



City of Lucas  
Planning and Zoning Commission  
Regular Meeting  
November 10, 2016  
7:00 PM  
City Hall – 665 Country Club Road

## MINUTES

### Call to Order

Chairman Rusterholtz called the meeting to order at 7:00 pm.

**Commissioners Present:**

Chairman Peggy Rusterholtz  
Commissioner Andre Guillemaud  
Commissioner Joe Williams

**Staff Present:**

City Manager Joni Clarke  
Code Enforcement Officer Scott DeJong  
City Secretary Stacy Henderson

**Commissioner Absent:**

Vice Chairman David Keer  
Commissioner Brian Blythe  
Alternate Commissioner Scott Sperling

**City Council Liaison Absent:**

Mayor Jim Olk

It was determined that a quorum was present. Everyone was reminded to turn off or silence cell phones and the Commission recited the Pledge of Allegiance.

### Public Hearing

1. **Public Hearing to consider the request by James Roberts on behalf of Goose Real Estate Inc. for a zoning change from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477, and an approximate 58.644 acre tract of land.**

Code Enforcement Officer Scott DeJong gave a presentation stating the property was being rezoned from Agricultural (AO) to Residential-2 (R-2) containing approximately 58.6 acres of land. Mr. DeJong noted that 17 lots were proposed as part of the development with an average density of over 3 acres per lot. Mr. DeJong noted that the proposed rezoning complies with the City's requirements.

Chairman Rusterholtz opened the public hearing at 7:03 pm and asked if anyone in the audience wanted to speak regarding this request.

Kellie Latson, 1801 Snider Lane, Lucas, asked what roadways would be proposed with the development.

Chairman Rusterholtz noted that the request was for rezoning and roadway details would not be available until a preliminary plat was submitted outlining the lots, roadways and other details of the development. Chairman Rusterholtz stated that a preliminary plat for this development was expected to come before the Planning and Zoning Commission in December.

Chairman Rusterholtz closed the public hearing at 7:06 pm.

**MOTION:** *A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to recommend approval of a zoning change request on behalf of Goose Real Estate Inc. from AO to R-2 for a parcel of land located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477. The motion passed unanimously by a 3 to 0 vote.*

## Regular Agenda

2. **Consider approval of the minutes of the October 13, 2016 Planning and Zoning Commission meeting.**

**MOTION:** *A motion was made by Commissioner Williams, seconded by Chairman Rusterholtz to approve the minutes as submitted. The motion passed unanimously by a 3 to 0 vote.*

3. **Consider approval of the request by Steve Lenart on behalf of Lenart Development, LLC for preliminary plat approval of the development Enchanted Creek Estates, located on the north side of Parker Road between Stinson Road and FM 1378. The parcel of land being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596.**

Code Enforcement Officer Scott DeJong gave a presentation noting that the property was zoned Residential-1 (R-1) and the preliminary plat contained 135 acres proposing 66 lots, with one lot per 2.057 acres. Mr. DeJong noted two changes had been made from the original concept plan that were requested by the City Engineer. Those changes included reducing the number of bridges within the subdivision from two to one for maintenance purposes, and the addition of a roundabout inside the subdivision to assist with traffic flow. Mr. DeJong stated that the preliminary plat meets all City requirements.

**MOTION:** *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the preliminary plat for Enchanted Creek Estates located on the north side of Parker Road between Stinson Road and FM 1378, being 135.743 acres and part of the James Anderson Survey Abstract No. 17, and the John McKinney Survey Abstract No. 596. The motion passed unanimously by a 3 to 0 vote.*

4. **Adjournment.**

**MOTION:** *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to adjourn the meeting at 7:13 pm. The motion passed unanimously by a 3 to 0 vote.*

  
Peggy Rusterholtz, Chairman

  
Stacy Henderson, City Secretary

