

Planning & Zoning Commission
Regular Meeting
November 14, 2013, 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

Mayor Rebecca Mark

It was determination that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Everyone stood and joined together to say the Pledge of Allegiance.

Regular Agenda

- 1) City Secretary will administer Oaths of Office to newly appointed commissioners.

City Secretary Kathy Wingo administered the Oaths of Office to the newly appointed commissioners.

- 2) Discuss and Consider the appointment of a Chairman for a period of one year, ending October 31, 2014.

MOTION: Commission Brian Blythe made a Motion to appoint Commissioner Peggy Rusterholtz as the Chairman for a period of one year, ending October 31, 2014. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

- 3) Discuss and Consider the appointment of a Vice-Chairman for a period of one year, ending October 31, 2014.

MOTION: Commissioner Brian Blythe made a Motion to appoint Commissioner David Keer as Vice-Chairman for a period of one year, ending October 31, 2014. Commissioner Andre Guillemaud seconded the Motion. Motion carried. Vote: 5-0.

- 4) Discuss and Consider the approval of the minutes from the September 12, 2013 Planning & Zoning Commission meeting.

Corrections that were made:

Page 1, remove the "a" from Andre's name.

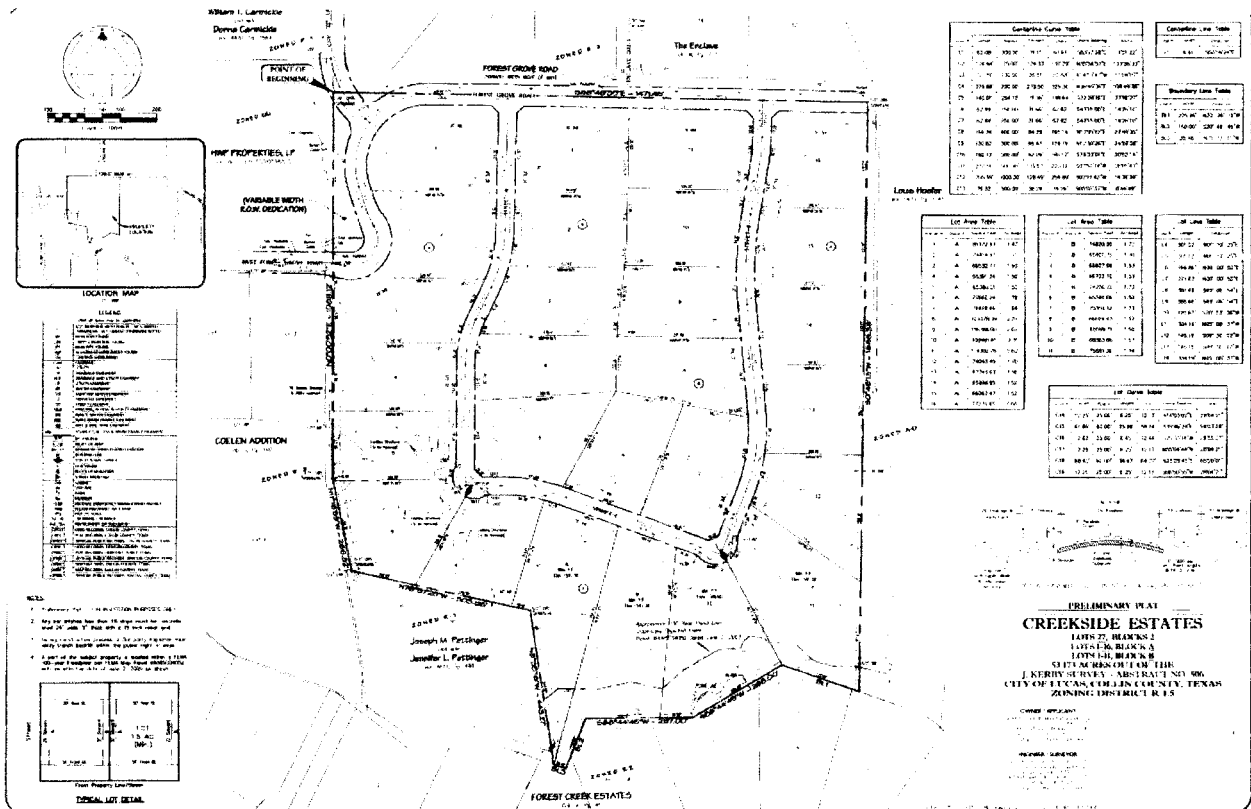
Page 8, 7th line, Mr. Hoffer should be " Mr. Hoefers"

MOTION: Commissioner Brian Blythe made a Motion to approve the September 12, 2013 Planning & Zoning Commission meeting minutes with the corrections. Vice-Chairman David Keer seconded the Motion. Motion carried. Vote: 5-0.

- 5) Discuss and Consider the approval of a preliminary plat for a 53 ± acre tract of land located on Forest Grove Road and is part of 27 lots, Block 2 of the J. Kerby Survey Abstract No. 506, commonly known as Creekside Estates.

Steve Lenart, on behalf of Centurion Land Acquisitions has made application for a preliminary plat for a parcel of land located on Forest Grove Road. Creekside Estates has an approved development agreement which includes zoning of R-1.5 and a maximum of twenty-seven (27) lots. The flood study has been completed.

Proposed Preliminary Plat:



Staff recommends approval as presented.

There was some discussion on the drainage in the development. It should have no ill effect on any of the neighboring properties.

MOTION: Vice-Chairman David Keer made a Motion to recommend approval of the preliminary plat for a 53 ± acre tract of land located on Forest Grove Road and is part of 27 lots, Block 2 of the J. Kerby Survey Abstract No. 506, commonly known as Creekside Estates. Commissioner Brian Blythe seconded the Motion. Motion carried. Vote: 5-0.

- 6) Discuss and Consider the approval of **Ordinance # 2013-12-00XXX** 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 Sub-Section 10.03.123(e) titled "Storm Sewers-Residential Developments" by adding requirements for drainage ditches and drainage easements; 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.

Staff recommends amending City of Lucas' Code of Ordinances, 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 Sub-Section 10.03.123(e) titled "Storm Sewers-Residential Developments":

(e) Storm sewers-Residential developments.

(8) Drainage ditches located within the public right of way or drainage easements shall have a minimum of 2% slope, if a drainage ditch has less than 2% slope the drainage ditch shall be concrete lined. The concrete lining shall be a minimum of 2' wide but not less than the width of the base of the ditch, the concrete lining shall be 5 inches thick, have a minimum of 2500 psi compressive strength and have grid pattern of 12" with 3/8" rebar with a minimum of two bars in any direction.

There was discussion on the materials types, river rock versus concrete. The discussion continued regarding maintenance of both types of materials.

MOTION: Commissioner Andre Guillemaud made a Motion to table this item until the next meeting. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

- 7) Adjournment.

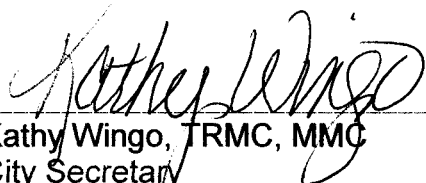
MOTION: Commissioner Brian Blythe made a Motion to adjourn the meeting at 7:40 p.m. Commissioner Joe Williams seconded the Motion. Motion carried. Vote: 5-0.

These minutes were approved by a majority vote of the Planning & Zoning Commission members on January 9, 2014.


Peggy Rusterholtz, Chairman



ATTEST:


Kathy Wingo, TRMC, MMC
City Secretary