,000 or more.
- Funds received from the business entity exceed 10% of my income for the previous year.
- Real property is involved and I have an equitable or legal ownership interest in the real property, with a fair market value of at least \$2,500.
- A person related to me in the first degree by consanguinity or affinity as determined by Chapter 573, TEX. GOV'T CODE has a substantial interest in the business entity or property.
- Other RESIDE IN CLOSE PROXIMITY

Upon the filing of this affidavit, I affirm that I will abstain from voting on any decision involving this business entity and from any further participation in this subject matter whatsoever.

Sign this 14 day of August, 2014.

[Signature]
Signature of Official

This instrument was acknowledged before me on the 14 day of August, 2014, by DAVID KEEF, the public official indicated above.



[Signature]
Notary Public, State of Texas

My Commission expires: 7, 19, 18