



City of Lucas
Planning and Zoning Commission
Regular Meeting
December 8, 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
Vice Chairman David Keer
Commissioner Andre Guillemaud
Commissioner Joe Williams

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

Commissioner Absent:

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 request to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, located at the east dead end of East Winningkoff Road and being part of the Thomas D. James Survey, Abstract No. 477.**

Development Services Director Joe Hilbourn gave a presentation noting that the property was approximately 58 acres in area and was currently vacant. The property was zoned R-2 and the applicant was requesting a Planned Development district with several deviations being requested from the R-2 zoning that included the following:

1. Allow lot width to be not less than twenty-five feet at the front street property line, and the average width be not less than two hundred feet
2. Allow for early platting
3. Allow asphalt roads in lieu of concrete
4. The design and construction of the road base and finish surface (asphalt) of East Winningkoff Road extension be constructed to allow the base to be 26 feet wide and subgrade consisting of five percent cement stabilized base, with the pavement\asphalt being

a minimum of three inches thick and 24 feet wide of type D asphalt in accordance with the current City of Lucas standard construction requirements.

Mr. Hilbourn noted that as part of the Planned Development requirements, staff was requesting that the maximum number of lots allowed within the Logan Ford Cattle Ranch Phase 3 be 17 lots, which was also being proposed by the applicant.

The Commission discussed the four lots with the proposed 25 foot frontage, and noted that this lot frontage width had been allowed within other subdivisions.

Mr. Hilbourn discussed with the Commission the right-of-way that would be dedicated along East Winningkoff Road to allow for future roadway expansion and the creation of ditches if needed for water runoff.

The Commission discussed the request to allow for early platting procedures, and the potential for the developer to sell lots and not put in place the public improvements included as part of the development. The Commission was in agreement that allowing the option of early platting could have a negative impact on the development and the City.

The Commission discussed asphalt roadway requirements and Mr. Hilbourn noted that Snider Lane was also constructed of asphalt, which connects to East Winningkoff Road. Mr. Hilbourn stated that the City Engineer had approved the design that was proposed for this development.

Chairman Rusterholtz opened the public hearing at 7:18 pm and asked if anyone in the audience wanted to speak regarding this request. There being none, the public hearing was closed.

MOTION: *A motion was made by Chairman Rusterholtz, seconded by Vice Chairman Keer to recommend approval of the request to rezone approximately 58.6 acres of land currently zoned R-2 to a residential Planned Development with R-2 remaining as the base zoning, with the exception that no early platting be allowed for the property 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 4 to 0 vote.*

Regular Agenda

2. **Consider approval of the minutes of the November 10, 2016 Planning and Zoning Commission meeting.**

MOTION: *A motion was made by Commissioner Williams, seconded by Commissioner Guillemaud to approve the minutes as submitted. The motion passed unanimously by a 4 to 0 vote.*

3. **Consider the request by James Roberts on behalf of Logan Ford Ranch Estates for preliminary plat approval of Phase 3, consisting of 17 lots totaling 58.644 acres, and located at the east dead end of East Winningkoff Road, part of the Thomas D. James Survey, Abstract Number 477.**

MOTION: *A motion was made by Commissioner Guillemaud, seconded by Commissioner Williams to recommend approval of the preliminary plat. The motion passed unanimously by a 4 to 0 vote.*

4. Discuss and provide feedback to staff regarding the City's proposed Capital Improvement Plan (CIP).

Chairman Rusterholtz discussed the varying road widths proposed within the Capital Improvement Plan and asked if the widths proposed were in compliance with the Master Thoroughfare Plan.

Development Services Director Joe Hilbourn explained that the Master Thoroughfare Plan provided for a maximum width that roadways could be constructed. The Capital Improvement Plan may propose varying widths, but would not exceed what was proposed in the Master Thoroughfare Plan.

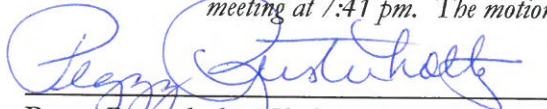
Chairman Rusterholtz noted that the project description for the addition of a right turn lane to Estates Parkway on page 29 of the Capital Improvement Plan was difficult to understand and asked that the language be clarified.


There were no further comments from the Commission regarding the Capital Improvement Plan.

This item was for discussion purposes only, no formal action was taken or required.

4. Adjournment.

MOTION: A motion was made by Commissioner Williams, seconded by Vice Chairman Keer to adjourn the meeting at 7:41 pm. The motion passed unanimously by a 4 to 0 vote.


Peggy Rusterholtz, Chairman


Stacy Henderson, City Secretary

